

July 31, 2024

Jon Conk
4 Park Plaza Unit #700
Irvine, CA 92614

PROJECT NO. PRJ2021-002011-(1)
VESTING TENTATIVE TRACT MAP NO. 83534 (RPPL2021007149) (“TR83534”)
PLAN AMENDMENT NO. RPPL2021004860
ZONE CHANGE NO. RPPL2021007152
CONDITIONAL USE PERMIT NO. RPPL2021007151
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021007161
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007150
PROJECT SITE ADDRESS: 20100 Block of Colima Road and 19816 Walnut Drive, Rowland Heights
(APNs 8762-023-001, 8762-023-002, 8762-022-002, 8762-027-039, 8764-002-006, 8764-002-005)

Dear Jon Conk:

The Regional Planning Commission (“Commission”), by its action of **July 24, 2024**, approved Vesting Tentative Tract Map, Conditional Use Permit, and Administrative Housing Permit (collectively “permits”); and is recommending approval of the above described legislative Plan Amendment and Zone Change matters to the Los Angeles County Board of Supervisors (“Board”). The attached documents contain the Commission's findings and conditions relating to this action.

Appeals:

The applicant or any other interested persons may appeal the Commission’s decision. The appeal period for this project will end at 5:00 p.m. on **August 5, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Pursuant to Chapter 21.56, Chapter 22.232, and Chapter 22.240 of the County Code, the permits will be considered together with the Plan Amendment and Zone Change at a future Board public hearing. The Executive Office of the Board will provide notice of the future

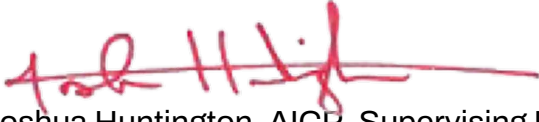
Jon Conk
July 31, 2024
Page 2

public hearing on this matter. The public hearing before the Board of Supervisors is tentatively scheduled for September 17, 2024.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 459-3586, or mpavlovic@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, AICP, Supervising Regional Planner
Subdivisions Section

JH:MP

Enclosures: Findings and Conditions

c: Board of Supervisors
Testifiers

CP_JULY 24, 2024_ROYAL VISTA RESIDENTIAL PROJECT

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2021-002011-(1)
VESTING TENTATIVE TRACT MAP NO. 83534 (RPPL2021007149)

RECITALS

1. **HEARING DATES.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on July 24, 2024, after it was continued without opening the public hearing on June 26, 2024, in the matter of Project No. **PRJ2021-002011-(1)**, consisting of Vesting Tentative Tract Map No. 83534 (RPPL2021007149) (“TR83534”). TR83534 was considered together with Plan Amendment No. RPPL2021004860 (“Plan Amendment”), Zone Change No. RPPL2021007152 (“Zone Change”), Conditional Use Permit (“CUP”) No. RPPL2021007151, Administrative Housing Permit No. RPPL2021007161 (“Housing Permit”), and Environmental Assessment No. RPPL2021007150 [or Environmental Impact Report (“EIR”)] (collectively the “Project”). The Commission previously conducted a duly-noticed public meeting on July 28, 2021, in the matter of Plan Amendment No. RPPL2021004860 where the Regional Planning Commission voted to initiate the Project’s Plan Amendment. No entitlements were considered during the July 2021 meeting.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Commission on July 24, 2024. Hearing proceedings were simultaneously interpreted for Mandarin, Cantonese, Korean, and Spanish speakers. Commissioners Duarte-White, Louie, O'Connor, and Moon were present. Commissioner Hastings was absent. The Commission heard presentations from LA County Planning staff and a representative of the subdivider, Jon Conk, as well as testimony from members of the public. The majority of individuals spoke in opposition to the Project due to concerns about increased traffic congestion, crime, loss of wildlife and habitat, strain on public infrastructure, public services, and hospitals, street parking, short-term traffic impacts resulting from construction, degradation of air quality, placement of affordable housing next to a noisy freeway, loss of open space, concerns that affordable housing will not materialize, that the Project’s EIR did not appropriately analyze potential cumulative impacts, increased demand for water, not receiving Project notices, timing for when the bat surveys will be performed, the Project’s significant impacts, the sufficiency of the EIR, the Project’s impact on the quality of life for existing residences, saturation of emergency access, and whether a local hire program will be employed in constructing the Project. The Commission also heard public testimony from some individuals who spoke in favor of the Project, applauding the number of for-sale workforce units (82) that the Project provides as well as its wide range of housing products, and reiterated the state and regional need for housing and the relief this Project approval would deliver.

Also, during the Commission’s discussion, Commissioner Duarte-White requested the applicant to consider distributing more inclusionary units across the Project Site instead of clustering the majority of the affordable units in a single area.

After hearing all testimony, the Commission closed the public hearing, certified the EIR, Findings of Fact, Statement of Overriding Consideration ("SOC"), adopted the Mitigation Monitoring and Reporting Program ("MMRP"); approved TR83534, CUP, and Housing Permit; and recommended approval of the Plan Amendment and Zone.

3. **ENTITLEMENT REQUESTED.** The subdivider, RV DEV, LLC ("subdivider"), requests TR83534 to create 248 lots (200 single-family residential lots, 35 multi-family residential lots, and 13 open space lots) on 75.65 gross acres of the former Royal Vista golf course ("Project Site") that facilitates 360 for-sale residential units (200 detached single-family and 160 attached condominiums) using a private driveway and fire lane system, and 28 acres of open space ("Project") pursuant to County Code Chapter 21.38 (Vesting Tentative Map). For organizational purposes and ease of reference, the Project Site is grouped into six Planning Areas ("PAs"). Six lots comprise the Project acreage (Assessor Parcel Numbers 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, 8764-002-006).
4. **RELATED ENTITLEMENT.** The Plan Amendment is a related request to amend the Rowland Heights Community Plan ("Community Plan") Land Use Policy Map ("Land Use Policy Map"), a component of the General Plan, by amending portions of the Project Site's land use designation for a residential planned development that provides both for-sale single-family and multi-family units, identified as PAs 1, 2, and 5 from O (Open Space) and U1 (Urban 1 – 1.1. to 3.2 Dwelling Units Per Gross Acre) to U2 (Urban 2 – 3.3. to 6 Dwelling Units Per Gross Acre) and U3 (Urban 3 – 6.1 to 12 Dwelling Units Per Gross Acre), and for a portion within PA 3 from O to U4 (Urban 4 – 12.1 to 22 Dwelling Units Per Gross Acre). As the Project was deemed complete under the Community Plan then in effect, it is not subject to the recently adopted East San Gabriel Valley Area Plan, effective June 20, 2024
5. **RELATED ENTITLEMENT.** The Zone Change is a related request to change portions of the Project Site's zoning for PAs 1, 2, 3, and 5 from A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) to RPD-5,000-6U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6 Dwelling Units Per Acre) and RPD-5,000-12U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre), and RPD-5,000-17U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 17 Dwelling Units Per Acre).
6. **RELATED ENTITLEMENT.** The CUP is a related request for on-site grading in excess of 100,000 cubic yards, off-site grading transport in excess of 100,000 cubic yards, and for a Residential Planned Development ("RPD"). The RPD consists of 248 lots (200 single-family residential lots, 35 multi-family residential lots, and 13 open space lots) that facilitate a total of 360 for-sale residential units, 200 single-family and 160 condominiums ("Project") on 75.65 acres which comprised a portion of a former golf course facility ("Project Site"). The RPD includes walls over six feet in height, townhouse buildings over 35 feet in height, setbacks reduction for townhouses (front) and triplex condos (front and rear), and an average lot width of less than 50 feet for

residential lots in the RPD Zone. This is pursuant to County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) and Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted).

7. **RELATED ENTITLEMENT.** The Housing Permit is a related request for the set aside of 82 inclusionary housing units affordable at the moderate-income level, 120 percent of the Area Median Income ("AMI"), and middle-income level (150 percent AMI) (total project averaging to 135 AMI or less). This is also required to allow single-family lots smaller than 5,000 square feet as a development standard modification. The Housing Permit also includes a waiver of the parkway requirement along the private driveways within PAs 1, 2, and 5 as an incentive pursuant to County Code Chapters 22.121 (Inclusionary Housing) and 22.166 (Housing Permits).
8. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
9. **BOARD OF SUPERVISORS APPROVAL.** The approval of TR83534 shall not become effective unless and until the County Board of Supervisors has approved the Plan Amendment and Zone Change, and both have become effective.
10. **LOCATION.** The Project is located at 19816 Walnut Drive and the 20100 block of Colima Road in the unincorporated community of Rowland Heights. The Project site is approximately one mile south of the State Route 60 Freeway ("SR-60") and approximately 2.5 miles west of the State Route 57 ("SR-57") Freeway.
11. **PREVIOUS ENTITLEMENT.** CUP No. 91276 authorized the continuation of the former golf course with clubhouse including restaurant and banquet facilities.
12. **LAND USE DESIGNATION.** The Project Site is presently designated O (Open Space) and U1 (Urban 1 – 1.1. to 3.2 Dwelling Units Per Gross Acre under the Community Plan. The Project Application was deemed complete prior to adoption of the East San Gabriel Valley Area Plan. Under the requested U2 land use category, single-family tracts are permitted at a maximum density of 6 dwelling units per gross acre. The Project proposes 200 single-family lots over 47.09 acres which equates to a density of 4.2 dwelling units per acre within the proposed U2 area. Under the requested U3 land use category, duplexes, triplexes, and condominiums are permitted at a maximum density of 12 dwelling units per gross acre. The Project proposes 58 duplex condos and 30 triplex condos, totaling 88 condo units over 7.71 acres which calculates to a density of 11.4 dwelling units per acre within the proposed U3 area. Under the requested U4 land use category, townhouses and condominiums are permitted at a maximum density of 22 dwelling units per gross acre. The Project proposes 72 units over 4.39 acres which yields a density of 16.6 dwelling units per acre within the proposed U4 area.
13. **ZONING.** The Project is located in the Walnut and San Jose Zoned Districts, the Rowland Heights Community Standards District ("CSD"), and the East San Gabriel Valley Planning Area, and is currently zoned A-1-1 and A-1-10,000. The RPD zoning is requested for PAs 1, 2, 3, and 5 at a density that corresponds to the maximum density

permitted (RPD-5,000-6U, RPD-5,000-12U, and RPD-5,000-17U) by the requested land use categories for the same areas.

14. SURROUNDING LAND USES AND ZONING.

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	U1, City of Industry	RPD-5,000-15U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 15 Dwelling Units Per Acre), M-1-BE (Light Industrial – Billboard Exclusion), and City of Industry	Industrial, Detached Single-Family homes, SR-60 Freeway
EAST	U1, City of Diamond Bar	RPD-5,000-15U, City of Diamond Bar	Single-Family Homes
SOUTH	U1, U5 (Urban 5 – 22.1. to 35.0 Dwelling Units Per Gross Acre)	R-1-8,500 (Single-Family Residence- 8,500 Square Feet Minimum Required Lot Area), RPD-5,000-15U	Detached Single-Family Units and Attached Condominiums
WEST	U1, U5, O	A-1-1, C-R-DP (Commercial-Recreation-Development Program), R-1-8,500	Detached Single-Family Units, Attached Condominiums, Former Golf Course, Golf Course Clubhouse with Restaurant, Unmanned Wireless Communications Facility

15. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 75.65 gross (74.9 net) acres in size and consists of six legal lots (APNs 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-

005, and 8764-002-006) which comprise a portion of a former golf course facility. The Project Site is irregular in shape with flat to manufactured sloping topography and is developed with 13 golf holes that include tees, greens, fairways, a driving range, a maintenance building, and sheds.

B. Site Access

The Project Site is accessible by East Walnut Drive, a 40-foot-wide local street, and Colima Road, a 100-foot-wide Major Highway as shown on the County Master Plan of Highways. Primary access to PA 3, which contains the 72 townhouses, will be from East Walnut Drive. The primary access to PAs 1, 2, 4, and 5 will be from Colima Road. The Project provides a five-foot wide walkway into and throughout the Project Site, providing direct pedestrian access to all units. Vehicular subdivision entrances will not be gated.

C. Tentative and Exhibit/Exhibit "A" Maps

The Tentative and Exhibit/Exhibit "A" maps dated April 6, 2023, depict the subdivision of 75.65 gross (74.9 net) acres into 248 lots as follows (200 single-family lots, 35 multi-family lots, and 13 open space lots) to accommodate 360 detached and attached for-sale residential units, and 28 acres of open space. The residential units are provided in PAs 1 through 3 and 5, and PAs 4 and 6 are open space lots. PAs 1 through 4 are located north of Colima Road and PAs 5 and 6 are located south of Colima Road. PA 3 contains the 72-unit townhouse development, PA 2 contains 32 single-family lots, and PAs 1 and 5 contain a combined 256 residential units (168 single-family lots, 58 duplex units, and 30 triplex units). The table below provides the distribution and breakdown of residential units:

	Number of Lots	Number of Units	Affordable
Planning Area 1			
Detached Residential (Single-Family)	116	116	
Duplex	17	34	
Triplex	3	18	6
Open Space	5		
Planning Area 2			
Detached Residential (Single-Family)	32	32	
Open Space	3		
Planning Area 3			
Attached Townhouses	1	72	72
Open Space	1		
Planning Area 4			
Open Space	1		
Planning Area 5			
Detached Residential (Single-Family)	52	52	
Duplex	12	24	
Triplex	2	6	4
Open Space	2		
Planning Area 6			
Open Space	1		
Totals	248	360	82

Both maps depict the Project Site as being bounded by East Walnut Drive South on the north, Fairway Drive on the west, residential neighborhoods along Chapel Hill Drive and Morning Sun Avenue on the south, and residential neighborhoods along Tierra Luna, Tierra Siesta, Calbourne Drive, and Fairlance Drive on the east. The City of Diamond Bar is depicted immediately east of the Project Site, sharing a common boundary with the east sides of PAs 4 and 5. The City of Industry is immediately to the north of the Project Site.

The maps further depict the Project Site being bisected by Colima Road, with PAs 1 through 4 comprising approximately 53 acres located north of Colima Road, and PAs 5 and 6 comprising approximately 23 acres located south of Colima Road. New internal private driveways and fire lanes are proposed within PAs 1, 2, 3, and 5 and a publicly accessible recreational trail system is provided within the landscaped open space areas throughout the Project Site.

Project grading will require a total of approximately 3,863,200 cubic yards including 387,100 cubic yards of cut, 253,400 cubic yards of fill, with a net export of approximately 133,700 cubic yards, and over-excavation and re-compaction of up to 1,544,500 cubic yards each. The maximum depth of excavation within the

Project Site is anticipated to be approximately 25 feet in areas where fill was deposited during the construction of the former golf course facility. During Project excavation, the 1,544,500 cubic yards would be temporarily stockpiled on the Project Site until the site is ready for re-compaction, at which time the 1,544,500 cubic yards of soil would be redistributed throughout the site and compacted to create roadways and the residential lots.

D. Affordable Housing

The Project is subject to the IHO since it exceeds the minimum threshold of five units and is within the East Los Angeles/Gateway Submarket area. The Project includes 360 residential units (200 detached units and 160 attached units, of which 82 (22.7 percent of the maximum allowable density) will be set-aside as affordable housing at the moderate-income and middle-income levels. The Project is required to set-aside 81 units for-sale with an average affordability of 135 percent AMI or less, to meet the 20 percent set aside requirement for projects located within the East Los Angeles/Gateway inclusionary Submarket pursuant to County Code Section 22.121.050 (Affordable Housing Set-Aside). The Project would utilize one modification to development standards and one incentive under the related Administrative Housing Permit pursuant to County Chapter 22.121 (Inclusionary Housing). The lot size requirement would be modified to allow single-family lots smaller than 5,000 net square feet for Lot Nos. 18, 47, and 155 which would provide 4,884 net square feet, 4,917 net square feet, and 4999 net square feet, respectively. The incentive would authorize the waiver of parkways along private driveways and fire lanes within PAs 1, 2, and 5.

E. Parking

In total, the Project will provide 720 covered parking spaces for residents. Each residential unit will have a two-car garage. The townhouse condominium development within PA 3 also provides 63 uncovered guest parking spaces including the requisite accessible (ADA) parking in conformance with the Building Code. The private driveway and fire lane system within PAs 1, 2, and 5 provide an eight-foot-wide lane for additional on-street parking.

Each residential unit includes one long-term bicycle parking space within its garage and the townhouse condominium development also includes 18 shared short-term bicycle parking spaces in three locations (six spaces per location).

F. Internal Circulation

The townhouses within PA 3 will utilize a private driveway and fire lane system with a paved width of 26 feet with direct access from East Walnut Drive with two points of ingress/egress. Sixty-three (63) uncovered guest parking spaces are located behind the buildings, along the rear boundary of the multi-family lot. Five-foot-wide walkways are provided into and throughout the townhouse development for pedestrian circulation. Internal circulation and access for PAs 1, 2, and 5 will be provided by a network of private driveways and fire lanes with right-of-way widths that measure 36-foot-wide rights-of-way to provide direct access to all units. The private driveways include an eight-foot-wide lane for on-street parking. PAs 4 and

6 are open space areas without parking. Colima Road provides direct pedestrian access to PA 4 and Walnut Leaf Drive provides direct access to PA 6. A five-foot-wide sidewalk is provided along the private driveway network and a publicly accessible trail will be provided throughout the Project's open space areas.

16. CEQA DETERMINATION.

Environmental Impact Report ("EIR")

A Draft EIR ("DEIR") was prepared, which evaluated the potential project-specific and cumulative environmental impacts of the Project. LA County Planning published a Notice of Preparation (NOP) on October 7, 2022 notifying agencies and the public that an EIR would be prepared for the Project and announced the public comment period from October 13, 2022 to December 12, 2022. A Notice of Completion/Availability was issued on October 30, 2023 notifying agencies and the public that the DEIR was available and comments were accepted between October 30, 2023 and January 5, 2024. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project. After the close of the comment period for the DEIR, a final EIR ("Final EIR") was prepared in accordance with sections 15089 and 15132 of the State CEQA Guidelines, which includes public comments and the response to comments, MMRP, Errata Findings of Fact, and Statement of Overriding Considerations ("SOC").

An Initial Study was not prepared for the Project. Therefore, the DEIR evaluated all areas for potential environmental impacts: aesthetics, agricultural/forestry, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

As identified in the DEIR, the Project would have no environmental impact or a less than significant impact related to Agricultural and Forestry Resources, Energy, Land Use and Planning, Mineral Resources, Population and Housing, and Recreation.

As identified in the DEIR, after implementation of the required mitigation measures, the Project would result in a less than significant impact to the environment related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Mitigation measures and Project design features are imposed to reduce the effect in each aforementioned area to a less than significant level as follows:

Aesthetics: Submit a street lighting plan for the private street lighting system.

Air Quality: ensure construction equipment meets Tier 4 off-road emission standards; comply with the 2019 County of Los Angeles Valley Fever Management Plan; and incorporate energy and emission saving features.

Biological Resources: conduct roosting bats and nesting bird pre-construction surveys; and obtain a Clean Water Act (“CWA”) Section 404 permit from the USACE, a CWA Section 401 certificate from the Regional Water Quality Control Board, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (“CDFW”).

Cultural and Tribal Cultural Resources: retain a qualified archaeologist and tribal monitor to monitor grading activities; comply with Health and Safety Code Section 7050.5.

Geology and Soils: prepare and submit a Final Geotechnical Engineering Investigation Report and retain a qualified paleontological monitor prior to grading.

Hazards and Hazardous Materials/Hydrology and Water Quality: prepare and submit a soil management plan

Public Services/Wildfire: submit a construction staging and traffic management plan.

Significant and unavoidable impacts identified in the Final EIR after implementation of the required Project design features and mitigation measures as enforced by the Project's Mitigation Monitoring and Reporting Program (“MMRP”) related to Greenhouse Gas (“GHG”) emissions, Noise, and Transportation.

GHG

With respect to GHG emissions, the Project would result in significant and unavoidable impacts to the environment in the following areas: the Project’s operational GHG emissions exceed the County’s net zero threshold and the Project, individually and cumulatively, would be inconsistent with some of the key project attributes of the California Air Resources Board’s 2022 Climate Change Scoping Plan. Four mitigation measures and Project design features are required to mitigate the GHG impacts to the greatest extent feasible: Implementation of a subsidized transit program, provision of an electric bicycle for each household, and implementation of both quantifiable and non-quantifiable energy and emission saving features contained in the 2021 California Air Pollution Control Officers Association (“CAPCOA”) (GHG Handbook).

Noise

With respect to noise, the Project would result in significant and unavoidable impacts to the environment in the following areas: construction noise due to overlapping construction phases, ambient noise levels at existing off-site sensitive receptor locations during on-site construction of the Project, and traffic signal installation at the Colima Road/Tierra Luna intersection are significant with mitigation. Five mitigation measures and Project design features are required to mitigate the noise impacts to the greatest extent feasible: Installation of temporary construction noise barriers along Project boundaries as well as off-site during the construction of off-site traffic improvements; adherence to rules regarding the operation of heavy equipment operation for both mobile and stationary equipment; and adherence to the County Code that regulates permissible construction hours.

Transportation

With respect to transportation, the Project would result in significant and unavoidable impacts to the environment in the following areas: The Project's residential vehicle miles traveled ("VMT") per capita exceeds the threshold set forth by the Los Angeles County's 2020 Transportation Impact Analysis Guidelines. The Project's significant Project-level impacts are considered short-term effects that would potentially contribute toward a cumulative VMT impact, which is considered a long-term effect. Eleven (11) mitigation measures and Project design features are required to mitigate the transportation impacts to the greatest extent feasible, including: Implementation of a subsidized transit program, provision of an electric bicycle for each household, implementation of a construction staging and traffic management plan, and installation of a traffic signal at the future Tierra Luna and Colima Road intersection.

An SOC is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts. The CEQA Findings of Fact and SOC affirm that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include but are not limited to, an increased supply of housing that includes both market rate and affordable detached and attached for-sale units, preservation of approximately 28 acres of open space that will be open to the public and includes a publicly-accessible trail system that spans approximately 2 miles in length, and the addition of 1,820 new trees planted throughout the Project Site. These, and other Project design features beyond those that are required and are more fully described in the CEQA Findings of Fact and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

17. **COMMUNITY OUTREACH.** Prior to the Commission's July 24, 2024 public hearing on the Project, the subdivider performed community outreach consisting of presentations to various groups including, but not limited to, the Rowland Heights Community Coordinating Council ("RHCCC"), Regional Chamber of Commerce, property owners within 1,000 feet of the Project Site, and private and non-profit interest groups as well as operation of a Project status website, attendance at RHCCC meetings, meetings with local and regional business organizations, phone calls to neighbors, letters of support, small group site tours, and ongoing engagement with businesses and employees as follows:

Number	Type	Date(s)
25	Attended RHCC monthly meetings.	Between February 2021 to February 2024
2	Presented the Project to the RHCC.	February 2021 and November 2022
8	Presented the Project to other groups.	Between September 2022 and May 2024
2	Subdivider hosted a Project meeting in the community.	December 2021, December 2023
2	Subdivider conducted small site tours for government officials.	May and June 2023
	Subdivider launched a Project website and provided continuous updates.	June 2021 to present

18. PUBLIC COMMENTS.

A. Staff received 26 letters in opposition to the Project and a petition containing a total of 2,459 signatures:

- On May 20, 2024, one comment was received from Pierce Law Firm asserting the Project Site is subject to a restrictive covenant that “limits the use to a golf course” until 2036, or longer, and the County cannot consider the Project.
- A total of 23 comment letters were received from members of the community expressing concerns including but not limited to the Project’s impact on public services and animals, reduction in home value, noise and traffic generation, loss of open space, as well as disappointment that the public hearing will be held at LA County Planning headquarters instead of in the Rowland Heights community.
- Two letters opposing the Project were received from the Royal Vista Open Space Nonprofit Organization and the Rowland Heights Community Coordinating Council.
- A petition containing 2,459 signatures (1,865 online signatures and 594 physical signatures) opposing the Project, submitted by the Royal Vista Open Space Nonprofit Organization.

B. Staff received 158 letters in support of the Project and a petition containing 119 signatures in favor of the Project:

- A total of 150 letters of support from individuals were received in support of the Project for the following reasons: a) it provides a variety of for-sale housing

products at market-rate, the moderate-income level, and the middle-income level close to jobs, existing transit, schools; b) the Project provides publicly-accessible open space that includes a trail system; and 3) the Project creates new connectivity for pedestrian and bicycle users.

- One letter of support from CA State Senator, Bob Archuleta, dated July 16, 2024.
 - A total of seven letters of support were received from organizations including the Regional Chamber of Commerce – San Gabriel Valley, RVGC Partners, YIMBY Action, San Gabriel Valley Economic Partnership, Tri-Counties Association of Realtors, The Los Angeles County Business Federation, and Biz-Fed.
 - A petition in support of the Project containing 119 signatures collected from area employees, submitted by the applicant team.
- C. Staff also received a letter from the Mitchell M. Tsai Law Firm requesting the County to require a local hire program for Project construction, training to prevent community spread of infectious diseases related to the Project's construction activities, and further bat surveys.

19. AGENCY RECOMMENDATIONS.

- A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended clearance to public hearing with conditions at a meeting held on May 11, 2023.
- B. Los Angeles County Development Authority: Recommended clearance to public hearing with conditions in a letter dated February 27, 2024.
- C. The following agencies commented on the DEIR: County Fire Department, CDFW, California Department of Transportation (“Caltrans”), Watershed Conservation Authority, Walnut Valley Water District, and the City of Diamond Bar. The comment letters and responses to comments are contained in the Final EIR.
- D. On May 31, 2024, an email was received from Caltrans indicating more time is needed to review Appendix R of the Final EIR.
- E. On June 17, 2024, staff received an email from the Walnut Valley Water District confirming all comments have been incorporated into the Final EIR and no further revisions are needed.
- F. On June 20, 2024, staff received a letter from Caltrans confirming that they agree with the suggested voluntary signal timing optimization study at the SR-57

Northbound Off-Ramp at Diamond Bar and future coordination with the City of Diamond Bar after Caltrans' approval of the optimized signal timing.

20. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting), of the County Code, the community was properly notified of the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project notice and case materials were posted on LA County Planning's website. On Thursday, May 22, 2024, a total of 986 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 58 notices to those on the courtesy mailing list for the Walnut and San Jose Zoned Districts and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

21. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan and the General Plan for the requested land use designations because the U2 designation is intended for low-density urban housing where dwelling units are detached and the U3 and U4 land use designations are intended for attached building forms to facilitate urban housing at a medium density. The Commission further finds that the varied housing types are compatible with the existing community character in terms of residential use and building form.

22. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the Community Plan:

- *Land Use Policy 4: Restrict multiple family or attached housing to the U3, U4, and U5 categories.* Land Use categories U3 and U4 are proposed for the multi-family portions of the Project.
- *Land Use Policy 7: Design new subdivisions to minimize their impacts on community character, surrounding neighborhoods, and natural features. Adhere to the following guidelines:*
 - a. *Minimize alteration of natural hillsides, water courses and vegetation, in particular, preserve trees, especially oaks. Focus development on land with less natural cover, excluding major ridgelines.*
 - b. *Preserve major ridgelines in their existing state wherever possible. In non-urban areas, preserve drainage courses in their natural state.*
 - c. *Design all projects to minimize adverse visual impacts on neighboring residential uses, and to achieve compatibility with established rural community character.*
 - d. *Establish a gradual topographic transition between developments. In particular, high banks shall not be created adjacent to existing development.*
 - e. *Where possible, stagger front setbacks.*
 - f. *Minimize grading on the site and maximize retention of natural topography as follows:*

- i. Utilize contour grading to present a rounded or undulating appearance blending in with the natural grade.*
- ii. Minimize grading for roads, streets and storm drains consistent with public health and safety considerations. Provide the minimum road widths required for safety.*
- iii. Limit grading to that necessary for the primary use of each lot. (Curb parkways may be eliminated, and front yard requirements may be reduced if this will facilitate less grading and alteration of the site.)*
- g. Preserve significant views from major existing residential areas and protect the visual quality of highly scenic areas.*
- h. Apply innovative approaches to house placement using techniques such as stepped multilevel and cantilevered designs.*
- i. In N-1 and N-2 areas, sidewalks, streetlights, curbs and gutters may be waived.*
- j. Placement of residential structures shall be designed to preserve scenic values. Structures should be placed so that rooflines do not protrude above major ridgelines. The imaginative use of multi-level residential development is encouraged to reduce grading, enhance view potential, and maximize usable outdoor space. Where practical, structures should be limited to one story on or near ridgelines.*
- k. New plant materials should be selected which will effectively screen or soften the visual impact of new developments. All cut and fill slopes over five feet in vertical height shall be planted with adequate plant materials to protect against erosion. Trees, shrubs and ground covers shall completely cover exposed graded areas.*
- l. Provide underground utilities and the unobtrusive placement of utility boxes.*
- m. Dedicate rights-of-way for equestrian and hiking trails in the locations shown on the Land Use Map.*

The RPD encourages a mix of residential land use designations and development regulations that accommodate various densities, building types and styles, all in keeping with the established community character. Setbacks will be uniform per building type, but the building setback will differ for each building type. The Project would also implement the design standards of the Rowland Heights CSD to ensure design compatibility with the surrounding community. The Project Site comprises a portion of a former golf course facility that contains manufactured slopes. To minimize grading, the parkway along the private driveway and fire lane system within PAs 1, 2, and 5 have been eliminated. The Project Site contains up to 25 feet of fill in some areas and up to 30 feet in one isolated area within PA 5. The Project will be conditioned to revegetation all graded slopes to completely cover exposed graded areas. The Project Site does not contain natural hillsides, significant ridgelines, or natural cover and is not located near a Significant Ridgeline as the nearest significant ridgelines are within Schabarum Park, approximately five miles to the west.

The Project includes the planting of 1,820 new trees and provides approximately 28 acres of open space. Landscape buffers are provided between the proposed lot and the surrounding existing lots. Since the golf course greens within the Project Site sit below surrounding residences, the landscape buffers will either be provided at the same or similar grade or will gradually taper down from the Project Site boundary to the proposed building pads. There are five off-site oak trees with canopies that overhang the Project Site. To ensure Project construction avoids the protected zone of these trees, temporary chain-link fencing will be installed prior to the commencement of grading activities. A preliminary landscape plan and *Open Space Completion Schedule* have been submitted for the RPD which includes vertical landscaping along the frontage of PA 2, a publicly accessible trail system, nearly two miles in length, throughout the Project Site.

The Project Site is located within an existing residential and commercial corridor along Colima Road, thus reducing the pressure for growth in the more commercial portion of the Community Plan area. The Project will install or improve community infrastructure such as street lighting and new sidewalks and contribute to funds that provide for public services. Additionally, no public services or utilities are anticipated to be impacted by the Project. The Project's utilities are required to be placed underground.

- *Conservation and Open Space Policy 8: Encourage the use of solar energy for water and space heating.* The Project is required to comply with the Building Code and green building which require solar panels for new single-family residences and new multi-family residences to be solar-ready. The Project does not include the use of natural gas. The Project is conditioned to provide a landscape plan that includes vertical landscaping within the front yard of the townhome development to soften the front yard retaining wall.
- *Recreation Policy 4: Require that all new subdivisions dedicate land for local parks according to the requirements of the Quimby Law. Fees may be paid in lieu of parkland dedication only when the land requirement is less than five acres. Where only part of a given ownership is being developed at a particular time, the amount of park space required will be based on the most intense development allowed on the entire site.* The Project is required to pay Quimby fees. The Project also provides approximately 28 acres of open space that will be open to the public.
- *Housing Policy 1: Encourage the equitable distribution for low-and moderate-income individuals and households throughout the community and region.* The Project provides 82 affordable units including 41 units affordable at the moderate-income level (120 percent of AMI) and 41 at the middle-income level (150 percent of the AMI).
- *Housing Policy 6: Encourage the provision of an adequate supply of housing in close proximity to jobs.* Industrial uses are located on the north side of East Walnut Drive as well as within the City of Industry which is north of the SR-60

Freeway. Commercial uses are located west of the Project Site along Fairway Drive.

- *Noise Policy 4: Encourage the use of carpools, buses and other forms of mass transit.* The Project provides subsidized transit passes and one electric bicycle per household.

The Commission finds that the Project is consistent with the following goals and policies of the General Plan:

- *Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles.*
 - 1) *Employ smart growth: Shape new communities to align housing with jobs and services; and protect and conserve the County's natural and cultural resources, including the character of rural communities.* The Project employs smart growth strategies as an infill development that would convert a portion of a former golf course facility within an urbanized area into housing. The proposed lots are comparable to those in surrounding tracts.
 - 2) *Ensure community services and infrastructure are sufficient to accommodate growth: Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.* The Project Site has connections to existing utilities and is surrounded by mostly single-family residences as well as commercial, light industrial uses, and institutional uses. The Project includes public street infrastructure improvements, including but not limited to improving road design at key intersections by reconfiguring lanes, extending lane striping, modifying concrete medians, restriping lanes, constructing a driveway, relocating a signalized pedestrian crossing, and/or modifying a traffic signal to reduce turn queuing, all borne by the subdivider.
 - 3) *Provide the foundation for a strong and diverse economy: Protect areas that generate employment and promote programs that support a stable and well-educated workforce.* The Project would redevelop a former private golf course facility into 360 new for-sale residential units, 82 of which will be affordable at the moderate and middle-income levels and include both detached single-family and attached condominiums. The RPD is located near places of employment within in Rowland Heights and adjacent cities (Industry, Diamond Bar, Walnut).
 - 4) *Promote excellence in environmental resource management: Carefully manage the County's natural resources, such as air, wildlife habitats, mineral resources, agricultural land, forests, and open space in an integrated way that is both feasible and sustainable.* The Project would redevelop a portion of a former private golf course facility that is located in an urban area that is fully built out and does not contain

significant ecological resources. There are five off-site oak trees adjacent to PA 4, which the Project will not impact. The Project also includes 1820 new tree plantings and native vegetation.

- 5) *Provide healthy, livable and equitable communities: Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems These factors have a measurable effect on public well-being.* The Project provides tree-lined sidewalks along the public streets as well as walkways within PAs 1, 2, and 5. The Project also provides a publicly-accessible shaded trail system throughout the Project Site. The Metrolink Industry Station is located 1.9 miles from the Project Site. The Project provides subsidized transit passes and one electric bicycle per household. The Project will not be gated to better integrate the subdivision with surrounding areas.
- *Policy LU 1.4: In the review of a project-specific amendment(s) to the General Plan, ensure that the project-specific amendment(s): (a) is consistent with the goals and policies of the general plan; and (b) shall benefit the public interest and is necessary to realize an unmet local or regional need.* The Project would redevelop a portion of a former golf course facility into housing that provides both market-rate and affordable for-sale units. The 360 residential units would benefit the public interest by providing much needed housing and are necessary for the County to help meet its regional housing needs assessment allotment.
 - *Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and Significant Ecological Areas (“SEA”).* The Project is considered an infill Project that would redevelop a 75.65 acres of a former golf course facility into 360 units of residential development at varying income levels. The Project Site has connections to existing utilities and is located outside of an SEA. The Project also retains approximately 28 acres as publicly accessible open space for use by the surrounding community, including the golf cart path that will form portions of a two-mile-long trail system throughout the Project Site. The Project’s open space will provide more acreage for passive recreation compared to the former private golf course facility.
 - *Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.* The Project Site is surrounded by existing development. The Project Site is developed as a former golf course facility with connections to existing utilities. The Project Site fronts East Walnut Drive, a local street, and Colima Road, a major highway. The Project will widen East Walnut Drive by 12 feet along the Project Site’s frontage, dedicate 22 feet at the intersection of East Walnut Street and the “A” Street entrance within PA-2, and dedicate 20 feet at the intersection of Colima Road and the “G” Street entrance within PA 1 for street improvements.

- *Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.* The non-gated Project provides a mix of housing types at market-rate and at moderate- and middle-income levels. The Project also retains approximately 28 acres as publicly accessible open space for use by the surrounding community.
- *Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.* The Project is considered an infill housing development as it is located in an urbanized area and seeks to redevelop a portion of a former golf course facility into housing. The Project has connections to existing utilities. The non-gated Project provides a mix of housing types at market-rate and at the moderate- and middle-income levels. The Project also retains approximately 28 acres as publicly accessible open space for use by the surrounding community.
- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.* The Project provides both attached condominiums and detached single-family units for sale at market-rate and moderate-income and middle-income levels as well as approximately 28 acres of open space, a two-mile-long trail system that will be open to the public, and benches, picnic tables, exercise equipment, and lounge seating in PA 4. The Project's publicly-accessible trail system together with the sidewalks and walkways encourage pedestrian activity.
- *Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.* The Project provides a mix of for-sale housing consisting of townhouses at 17 dwelling units per acre, duplexes and triplexes at 12 dwelling units per acre, and single-family lots at 6 dwelling units per acre.
- *Goal LU 10: Well-designed and healthy places that support a diversity of built environments.* The proposed RPD provides more than 30 percent of the net Project area as open space and includes a two-mile-long trail system and 1,820 new tree plantings. Five-foot-wide walkways are provided into and throughout the townhouse development and five-foot-wide sidewalks line the private driveway and fire lanes within PAs 2, 3, and 5. The Project incorporates Green Zone development standards such as air filtration systems, double paned windows, landscaping, and block walls within PAs 2 and 3.

Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features, such as massing, materials, color, detailing, or ornament. The Project provides both detached single-family units and attached condominiums for-sale at different scales and densities. Single-family lots are provided at a maximum of 6 dwelling units per gross acre, duplex and triplex units are provided at a density of 12 dwelling units per acre, and attached townhouses are provided at a density of 17 dwelling units per gross acre). Single-family, duplex, and triplex units will all be two stories in height, not

to exceed 35 feet. The townhouses will provide covered parking on the ground floor with habitable areas provided on the second and third floors, and not to exceed 38 feet. Buildings are oriented so that unit garage doors face each other, enabling access to the covered to be provided by a shared individual driveway that branches off of the main driveway. The motor court building configuration uses less space for internal circulation. The RPD includes a variety of referential architectural styles such as Spanish for the townhouses, ranch, farmhouse, traditional, and Spanish for the single-family homes, traditional and modern for the duplexes, and traditional for the triplexes. These architectural styles are compatible with the architectural styles of surrounding homes, which are also a mix of referential Spanish Style, ranch, and others.

Policy LU 10.6: Encourage pedestrian activity through the following: (a) Designing the main entrance of buildings to front the street; (b) Incorporating landscaping features; (c) Limiting masonry walls and parking lots along commercial corridors and other public spaces; (d) Incorporating street furniture, signage, and public events and activities; and (e) Using wayfinding strategies to highlight community points of interest. The Project provides a publicly accessible shade-covered trail system, nearly two miles in length, throughout the Project Site. The largest open space area (PA 4) at nearly six acres will have benches, picnic tables, exercise equipment, and lounge seating in addition to the trail. A walkway is provided into and throughout the private driveway system within PAs 1, 2, 3, and 5. The private driveway system within the townhouse development also includes a walkway with a parkway in between lanes of travel. The subdivision entrances along Colima Road and Walnut Drive will be landscaped and lined with decorative low walls but will not be gated.

- *Policy LU 10.12: Discourage gated entry subdivisions ("gated communities") to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.* The Project's subdivision entrances will not be gated, and the Project is conditioned to prohibit future entry gates along East Walnut Drive, Colima Road, and Walnut Leaf Drive.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

23. PERMITTED USE IN ZONE. The Commission finds that the Project is consistent with the proposed RPD-5,000-6U, RPD-5,000-12U, and RPD-5,000-17U zoning because detached single-family homes, two-family buildings, and multiple-family residential buildings, including triplexes and townhouses, and open space are permitted in the zone pursuant to County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD).

24. AREA. The Commission finds that the Project is consistent with the area standards identified in County Code Section 21.24.240 (Area and Width Requirements Generally) which allows flexible design coupled with permissible modifications to standards pursuant to County Code Sections 21.52.010 (Modification or Waiver of Title 21 Provisions), and 22.158.070 (All Zone Regulations Apply Unless Permit is Granted) as well as County Code Chapter 22.121 (inclusionary Housing). The single-family lots

in PAs 1, 2, and 5 will be a minimum of 5,000 net square feet, except for Lot Nos. 18, 47, and 155, which will be 4,884, 4,917, and 4,999 net square feet in size, respectively. Lot Nos. 18 and 155 are undersized due to the placement of a utility easement in the side yard and Lot No. 47 is a corner lot with a curved front side yard that reduces the area at the corner.

25. **AVERAGE LOT WIDTH.** The Commission finds that the Project is consistent with the area standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.158.070 (All Zone Regulations Apply Unless Permit is Granted), as modified. For the equivalent R-1 zone, residential lot widths are required to be a minimum of 50 feet wide. The Project proposes 63 lots with an average lot width of 44 to 47.5 feet that provide a buildable area of at least 5,000 net square feet except for Lot No. 47 which has a net area of 4,917 square feet and a gross area of 12,779 square feet.
26. **SIZE OF PROJECT SITE.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires the Project Site to contain a minimum of five acres. The Project Site contains 75.65 gross acres.
27. **DENSITY.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires the density suffix to be attached to the zoning symbol to designate the maximum allowable density for the RPD. The Project proposes to rezone properties to RPD-5000-6U, RPD-5000-12U, and RPD-5000-17U. The -6U, -12U, -17U suffix limits the maximum density in these designated areas to no more than 6 dwelling units per acre, 12 dwelling units per acre, and 17 dwelling units per acre, respectively. The Project proposed 200 single-family lots over 47.09 acres which equates to a density of 4.2 dwelling units per acre, below the 6 dwelling unit limit. Under the requested U3 land use category, duplexes, triplexes, and condominiums are permitted at a maximum density of 12 dwelling units per gross acre. The Project proposes 58 duplex condos and 30 triplex condos, totaling 88 condo units over 7.71 acres which calculates to a density of 11.4 dwelling units per acre, consistent with 12 dwelling unit limit. Under the requested U4 land use category, townhouses and condominiums are permitted at a maximum density of 22 dwelling units per gross acre. The Project proposes 72 units over 4.39 acres which yields a density of 16.6 dwelling units per acre, below the 6 dwelling unit limit
28. **TYPE OF BUILDING OR STRUCTURES.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which allows dwelling units to be single-family and multiple-family residential buildings. The Project provides 200 single-family lots as well as 160 attached condominium units as townhouses (72 units in 14 buildings), duplexes (58 units in 29 attached buildings), and triplexes (30 units in 10 attached buildings) buildings.
29. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) for front, side, and rear yard depths, as modified. The

minimum required front yard depth is 20 feet and 15 feet for rear yards in the R-1 Zone, unless modified under the RPD CUP. Consistent with this provision, single-family and duplex lots will provide a front yard depth of 20 feet and a rear yard depth of 15 feet. While triplex condo lots provide deeper side yards (25 feet) than the required 5-foot setback, the front yard and rear yard depths are reduced (10 feet and 8 feet, respectively) to provide a central driveway between the triplex buildings and minimize view of the garage doors. The subdivider is also requesting a 12-foot-deep front yard for the affordable townhouse condominiums in PA 3.

- 30. DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). All residential units meet the required building separation of 10 feet for primary residential structures. The 14 townhouse buildings provide at least 16.5 feet of space between buildings and the duplex and triplex lots will provide a minimum of 10 feet between buildings.
- 31. OPEN SPACE MINIMUM AREA.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires a minimum of 30 percent of the net area to be provided as open space. The Project includes 13 open space lots that total 28.31 acres (37.7 percent of the Project's 74.9 net acres) and includes a publicly accessible trail that will be privately owned and maintained.
- 32. OPEN SPACE TYPES.** The Commission finds that the Project's proposed open space type is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD). The Project includes common open space developed for passive recreational purposes, present and future multi-use trails, and landscaping buffers/slopes between proposed and existing lots and adjacent to streets and highways is appropriate for an urban infill housing Project. The Project preserves the existing green spaces for passive recreation within PAs 4 (north of Colima) and 6 (south of Colima) and the golf cart path within its boundaries, constructs new multi-use segments to extend and connect the trail throughout the Project Site, and plants trees and installs recreational equipment such as exercise equipment and seating. All open space areas will be owned and maintained by the Homeowners Association. According to the *Open Space Completion Schedule*, included in the Preliminary Landscape Concept, the open space for each PA will be completed prior to the issuance of a Certificate of Occupancy ("CofO") for the last residential unit within the respective PA. However, the Department is not able to track completion of landscaping based on the proposed timing because LA County Planning does not issue CofO's. Therefore, the Project will be conditioned to either install the landscaping or post a bond for the landscaping improvements prior to issuance of a building permit for a residential unit within the respective PA to guarantee completion of the landscaping.
- 33. DISTRIBUTION OF OPEN SPACE.** The Commission finds that the Project's proposed distribution of open space is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD). Multiple final maps are not requested for the Project. Each PA contains open space that will be constructed with each Planning Area, with the exception of PAs 4 and

6 which will be fully improved as part of construction of the first PA. The preliminary landscape plan includes an *Open Space Completion Schedule*.

34. **BUILDING COVERAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which limits ground coverage by buildings to 50 percent of the Project's net area. Estimated building coverage for each PA is provided below (open space PAs excluded):

Planning Area	Building Coverage	Building Coverage Percentage of Net Area
PA 1	368,232 square feet	Approximately 27%
PA 2	85,248 square feet	Approximately 20%
PA 3	54,437 square feet	Approximately 21%
PA 5	175,680 square feet	Approximately 19%

35. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Sections 22.112.070 (Required Parking Spaces) and 22.18.060 (Development Standards and Regulations for Zone RPD) which requires two covered parking spaces for each residential unit and not less than one covered parking space per unit. Each dwelling unit will have an attached two-car garage. A total of 63 uncovered guest parking spaces are provided for the townhouses in PA 3, including three accessible parking spaces. In the absence of a guest parking requirement for townhouses, the requirement for apartment houses containing a minimum of 10 units applies to the Project which is one uncovered parking space per four dwelling units, or 18 uncovered parking spaces. The Project provides 45 additional guest parking spaces. All guest parking is provided along the townhouse development's southerly property boundary.

36. **BICYCLE PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.100 (Bicycle Parking Space and Bicycle Facilities) which requires one short-term bicycle parking space for every 10 attached dwelling units and one long-term bicycle parking space for every two attached dwelling units for the townhouse condominiums. In PA 3, the Project provides 18 short-term bicycle parking spaces in three locations (six spaces per location) which exceeds the seven spaces required for short-term parking, and each of the 72 townhouses would have one long-term bicycle parking space within the unit's attached two-car garage. Additionally, all the other units (200 detached single-family units, 58 duplex condominium units, and 30 triplex condominium units) will have one long-term bicycle parking space located within its garage. The subdivider will also provide each initial homebuyer with an electric bicycle.

37. **UTILITIES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which is required to place all new utility lines underground.

38. **LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and

Regulations for Zone RPD) which requires a landscaping plan to be submitted when an RPD is requested. The Project's preliminary landscape plan can be found in Exhibit L. The Project will be required to provide an updated landscape plan to depict vertical landscaping in PA 3.

39. **DEVELOPMENT SCHEDULE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires an *Open Space Completion Schedule* to be submitted indicating when open space will be completed relative to construction of the residential buildings. An *Open Space Completion Schedule* is included in the Preliminary Landscape Plan that indicates open space in PAs 4 and 6 will be completed prior to issuance of the first CofO for a residential unit and open space in PAs 1, 2, 3, and 5 will be completed prior to the issuance of the CofO for the last residential unit within the corresponding PA. Although the *Open Space Completion Schedule* proposes installation of landscaping prior to issuance of a CofO for the last residential unit within the respective PA. LA County Planning is unable to track the completion of phased landscaping because it does not issue the CofOs. Therefore, the Project will be conditioned to either install the landscaping or post a bond for the landscaping improvements prior to issuance of a building permit for a residential unit within the respective PA to guarantee completion of the landscaping. The reservation and maintenance of the Project's open space areas has been made a condition of approval of the Project CUP pursuant to County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD).
40. **TENTATIVE MAP.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires a tentative map to be filed when a subdivision is proposed. The tentative map shows where lots are to be sold or separated from other properties in the development and includes the boundaries of the lots. The tentative map also delineates the relationship between said lots and the required open space. Further, where lots are sold or otherwise separated in ownership, no dwelling unit or lot for a residential building shall be sold or encumbered separately from an undivided interest in the open space appurtenant to such dwelling unit or lot where required. The common open space shall include either an undivided interest in the open space or a share in the corporation, or voting membership in an association owning the open space, where approved. All common open space is provided as separate lots to be held in common by the Homeowners Association and shall not be sold separately from the residential lots.
41. **HEIGHT.** The Commission finds that the Project, except for the townhouse buildings, is consistent with the building height standard identified in County Code Section 22.18.040.B (Maximum Height Standards for Residential Zones) and as modified for the Project's townhouse buildings pursuant to County Code Section 22.158.080 (Building Bulk Provisions). All single-family buildings and duplex and triplex condominium buildings will be less than 35 feet in height. The townhouse condominium buildings will be 38 feet in height.
42. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.070 (Fences and Walls) as

modified for the Project pursuant to County Code Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted). Walls, fences, retaining walls, and soil nails walls are limited to a height of six feet in height if placed in rear and side yards or 3.5 feet if placed in the front yard. The Project includes walls, fences, retaining walls, combination walls, and soil nail walls that will not exceed 6 feet in height in the side and rear yards, or 3.5 feet in the front yard, as measured from the exterior wall/fence, except as modified:

- Twelve (12) lots with retaining walls/fences ranging in height from 6.1 to 12.2;
- Thirty (30) lots with rear yard retaining walls/fences ranging in height from 16.1 to 17.1 feet;
- A fill retaining wall up to 10.5 feet within the front yard of Lot No. 235;
- A soil nail wall with a maximum height of 25 feet along the rear property line of the multi-family Lot No. 236 in PA 3;
- A soil nail wall along the rear property lines of Lot Nos. 89 through 92 in PA 1 with a maximum height of 18.6 feet.

A variable height retaining wall (3.6 feet to a maximum of 10.5 feet), in the front yard of Lot No. 235 in PA 3 is also necessary to facilitate larger building pads for the affordable 72 townhouses and provide an open space area of sufficient size to accommodate the Project's trail extension and adequate separation from the existing residences behind the townhouse condominiums. The Project will be conditioned to provide an updated landscape plan that provides vertical landscaping, including but not limited to shrubs and vines in front or attached to the retaining wall to soften its appearance.

43. **GRADING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.40.040 (Items Required for Tract Maps) and Section 22.140.240 (Grading Projects). A Grading Project CUP is required when Project grading exceeds 100,000 cubic yards of on-site grading and/or when off-site grading exceeds 100,000 cubic yards (export and/or import of material). The Project proposes a total of 3,863,200 cubic yards including 387,100 cubic yards of cut, 253,400 cubic yards of fill, 133,700 cubic yards of export as well as 1,544,500 cubic yards of over-excavation and 1,544,500 cubic yards of re-compaction. The maximum depth of excavation within the Project Site is anticipated to reach 25 feet in areas where fill was deposited during the construction of the former golf course facility. During excavation, the 1,544,500 cubic yards would be temporarily stockpiled on the Project Site, until the Project Site is ready for soil re-distribution and re-compaction to create roadways and the residential lots. There are five off-site oak trees with canopies that overhang the Project Site. To ensure Project construction avoids the protected zone of these trees, temporary chain-link fencing will be installed prior to the commencement of grading activities.

44. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.332.070 (Zone Specific Development Standards) pertaining to front yard landscaping and screening of trash receptacles. The Project will be required to landscape a minimum of 50 percent of the front yards with grass, shrubs, trees, and other similar plant materials as well

as screen trash receptacles from view from streets, walkways, and adjacent residences, if stored in the front or side yards.

45. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-site Trees) which requires one tree for each 25 feet of street frontage for each parcel created by a residential division of land. The Project's residential street frontages total approximately 16,526 linear feet which require 663 trees to be planted on-site along the residential street frontages, both externally (public streets and highways) and internally (private driveways). The preliminary landscape plans depict 742 on-site tree plantings along the street frontages in compliance with this requirement, which is part of the 1,820 total new tree plantings proposed.
46. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements), and as modified through the incorporation of a private driveway and fire lane network for PAs 1, 2, and 5 in place of public roads, a waiver of parkway width along these private driveways, and acceptance of private street lights that conform to the public standard pursuant to County Code Chapter 21.121 (Inclusionary Housing).
47. **INCLUSIONARY UNITS.** The Project is subject to the IHO, which became effective on December 10, 2020. The Project Site is located in the IHO's East Los Angeles/Gateway Submarket Area, which requires 20 percent of the Project's maximum allowable density under the requested land use categories (baseline density) to be set aside for affordable for-sale housing at an average affordability level of 135% AMI. Based on the Project's maximum density of 403 units, 81 units are required to be set aside. The Project provides 82 affordable for-sale units (22.7 percent of the baseline density), of which 41 units will be set aside for moderate-income households (120% AMI) and 41 units will be set aside for middle-income households (150% AMI), averaging to 135% AMI, consistent with the IHO's requirements. The Project would utilize one modification to development standards and one incentive under the related Housing Permit pursuant to County Chapter 22.121 (Inclusionary Housing). The lot size requirement would be modified to allow single-family lots smaller than 5,000 net square feet for Lot Nos. 18, 47, and 155 which would provide 4,884 net square feet, 4,917 net square feet, and 4,999 net square feet, respectively. The incentive would authorize the waiver of parkways along private driveways and fire lanes within PAs 1, 2, and 5.
48. **CONDOMINIUMS.** The duplex units and 20 other triplex condominium units may be leased or sold pursuant to the Subdivision Map Act. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. To provide renters with proper notification, notification is required 180 days prior to termination of tenancy, in the event the condominium units are first leased and then later sold, pursuant to the Subdivision Map Act.
49. **PUBLIC ART IN PRIVATE DEVELOPMENT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.246.090 (Public Art in Private Development Program) as the Subdivider is required to pay the in-lieu fee

or obtain an approved Art Plan from the Department of Arts and Culture, prior to issuance of a building permit. The Subdivider has elected to pay the in-lieu fee.

VESTING TENTATIVE TRACT MAP SPECIFIC FINDINGS

50. This map has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of County Code Chapter 21.38 (Vesting Tentative Map) of the County Code
51. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project is an infill development on a portion of a former private golf course facility in an urbanized area with existing connections to utilities. The Project Site is surrounded by a mix of housing and within reasonable proximity to commercial uses, government and institutional services, regional recreation, the SR-60 Freeway, and employment centers. The Project supports the goals and policies of the Community Plan and General Plan, especially, those related to infill development including, but not limited to Housing Policies 1 and 6 of the Community Plan and Land Use Goals 3 through 5 and Land Use Policies 1.4, 3.3, 4.1, and 5.1.
52. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project employs smart growth strategies in converting a portion of a former golf course facility into housing that includes both attached condominiums and detached single-family market rate and affordable for-sale units. The Project is located in an urbanized area and will make use of existing connections to utilities. The Project preserves approximately 28 acres of open space, including a publicly accessible trail system. The trail system, together with the sidewalks along the Project's private driveway and fire lane system, provide an alternate multi-modal path.
53. **The Commission finds that the site is physically suitable for this type of development.** The Project Site is physically suitable for the proposed infill housing development as it complies with all development standards, as modified. The Subdivision Committee reviewed and cleared the Project's Vesting Map and Exhibit/Exhibit "A" Map dated April 6, 2023.
54. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project Site is physically suitable for infill development as it is located in an urbanized area with existing connections to utilities. The Project is surrounded by housing of similar density and building scale. The requested land use designations of U2, U3, and U4 for the Project Site are suitable for residential development, as surrounding single and multi-family developments have the same or greater density of U1, U2, U4, and U5.
55. **The Commission finds the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is located within a fully developed urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments. It is located in an urbanized area and not

in an SEA or Very High Fire Hazard Severity Zone; and there would be no impact to rare, threatened, or endangered fish or wildlife species. Moreover, with implementation of the mitigation measures outlined in the EIR and MMRP, the Project will not result in significant environmental impacts, other than those related to GHG emissions, construction noise, and transportation, for which an SOC has been prepared consistent with CEQA requirements, as described herein.

56. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soils factors were reviewed and cleared by the Subdivision Committee and are addressed in the recommended conditions of approval.
57. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.** The Vesting Tract Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map. The design and development, as set forth in the conditions of approval and shown on the Vesting Tract Map, provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

58. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, CEQA Findings of Fact and SOC, and finds that they reflect the independent judgment of the Commission.
59. The Findings of Fact and SOC are incorporated herein by this reference, as set forth in full.
60. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.
61. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
62. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMRP.
63. The Commission finds that that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been

implemented. The Commission finds that the benefits of the Project include but are not limited to, an increased supply of housing that includes both for-sale market rate and affordable units (detached single-family and attached condominiums), preservation of approximately 28 acres of open space that will be open to the public and includes a trail system that spans approximately two miles in length, and the addition of 1,820 new trees planted throughout the Project Site. The Commission finds that these, and other project design features beyond those that are required, which are more fully described in the CEQA Findings of Fact and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

64. The Commission finds that the subdivider is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

65. The Commission finds that the issues raised by the California Department of Transportation ("Caltrans") in their correspondence dated January 3, 2024 and discussed at a virtual meeting on June 11, 2024 have been addressed to the satisfaction of Caltrans as set forth in the Caltrans letter dated June 20, 2024 following Caltrans' review of Environmental Science Associate's and Linscott, Law & Greenspan, Engineers' June 17, 2024 additional traffic memorandums. In response to the correspondence in question, the subdivider voluntarily agreed to obtain an Encroachment Permit from Caltrans to optimize the traffic signal at the SR-57 Northbound Off-Ramp at Diamond Bar Boulevard. As set forth in the June 17, 2024 additional traffic memorandums, signal optimization is to improve operations and is not mitigation to address a significant impact. Under the Encroachment Permit, an optimized signal timing plan, supported by a signal timing optimization study that is funded by the subdivider, shall be submitted to Caltrans for review and approval. The signal timing optimization study shall include an Intersection Control Evaluation (ICE) or Intersection Safety and Operation Assessment Process (ISOAP) study report, whichever is in effect at that time. The signal optimization shall be synchronized with adjacent signals under Caltrans' jurisdiction and include Leading Pedestrian Interval (LPI) implementation in the study. The voluntary Encroachment Permit shall be obtained prior to final map recordation. Additionally, the Subdivider voluntarily agrees to provide the final optimized signal timing plan resulting from the optimization study to the City of Diamond Bar for timing coordination purposes with the nearby Brea Canyon Road/Diamond Bar Boulevard intersection, prior to final map recordation.

ADMINISTRATIVE FINDINGS

66. **HOUSING ACCOUNTABILITY ACT AND SB330.** The Commission finds that the Project does not qualify for HAA and SB 330 protections and certain permit streamlining provisions, including but not limited to the five-meeting limit, because it does not comply with its present General Plan land use designation, zoning, and development standards.

67. **PUBLIC MEETINGS.** The Commission finds the Project does not qualify for the five public meeting limit under SB 330 because the Project is not consistent with the General Plan without legislative amendments.

68. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

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

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the Community Plan.
- C. The site is physically suitable for the type of development.

The site is physically suitable for the proposed density of development.

- D. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- F. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statements of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and SOC.

2. Approves **VESTING TENTATIVE TRACT MAP NO. 83534 (RPPL2021007149)**, subject to the attached conditions.

ACTION DATE: July 24, 2024

VOTE: 4:0:0:1

Concurring: Duarte-White, Louie, O'Connor, and Moon

Dissenting: 0

Abstaining: 0

Absent: Hastings

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2021-002011-(1)
CONDITIONAL USE PERMIT NO. RPPL2021007151
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021007161

RECITALS

1. **HEARING DATES.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on July 24, 2024, after it was continued without opening the public hearing on June 26, 2024, in the matter of Project No. **PRJ2021-002011-(1)**, consisting of Conditional Use Permit (“CUP”) No. RPPL2021007151 and Administrative Housing Permit No. RPPL2021007161 (“Housing Permit”). The project also includes Plan Amendment No. RPPL2021004860 (“Plan Amendment”), Zone Change No. RPPL2021007152 (Zone Change”), and Vesting Tentative Tract Map No. 83534 (RPPL2021007149) (“TR83534”). These are known collectively as the “Project Permits”. The Commission previously conducted a duly-noticed public meeting on July 28, 2021, in the matter of Plan Amendment No. RPPL2021004860 where the Commission voted to initiate the project’s Plan Amendment. No entitlements were considered during the July 2021 meeting.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Commission on July 24, 2024. Hearing proceedings were simultaneously interpreted for Mandarin, Cantonese, Korean, and Spanish speakers. Commissioners Duarte-White, Louie, O'Connor, and Moon were present. Commissioner Hastings was absent. The Commission heard presentations from LA County Planning staff and a representative of the subdivider, Jon Conk, as well as testimony from members of the public. The majority of individuals spoke in opposition to the Project due to concerns about increased traffic congestion, crime, loss of wildlife and habitat, strain on public infrastructure, public services, and hospitals, street parking, short-term traffic impacts resulting from construction, degradation of air quality, placement of affordable housing next to a noisy freeway, loss of open space, concerns that affordable housing will not materialize, that the Project’s EIR did not appropriately analyze potential cumulative impacts, increased demand for water, not receiving Project notices, timing for when the bat surveys will be performed, the Project’s significant impacts, the sufficiency of the EIR, the Project’s impact on the quality of life for existing residences, saturation of emergency access, and whether a local hire program will be employed in constructing the Project. The Commission also heard public testimony from some individuals who spoke in favor of the Project, applauding the number of for-sale workforce units (82) that the Project provides as well as its wide range of housing products, and reiterated the state and regional need for housing and the relief this Project approval would deliver.

Also, during the Commission's discussion, Commissioner Duarte-White requested the applicant to consider distributing more inclusionary units across the Project Site instead of clustering the majority of the affordable units in a single area.

After hearing all testimony, the Commission closed the public hearing, certified the Environmental Impact Report ("EIR"), Findings of Fact, Statement of Overriding Considerations ("SOC"), adopted the Mitigation Monitoring and Reporting Program ("MMRP"); approved TR83534, CUP, and Housing Permit; and recommended approval of the Plan Amendment and Zone Change.

3. **ENTITLEMENT REQUESTED.** The CUP is a request for on-site grading in excess of 100,000 cubic yards, off-site grading transport in excess of 100,000 cubic yards, and for a Residential Planned Development ("RPD"). The RPD consists of 248 lots (200 single-family residential lots, 35 multi-family residential lots, and 13 open space lots) that facilitate a total of 360 for-sale residential units, 200 single-family and 160 condominiums ("Project") on 75.65 acres which comprised a portion of a former golf course facility ("Project Site"). The RPD includes walls over six feet in height, townhouse buildings over 35 feet in height, setbacks reduction for townhouse buildings (front) and triplex condos (front and rear), and an average lot width of less than 50 feet for residential lots in the RPD Zone. This is pursuant to County Code Sections 22.18.060 (Development Standards and Regulations for Zone RPD) and Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted).
4. **ENTITLEMENT REQUESTED.** The Housing Permit is required for the set aside of 82 inclusionary housing units affordable at the moderate-income level, 120 percent of the Area Median Income ("AMI"), and middle-income level, 150 percent AMI. This is also required to allow single-family lots smaller than 5,000 square feet as a development standard modification. The Housing Permit also includes a waiver of the parkway requirement along the private driveways within Planning Areas ("PAs") 1, 2, and 5 as an incentive pursuant to County Code Chapters 22.121 (Inclusionary Housing) and 22.166 (Housing Permits).
5. **RELATED ENTITLEMENT.** The Plan Amendment is a related request to amend the Rowland Heights Community Plan ("Community Plan") Land Use Policy Map ("Land Use Policy Map"), a component of the General Plan, by amending portions of the Project Site's land use designation for a residential planned development that provides both for-sale single-family and multi-family units, identified as PAs 1, 2, and 5 from O (Open Space) and U1 (Urban 1 – 1.1. to 3.2 Dwelling Units Per Gross Acre) to U2 (Urban 2 – 3.3. to 6 Dwelling Units Per Gross Acre) and U3 (Urban 3 – 6.1 to 12 Dwelling Units Per Gross Acre), and for a portion within PA 3 from O to U4 (Urban 4 – 12.1 to 22 Dwelling Units Per Gross Acre). As the Project was deemed complete under the Community Plan then in effect, it is not subject to the recently adopted East San Gabriel Valley Area Plan, effective June 20, 2024.
6. **RELATED ENTITLMENT.** The Zone Change is a related request to change portions of the Project Site's zoning for PAs 1, 2, 3, and 5 from A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-1-10,000 (Light Agricultural – 10,000 Square

Feet Minimum Required Lot Area) to RPD-5,000-6U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6 Dwelling Units Per Acre) and RPD-5,000-12U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre), and RPD-5,000-17U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 17 Dwelling Units Per Acre).

7. **RELATED ENTITLEMENT.** TR83534 is a related request to create 248 lots (200 single-family residential lots, 35 multi-family residential lots, and 13 open space lots) on 75.65 gross acres of the former Royal Vista golf course (“Project Site”) that facilitates 360 for-sale residential units (200 detached single-family and 160 attached condominiums) using a private driveway and fire lane system, and 28 acres of open space (“Project”) pursuant to County Code Chapter 21.38 (Vesting Tentative Map). The Project Site is grouped into six Planning Areas (“PAs”) for organizational purposes and ease of reference. Six lots comprise the Project acreage (Assessor Parcel Numbers 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, 8764-002-006).
8. **BOARD OF SUPERVISORS APPROVAL.** The approval of the Project Permits will not become effective unless and until the County Board of Supervisors has approved the Plan Amendment and Zone Change, and both have become effective.
9. **LOCATION.** The Project is located at 19816 Walnut Drive and the 20100 block of Colima Road in the unincorporated community of Rowland Heights. The Project site is approximately one mile south of the State Route 60 (“SR-60”) Freeway and approximately 2.5 miles west of the State Route (“SR-57”) Freeway.
10. **PREVIOUS ENTITLEMENT.** CUP No. 91276 authorized the continuation of a former golf course with clubhouse including restaurant and banquet facilities.
11. **LAND USE DESIGNATION.** The Project Site is presently designated O (Open Space) and U1 (Urban 1 – 1.1. to 3.2 Dwelling Units Per Gross Acre) under the Community Plan. The Project Application was deemed complete prior to adoption of the East San Gabriel Valley Area Plan. Under the requested U2 land use category, single-family tracts are permitted at a maximum density of 6 dwelling units per gross acre. The Project proposes 200 single-family lots over 47.09 acres which equates to a density of 4.2 dwelling units per acre within the proposed U2 area. Under the requested U3 land use category, duplexes, triplexes, and condominiums are permitted at a maximum density of 12 dwelling units per gross acre. The Project proposes 58 duplex condos and 30 triplex condos, totaling 88 condo units over 7.71 acres which calculates to a density of 11.4 dwelling units per acre within the proposed U3 area. Under the requested U4 land use category, townhouses and condominiums are permitted at a maximum density of 22 dwelling units per gross acre. The Project proposes 72 units over 4.39 acres which yields a density of 16.6 dwelling units per acre within the proposed U4 area.
12. **ZONING.** The Project is located in the Walnut and San Jose Zoned Districts, the Rowland Heights Community Standards District (“CSD”), and the East San Gabriel Valley Planning Area, and is currently zoned A-1-1 and A-1-10,000. The RPD zoning is

requested for PAs 1, 2, 3, and 5 at a density that corresponds to the maximum density permitted (RPD-5,000-6U, RPD-5,000-12U, and RPD-5,000-17U) by the requested land use categories for the same areas.

13. SURROUNDING LAND USES AND ZONING.

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	U1, City of Industry	RPD-5,000-15U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 15 Dwelling Units Per Acre), M-1-BE (Light Industrial – Billboard Exclusion), and City of Industry	Industrial, Detached Single-Family homes, SR-60 Freeway
EAST	U1, City of Diamond Bar	RPD-5,000-15U, City of Diamond Bar	Single-Family Homes
SOUTH	U1, U5 (Urban 5 – 22.1. to 35.0 Dwelling Units Per Gross Acre)	R-1-8,500 (Single-Family Residence- 8,500 Square Feet Minimum Required Lot Area), RPD-5,000-15U	Detached Single-Family Units and Attached Condominiums
WEST	U1, U5, O	A-1-1, C-R-DP (Commercial-Recreation-Development Program), R-1-8,500	Detached Single-Family Units, Attached Condominiums, Former Golf Course, Golf Course Clubhouse with Restaurant, Unmanned Wireless Communications Facility

14. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 75.65 gross (74.9 net) acres in size and consists of six legal lots (APNs 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, and 8764-002-006) which comprise a portion of a former golf course facility. The Project Site is irregular in shape with flat to manufactured sloping topography and is developed with 13 golf holes that include tees, greens, fairways, a driving range, a maintenance building, and sheds.

B. Site Access

The Project Site is accessible by East Walnut Drive, a 40-foot-wide local street, and Colima Road, a 100-foot-wide Major Highway as shown on the County Master Plan of Highways. Primary access to PA 3, which contains the 72 townhouses, will be from East Walnut Drive. The primary access to PAs 1, 2, 4, and 5 will be from Colima Road. The Project provides a five-foot wide walkway into and throughout the Project Site, providing direct pedestrian access to all units. Vehicular subdivision entrances will not be gated.

C. Tentative and Exhibit/Exhibit "A" Maps

The Tentative and Exhibit/Exhibit "A" maps dated April 6, 2023, depict the subdivision of 75.65 gross (74.9 net) acres into 248 lots as follows (200 single-family lots, 35 multi-family lots, and 13 open space lots) to accommodate 360 detached and attached for-sale residential units and 28 acres of open space. The residential units are provided in PAs 1 through 3, and 5 and PAs 4 and 6 are open space lots. PAs 1 through 4 are located north of Colima Road and PAs 5 and 6 are located south of Colima Road. PA 3 contains the 72-unit townhouse development, PA 2 contains 32 single-family lots, and PAs 1 and 5 contain a combined 256 residential units (168 single-family lots, 58 duplex units, and 30 triplex units). The table below provides the distribution and breakdown of residential units:

	Number of Lots	Number of Units	Affordable
Planning Area 1			
Detached Residential (Single-Family)	116	116	
Duplex	17	34	
Triplex	3	18	6
Open Space	5		
Planning Area 2			
Detached Residential (Single-Family)	32	32	
Open Space	3		
Planning Area 3			
Attached Townhouses	1	72	72
Open Space	1		
Planning Area 4			
Open Space	1		
Planning Area 5			
Detached Residential (Single-Family)	52	52	
Duplex	12	24	
Triplex	2	6	4
Open Space	2		
Planning Area 6			
Open Space	1		
Totals	248	360	82

Both maps depict the Project Site as being bounded by East Walnut Drive South on the north, Fairway Drive on the west, residential neighborhoods along Chapel Hill Drive and Morning Sun Avenue on the south, and residential neighborhoods along Tierra Luna, Tierra Siesta, Calbourne Drive, and Fairlance Drive on the east. The City of Diamond Bar is depicted immediately east of the Project Site, sharing a common boundary with the east sides of PAs 4 and 5. The City of Industry is immediately to the north of the Project Site.

The maps further depict the Project Site being bisected by Colima Road, with PAs 1 through 4 comprising approximately 53 acres located north of Colima Road, and PAs 5 and 6 comprising approximately 23 acres located south of Colima Road. New internal private driveways and fire lanes are proposed within PAs 1, 2, 3, and 5 and a publicly accessible recreational trail system is provided within the landscaped open space areas throughout the Project Site.

Project grading will require a total of approximately 3,863,200 cubic yards including 387,100 cubic yards of cut, 253,400 cubic yards of fill, with a net export of approximately 133,700 cubic yards, and over-excavation and re-compaction of up to 1,544,500 cubic yards each. The maximum depth of excavation within the

Project Site is anticipated to be approximately 25 feet in areas where fill was deposited during the construction of the former golf course facility. During Project excavation, the 1,544,500 cubic yards would be temporarily stockpiled on the Project Site until the site is ready for re-compaction, at which time the 1,544,500 cubic yards of soil would be redistributed throughout the site and compacted to create roadways and the residential lots.

D. Affordable Housing

The Project is subject to the IHO since it exceeds the minimum threshold of five units and is within the East Los Angeles/Gateway Submarket area. The Project includes 360 residential units (200 detached units and 160 attached units, of which 82 (22.7 percent of the maximum allowable density) will be set-aside as affordable housing at the moderate-income and middle-income levels. The Project is required to set-aside 81 units for-sale with an average affordability of 135 percent AMI or less, to meet the 20 percent set aside requirement for projects located within the East Los Angeles/Gateway inclusionary Submarket pursuant to County Code Section 22.121.050 (Affordable Housing Set-Aside). The Project would utilize one modification to development standards and one incentive under the related Administrative Housing Permit pursuant to County Chapter 22.121 (Inclusionary Housing). The lot size requirement would be modified to allow single-family lots smaller than 5,000 net square feet for Lot Nos. 18, 47, and 155 which would provide 4,884 net square feet, 4,917 net square feet, and 4999 net square feet, respectively. The incentive would authorize the waiver of parkways along private driveways and fire lanes within PAs 1, 2, and 5.

E. Parking

In total, the Project will provide 720 covered parking spaces for residents. Each residential unit will have a two-car garage. The townhouse condominium development within PA 3 also provides 63 uncovered guest parking spaces including the requisite accessible (ADA) parking in conformance with the Building Code. The private driveway and fire lane system within PAs 1, 2, and 5 provide an eight-foot-wide lane for additional on-street parking.

Each residential unit includes one long-term bicycle parking space within its garage and the townhouse condominium development also includes 18 shared short-term bicycle parking spaces in three locations (six spaces per location).

F. Internal Circulation

The townhouses within PA 3 will utilize a private driveway and fire lane system with a paved width of 26 feet with direct access from East Walnut Drive with two points of ingress/egress. Sixty-three (63) uncovered guest parking spaces are located behind the buildings, along the rear boundary of the multi-family lot. Five-foot-wide walkways are provided into and throughout the townhouse development for pedestrian circulation. Internal circulation and access for PAs 1, 2, and 5 will be provided by a network of private driveways and fire lanes with right-of-way widths that measure 36-foot-wide rights-of-way to provide direct access to all units. The

private driveways include an eight-foot-wide lane for on-street parking. PAs 4 and 6 are open space areas without parking. Colima Road provides direct pedestrian access to PA 4 and Walnut Leaf Drive provides direct access to PA 6. A five-foot-wide sidewalk is provided along the private driveway network and a publicly accessible trail will be provided throughout the Project's open space areas.

15. CEQA DETERMINATION.

Environmental Impact Report ("EIR")

A Draft EIR ("DEIR") was prepared, which evaluated the potential project-specific and cumulative environmental impacts of the Project. LA County Planning published a Notice of Preparation (NOP) on October 7, 2022 notifying agencies and the public that an EIR would be prepared for the Project and announced the public comment period from October 13, 2022 to December 12, 2022. A Notice of Completion/Availability was issued on October 30, 2023 notifying agencies and the public that the DEIR was available and comments were accepted between October 30, 2023 and January 5, 2024. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project. After the close of the comment period for the DEIR, a final EIR ("Final EIR") was prepared in accordance with sections 15089 and 15132 of the State CEQA Guidelines, which includes public comments and the response to comments, MMRP, Errata Findings of Fact, and Statement of Overriding Considerations ("SOC").

An Initial Study was not prepared for the Project. Therefore, the DEIR evaluated all areas for potential environmental impacts: aesthetics, agricultural/forestry, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

As identified in the DEIR, the Project would have no environmental impact or a less than significant impact related to Agricultural and Forestry Resources, Energy, Land Use and Planning, Mineral Resources, Population and Housing, and Recreation.

As identified in the DEIR, after implementation of the required mitigation measures, the Project would result in a less than significant impact to the environment related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Mitigation measures and Project design features are imposed to reduce the effect in each aforementioned area to a less than significant level as follows:

Aesthetics: Submit a street lighting plan for the private street lighting system.

Air Quality: ensure construction equipment meets Tier 4 off-road emission standards; comply with the 2019 County of Los Angeles Valley Fever Management Plan; and incorporate energy and emission saving features.

Biological Resources: conduct roosting bats and nesting bird pre-construction surveys; and obtain a Clean Water Act (“CWA”) Section 404 permit from the USACE, a CWA Section 401 certificate from the Regional Water Quality Control Board, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (“CDFW”).

Cultural and Tribal Cultural Resources: retain a qualified archaeologist and tribal monitor to monitor grading activities; comply with Health and Safety Code Section 7050.5.

Geology and Soils: prepare and submit a Final Geotechnical Engineering Investigation Report and retain a qualified paleontological monitor prior to grading.

Hazards and Hazardous Materials/Hydrology and Water Quality: prepare and submit a soil management plan

Public Services/Wildfire: submit a construction staging and traffic management plan.

Significant and unavoidable impacts identified in the Final EIR after implementation of the required Project design features and mitigation measures as enforced by the Project's Mitigation Monitoring and Reporting Program (“MMRP”) related to Greenhouse Gas (“GHG”) emissions, Noise, and Transportation.

GHG

With respect to GHG emissions, the Project would result in significant and unavoidable impacts to the environment in the following areas: the Project’s operational GHG emissions exceed the County’s net zero threshold and the Project, individually and cumulatively, would be inconsistent with some of the key project attributes of the California Air Resources Board’s 2022 Climate Change Scoping Plan. Four mitigation measures and Project design features are required to mitigate the GHG impacts to the greatest extent feasible: Implementation of a subsidized transit program, provision of an electric bicycle for each household, and implementation of both quantifiable and non-quantifiable energy and emission-saving features contained in the 2021 California Air Pollution Control Officers Association (“CAPCOA”) (GHG Handbook).

Noise

With respect to noise, the Project would result in significant and unavoidable impacts to the environment in the following areas: construction noise due to overlapping construction phases, ambient noise levels at existing off-site sensitive receptor locations during on-site construction of the Project, and traffic signal installation at the Colima Road/Tierra Luna intersection are significant with mitigation. Five mitigation measures and Project design features are required to mitigate the noise impacts to the greatest extent feasible: Installation of temporary construction noise barriers along Project boundaries as well as off-site during the construction of off-site traffic improvements; adherence to rules regarding the operation of heavy equipment operation for both mobile and stationary equipment; and adherence to the County Code that regulates permissible construction hours.

Transportation

With respect to transportation, the Project would result in significant and unavoidable impacts to the environment in the following areas: The Project's residential vehicle miles traveled ("VMT") per capita exceeds the threshold set forth by the Los Angeles County's 2020 Transportation Impact Analysis Guidelines. The Project's significant Project-level impacts are considered short-term effects that would potentially contribute toward a cumulative VMT impact, which is considered a long-term effect. Eleven (11) mitigation measures and Project design features are required to mitigate the transportation impacts to the greatest extent feasible, including: Implementation of a subsidized transit program, provision of an electric bicycle for each household, implementation of a construction staging and traffic management plan, and installation of a traffic signal at the future Tierra Luna and Colima Road intersection.

An SOC is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts. The CEQA Findings of Fact and SOC affirm that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include but are not limited to, an increased supply of housing that includes both market rate and affordable detached and attached for-sale units, preservation of approximately 28 acres of open space that will be open to the public and includes a publicly-accessible trail system that spans approximately 2 miles in length, and the addition of 1,820 new trees planted throughout the Project Site. These, and other Project design features beyond those that are required and are more fully described in the CEQA Findings of Fact and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

16. **COMMUNITY OUTREACH.** Prior to the Commission's July 24, 2024 public hearing on the Project, the permittee performed community outreach consisting of presentations to various groups including, but not limited to, the Rowland Heights Community Coordinating Council ("RHCCC"), Regional Chamber of Commerce, property owners within 1,000 feet of the Project Site, and private and non-profit interest groups, as well as operation of a Project status website, attendance at RHCCC meetings, meetings with local and regional business organizations, phone calls to neighbors, letters of support, small group site tours, and ongoing engagement with businesses and employees as follows:

Number	Type	Date (s)
25	Attended RHCC monthly meetings.	Between February 2021 to February 2024
2	Presented the Project to the RHCC.	February 2021 and November 2022
8	Presented the Project to other groups.	Between September 2022 and May 2024
2	Permittee hosted a Project meeting in the community.	December 2021, December 2023
2	Permittee conducted small site tours for government officials.	May and June 2023
	Permittee launched a Project website and provided continuous updates.	June 2021 to present

17. PUBLIC COMMENTS.

A. Staff received 26 letters in opposition to the Project and a petition containing a total of 2,459 signatures:

- On May 20, 2024, one comment was received from Pierce Law Firm asserting the Project Site is subject to a restrictive covenant that “limits the use to a golf course” until 2036, or longer, and the County cannot consider the Project.
- A total of 23 comment letters were received from members of the community expressing concern including but not limited to the Project’s impact on public services and animals, reduction in home value, noise and traffic generation, loss of open space, as well as disappointment that the public hearing will be held at LA County Planning headquarters instead of in the Rowland Heights community.
- Two letters opposing the Project were received from the Royal Vista Open Space Nonprofit Organization and the Rowland Heights Community Coordinating Council.
- A petition containing 2,459 signatures (1,865 online signatures and 594 physical signatures) opposing the Project, submitted by the Royal Vista Open Space Nonprofit Organization.

B. Staff received 158 letters in support of the Project and a petition containing 119 signatures in favor of the Project:

- A total of 150 letters of support from individuals were received in support of the Project for the following reasons: a) it provides a variety of for-sale housing

products at market-rate, the moderate-income level, and the middle-income level close to jobs, existing transit, schools; b) the Project provides publicly-accessible open space that includes a trail system; and 3) the Project creates new connectivity for pedestrian and bicycle users.

- One letter of support from CA State Senator, Bob Archuleta, dated July 16, 2024.
 - A total of seven letters of support were received from organizations including the Regional Chamber of Commerce – San Gabriel Valley, RVGC Partners, YIMBY Action, San Gabriel Valley Economic Partnership, Tri-Counties Association of Realtors, The Los Angeles County Business Federation, and Biz-Fed.
 - A petition in support of the Project containing 119 signatures collected from area employees, submitted by the applicant team.
- C. Staff also received a letter from the Mitchell M. Tsai Law Firm requesting the County to require a local hire program for Project construction, training to prevent community spread of infectious diseases related to the Project's construction activities, and further bat surveys.

18. AGENCY RECOMMENDATIONS.

- A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended clearance to public hearing with conditions at a meeting held on May 11, 2023.
- B. Los Angeles County Development Authority Recommended clearance to public hearing with conditions in a letter dated February 27, 2024.
- C. The following agencies commented on the DEIR: County Fire Department, CDFW, California Department of Transportation (“Caltrans”), Watershed Conservation Authority, Walnut Valley Water District, and the City of Diamond Bar. The comment letters and responses to comments are contained in the Final EIR.
- D. On May 31, 2024, an email was received from Caltrans indicating more time is needed to review Appendix R of the Final EIR.
- E. On June 17, 2024, staff received an email from the Walnut Valley Water District confirming all comments have been incorporated into the Final EIR and no further revisions are needed.
- F. On June 20, 2024, staff received a letter from Caltrans confirming that they agree with the suggested voluntary signal timing optimization study at the SR-57

Northbound Off-Ramp at Diamond Bar and future coordination with the City of Diamond Bar after Caltrans' approval of the optimized signal timing.

19. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project notice and case materials were posted on LA County Planning's website. On Thursday, May 22, 2024, a total of 986 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 58 notices to those on the courtesy mailing list for the Walnut and San Jose Zoned Districts and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

20. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan and the General Plan for the requested land use designations because the U2 designation is intended for low-density urban housing where dwelling units are detached and the U3 and U4 land use designations are intended for attached building forms to facilitate urban housing at a medium density. The Commission further finds that the varied housing types are compatible with the existing community character in terms of residential use and building form.

21. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the Community Plan:

- *Land Use Policy 4: Restrict multiple family or attached housing to the U3, U4, and U5 categories. Land Use categories U3 and U4 are proposed for the multi-family portions of the Project.*
- *Land Use Policy 7: Design new subdivisions to minimize their impacts on community character, surrounding neighborhoods, and natural features. Adhere to the following guidelines:*
 - a. *Minimize alteration of natural hillsides, water courses and vegetation, in particular, preserve trees, especially oaks. Focus development on land with less natural cover, excluding major ridgelines.*
 - b. *Preserve major ridgelines in their existing state wherever possible. In non-urban areas, preserve drainage courses in their natural state.*
 - c. *Design all projects to minimize adverse visual impacts on neighboring residential uses, and to achieve compatibility with established rural community character.*
 - d. *Establish a gradual topographic transition between developments. In particular, high banks shall not be created adjacent to existing development.*
 - e. *Where possible, stagger front setbacks.*

- f. *Minimize grading on the site and maximize retention of natural topography as follows:*
 - i. *Utilize contour grading to present a rounded or undulating appearance blending in with the natural grade.*
 - ii. *Minimize grading for roads, streets and storm drains consistent with public health and safety considerations. Provide the minimum road widths required for safety.*
 - iii. *Limit grading to that necessary for the primary use of each lot. (Curb parkways may be eliminated, and front yard requirements may be reduced if this will facilitate less grading and alteration of the site.)*
- g. *Preserve significant views from major existing residential areas and protect the visual quality of highly scenic areas.*
- h. *Apply innovative approaches to house placement using techniques such as stepped multilevel and cantilevered designs.*
- i. *In N-1 and N-2 areas, sidewalks, streetlights, curbs and gutters may be waived.*
- j. *Placement of residential structures shall be designed to preserve scenic values. Structures should be placed so that rooflines do not protrude above major ridgelines. The imaginative use of multi-level residential development is encouraged to reduce grading, enhance view potential, and maximize usable outdoor space. Where practical, structures should be limited to one story on or near ridgelines.*
- k. *New plant materials should be selected which will effectively screen or soften the visual impact of new developments. All cut and fill slopes over five feet in vertical height shall be planted with adequate plant materials to protect against erosion. Trees, shrubs and ground covers shall completely cover exposed graded areas.*
- l. *Provide underground utilities and the unobtrusive placement of utility boxes.*
- m. *Dedicate rights-of-way for equestrian and hiking trails in the locations shown on the Land Use Map.*

The RPD encourages a mix of residential land use designations and development regulations that accommodate various densities, building types and styles, all in keeping with the established community character. Setbacks will be uniform per building type, but the building setback will differ for each building type. The Project would also implement the design standards of the Rowland Heights CSD to ensure design compatibility with the surrounding community. The Project Site comprises a portion of a former golf course facility that contains manufactured slopes. To minimize grading, the parkway along the private driveway and fire lane system within PAs 1, 2, and 5 have been eliminated. The Project Site contains up to 25 feet of fill in some areas and up to 30 feet in one isolated area within PA 5. The Project will be conditioned to revegetation all graded slopes to completely cover exposed graded areas. The Project Site does not contain natural hillsides, significant ridgelines, or natural cover and is not located near a Significant

Ridgeline as the nearest significant ridgelines are within Schabarum Park, approximately five miles to the west.

The Project includes the planting of 1,820 new trees and provides approximately 28 acres of open space. Landscape buffers are provided between the proposed lot and the surrounding existing lots. Since the golf course greens within the Project Site sit below surrounding residences, the landscape buffers will either be provided at the same or similar grade or will gradually taper down from the Project Site boundary to the proposed building pads. There are five off-site oak trees with canopies that overhang the Project Site. To ensure Project construction avoids the protected zone of these trees, temporary chain-link fencing will be installed prior to the commencement of grading activities. A preliminary landscape plan and *Open Space Completion Schedule* have been submitted for the RPD which includes vertical landscaping along the frontage of PA 2, a publicly accessible trail system, nearly two miles in length, throughout the Project Site.

The Project Site is located within an existing residential and commercial corridor along Colima Road, thus reducing the pressure for growth in the more commercial portion of the Community Plan area. The Project will install or improve community infrastructure such as street lighting and new sidewalks and contribute to funds that provide for public services. Additionally, no public services or utilities are anticipated to be impacted by the Project. The Project's utilities are required to be placed underground.

- *Conservation and Open Space Policy 8: Encourage the use of solar energy for water and space heating.* The Project is required to comply with the Building Code and green building which require solar panels for new single-family residences and new multi-family residences to be solar-ready. The Project does not include the use of natural gas. The Project is conditioned to provide a landscape plan that includes vertical landscaping within the front yard of the townhome development to soften the front yard retaining wall.
- *Recreation Policy 4: Require that all new subdivisions dedicate land for local parks according to the requirements of the Quimby Law. Fees may be paid in lieu of parkland dedication only when the land requirement is less than five acres. Where only part of a given ownership is being developed at a particular time, the amount of park space required will be based on the most intense development allowed on the entire site.* The Project is required to pay Quimby fees. The Project also provides approximately 28 acres of open space that will be open to the public.
- *Housing Policy 1: Encourage the equitable distribution for low-and moderate-income individuals and households throughout the community and region.* The Project provides 82 affordable units including 41 units affordable at the moderate-income level (120 percent of AMI) and 41 at the middle-income level (150 percent of the AMI).

- *Housing Policy 6: Encourage the provision of an adequate supply of housing in close proximity to jobs.* Industrial uses are located on the north side of East Walnut Drive as well as within the City of Industry which is north of the SR-60 Freeway. Commercial uses are located west of the Project Site along Fairway Drive.
- *Noise Policy 4: Encourage the use of carpools, buses and other forms of mass transit.* The Project provides subsidized transit passes and one electric bicycle per household.

The Commission finds that the Project is consistent with the following goals and policies of the General Plan:

- *Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles.*
 1. *Employ smart growth: Shape new communities to align housing with jobs and services; and protect and conserve the County's natural and cultural resources, including the character of rural communities.* The Project employs smart growth strategies as an infill development that would convert a portion of a former golf course facility within an urbanized area into housing. The proposed lots are comparable to those in surrounding tracts.
 2. *Ensure community services and infrastructure are sufficient to accommodate growth: Coordinate and equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.* The Project Site has connections to existing utilities and is surrounded by mostly single-family residences, as well as commercial, light industrial uses, and institutional uses. The Project includes public street infrastructure improvements, including but not limited to improving road design at key intersections by reconfiguring lanes, extending lane striping, modifying concrete medians, restriping lanes, constructing a driveway, relocating a signalized pedestrian crossing, and/or modifying a traffic signal to reduce turn queuing, all borne by the permittee.
 3. *Provide the foundation for a strong and diverse economy: Protect areas that generate employment and promote programs that support a stable and well-educated workforce.* The Project would redevelop a former private golf course facility into 360 new for-sale residential units, 82 of which will be affordable at the moderate and middle-income levels, and include both detached single-family and attached condominiums. The RPD is located near places of employment within Rowland Heights and adjacent cities (Industry, Diamond Bar, Walnut).
 4. *Promote excellence in environmental resource management: Carefully manage the County's natural resources, such as air, wildlife habitats, mineral resources, agricultural land, forests, and open space in an*

integrated way that is both feasible and sustainable. The Project would redevelop a portion of a former private golf course facility that is located in an urban area that is fully built out and does not contain significant ecological resources. There are five off-site oak trees adjacent to PA 4, which the Project will not impact. The Project also includes 1820 new tree plantings and native vegetation.

5. *Provide healthy, livable and equitable communities: Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems These factors have a measurable effect on public well-being.* The Project provides tree-lined sidewalks along the public streets as well as walkways within PAs 1, 2, and 5. The Project also provides a publicly accessible shaded trail system throughout the Project Site. The Metrolink Industry Station is located 1.9 miles from the Project Site. The Project provides subsidized transit passes and one electric bicycle per household. The Project will not be gated to better integrate the subdivision with surrounding areas.
- *Policy LU 1.4: In the review of a project-specific amendment(s) to the General Plan, ensure that the project-specific amendment(s): (a) is consistent with the goals and policies of the general plan; and (b) shall benefit the public interest and is necessary to realize an unmet local or regional need.* The Project would redevelop a portion of a former golf course facility into housing that provides both market-rate and affordable for-sale units. The 360 residential units would benefit the public interest by providing much needed housing and are necessary for the County to help meet its regional housing needs assessment allotment.
 - *Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and Significant Ecological Areas (“SEA”).* The Project is considered an infill Project that would redevelop 75.65 acres of a former golf course facility into 360 units of residential development at varying income levels. The Project Site has connections to existing utilities and is located outside of an SEA. The Project also retains approximately 28 acres as publicly accessible open space for use by the surrounding community, including the golf cart path that will form portions of a two-mile-long trail system throughout the Project Site. The Project’s open space will provide more acreage for passive recreation compared to the former private golf course facility.
 - *Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.* The Project Site is surrounded by existing development. The Project Site is developed as a former golf course facility with connections to existing utilities. The Project Site fronts East Walnut Drive, a local street, and Colima Road, a major highway. The Project will widen East Walnut Drive by 12 feet along the Project Site’s frontage, dedicate 22 feet at the intersection of East Walnut Street and the “A” Street entrance within PA-2, and dedicate 20 feet at the

intersection of Colima Road and the “G” Street entrance within PA 1 for street improvements.

- *Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.* The non-gated Project provides a mix of housing types at market-rate and at the moderate- and middle-income levels. The Project also retains approximately 28 acres as publicly accessible open space for use by the surrounding community.

Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites. The Project is considered an infill housing development as it is located in an urbanized area and seeks to redevelop a portion of a former golf course facility into housing. The Project has connections to existing utilities. The non-gated Project provides a mix of housing types at market-rate and at the moderate-income and middle-income levels. The Project also retains approximately 28 acres as publicly accessible open space for use by the surrounding community.

- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.* The Project provides both attached condominiums and detached single-family units for sale at market-rate and moderate-income and middle-income levels as well as approximately 28 acres of open space, a two-mile-long trail system that will be open to the public, and benches, picnic tables, exercise equipment, and lounge seating in PA 4. The Project’s publicly-accessible trail system together with the sidewalks and walkways encourage pedestrian activity.
- *Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.* The Project provides a mix of for-sale housing consisting of townhouses at 17 dwelling units per acre, duplexes and triplexes at 12 dwelling units per acre, and single-family lots at 6 dwelling units per acre.
- *Goal LU 10: Well-designed and healthy places that support a diversity of built environments.* The proposed RPD provides more than 30 percent of the net Project area as open space and includes a two-mile-long trail system and 1,820 new tree plantings. Five-foot-wide walkways are provided into and throughout the townhouse development and five-foot-wide sidewalks line the private driveway and fire lanes within PAs 2, 3, and 5. The Project incorporates Green Zone development standards such as air filtration systems, double-paned windows, landscaping, and block walls within PAs 2 and 3.

Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features, such as massing, materials, color, detailing, or ornament. The Project provides both detached single-family units and attached condominiums for-sale at different scales and densities. Single-

family lots are provided at a maximum of 6 dwelling units per gross acre, duplex and triplex units are provided at a density of 12 dwelling units per acre, and attached townhouses are provided at a density of 17 dwelling units per gross acre). Single-family, duplex, and triplex units will all be two stories in height, not to exceed 35 feet. The townhouses will provide covered parking on the ground floor with habitable areas provided on the second and third floors, and not to exceed 38 feet. Buildings are oriented so that unit garage doors face each other, enabling access to the covered to be provided by a shared individual driveway that branches off of the main driveway. The motor court building configuration uses less space for internal circulation. The RPD includes a variety of referential architectural styles such as Spanish for the townhouses, ranch, farmhouse, traditional, and Spanish for the single-family homes, traditional and modern for the duplexes, and traditional for the triplexes. These architectural styles are compatible with the architectural styles of surrounding homes, which are also a mix of referential Spanish Style, ranch, and others.

- *Policy LU 10.6: Encourage pedestrian activity through the following: (a) Designing the main entrance of buildings to front the street; (b) Incorporating landscaping features; (c) Limiting masonry walls and parking lots along commercial corridors and other public spaces; (d) Incorporating street furniture, signage, and public events and activities; and (e) Using wayfinding strategies to highlight community points of interest.* The Project provides a publicly accessible shade-covered trail system, nearly two miles in length, throughout the Project Site. The largest open space area (PA 4) at nearly six acres will have benches, picnic tables, exercise equipment, and lounge seating in addition to the trail. A walkway is provided into and throughout the private driveway system within PAs 1, 2, 3, and 5. The private driveway system within the townhouse development also includes a walkway with a parkway in between lanes of travel. The subdivision entrances along Colima Road and Walnut Drive will be landscaped and lined with decorative low walls but will not be gated.
- *Policy LU 10.12: Discourage gated entry subdivisions ("gated communities") to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.* The Project's subdivision entrances will not be gated and the Project is conditioned to prohibit future entry gates along East Walnut Drive, Colima Road, and Walnut Leaf Drive.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. PERMITTED USE IN ZONE. The Commission finds that the Project is consistent with the proposed RPD-5,000-6U, RPD-5,000-12U, and RPD-5,000-17U zoning because detached single-family homes, two-family buildings, and multiple-family residential buildings, including triplexes and townhouses, and open space are permitted in the zone pursuant to County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD).

23. **AREA.** The Commission finds that the Project is consistent with the area standards identified in County Code Section 21.24.240 (Area and Width Requirements Generally) which allows flexible design coupled with permissible modifications to standards pursuant to County Code Sections 21.52.010 (Modification or Waiver of Title 21 Provisions), and 22.158.070 (All Zone Regulations Apply Unless Permit is Granted) as well as County Code Chapter 22.121 (inclusionary Housing). The single-family lots in PAs 1, 2, and 5 will be a minimum of 5,000 net square feet, except for Lot Nos. 18, 47, and 155, which will be 4,884, 4,917, and 4,999 net square feet in size, respectively. Lot Nos. 18 and 155 are undersized due to the placement of a utility easement in the side yard and Lot No. 47 is a corner lot with a curved front side yard that reduces the area at the corner.
24. **AVERAGE LOT WIDTH.** The Commission finds that the Project is consistent with the area standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.158.070 (All Zone Regulations Apply Unless Permit is Granted), as modified. For the equivalent R-1 zone, residential lot widths are required to be a minimum of 50 feet wide. The Project proposes 63 lots with an average lot width of 44 to 47.5 feet that provide a buildable area of at least 5,000 net square feet except for Lot No. 47 which has a net area of 4,917 square feet and a gross area of 12,779 square feet.
25. **SIZE OF PROJECT SITE.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires the Project Site to contain a minimum of five acres. The Project Site contains 75.65 gross acres.
26. **DENSITY.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires the density suffix to be attached to the zoning symbol to designate the maximum allowable density for the RPD. The Project proposes to rezone properties to RPD-5000-6U, RPD-5000-12U, and RPD-5000-17U. The -6U, -12U, -17U suffix limits the maximum density in these designated areas to no more than 6 dwelling units per acre, 12 dwelling units per acre, and 17 dwelling units per acre, respectively. The Project proposed 200 single-family lots over 47.09 acres which equates to a density of 4.2 dwelling units per acre, below the 6 dwelling unit limit. Under the requested U3 land use category, duplexes, triplexes, and condominiums are permitted at a maximum density of 12 dwelling units per gross acre. The Project proposes 58 duplex condos and 30 triplex condos, totaling 88 condo units over 7.71 acres which calculates to a density of 11.4 dwelling units per acre, consistent with 12 dwelling unit limit. Under the requested U4 land use category, townhouses and condominiums are permitted at a maximum density of 22 dwelling units per gross acre. The Project proposes 72 units over 4.39 acres which yields a density of 16.6 dwelling units per acre, below the 6 dwelling unit limit
27. **TYPE OF BUILDING OR STRUCTURES.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which allows dwelling units to be single-family and multiple-family residential buildings. The Project provides 200 single-family

lots as well as 160 attached condominium units as townhouses (72 units in 14 buildings), duplexes (58 units in 29 attached buildings), and triplexes (30 units in 10 attached buildings) buildings.

- 28. REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) for front, side, and rear yard depths, as modified. The minimum required front yard depth is 20 feet and 15 feet for rear yards in the R-1 Zone, unless modified under the RPD CUP. Consistent with this provision, single-family and duplex lots will provide a front yard depth of 20 feet and a rear yard depth of 15 feet. While triplex condo lots provide deeper side yards (25 feet) than the required 5-foot setback, the front yard and rear yard depths are reduced (10 feet and 8 feet, respectively) to provide a central driveway between the triplex buildings and minimize view of the garage doors. The permittee is also requesting a 12-foot-deep front yard for the affordable townhouse condominiums in PA 3.
- 29. DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). All residential units meet the required building separation of 10 feet for primary residential structures. The 14 townhouse buildings provide at least 16.5 feet of space between buildings and the duplex and triplex lots will provide a minimum of 10 feet between buildings.
- 30. OPEN SPACE MINIMUM AREA.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires a minimum of 30 percent of the net area to be provided as open space. The Project includes 13 open space lots that total 28.31 acres (37.7 percent of the Project's 74.9 net acres) and includes a publicly accessible trail that will be privately owned and maintained.
- 31. OPEN SPACE TYPES.** The Commission finds that the Project's proposed open space type is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD). The Project includes common open space developed for passive recreational purposes, present and future multi-use trails, and landscaping buffers/slopes between proposed and existing lots and adjacent to streets and highways is appropriate for an urban infill housing Project. The Project preserves the existing green spaces for passive recreation within PAs 4 (north of Colima) and 6 (south of Colima) and the golf cart path within its boundaries, constructs new multi-use segments to extend and connect the trail throughout the Project Site, and plants trees and installs recreational equipment such as exercise equipment and seating. All open space areas will be owned and maintained by the Homeowners Association. According to the *Open Space Completion Schedule*, included in the Preliminary Landscape Concept, the open space for each PA will be completed prior to the issuance of a Certificate of Occupancy ("CofO") for the last residential unit within the respective PA. However, the Department is not able to track the completion of landscaping based on the proposed timing because LA County Planning does not issue the CofOs. Therefore, the Project will be conditioned to either install the landscaping or post a bond for the landscaping improvements prior to

issuance of a building permit for a residential unit within the respective PA to guarantee completion of the landscaping.

32. **DISTRIBUTION OF OPEN SPACE.** The Commission finds that the Project's proposed distribution of open space is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD). Multiple final maps are not requested for the Project. Each PA contains open space that will be constructed with each Planning Area, with the exception of PAs 4 and 6 which will be fully improved as part of construction of the first PA. The preliminary landscape plan includes an *Open Space Completion Schedule*.

33. **BUILDING COVERAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which limits ground coverage by buildings to 50 percent of the Project's net area. Estimated building coverage for each PA is provided below (open space PAs excluded):

Planning Area	Building Coverage	Building Coverage Percentage of Net Area
PA 1	368,232 square feet	Approximately 27%
PA 2	85,248 square feet	Approximately 20%
PA 3	54,437 square feet	Approximately 21%
PA 5	175,680 square feet	Approximately 19%

34. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Sections 22.112.070 (Required Parking Spaces) and 22.18.060 (Development Standards and Regulations for Zone RPD) which requires two covered parking spaces for each residential unit and not less than one covered parking space per unit. Each dwelling unit will have an attached two-car garage. A total of 63 uncovered guest parking spaces are provided for the townhouses in PA 3, including three accessible parking spaces. In the absence of a guest parking requirement for townhouses, the requirement for apartment houses containing a minimum of 10 units applies to the Project which is one uncovered parking space per four dwelling units, or 18 uncovered parking spaces. The Project provides 45 additional guest parking spaces. All guest parking is provided along the townhouse development's southerly property boundary.

35. **BICYCLE PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.100 (Bicycle Parking Space and Bicycle Facilities) which requires one short-term bicycle parking space for every 10 attached dwelling units and one long-term bicycle parking space for every two attached dwelling units for the townhouse condominiums. In PA 3, the Project provides 18 short-term bicycle parking spaces in three locations (six spaces per location) which exceeds the seven spaces required for short-term parking, and each of the 72 townhouses would have one long-term bicycle parking space within the unit's attached two-car garage. Additionally, all the other units (200 detached single-family units, 58 duplex condominium units, and 30 triplex condominium units) will have one long-term bicycle

parking space located within its garage. The permittee will also provide each initial homebuyer with an electric bicycle.

36. **UTILITIES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which is required to place all new utility lines underground.
37. **LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires a landscaping plan to be submitted when an RPD is requested. The Project's preliminary landscape plan can be found in Exhibit L. The Project will be required to provide an updated landscape plan to depict vertical landscaping in PA 3.
38. **DEVELOPMENT SCHEDULE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires an *Open Space Completion Schedule* to be submitted indicating when open space will be completed relative to construction of the residential buildings. An *Open Space Completion Schedule* is included in the Preliminary Landscape Plan that indicates open space in PAs 4 and 6 will be completed prior to issuance of the first CofO for a residential unit and open space in PAs 1, 2, 3, and 5 will be completed prior to the issuance of the CofO for the last residential unit within the corresponding PA. Although the *Open Space Completion Schedule* proposes installation of landscaping prior to issuance of a CofO for the last residential unit within the respective PA, LA County Planning is unable to track the completion of phased landscaping because it does not issue the CofOs. Therefore, the Project will be conditioned to either install the landscaping or post a bond for the landscaping improvements prior to issuance of a building permit for a residential unit within the respective PA to guarantee completion of the landscaping. The reservation and maintenance of the Project's open space areas has been made a condition of approval of the Project CUP pursuant to County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD).
39. **TENTATIVE MAP.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.060 (Development Standards and Regulations for Zone RPD) which requires a tentative map to be filed when a subdivision is proposed. The tentative map shows where lots are to be sold or separated from other properties in the development and includes the boundaries of the lots. The tentative map also delineates the relationship between said lots and the required open space. Further, where lots are sold or otherwise separated in ownership, no dwelling unit or lot for a residential building shall be sold or encumbered separately from an undivided interest in the open space appurtenant to such dwelling unit or lot where required. The common open space shall include either an undivided interest in the open space or a share in the corporation, or voting membership in an association owning the open space, where approved. All common open space is provided as separate lots to be held in common by the Homeowners Association and shall not be sold separately from the residential lots.

40. **HEIGHT.** The Commission finds that the Project, except for the townhouse buildings, is consistent with the building height standard identified in County Code Section 22.18.040.B (Maximum Height Standards for Residential Zones) and as modified for the Project's townhouse buildings pursuant to County Code Section 22.158.080 (Building Bulk Provisions). All single-family buildings and duplex and triplex condominium buildings will be less than 35 feet in height. The townhouse condominium buildings will be 38 feet in height.

41. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.070 (Fences and Walls) as modified for the Project pursuant to County Code Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted). Walls, fences, retaining walls, and soil nails walls are limited to a height of six feet in height if placed in rear and side yards or 3.5 feet if placed in the front yard. The Project includes walls, fences, retaining walls, combination walls, and soil nail walls that will not exceed six feet in height in the side and rear yards, or 3.5 feet in the front yard, as measured from the exterior wall/fence, except as modified:

- Twelve (12) lots with retaining walls/fences ranging in height from 6.1 to 12.2);
- Thirty (30) lots with rear yard retaining walls/fences ranging in height from 16.1 to 17.1 feet;
- A fill retaining wall up to 10.5 feet within the front yard of Lot No. 235;
- A soil nail wall with a maximum height of 25 feet along the rear property line of the multi-family Lot No. 236 in PA 3; and
- A soil nail wall along the rear property lines of Lot Nos. 89 through 92 in PA 1 with a maximum height of 18.6 feet.

A variable height retaining wall (3.6 feet to a maximum of 10.5 feet), in the front yard of Lot No. 235 in PA 3 is also necessary to facilitate larger building pads for the affordable 72 townhouses and provide an open space area of sufficient size to accommodate the Project's trail extension and adequate separation from the existing residences behind the townhouse condominiums. The Project will be conditioned to provide an updated landscape plan that provides vertical landscaping, including but not limited to shrubs and vines in front or attached to the retaining wall to soften its appearance.

42. **GRADING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.40.040 (Items Required for Tract Maps) and Section 22.140.240 (Grading Projects). A Grading-Project CUP is required when Project grading exceeds 100,000 cubic yards of on-site grading and/or when off-site grading exceeds 100,000 cubic yards (export and/or import of material). The Project proposes a total of 3,863,200 cubic yards including 387,100 cubic yards of cut, 253,400 cubic yards of fill, 133,700 cubic yards of export as well as 1,544,500 cubic yards of over-excavation and 1,544,500 cubic yards of re-compaction. The maximum depth of excavation within the Project Site is anticipated to reach 25 feet in areas where fill was deposited during the construction of the former golf course facility. During

excavation, the 1,544,500 cubic yards would be temporarily stockpiled on the Project Site, until the Project Site is ready for soil re-distribution and re-compaction to create roadways and the residential lots. There are five off-site oak trees with canopies that overhang the Project Site. To ensure Project construction avoids the protected zone of these trees, temporary chain-link fencing will be installed prior to the commencement of grading activities.

43. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.332.070 (Zone Specific Development Standards) pertaining to front yard landscaping and screening of trash receptacles. The Project will be required to landscape a minimum of 50 percent of the front yards with grass, shrubs, trees, and other similar plant materials as well as screen trash receptacles from view from streets, walkways, and adjacent residences, if stored in the front or side yards.
44. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-site Trees) which requires one tree for each 25 feet of street frontage for each parcel created by a residential division of land. The Project's residential street frontages total approximately 16,526 linear feet which require 663 trees to be planted on-site along the residential street frontages, both externally (public streets and highways) and internally (private driveways). The preliminary landscape plans depict 742 on-site tree plantings along the street frontages in compliance with this requirement, which is part of the 1,820 total new tree plantings proposed.
45. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements), and as modified through the incorporation of a private driveway and fire lane network for PAs 1, 2, and 5 in place of public roads, a waiver of parkway width along these private driveways, and acceptance of private street lights that conform to the public standard pursuant to County Code Chapter 21.121 (Inclusionary Housing).
46. **INCLUSIONARY UNITS.** The Project is subject to the IHO, which became effective on December 10, 2020. The Project Site is located in the IHO's East Los Angeles/Gateway Submarket Area, which requires 20 percent of the Project's maximum allowable density under the requested land use categories (baseline density) to be set aside for affordable for-sale housing at an average affordability level of 135% AMI. Based on the Project's maximum density of 403 units, 81 units are required to be set aside. The Project provides 82 affordable for-sale units (22.7 percent of the baseline density), of which 41 units will be set aside for moderate-income households (120% AMI) and 41 units will be set aside for middle-income households (150% AMI), averaging to 135% AMI, consistent with the IHO's requirements. The Project would utilize one modification to development standards and one incentive under the related Housing Permit pursuant to County Chapter 22.121 (Inclusionary Housing). The lot size requirement would be modified to allow single-family lots smaller than 5,000 net square feet for Lot Nos. 18, 47, and 155 which would provide 4,884 net square feet, 4,917 net

square feet, and 4,999 net square feet, respectively. The incentive would authorize the waiver of parkways along private driveways and fire lanes within PAs 1, 2, and 5.

47. **PUBLIC ART IN PRIVATE DEVELOPMENT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.246.090 (Public Art in Private Development Program) as the Permittee is required to pay the in-lieu fee or obtain an approved Art Plan from the Department of Arts and Culture, prior to issuance of a building permit. The Permittee has elected to pay the in-lieu fee.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

48. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The conversion of a portion of a former golf course facility into housing would be compatible with existing surrounding development in terms of land use and density. The Project consists of 200 single-family lots and 160 attached residential units provided in the form of townhouses, duplexes, and triplexes. The 200 single-family lots would be provided at a density of up to six dwelling units per acre. Surrounding single-family residences were categorized under the Community Plan as U1 and U2 which are urban residential land use designations that allow up to 3.2 and 6 dwelling units per acre, respectively.

The Project's attached units would be provided as townhouses (72 units), clustered in PA 3, and as 58 duplex units (two units per building) and 30 triplex units (three units per building) interspersed among the single-family lots within PAs 1 and 5. The 72 townhouses are proposed at a density of 17 dwelling units per acre and would have a land use category of U4 which allows up to 22 dwelling units per acre. The 58 duplexes and 30 triplexes are proposed at a density of 12 units per acre would have a land use category of U3 which allows up to 12 units per acre. These units would be interspersed among the single-family lots within PAs 1 and 5. These densities and corresponding land use categories are less than the densities of the two existing townhouse developments located at Colima Road and Walnut Leaf Drive. The 7-unit townhouse condominium development that fronts Colima Road has a density of 19.16 dwelling units per acre and land use designation of U4 which allows up to 22 dwelling units per acre and the 32-unit townhouse development, that corner of Colima Road/Walnut Leaf Drive, has a density of 26.22 dwelling units per acre and a land use category of U5 which allows up to 35 dwelling units per acre.

The Project also preserves approximately 28 acres of open space that includes a landscaped open space buffer around the rear yard of all proposed residential lots except those in PA 2, platted along the Project's westerly boundary, where lots are deeper (depths range from approximately 140 to 200 feet), and the adjacent homes to the west are situated on a manufactured slope that provides an elevation difference of approximately 30 feet. Light industrial uses and a religious temple are located along the

north side of East Walnut Drive, between PA 3 and the SR-60 Freeway. The development will be served by fully improved streets that accommodate street parking, public utilities, and public services. The RPD's design will not cause public health issues since storm drainage, fire protection, flood control, and geological and soils factors have been appropriately addressed through the County's Subdivision Committee review of the Project's tentative map, and the Subdivision Committee's requirements have been incorporated into the Project's conditions of approval. Further, the Project is not located in a Significant Ecological Area, Hillside Management Area, or Very High Fire Hazard Severity Zone. For these reasons, the Project will not negatively impact or endanger the public health, safety, or general welfare.

The Subdivision Committee reviewed the Project for conformity with applicable County Code and cleared it for public hearing. The Project includes a total of 3,863,200 cubic yards including 387,100 cubic yards of cut, 253,400 cubic yards of fill, 133,700 cubic yards of export, and 1,544,500 cubic yards of over-excavation, 1,544,500 cubic yards of re-compaction. The maximum depth of excavation within the Project Site is anticipated to reach 25 feet in areas where fill was deposited during construction of the former golf course facility. Project grading would provide slope stability, remediate existing geologic conditions, and produce certified building pads that comply with the Building Code. During excavation, the 1,544,500 cubic yards would be temporarily stockpiled on site until it is ready for re-compaction, at which time the soil would be redistributed and compacted to create roadways and the residential lots. Construction hours are regulated by County Code and the Project would be subject to all conditions, mitigation measures, best management practices, rules, regulations, and local, state, and federal laws.

49. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The RPD allows flexible design to create well-planned developments and places a special focus on the provision of open space. The Project preserves approximately 28 acres of open space, more than 37% of the Project's net area, which includes a nearly two-mile-long publicly accessible trail system that will construct new trail segments that connect with existing sidewalks and paths. The open space areas will be landscaped and will also serve as a buffer (with width varying from 16 to 130 feet) between the proposed residences and the rear yards of existing neighboring residences. The largest open space area (PA 4) at nearly 6 six acres will have benches, picnic tables, exercise equipment, and lounge seating in addition to the trail. The Project's open space will be open to the public.

Under the RPD, and as described above, the Project includes modifications to development standards pertaining to building height, front and rear yards, lot width, retaining wall height, open space, lot size, and waiver of the parkway along the private driveway and fire lane system (within PAs 1,3, and 5) due to the topography of the

Project Site, which contains manufactured slopes, and to facilitate the development which creatively integrates multi-family units within the proposed single-family lots and surrounding residential context and includes affordable housing.

50. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is located less than one mile south of the SR-60 Freeway, with direct freeway access from Fairway Drive, and approximately 2.5 miles west of the SR-57 Freeway. Fairway Drive connects with Colima Road, a 100-foot-wide Major Highway that serves as the Project's primary access for PAs 1, 5, and 6. Fairway Drive also connects with East Walnut Drive, a 40-foot-wide local street, that serves as the primary access for PAs 2 and 3 and secondary access for PA 1. PA 4 is an open space lot that fronts Walnut Leaf Drive, a 64-foot-wide residential entrance street from a highway, which is Colima Road. PAs 4 and 6 are open space lots with street frontage but no on-site parking. All residential units are served by an internal private driveway and fire lane system sufficient in width to carry traffic and accommodate a five-foot-wide sidewalk and street parking. A 26-foot-wide private driveway and fire lane would provide internal circulation for the 72-unit townhouse condominiums located in PA 3 with two points of access from East Walnut Drive.

SUPPLEMENTAL FINDINGS FOR RESIDENTIAL PLANNED DEVELOPMENT

51. **The Commission finds the Project complies with the purpose for the planned residential development as set forth in County Code Section 22.18.010.B.2 (Residential Planned Development Zone).** The Project complies with the purpose of Zone RPD which is established to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development.

The 360-unit RPD includes both detached and attached for-sale residential units as well as 82 units affordable at the moderate- (120 percent AMI) and middle-income levels (150 percent AMI). The bulk of attached units (72 townhouses) are concentrated in PA 3 and the other 88 attached units are intentionally dispersed among the single-family lots in PAs 1 and 5 to better integrate a variety of for-sale housing types into the existing community. Distributing multi-family units among single-family units reduces multi-family building mass and promotes low-scale building form which contributes toward aesthetic compatibility. The townhouses incorporate architectural elements such as street-oriented window articulation such as shutters decorative tile and overhangs to better integrate the attached units into the low-density character of the surrounding neighborhoods.

The Project preserves approximately 28 acres of open space, which includes a nearly two-mile-long trail system that will connect to existing sidewalks and paths. The largest open space area (PA 4) at nearly six acres will have benches, picnic tables, exercise

equipment, and lounge seating in addition to the trail. The open space areas will be landscaped and are designed to provide a variable width buffer (16 to 130 feet) between the proposed and existing residences.

52. The Commission finds the Project provides as well or better for light and air, public safety and convenience, the protection of property values, and the preservation of the general welfare of the community, than if developed in Zone R-1. The Project would convert a portion of the 75.65-acre former golf course facility into an RPD that consists of 200 detached units, 58 duplex units, 30 triplex units, and 72 townhouses. The single-family lots, and duplex and triplex lots will be two stories in height. The duplex and triplex lots will be interspersed among the detached units within PAs 1 and 5. To provide for better light and air, the RPD is designed so that the rear yards of the residential lots within PAs 1, 2, and 5 are oriented toward the Project boundaries. The Project also provides 37.7 percent of the net Project Area, or 28.31 acres, as open space. The Project's open space is provided as pocket parks within the interior of the RPD, two larger neighborhood open space areas that front public streets for wider public access, and landscaped open space placed between the Project's perimeter and the eight and 15-foot rear yards of the proposed lots, except for the single-family lots (Nos. 1 through 16) that abut the westerly Project boundary in PA 2. These lots have a depth of approximately 140 to 200 feet and sit at a lower elevation (510 to 528 feet along the westerly Project Boundary) than the residences within the Harvard Estates Condominium Development that are located atop a manufactured slope at an elevation of 550 feet above mean sea level. The variable width (16 to 130 feet) landscaped open space buffer will include the trail to connect all open space areas.

The three-story townhouses are located in PA 3 which is directly accessible from East Walnut Drive. The 72 units are located in 14 buildings with a maximum height of 38 feet. An approximately 1.5-acre open space lot and existing topography provides the townhouse buildings with sufficient horizontal and vertical separation from the existing single-family lots located along Tarta Court and Iluso Avenue at the top of a manufactured slope behind the condominium development. PA 3 slopes up 65 feet from East Walnut Drive to the southerly Project boundary.

53. The Commission finds the Project complies with Subdivision and Zoning Code Consistency Findings No. 24 through 40, as described above. The Commission finds the Project satisfies Zone RPD development standards C through G enumerated in County Code Section 22.18.060.C (Development Standards and Regulations for Zone RPD), as described in Findings No. 24 through 40 above. These development standards regulate the size of the Project Site; density; type of building or structures; yards; distance between buildings; open space; building coverage; parking; utilities; landscaping; *Open Space Completion Schedule*; and tentative map submission.

ENVIRONMENTAL FINDINGS

54. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, CEQA Findings of Fact and SOC, and finds that they reflect the independent judgment of the Commission.
55. The Findings of Fact and SOC are incorporated herein by this reference, as set forth in full.
56. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.
57. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
58. The Commission finds that the MMRP, prepared in conjunction with the final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the Permittee's compliance with the attached conditions of approval and MMRP.
59. The Commission finds that that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The Commission finds that the benefits of the Project include but are not limited to, an increased supply of housing that includes both for-sale market rate and affordable units (detached single-family and attached condominiums), preservation of approximately 28 acres of open space that will be open to the public and includes a trail system that spans approximately two miles in length, and the addition of 1,820 new trees planted throughout the Project Site. The Commission finds that these, and other project design features beyond those that are required, which are more fully described in the CEQA Findings of Fact and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.
60. The Commission finds that the Permittee is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

61. **HOUSING ACCOUNTABILITY ACT AND SB330.** The Commission finds that the Project does not qualify for HAA and SB 330 protections and certain permit

streamlining provisions, including but not limited to the five-meeting limit, because it does not comply with its present General Plan land use designation, zoning, and development standards.

62. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The Commission finds the Project complies with the purpose for the planned residential development as set forth in County Code Section 22.18.010.B.2 (Residential Planned Development Zone).
- F. The Commission finds the Project provides as well or better for light and air, public safety and convenience, the protection of property values, and the preservation of the general welfare of the community, than if developed in Zone R-1.
- G. The Commission finds the Project complies with Subdivision and Zoning Code Consistency Findings 25 through 40 (Area, Size of Project site, Density, Type of Building or Structures, Required Yards, Distance Between Buildings, Open Space Minimum Area, Open Space Types, Building Coverage, Parking, Bicycle Parking, utilities; landscaping; *Open Space Completion Schedule*; and tentative map submission), above, which are flexible in a RPD.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statements of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and SOC.
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2021007151 and HOUSING PERMIT NO. RPPL2021007161**, subject to the attached conditions.

ACTION DATE: July 24, 2024

VOTE: 4:0:0:1

Concurring: Duarte-White, Louie, O'Connor, and Moon

Dissenting: 0

Abstaining: 0

Absent: Hastings

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-002011-(1)
VESTING TENTATIVE TRACT MAP NO. TR83534 (RPPL2021007149)

PROJECT DESCRIPTION

The grant authorizes the creation of 248 lots (200 single-family residential lots, 35 multi-family residential lots, and 13 open space lots) on 75.65 gross acres that facilitate 360 for-sale residential units (200 detached single-family and 160 attached condominiums) that utilize a private driveway and fire lane system, and includes 28 acres of open space, as depicted on Vesting Tentative Tract Map and Exhibit Map No. 83534 dated April 6, 2023, subject to the following conditions of approval (“Project”):

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, 7, 13 and 30 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code (Procedures – Submittal and Determination) as provided in the Subdivision Map Act Section 65452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Vesting Tentative Tract Map No. 83534 shall expire July 24, 2026.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map.
9. In the event that subsequent revisions to the approved Exhibit Map are requested the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
11. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the

subject property into compliance. The amount charged for each inspection shall be \$426.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (“UAS”).

12. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.
13. Within five (5) working days from the final approval date, the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (“NOD”) for this Project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,991.75 (\$2,916.75 for a Negative Declaration of Mitigated Negative Declaration plus \$75.00 processing fee), or **\$4,126.25** (\$4,051.25 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
14. The Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”), which are incorporated by this reference as if set forth fully herein.
15. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this Project, in the County Clerk Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider’s compliance with the required mitigation measures.
16. The Subdivider shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
17. Prior to the issuance of a building permit for the first residential unit, the Permittee shall demonstrate compliance with the Public Art in Private Development Program

by providing proof of payment of the in-lieu fee or an Art Plan approved by the Public Arts and Culture and proof of posting of the Deposit of Security in a format specified by the County.

18. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code (Modifications and Revocations).
19. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
20. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
21. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved amendment map and/or amended Exhibit Map.
22. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. This grant shall authorize the creation of a residential planned development consisting of 360 residential units including 200 single-family lots, 160 condominiums (72 townhouses, 58 duplex units, and 30 triplex units) on 35 multi-family lots, and 13 open space lots comprising 28.31 acres, and as depicted on the Vesting Tentative Tract Map and Exhibit Map dated April 6, 2023.
24. Permission is granted to adjust lot lines to the satisfaction of LA County Planning.
25. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports Vesting Tentative Tract Map dated April 6, 2023, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Grading

26. The Subdivider shall not obtain any grading permit for the Project prior to the recordation of the final map, unless otherwise authorized by the Director.
27. Prior to issuance of a grading permit, the Subdivider shall submit a landscape plan to the Director for review and approval. The landscape plan shall be consistent with the Preliminary Landscape Plan dated March 1, 2024. The landscape plan shall include revegetation of any graded slopes and depict a minimum of 1,820 new tree plantings which can include the 723 front yard trees pursuant to County Code Section 21.32.195 (On-Site Plantings). A minimum of 25 trees shall be planted along the trail in PA 4 (Open Space Lot No. 247) and not less than 25 trees shall be planted along the trail in PA 6 (Open Space Lot No. 248). The landscape plan shall also provide vertical landscaping, including but not limited to shrubs and vines in front of the over-height retaining wall within the front yard of Lot Not. 235 in PA 3 to soften the appearance of the wall.
28. The landscaping improvements depicted on the Preliminary Landscape Plan dated March 1, 2024, as well as installation of the proposed landscaping specified in CUP Condition No. 29 and all related improvements, shall be constructed unless modifications are approved.
 - a. Prior to the issuance of a building permit for the first residential unit within the Project, the Permittee shall install landscaping improvements or post a bond with County Department of Public Works guaranteeing completion of the landscaping for PAs 4 and 6.
 - b. For PAs 1, 2, 3, and 5, landscaping improvements shall be constructed or a bond posted guaranteeing installation of the landscaping and related improvements prior to issuance of a building permit for the first residential unit within the respective PA.

Private Street Lights

29. Prior to final map recordation, submit a private street lighting plan to Public Works for review and approval along with the requisite improvement plan fees. The privately owned and maintained streetlights along the private driveways shall be subject to the public street lighting standards.

Street Frontage Waiver

30. Permission is granted for the waiver of street frontage for lots fronting private driveways and fire lanes within Planning Areas 1, 2, and 5.

Average Lot Width

31. The average lot width is modified for the following lots:
 - Planning Area 1: 49.5 feet for Lot No. 138; 49 feet for Lot No. 89; 47 feet for Lot Nos. 19-29, 40-46, 72-73, 82-84, 87-88, 94-98, and 161-167; 46.5 feet for Lot

No. 39; 45.5 feet for Lot No. 71; 45 feet for Lot No. 47; and 44 feet for Lot No. 74.

- Planning Area 2: 47.5 feet for Lot Nos. 2, 11-12, 14, 50, and 55; 47 feet for Lot No. 1, 8-10, 18, 51-54, and 61; 46.5 feet for Lot Nos. 4 and 15; and 46 feet for Lot Nos. 13 and 58.
- Planning Area 3: 5.5 feet for Lot No. 185.

The Subdivider shall provide an average lot width of 50 feet or greater for all other lots.

Final Map Phasing

32. Final map phasing is not requested nor approved.

PRIOR TO RECORDATION OF A FINAL MAP

Encroachment Permit

33. The Subdivider voluntarily agrees to obtain an Encroachment Permit from the California Department of Transportation (“Caltrans”) to optimize the traffic signal at the SR-57 Northbound Off-Ramp at Diamond Bar Boulevard. Under the Encroachment Permit, an optimized signal timing plan, supported by a signal timing optimization study that is funded by the subdivider, shall be submitted to Caltrans for review and approval. The signal timing optimization study shall include an Intersection Control Evaluation (ICE) or Intersection Safety and Operation Assessment Process (ISOAP) study report, whichever is in effect at that time. The signal optimization shall be synchronized with adjacent signals under Caltrans’ jurisdiction and include Leading Pedestrian Interval (LPI) implementation in the study. The voluntary Encroachment Permit shall be obtained prior to final map recordation unless otherwise authorized by the Director.

34. The Subdivider voluntarily agrees to provide the final optimized signal timing plan resulting from the optimization study to the City of Diamond Bar for timing coordination purposes with the nearby Brea Canyon Road/Diamond Bar Boulevard intersection. The subdivider shall provide evidence to the Director that they have provided this information to the City of Diamond Bar prior to final map recordation unless otherwise authorized by the Director.

Affordable Housing

35. The Subdivider shall comply with the Los Angeles County Development Authority’s (“LACDA”) conditions of approval dated February 27, 2024, attached.

- a. The subdivider shall set aside 82 affordable units at an average affordability of 135% AMI. All 82 units shall be for sale. All affordable units must align with the income categories as defined in Title 22 of the Los Angeles County Code.
- b. An affordable housing covenant for homeownership shall be entered into with the LACDA that includes a provision restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that

states the terms set forth in County Code Chapter 22.166 (Housing Permit). All income restricted units, regardless if they are approved under the County's Inclusionary Housing Ordinance, are subject to the LACDA's equity sharing program and guidelines.

- c. A covenant and agreement ensuring the continuing availability of affordable housing set-aside units shall be recorded within 180 days of final approval of the Project.

Tree Planting

36. Prior to final map recordation, the Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species for the 723 on-site tree as required by County Code Section 21.32.195 (On-Site Trees) along the Project's street frontage. The Subdivider shall post a bond guaranteeing performance of work with Public Works, or provide other proof of plantings to the satisfaction of the Director.

Reciprocal Access and Maintenance Agreement

37. The Subdivider shall record an access easement over the private driveway and fire lane system within Planning Areas 1, 2, and 5, that allows public use of the driveways and fire lanes. Prior to final map recordation, submit a draft copy of the Project's reciprocal access and maintenance agreement that allows public use of the driveways and fire lanes and establishes the Homeowner's Association ("HOA"), as the responsible party for maintaining the private driveway and fire lane system to the Director for review and approval.

Condominiums

38. The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that a portion of this subdivision is approved as a condominium Project for a total of 160 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the condominium units.
39. If the Subdivider opts to first rent the multi-family units, excluding the affordable units, before fully establishing and selling the condominiums, the Subdivider shall enter into an agreement with LA County Planning to make the proposed condominiums initially available as rental housing pursuant to Section 66452.50 of the Government Code.

Covenants, Conditions, and Restrictions ("CC&Rs")

40. The Subdivider shall submit a copy of the Project's draft CC&Rs, maintenance agreements, and covenants to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs

as such and shall not be modified in any way without prior authorization from the Director.

41. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the open space lots, private driveways and fire lanes, walkways/sidewalks, lighting system along all walkways and trails, streetlights along all walkways/sidewalks, landscaping (including all front yard trees required pursuant to County Code Section 21.32.195), irrigation systems, common wall/fences, trail system, and recreation areas, to the satisfaction of the Director.
42. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium development to use private driveways and fire lanes for access into and out of the subdivision, and guest parking within Planning Area 3.
43. The Subdivider shall reserve in the CC&Rs, and shall not be modified, public access to all Project open space, excluding Open Space Lot No. 240, and recreational features including the trail, in perpetuity.
44. Bollard lighting shall be installed along the trail with lighting synchronized to hours of operation and memorialized in the CC&Rs, and shall be installed with shields or aimed so that no illumination spills outside of the Project boundaries.
45. All subdivision entrances shall remain ungated. The CC&Rs shall prohibit gates at the vehicular entrances of Walnut Drive and Colima Road.
46. As agreed to by the Subdivider, prior to the issuance of final map recordation, the Subdivider shall record a covenant that provides full disclosure to prospective purchasers of the units in Planning Areas 2 (Lots Nos. 1 through 18 and 48 through 61) and 3 (Townhouse Condominium Units) that existing industrial uses are located adjacent to their unit as permitted by the applicable zoning. After submitting a draft covenant to LA County Planning for review and clearance, and as part of the disclosure, said disclaimer shall also be included in the CC&Rs as notice to subsequent purchasers of these units. The disclaimer shall not be removed from the CC&Rs.

Development Prohibited within Open Space Lots

47. The Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures over the open space Lot Nos. 236 through 248. The Final Map areas will be marked as "Building Restriction Area-Open Space". The Subdivider shall also record the dedication prohibiting construction on title prior to issuance of a building permit.
48. The subdivider shall provide for the ownership and maintenance of the open space Lot Nos. 236 through 248 by the HOA to the satisfaction of LA County Planning. The open space lots shall be commonly owned and shall not be sold separately from an undivided interest in the open space appurtenant to the subject dwelling unit or lot.

Such undivided interest shall include either: an undivided interest in the open space or a share in the corporation, or voting membership in an association owning the open space, where approved.

49. The Subdivider shall provide for the ownership and maintenance of all open space lots and recreational features in the CC&Rs to the satisfaction of LA County Planning.
50. Permission is granted to create additional open space lots to the satisfaction of LA County Planning.
51. The operating hours for the open space and trail shall be limited to 6:30 a.m. to 9:30 p.m. and memorialized in the CC&Rs. Signage with operating hours shall be posted at all access points. Provide proof of sign posting prior to issuance of a building permit for the first residential unit.
52. Bollard lighting shall be installed along the trail with lighting synchronized to hours of operation and memorialized in the CC&Rs.

Driveway Conditions

53. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
54. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit Map dated April 6, 2023, or a Revised Exhibit Map approved by the Director.
55. The private driveways shall not be gated. Gated vehicular access shall be listed as a prohibition within the CC&Rs.
56. The Subdivider shall post “No Parking-Fire Lane” signage on private driveways within PA 3. Prior to recordation of the final map, the Subdivider shall provide for the continued enforcement in the CC&Rs.

Attachments:

- Exhibit D-1 Subdivision Committee Report (pages 1-28)
- Exhibit D-2 LACDA Approval Letter dated February 27, 2024 (pages 1-2)
- Exhibit D-3 Mitigation Monitoring and Reporting Program (pages 1-22)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-002011-(1)
CONDITIONAL USE PERMIT NO. RPPL2021007151
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021007161

PROJECT DESCRIPTION

The grant authorizes the conversion of a portion of a former golf course facility into a residential planned development consisting of 360 residential units within six Planning Areas (“PAs”) on 75.65 gross acres, on-site grading exceeding 100,000 cubic yards, off-site grading exceeding 100,000 cubic yards, three lots containing less than 5,000 square feet, waiver of the parkway along the private driveway and fire lane system within PA 1, 2, and 5, and 82 inclusionary housing units, subject to the following conditions of approval (“Project”):

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 8, 12 and 46 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the minimum amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall terminate when the associated Vesting Tentative Tract Map expires on July 24, 2026. A time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event a final map does not record, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 83534. In the event that Vesting Tentative Tract Map No. 83534 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure

compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$4,260.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **10** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS").

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$426.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.
11. Prior to the issuance of a building permit for the first residential unit, the Permittee shall demonstrated compliance with the Public Art in Private Development Program by providing proof of payment of the in-lieu fee or an Art Plan approved by the Public Arts and Culture and proof of posting of the Deposit of Security in a format specified by the County.
12. Within five (5) working days from the final approval date, the Permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,991.75 (\$2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$4,126.25**. (\$4,051.25 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”), which are incorporated by this reference as if set forth fully herein.
14. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this Project, in the County Clerk Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee’s compliance with the required mitigation measures.
15. The Permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
16. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code (Modifications and Revocations).
17. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
19. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).
20. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which The Permittee has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings

occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **August 26, 2024**.
22. In the event that subsequent revisions to the approved Exhibit "A" are requested, the Permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – RESIDENTIAL PLANNED DEVELOPMENT

23. This grant shall authorize a residential planned development consisting of 360 residential units including 200 single-family lots, 160 condominiums (72 townhouses in 14 buildings, 58 duplex units, and 30 triplex units) on 35 multi-family lots, 13 open space lots comprising 28.31 acres, and as depicted on the Vesting Tentative Tract Map and Exhibit "A" dated April 6, 2023 as within six PAs.
24. Townhouse buildings in PA 3 shall not exceed a maximum height of 38 feet. All other residential structures shall not exceed a maximum height of 35 feet.
25. Lot Nos. 18, 47, and 155, which will be 4,884, 4,917, 4,999 net square feet in size, respectively. Sixty-three (63) lots have an average lot width of 44 to 47.5 feet which is less than the standard of 50 feet but provide a buildable area of at least 5,000 square feet with the exception of Lot No. 47. Lot Nos. 18 and 155 are undersized due to the placement of a utility easement in the side yard and Lot No. 47 is a corner lot with a curved front side yard that reduces the area at the corner.
26. A waiver of parkways along the private driveway and fire lane network within PAs 1, 2, and 5 is granted as an inclusionary housing incentive, provided the private street lights conform to the public standard.
27. The following yards for triplex and townhouse condominium lots may be modified as follows:
 - 10-foot-deep front yard for triplex condominium lots in PAs 1 and 5
 - 8-foot-deep rear yard depth for triplex condominium lots in PAs 1 and 5.
 - 12-foot-deep front yard for townhouse buildings in PA 3.

28. The following height exceedances are granted for the fences/walls identified in the retaining wall height table provided on Sheet 23 of the Vesting Tentative Map dated April 6, 2023 and as follows:
- Twelve (12) lots with walls/fences ranging in height from 6.1 to 12.2 feet;
 - Thirty (30) lots with rear yard walls/fences ranging in height from 16.1 to 17.1 feet;
 - A fill retaining wall up to 10.5 feet within the front yard of Lot No. 235;
 - A soil nail wall with a maximum height of 25 feet along the rear property line of the multi-family Lot No. 236 in PA 3;
 - A soil nail wall along the rear property lines of Lot Nos. 89-92 in PA 1 with a maximum height of 18.6 feet.
29. Prior to issuance of a grading permit, the Permittee shall submit a landscape plan to the Director for review and approval. The landscape plan shall be consistent with the Preliminary Landscape Plan dated March 1, 2024. The landscape plan shall include revegetation of any graded slopes to completely cover all exposed graded areas and depict a minimum of 1,820 new tree plantings which can include the 723 front yard trees pursuant to County Code Section 21.32.195 (On-Site Plantings). A minimum of 25 trees shall be planted along the trail in PA 4 (Open Space Lot No. 247) and not less than 25 trees shall be planted along the trail in PA 6 (Open Space Lot No. 248). The landscape plan shall also provide vertical landscaping, including but not limited to shrubs and vines in front of the over-height retaining wall within the front yard of Lot No. 235 in PA 3 to soften the appearance of the wall.
30. The operating hours for the open space and trail shall be limited to 6:30 a.m. to 9:30 p.m. and memorialized in the CC&Rs. Signage with operating hours shall be posted at all access points and wayfinding signage should be posted along the trail system. Provide proof of sign posting prior to issuance of a building permit for the first residential unit.
31. The landscaping improvements depicted on the Preliminary Landscape Plan dated March 1, 2024, as well as installation of the proposed landscaping specified in CUP Condition No. 29 and all related improvements, shall be constructed unless modifications are approved.
- a. Prior to the issuance of a building permit for the first residential unit within the Project, the Permittee shall install landscaping improvements or post a bond with County Department of Public Works guaranteeing completion of the landscaping for PAs 4 and 6.
 - b. For PAs 1, 2, 3, and 5, landscaping improvements shall be constructed or a bond posted guaranteeing installation of the landscaping and related improvements prior to issuance of a building permit for the first residential unit within the respective PA.
32. The Permittee shall submit a draft copy of the Covenants, Conditions, and Restrictions ("CC&Rs") and maintenance agreements and covenants to LA County

Planning for review to confirm compliance with applicable requirements prior to final map recordation. The CC&Rs shall attach all of the Project conditions, and include language that those conditions required to be in the CC&Rs by these conditions may not be amended or eliminated by the homeowners association without prior approval from LA County Planning.

33. The Permittee shall reserve in the CC&Rs public access to all Project open space, excluding Open Space Lot No. 240, and recreational features including the trail, in perpetuity.
34. The Permittee shall provide for the ownership and maintenance of the open space Lot Nos. 236 through 248 by the homeowners association to the satisfaction of LA County Planning. The open space lots shall be commonly owned and shall not be sold separately from an undivided interest in the open space appurtenant to the subject dwelling unit or lot. Such undivided interest shall include either: an undivided interest in the open space or a share in the corporation, or voting membership in an association owning the open space, where approved.
35. Buildings shall not occupy more than 50 percent of the net area per planning area, except that any common recreational building is excluded from this building coverage limitation.
36. The Permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium developments to use private driveways and fire lanes for access into and out of the subdivision, and guest parking with PA 3.
37. All subdivision entrances shall remain ungated. The CC&Rs shall prohibit gates at the vehicular entrances of Walnut Drive and Colima Road.
38. Open space shall comprise not less than 28 acres for landscaped passive recreation, a private recreational trail system, and open space buffers.
39. The operating hours for the open space and trail shall be limited to 6:30 a.m. to 9:30 p.m. and memorialized in the CC&Rs. Signage with operating hours shall be posted at all access points. Provide proof of sign posting prior to issuance of a building permit for the first residential unit.
40. Bollard lighting shall be installed along the trail with lighting synchronized to hours of operation and memorialized in the CC&Rs, and shall be installed with shields or aimed so that no illumination spills outside of the Project boundaries.
41. All Project-serving utilities shall be installed underground.
42. As agreed to by the Permittee, prior to the issuance of final map recordation, the Permittee shall record a covenant that provides full disclosure to purchasers of the units in PAs 2 (Lots Nos. 1 through 18 and 48 through 61) and 3 (Townhouse

Condominium Units) that existing industrial uses are located adjacent to their unit as permitted by the applicable zoning. After submitting a draft covenant to LA County Planning for review and clearance, and as part of the disclosure, said disclaimer shall also be included in the CC&Rs as notice to subsequent purchasers of these units. The disclaimer shall not be removed from the CC&Rs.

PERMIT-SPECIFIC CONDITIONS - GRADING

- 43. The Permittee shall not obtain any grading permit for the Project prior to recordation of the final map, unless otherwise authorized by the Director.
- 44. If any condition of County Code Section 22.140.240(c) (Grading Projects With Off-Site Transport) is violated, or if any law, statute or ordinance is violated, the privileges granted herein shall lapse and such approval shall be suspended.
- 45. The Permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all off-site oak trees in PA 5. The fencing shall be installed prior to issuance of a grading permit and shall not be removed until construction activities within PA 5 have concluded. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. The permittee shall furnish proof of temporary fence installations to LA County Planning.

PERMIT SPECIFIC CONDITIONS – ADMINISTRATIVE HOUSING PERMIT

- 46. The Permittee shall comply with Los Angeles County Development Authority’s (“LACDA”) conditions of approval dated February 27, 2024, attached.
 - a. The Permittee shall set aside 82 affordable units at an average affordability of 135% the Area Median Income (AMI). All 82 units shall be for-sale. All affordable units must align with the income categories as defined in Title 22 of the Los Angeles County Code.
 - b. An affordable housing covenant for homeownership shall be entered into with the LACDA that includes a provision restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in County Code Chapter 22.166 (Housing Permit). All income restricted units, regardless if they are approved under the County’s Inclusionary Housing Ordinance are subject to the LACDA’s equity sharing program and guidelines.
 - c. A covenant and agreement ensuring the continuing availability of affordable housing set-aside units shall be recorded within 180 days of final approval of the Project.

PROJECT SITE-SPECIFIC CONDITIONS

47. The Permittee shall provide two covered vehicular parking spaces per dwelling unit and a minimum of 18 guest parking spaces for the 72-unit townhouse condominiums as required by the County Code. Guest parking is calculated based on the applicable ratio of one space for every four attached dwelling units.
48. Prior to issuance of a Certificate of Occupancy for the townhome development, the Permittee shall include the posting of "No Parking-Fire Lane" signage on private driveways within PA 3.
49. The Permittee shall provide no less than 18 short-term bicycle parking spaces and one long-term space within the unit garage shall be provided for the 72-townhouse condominiums.
50. Lots Nos. 1 and 48 shall establish a six-foot-high wall along the nearest side property line that parallels East Walnut Drive.
51. As agreed to by the Permittee, all windows in any building within PAs 2 and 3 shall be double-glazed (double-paned). The Permittee shall demonstrate compliance prior to issuance of a building permit for the first residential unit within PAs 2 and 3.
52. As agreed to by the Permittee, air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as recommended by Public Works, Building and Safety Division and the California Air Resources Board. The Permittee shall demonstrate compliance prior to issuance of a building permit for the first residential unit within PAs 2 and 3.
53. As agreed to by the Permittee, a courtesy notice shall be provided electronically to the City of Diamond Bar's Planning Department informing the City of any changes to the Project's access that deviate from the configuration depicted on the Vesting Tentative Map dated April 6, 2023.
54. The Subdivider voluntarily agrees to obtain an Encroachment Permit from Caltrans to optimize the traffic signal at the SR-57 Northbound Off-Ramp at Diamond Bar Boulevard. Under the Encroachment Permit, an optimized signal timing plan, supported by a signal timing optimization study that is funded by the subdivider, shall be submitted to Caltrans for review and approval. The signal timing optimization study shall include an Intersection Control Evaluation (ICE) or Intersection Safety and Operation Assessment Process (ISOAP) study report, whichever is in effect at that time. The signal optimization shall be synchronized with adjacent signals and include Leading Pedestrian Interval (PLI) implementation in the study. The voluntary Encroachment Permit shall be obtained prior to final map recordation.
55. The Subdivider voluntarily agrees to provide the approved optimized signal timing plan to the City of Diamond Bar for timing coordination purposes with the nearby Brea Canyon Road/Diamond Bar Boulevard intersection, prior to final map recordation.

PROJECT NO. PRJ2021-002011-(1)
CONDITIONAL USE PERMIT NO.
RPPL2021007151
ADMINISTRATIVE HOUSING PERMIT NO.
RPPL2021007161

CONDITIONS OF APPROVAL
PAGE 10 OF 10

Attachments:

Exhibit D-2 LACDA Approval Letter dated February 27, 2024 (pages 1-2)

Exhibit D-3 Mitigation Monitoring and Reporting Program (pages 1-22)

The following report consisting of 22 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. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard residential planned development/condominium 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. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
15. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 83534-01, the second unit, Tract No. 83534-02, and so forth (or a modified unit map recording sequence approved by Public Works) and the last unit, Tract No. 83534.

18. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
19. 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.
20. 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.
21. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
22. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz
TR83534L-rev4-RPPL2021007149 (Revised)
<https://planning.lacounty.gov/case/view/prj2021-002011>

Phone (626) 458-4921 Date (Rev'd 11-30-2023)



PCA GMTR / A866

Geotechnical and Materials Engineering Division

EPIC LA RPPL2021007149

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Email: GMEDSubmittals@dpw.lacounty.gov

Tentative Tract No. <u>83534</u>	Tentative Map Dated <u>04/06/2023 (rev.)</u>	Parent Tract <u>---</u>
Grading By Subdivider? [y] (Y or N) <u>2,184,773 yd³</u>	Location <u>Walnut</u>	
Geologist <u>LGC Geotechnical, Inc</u>	Subdivider <u>Project Dimensions, Inc.</u>	
Soils Engineer <u>LGC Geotechnical, Inc</u>	Engineer/Arch. <u>Fuscoe Engineering, Inc.</u>	

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 09/12/2023, 07/07/2023, 05/01/2023, 07/26/2021

References: Tract 27141 Documents – F. Beach Leighton: 06/22/1966, 01/09/1967, 07/10/1967, 08/14/1967, 12/01/1967, 01/19/1968; Converse Foundation: 05/07/1962; Triad Foundation: 01/12/1966, 04/21/1967, 12/11/1967, 07/29/1968
Morning Sun Landslide Documents - Triad Geotechnical Consultants: 05/23/1995, 06/07/1995, 10/04/1995, 10/27/1995, 11/07/1995, 11/20/1995, 01/15/1996, 03/04/1996; Soils and Geology: 12/10/1996; Woodward-Clyde: 02/29/1996, 02/27/2001; Leighton: 01/18/2008; GMED: 07/23/2002; Condon-Johnson: 9/21/2023 (Soil Nail Wall Feasibility)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in 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>.
- G2. A grading plan must be geotechnically approved by GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report 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>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in 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>.
- G5. The following note must be placed on the Final Map: “Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). (List Lots within geotechnical mitigation areas) refer to reports by LGC Geotechnical, Inc., dated 07/13/2020, 05/01/2023, 07/07/2023, 09/12/2023.”
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- S2. At the grading plan stage provide the final design of the proposed soil nail with local tieback anchor support wall on the northern portion of the Tract.
- S3. At the rough grading stage, provide data from the recommended settlement monitoring program to verify that settlements will comply with County codes and policies.

**Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
(continued)**

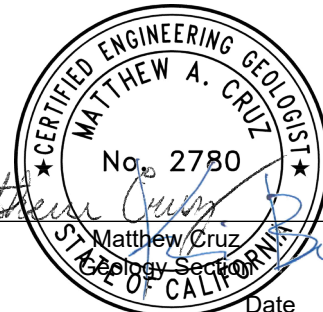
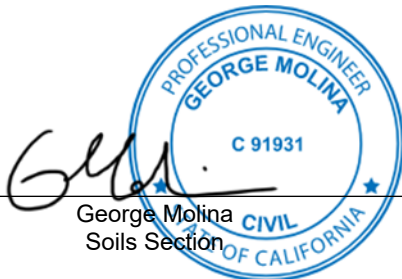
Tentative Tract / Parcel Map 83534

Remarks (continued):

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND ARE NOT DELETERIOUS TO CONCRETE.
- C. TEMPORARY CANTILEVER SHORING WITH LEVEL BACKFILL SHOULD BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 40 POUNDS PER SQUARE FOOT (PSF) PER FOOT OF DEPTH FOR SOILS ABOVE GROUNDWATER AND 85 PSF PER FOOT OF DEPTH BELOW GROUNDWATER. A MINIMUM UNIFORM LATERAL EARTH PRESSURE OF 120 PSF FOR THE UPPER TEN FEET SHOULD BE ADDED TO THE APPROPRIATE LATERAL EARTH PRESSURES TO ACCOUNT FOR VEHICULAR SURCHARGE. TRAFFIC SURCHARGE MAY BE NEGLECTED IF TRAFFIC IS KEPT MORE THAN 10 FEET FROM SHORING. PILES SPACED A MINIMUM OF 2.5 DIAMETERS ON CENTER MAY USE AN ALLOWABLE PASSIVE PRESSURE OF 600 POUNDS PER CUBIC FOOT (PCF) ABOVE GROUNDWATER AND 300 PCF BELOW GROUNDWATER; THE ALLOWABLE PASSIVE PRESSURE INCLUDES A FACTOR OF SAFETY OF 1.5 AND AN ARCHING FACTOR OF 2. MAXIMUM PASSIVE PRESSURE IF 12 TIMES THE PROVIDED VALUES (600 PCF TO A MAXIMUM OF 7200 PSF; 300 PCF TO A MAXIMUM OF 3600 PSF).
- D. SHEAR PINS ARE PROPOSED ON SECTION 5-5', 6-6', 7-7', 8-8', AND 9-9'. SHEAR PINS SHOULD MEET THE MINIMUM LENGTH AND CAPACITY PROVIDED ON TABLE 1 OF THE GEOTECHNICAL REPORT DATED 6/7/2023.
- E. TIE BACKS ARE PROPOSED ON SECTIONS 5-5', 6-6', 7-7', 8-8', AND 9-9'. PRELIMINARY DESIGN RECOMMENDATIONS ARE PROVIDED ON TABLE 2 OF THE GEOTECHNICAL REPORT DATED 6/7/2023. A MINIMUM ALLOWABLE BOND STRESS OF 30 PSI MAY BE USED FOR DESIGN.
- F. TIE-BACKS SHOULD BE TESTED TO A MINIMUM OF 1.33 THE DESIGN LOAD TO MEET THE POST TENSIONING INSTITUTE MANUAL FOR SOIL ANCHORS (2014).
- G. IT IS STRONGLY RECOMMENDED AGAINST INTENTIONAL INFILTRATION OF STORMWATER INTO SUBSURFACE SOILS.

Prepared by



Date 10/17/2023

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.



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

TRACT NO.: 083534

TENTATIVE MAP DATE: 04/06/2023

EXHIBIT MAP DATE: 04/06/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 12/28/2022, or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

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

Review by:  Date: 04/11/2023 Phone: (626) 458-4921
Alex Mikhailpoor

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.
5. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

Name Dennis Tovar  Date 4/26/2023 Phone (626) 458-4921

The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate street right of way (32' from the street centerline) on East Walnut Drive along the property frontage. This means an additional 12' of right of way is required.
2. Dedicate additional right of way to accommodate a curb ramp at all driveway approaches along the property frontage. The right of way shown on the tentative map is not necessarily approved.
3. Construct curb ramps at all driveway approaches along the property frontage to comply with American with Disabilities Act (ADA) standards. Use Caltrans standard A88A.
4. Construct pavement, base, curb, gutter, green strip, and sidewalk on East Walnut Drive along the property frontage.
5. Construct driveway approaches to comply with ADA standards.
6. Construct turn-arounds (with a minimum radius of 32') at "A", "G", and "H" street. The details shown on the tentative map are not necessarily approved.
7. Close all unused driveways and curb ramps on Colima Road along the property frontage with standard curb, gutter, and sidewalk.
8. Repair all broken sidewalk panels on Colima Road along the property frontage.
9. Underground all new utility lines.
10. Repair/replace all improvements damaged during constructions.
11. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

12. Plant street trees (24" min box) along Colima Road and East Walnut Drive and provide irrigation.
13. Comply with the approved streetlight document dated 07/26/21.
14. Comply with the approved transportation impact analysis document dated 9/28/23.

Prepared by Kevin Godoy KG
tr83534r-rev5

Phone (626) 458-4921

Date 10-16-2023

**LOS ANGELES COUNTY PUBLIC WORKS
TRAFFIC SAFETY AND MOBILITY DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 07/26/2021

TO: Aracely Lasso
Project Entitlement & CEQA Section
Land Development Division

Attention Jose Cruz

FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division
Prepared by Emmanuel Okolo

STREET LIGHTING REQUIREMENTS

RPPL2021007149 ADDRESS 19816 WALNUT DRIVE TR 83534

Provide streetlights on concrete poles with underground wiring on all streets and highways within and around TR 83534 to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

Provide streetlight(s) on concrete pole(s) with underground wiring along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlight(s) shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

Provide streetlights on concrete poles with underground wiring on non-gated "private and public future" street(s) along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

Provide streetlights on concrete poles with underground wiring on gated "private and future" street(s) _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.

New streetlights are not required.

ANNEXATION , ASSESSMENT BALLOTING, AND STREETLIGHT REQUIREMENTS:

The proposed portions of the project are not within the existing County Lighting District and annexation to the District is required. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans. The proposed project is further subject to the Conditions of Annexation checked marked below.

Upon CUP approval (CUP projects only), the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the County Lighting Districts to pay the future operation and maintenance costs of streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy. Public Works cannot approve the street lighting plans prior to completion of the annexation.

Upon issuance of an Agreement to Improve (R3 projects only), the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the County Lighting Districts to pay the future operation and maintenance costs of streetlight(s). It is the sole responsibility of the applicant to ensure 1) have the street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy. Public Works cannot approve the street lighting plans prior to completion of the annexation.

Upon tentative map/parcel map approval (subdivision only), the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the County Lighting Districts to pay the future operation and maintenance costs of streetlights. It is the sole responsibility of the applicant to: 1) secure approval of the street lighting plans prior to map recordation, 2) ensure the required street lighting improvements are installed per approved plans, and 3) . If phasing of the project is approved, the required street lighting improvements for each phase of the project shall be subject to the Conditions of Annexation listed below.

CONDITIONS OF ANNEXATION

- (1) Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
- (2) Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
- (3) Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (626) 300-4725 for map requirements and/or questions you may have.
- (4) If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
- (5) Provide a copy of the recorded subdivision map, if recorded (only subdivision projects, does not apply to R3/CUP).

The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.

CONDITIONS OF ACCEPTANCE FOR STREETLIGHT TRANSFER OF BILLING:

Prior to the County Lighting Districts assuming responsibility for the operation and maintenance and associated costs of the streetlights and accept the billing transfer from a developer's account to a County Lighting Districts' account with Southern California Edison, the following requirements must be met or completed:

- (1) The annexation and levy of assessments is approved by the County Board of Supervisors. The applicant (property owner or authorized representative) is responsible for the operation and maintenance and associated costs of the streetlights installed as a condition of development. If there is a majority protest against the annexation and assessment, the applicant shall remain responsible for the operation and maintenance of the streetlights and their associated costs.
- (2) Upon project recordation, the developer must notify Public Works, Street Lighting Section. Public Works will prepare the legal description for the project (subdivision projects only, not applicable to R3/CUP).
- (3) Public Works has filed the legal description with State Board of Equalization. The filing deadline is December 1 of each calendar year so the County Lighting Districts will receive property tax and assessment revenues the tax year commencing on July 1 of the following year.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

September 28, 2023

REPLY PLEASE
REFER TO FILE: **T-4**

David S. Shender, P.E.
Linscott Law and Greenspan Engineers
600 S. Lake Avenue Suite 500
Pasadena, CA 91106

Dear Mr. Shender:

**ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
TRACT MAP NO 83534
TRANSPORTATION IMPACT ANALYSIS (JULY 18, 2023)
UNINCORPORATED EAST LOS ANGELES**

The subdivision Tract Map Number 83534 shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items as described in the transportation impact analysis dated July 18, 2023 (Electronic Permitting and Inspections County of Los Angeles Case Number ESTU2021000278):

Vehicle Miles Traveled Reduction Measures

The project's Vehicles Miles Traveled (VMT) impact will not be fully mitigated and shall be described as significant and unavoidable impact. The subdivision shall implement the following items or equivalent to the satisfaction of Public Works:

1. Project's Proposed VMT Reduction Design Features
 - a. 2021 California Air Pollution Control Officers Association (CAPCOA)
T-1
 - i. Increase Residential Density
 1. Project Design Feature Description
 - a. Provide a residential density of 2.72 dwelling units per acre.
 2. Project Design Feature Requirement
 - a. This is a project attribute.
 - b. Any reduction in the proposed project's residential density would require the project to submit a revised traffic impact analysis for review and approval to the satisfaction of Public Works.

- b. 2021 CAPCOA T-32
 - i. Locate Project near Bike Path/Bike Lane
 - 1. Project Design Feature Description
 - a. Locate the project near existing or planned bicycle facilities on Fairway Drive and along Golden Springs Road.
 - 2. Project Design Feature Requirement
 - a. This is a project attribute.
 - b. No additional requirements.
- 2. Project's Proposed VMT Reduction Mitigation Measure
 - a. 2021 CAPCOA T-9
 - i. Implement Subsidized or Discounted Transit Program
 - 1. Project Mitigation Description
 - a. The project shall provide an annual transit reimbursement. Subsidies (Metrolink and Foothill Transit) paid by the project developer/homeowner's association (HOA) will not exceed \$45,000.00 per year for 5-year period.
 - i. Metrolink Requirement
 - 1. The project developer/HOA is required to provide reimbursement subsidy of up to 50 percent of the cost of one Metrolink monthly pass per homeowner/residential dwelling unit for 5 years (the project developer shall administer and fund the reimbursement subsidy program for the first 3 years at which point the HOA shall take over administration and funding).
 - 2. The project will advertise the subsidy program to future residents at the time of purchase and once a year for the remaining years of subsidy program.
 - 3. The total yearly homeowner transit subsidy reimbursement cost for Metrolink passes shall not exceed \$20,250.00 to the project developer/HOA.

- ii. Foothill Transit Requirement
 1. The project developer/HOA will fund a reimbursement subsidy of up to 50 percent of the cost of one Foothill Transit monthly bus pass per homeowner/residential dwelling unit for 5 years and fund the reimbursement subsidy program for the first three 3 years, at which point the HOA shall take over administration and funding.
 2. The project will advertise the subsidy program to future residents at the time of purchase and once a year for the remaining years of subsidy program.
 3. The total yearly homeowner transit subsidy reimbursement cost for Foothill Transit bus passes shall not exceed \$24,750.00 to the project developer.
2. Project Mitigation Requirement
 - a. The project developer/HOA is required to establish and fund a Subsidized or Discounted Transit Program (Metrolink monthly pass and Foothill Transit monthly bus pass) as described above prior to Final Map Recordation.
 - b. Provide a copy of the final covenants, conditions, and restrictions which includes the above requirement to provide the above mitigation prior to Final Map Recordation.
3. Additional Monitoring
 - a. The project developer/HOA is required to provide a report to Los Angeles County 6 months prior to the end of the fifth year, detailing the use of the transit subsidy program to the satisfaction of Public Works.
 - b. The County will determine within 90 days if the use of the transit subsidy program should continue for an additional 5 years.

- c. In no event will the transit subsidy program last more than a total of 10 years.
- b. Electric Bicycles
 - i. Provide Electric Bicycles to Residents
 1. Project Mitigation Description
 - a. The project developer/HOA is required to provide at least one electric bicycle along with the purchase of each dwelling unit at the close of escrow.
 2. Project Mitigation Requirement
 - a. The project developer/HOA is required to establish the Electric Bicycle Program and prior to Final Map Recordation.
 - b. Provide a copy of the final covenants, conditions, and restrictions which includes the above requirement to provide the above mitigation prior to Final Map Recordation.

Operational Improvement Measures

The project has identified the following intersections have operational deficiencies. The subdivision will implement the following items or equivalent to the satisfaction of Public Works:

1. Project's Proposed Intersection Improvements
 - a. East Walnut Drive South at Fairway Drive
 - i. Project Intersection Improvement Description
 1. Extend the existing westbound right-turn lane striping to provide an additional 50 feet of storage place. The lane striping will terminate prior to the existing driveway along the north side of the roadway.
 2. The driveway will maintain full access.
 3. Remove/relocate/propose signing and striping and pavement markings associated with modification shown above.
 - ii. Project Intersection Improvement Requirement
 1. The project is fully responsible for the construction of the improvement described above.
 2. Submit signing and striping plan for review and approval, and bonds for the improvement described above to the satisfaction of Public Works prior to final map recordation.

- b. Brea Canyon Cut-off Road at Colima Road
 - i. Project Intersection Improvement Description
 - 1. Modify and narrow the existing raised concrete median adjacent to the northbound left-turn lane to accommodate the extension of the left-turn lane by 60 feet. The raised median is not proposed to be extended further to the south to maintain full access to existing driveway on west side of roadway.
 - 2. Extend the existing northbound right-turn lane striping to provide an additional ten feet of storage place.
 - 3. Modify the existing raised concrete median adjacent to the eastbound left-turn lane to accommodate the extension of the left-turn lane by 60 feet.
 - 4. Modify the existing raised concrete median adjacent to the westbound left-turn lane to accommodate the extension of the left-turn lane by 105 feet.
 - 5. Remove/relocate/propose signing and striping and pavement markings and provide Loop Restoration plan, if necessary, associated with modifications shown above.
 - ii. Project Intersection Improvement Requirement
 - 1. The project is fully responsible for the construction of the improvement described above.
 - 2. Submit traffic signal plan, signing and striping plan for review and approval, and bonds for the improvements described above to the satisfaction of Public Works prior to final map recordation.
- c. Colima Road at Walnut Leaf Drive
 - i. Project Intersection Improvement Description
 - 1. Restripe south approach to provide one southbound departure lane, one shared left-through lane, and one right-turn lane.
 - 2. Restripe to accommodate eastbound left turns into the project driveway, located at north approach by an exclusive left-turn lane.
 - 3. Remove/relocate/propose signing and striping and pavement markings associated with modifications shown above.
 - ii. Project Intersection Improvement Requirement
 - 1. The project is fully responsible for the construction of the improvement described above.

2. Submit signing and striping plan for review and approval, and bonds for the improvement described above to the satisfaction of Public Works prior to final map recordation.
- d. Colima Road at Tierra Luna
- i. Project Intersection Improvement Description
 1. Remove existing signalized pedestrian and golf cart crossing located east of Tierra Luna on Colima Road.
 2. Install a new traffic signal at the intersection.
 3. Restripe to accommodate exclusive westbound left turns into the project driveway.
 4. Remove/relocate/propose signing associated with new Traffic Signal.
 - ii. Project Intersection Improvement Requirements
 1. The project is fully responsible for the construction of the improvement described above.
 2. Submit for review and approval traffic signal plan and signing and striping plan and bond for the mitigations shown above to the satisfaction of Public Works prior to final map recordation.
- e. Fairway Drive at State Route 60 Freeway
- i. Project Intersection Improvement Description
 1. Convert existing exclusive northbound right turn lane at Eastbound On-Ramps to a shared through/right turn lane.
 2. Restripe existing exclusive northbound left turn lane at the Westbound On-Ramps to accommodate vehicle queues.
 3. Remove/relocate/propose signing and striping and pavement markings, associated with the modifications shown above.
 - ii. Project Intersection Improvement Requirements
 1. The project will require approval from Caltrans prior to implementing this improvement. If Caltrans does not concur with this improvement, then this improvement will not be required.
 2. The project is fully responsible for the construction of the improvement described above.
 3. Submit for review and approval traffic signal plan and signing and striping plan and bond for the mitigations shown above to the satisfaction of Public Works prior to final map recordation.
- f. Lemon Avenue at Golden Springs Drive

Mr. David S. Shender
September 28, 2023
Page 7

- i. Project Intersection Improvement Description
 1. Modify traffic signal to provide a westbound right overlap phase.
- ii. Project Intersection Improvement Requirements
 1. The project will require approval from City of Diamond Bar prior to implementing this improvement. If the City does not concur with this improvement, then this improvement will not be required.
 2. The project is fully responsible for the construction of the improvement described above.
 3. Submit approved traffic signal plan and signing and striping plan and bond for the mitigations shown above to the satisfaction of Public Works prior to final map recordation.

Other Jurisdictions Referrals

The project applicant is recommended to consult with the City of Diamond Bar, City of Industry, and California Department of Transportation regarding any potential transportation impacts within their jurisdictions.

If you have any questions, please contact Kent Tsujii, Traffic Safety and Mobility Division, at (626) 300-4776 or ksujii@dpw.lacounty.gov.

Very truly yours,

MARK PESTRELLA
Director of Public Works



AMIR IBRAHIM, P.E., L.S.
Principal Engineer
Traffic Safety and Mobility Division

KT:wm
SP:\TSM\DOC\STULTR ND MEM\2023-9-25 - TR83534 - ESTU2021000278.docx

cc: Land Development (Lasso, Suarez)



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT MAP NO.: 83534

**TENTATIVE MAP DATED 04-06-2023
EXHIBIT "A" MAP DATED 04-06-2023**

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12594AS, dated 05-16-2023) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. Outlet Approval from the City of Industry was provided. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.
4. Provide a minimum 10-foot sewer easement for the mainline sewers to the satisfaction of Public Works.
5. The subdivider shall send a print of the land division map to the Los Angeles County Sanitation District with a request for annexation and obtain approval prior to final map recordation.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT MAP NO.: 83534

**TENTATIVE MAP DATED 04-06-2023
EXHIBIT "A" MAP DATED 04-06-2023**

6. Prior to abandonment/removal of existing sewer, the proposed mainline must be dedicated and accepted for public use. A separate instrument may be necessary for dedication prior to final map recordation.

Prepared by Justin Dulay
TR83534-R6.doc

A handwritten signature in black ink, appearing to read 'JD' with a flourish.

Phone (626) 458-4921

Date 10-17-2023

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. Comply with the will serve letter from “Walnut Valley Water District” dated 5/25/23. It shall be sole responsibility of the applicant to renew the will serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and water efficient plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

WALNUT VALLEY WATER DISTRICT

271 South Brea Canyon Road • Walnut, California 91789-3002
(909) 595-7554 • (626) 964-6551
walnutvalleywater.gov • Fax: (909) 444-5521



BOARD OF DIRECTORS

Edwin M. Hilden
President
Election Division II

Theresa Lee
First Vice President
Election Division III

Scarlett P. Kwong
Second Vice President
Election Division V

Jerry Tang
Assistant Treasurer
Election Division I

Henry Woo
Director
Election Division IV

STAFF

Erik Hitchman, P.E.
General Manager
Chief Engineer
Secretary

Jared Macias
Assistant General Manager

Sheryl L. Shaw, P.E.
Director of Engineering

Lily Lopez
Director of External Affairs

Joshua Byerrum
Director of Finance
Treasurer

Alanna Diaz
Director of Administrative
Services

Thomas M. Monk
Director of Operations

Lucie Cazares, MPA
Executive Secretary

LEGAL COUNSEL

James D. Ciampa

May 25, 2023

WILL SERVE LETTER

Mr. Andrew Willrodt
Fusco Engineering, Inc.
600 Wilshire Boulevard, Suite 1470
Los Angeles, CA 90017

RE: Water Service Availability – Royal Vista Residential Project
City of Rowland Heights (VTTM 83534)

Dear Mr. Willrodt:

The entirety of the referenced development ("Development"), located in the City of Rowland Heights, Los Angeles County, California, lies within the service area of the Walnut Valley Water District ("District"). The District is prepared to provide water service including both potable and recycled water for the Developer ("Developer") to the Development subject to the following conditions and reservations:

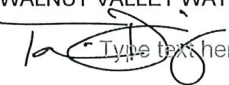
1. Developer shall submit to District all plans, designs, and fire department requirements for the Development in order for the District to design the necessary water distribution systems (potable and reclaimed water) and other facilities required for the Development in accordance with District Rules and Regulations.
2. Developer shall grant District any and all easements required for water service, together with a policy of title insurance guaranteeing District's title to such easements.
3. In accordance with the Rules and Regulations, Developer shall pay all required fees and charges, including any required deposit amounts, in order to process plans, design, and complete construction of the required on-site and off-site improvements.
4. The Developer shall comply with the Rules and Regulations in force and effect at the time water service is requested and as those Rules and Regulations may be amended from time to time including, but not limited to, the payment of any and all District charges, fees, and expenses necessary to provide service to the Development.
5. The Developer acknowledges that water service to the Development shall be subject to availability of water. In relying upon this representation to provide water service, Developer is aware of the restrictions contained herein and the reliance by the District upon the Metropolitan Water District of Southern California as its sole supplier of water for domestic purposes. While there is currently no prohibition against additional connections, the District has the authority to reduce and restrict service connections. The Developer further acknowledges that this letter does not constitute any guaranty that water service will be available for the Development at the time of connection.
6. Developer agrees that this water service letter is exclusive to the Development described above (and number of units, if indicated) and may not be transferred or assigned to any other person or for any other purpose without the District's written consent.
7. Provision of water service to the Development is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over such Development.

8. This letter and any representations made herein shall be null and void twelve (12) months from the date hereof if the water distribution system has not been installed. The Developer shall not be entitled to any water connections not made at the time of the expiration of this letter.
9. At any time prior to connection and upon a finding by the Board of Directors that the District is unable to serve the property for reasons beyond its control, this letter may be revoked by the District.
10. The Developer for itself and on behalf of its successors agrees to defend, at Developer's expense, any action brought against the District, its agents, officers or employees because of the issuance of any approvals or authorizations obtained herein, or in the alternative, to relinquish such approvals. The Developer agrees to reimburse the District for any costs, fees, or expenses the District may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by Developer.
11. All Service pursuant to this letter shall be in accordance with the Rules and Regulations as they may be amended from time to time. By issuing this letter, the District does not guarantee any specific quantities, pressures, or flows with respect to service provided by the District.

If you concur with the above, please sign and return a copy of this letter to the undersigned. If you have any questions, please contact the Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

 Type text here

for Sheryl L. Shaw, P.E.
Director of Engineering

Accepted this 30 day of MAY, 2023

DEVELOPER

By  _____

Signature

GEORGE E. PETERSON

Print Name

MANAGER, RVDEV, LLC

Title



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: RPPL2021007149 PROJECT NUMBER: TR83534 Royal Vista
CITY/COMMUNITY: Rowland Heights STATUS: Cleared
PROJECT ADDRESS: 19816 Walnut Drive DATE: 05/11/2023
Walnut, CA 91789

CONDITIONS

1. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
2. Install 12 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. 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. Hydrant locations shown on the tentative map.
3. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).

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 # **83534**
Park Planning Area # **10**

DRP Map Date: **04/06/2023** SCM Date: **04/06/2023**
CSD: **ROWLAND HEIGHTS CSD**

Report Date: **04/17/2023**
Map Type: **Tentative Map - Tract**

Total Units **360** = Proposed Units **360** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	3.52
IN-LIEU FEES:	\$986,332

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.

The park obligation for this development will be met by:

The payment of \$986,332 in lieu fees.

Trails:

No Trails

Comments:

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 # **83534**
Park Planning Area # **10**

DRP Map Date: **04/06/2023** SCM Date: **04/06/2023**
CSD: **ROWLAND HEIGHTS CSD**

Report Date: **04/17/2023**
Map Type: **Tentative Map - Tract**

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

$$(P) \text{eople} \times (0.0030) \text{ Ratio} \times (U) \text{nits} = (X) \text{ acres obligation}$$

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

- 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	3.49	0.0030	200	2.09
M.F. < 5 Units	2.95	0.0030	0	0.00
M.F. >= 5 Units	2.98	0.0030	160	1.43
Mobile Units	3.18	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			360	3.52

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	3.52	\$279,858	\$986,332

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
3.52	0.00	3.52	\$279,858	\$986,332



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/

June 01, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

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

**SUBJECT: TENTATIVE MAP - TRACT
CASE: RPPL2021007149
PROJECT: TR83534 ROYAL VISTA
19816 WALNUT DRIVE WALNUT CA 91789**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to create 360 single-family residential lots, one multi-family lot with 72 condominium townhouse units within 14 buildings, and two public park lots. The applicant provided an updated Vesting Tentative Tract No. 83534 dated April 06, 2023

The applicant provided a sewer “Will Serve” letter dated November 21, 2022, from Los Angeles County Sanitation Districts indicating an apportion of the project area is outside of the jurisdictional boundaries of the districts and will require annexation into District No. 21 before sewage service is provided to the proposed project. Also, the applicant provided a water “Will Serve” letter dated May 25, 2023, from Walnut Valley Water District. The applicant signed the “Will Serve” letter agreeing to the conditions and reservations set

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

Joshua Huntington

June 01, 2023

Page 2 of 2

forth by Walnut Valley Water District. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

- 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:

1. Community Protection Branch: Environmental Hygiene

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

1.1 Noise

- 1.1.1 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 Air-Conditioning.

1.2 Air Quality Recommendation

- 1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District (AQMD) regulations.

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.

CC:va

DPH_CLEARED_19816 WALNUT DR WALNUT CA 91789_RPPL2021007149_6.01.2023



February 27, 2024

TENTATIVE MAP CONDITIONS OF APPROVAL
PRJ2021-002011
Vesting Tentative Tract Map No. TR83534 (RPPL2021007149)
8762-023-001, 8762-023-002, 8762-022-002,
8762-027-039, 8764-002-006, 8764-002-005

The following provides a summary of the housing permit conditions of approval for the project located at 20100 block of Colima Road & 19816 Walnut Drive Rowland Heights as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of LACDA as stated below.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.
2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
3. The income restricted units shall be constructed within each development phase of the project, as applicable.



lacda.org

Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger



4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded within one hundred eighty (180) days of the tentative tract map approval.
5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.
6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.
7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Section 22.56.2630 A.6.e. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.
8. The initial sales price of the income restricted units in homeownership projects will be determined by LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.
9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Paulina Safarian, Housing Planner, by email at paulina.safarian@lacda.org.



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger

CHAPTER 12

Mitigation Monitoring and Reporting Program

12.1 Introduction

California Public Resources Code section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines require public agencies to establish monitoring and reporting programs for projects approved by a public agency whenever approval involves the adoption of either a mitigated negative declaration or specified environmental findings related to environmental impact reports.

This is the Mitigation Monitoring and Reporting Program (MMRP) for the Royal Vista Residential Project (Project). The intent of the MMRP is to ensure the successful implementation of the mitigation measures identified in the Final Environmental Impact Report (Final EIR) for the Project.

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This chapter contains the MMRP for the Royal Vista Residential Project (Project). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR (**Table 12-1**).

TABLE 12-1
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT No. PRJ2021-002011-(1) / PERMIT No. TR83534 (RPPL2021007149) / ENV No. RPPL2021007150

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
Aesthetics				
<p>PDF AES-1 Project Lighting: All light sources associated with the Project would be shielded and/or angled in a manner to minimize illumination that would spill outside of the Project Site boundary. Lighting would be designed to improve safety and to add visual interest to the Project Site, including accentuating key landscape and architectural features. Street lighting would be shielded and/or angled to illuminate the streets, promote dark skies, and inhibit any unnecessary nighttime lighting or glare.</p>	<p>Provide streetlights on concrete poles with underground wiring on all streets and highways within and around TR 83534 to the satisfaction of Department of Public Works or as modified by Department of Public Works. The streetlights shall be designed to County standard. The private street lighting system shall be owned and maintained by the Homeowners Association (HOA). Prior to Final Map recordation, submit street lighting plans and proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.</p> <p>Submit a street lighting plan for all non-street lighting to the satisfaction of Building and Safety or as modified by Building and Safety.</p>	<ul style="list-style-type: none"> • Streetlights prior to issuance of the Final Map • All other lighting prior to issuance of a Building Permit. 	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Departments of Planning and Public Works</p>
Air Quality				
<p>AQ-1: The construction contractor shall require that all off-road diesel equipment greater than 50 horsepower (hp) used during construction of the Project shall be registered with CARB and meet CARB Tier 4 final off-road emission standards. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board-certified Level 3 Diesel Particulate Filter. In order to ensure compliance with this measure, all contractors that utilize off-road diesel equipment that is greater than 50 horsepower shall participate in CARB's DOORS which is the State's online tool for Off-Road Diesel Reporting and shall submit a copy of the report to LA County Planning prior to issuance of a grading permit. Documentation of equipment emissions standards or Tier 4 certification shall also be kept onsite at all times during construction activities.</p>	<p>Prior to issuance of a grading permit, provide a copy of the DOORS Report for Equipment over 50 HP Used During Construction</p> <p>During construction, all equipment over 50 HP that is used shall meet CARB Tier 4 off-road emission standards.</p>	<p>During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>AQ-2: During the construction phases with any soil disturbance, the construction contractor(s) shall comply with the 2019 County of Los Angeles Coccidioidomycosis (Valley Fever) Management Plan: Guidelines for Employers, as well as the following measures, as feasible, to reduce potential Valley Fever impacts. Compliance with the 2019 County of Los Angeles Valley Fever Management Plan would reduce Valley Fever impacts for on-site workers, as well as the off-site neighboring communities.</p> <ul style="list-style-type: none"> • Equipment, vehicles, and other items shall be thoroughly cleaned of dust before they are moved off-site to other work locations. • Wherever possible, grading and trenching work shall be phased so that earth-moving equipment is working well ahead or downwind of workers on the ground and nearby sensitive uses. • The area immediately behind grading or trenching equipment shall be sprayed with water before ground workers move into the area to limit dust from blowing off-site. • To the greatest extent feasible, heavy-duty earth-moving vehicles shall be closed-cab and equipped with a high-efficiency particulate (HEP)-filtered air system. • Workers shall receive training in procedures to minimize activities that may result in the release of airborne <i>Coccidioides immitis</i> spores on-site and off-site, to recognize the symptoms of Valley Fever, and shall be instructed to promptly report suspected symptoms of work-related Valley Fever to a supervisor. Evidence of training shall be provided to the LA County Planning within 5 days of the training session. • A Valley Fever informational handout shall be provided to all onsite construction personnel, as well as neighboring off-site sensitive uses within 100 feet of the Project Site. The handout shall, at a minimum, provide information regarding the symptoms, health effects, preventative measures, and treatment. • On-site personnel shall be trained on the proper use of personal protective equipment, including respiratory equipment. National Institute for Occupational Safety and Health–approved respirators shall be provided to on-site personnel, upon request. When exposure to dust is unavoidable, provide appropriate National Institute for Occupational Safety and Health-approved respiratory protection to affected workers and off-site receptors. If respiratory protection is deemed necessary, employers must develop and implement a respiratory protection program in accordance with Cal/OSHA’s Respiratory Protection standard (8 CCR 5144). 	<p>Comply with SCAQMD Rule 403</p>	<p>During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Health</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>AQ PDF-1: (Operations) The Project shall incorporate the following energy and emission saving features as project design features:</p> <ul style="list-style-type: none"> • The 360 dwelling units will be wired for solar roof panels which can save energy by producing solar electricity and offer credit for excess solar electricity produced. • Each garage will be wired for EV car charging. • Radiant barrier roof sheathing to improve cooling energy efficiency. • Low-E, dual pane windows block 95 percent of UV rays will reduce window heat gain by 64 percent compared to ordinary glass. • Improved insulation techniques will help to minimize gaps and higher thermal properties (R-value) add to energy efficiency. • Designed and properly sealed duct system will improve comfort and efficiency. • Programmable thermostats will be included to regulate home temperatures year-round. • High efficiency ENERGY STAR® rated water heater, refrigerator, and dishwashers will help save money by using less power. • All lighting on the Project Site would be light-emitting diode (LED). • The Project would include open space buffers adjacent to most existing adjacent residential land uses, within which public trails will be included to facilitate pedestrian and bicycle circulation within the Project Site. 	<p>Incorporate Energy and Emission Saving Features</p>	<p>Prior to issuance of a Building Permit for a residential unit.</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Departments of Planning and Public Works</p>
<p>Biological Resources</p>				
<p>BIO-1: Designated Biologist. Prior to initiating ground- or vegetation-disturbing activities, Subdivider shall submit to CDFW for review and approval a list of biological monitors (Designated Biologist) that will be involved with the Project. The list shall include their names, qualifications, experience, and contact information. Designated Biologists shall: a) be knowledgeable and experienced in the biology and natural history of local plant and wildlife resources; b) be able to identify resources that are or have the potential to be present at the Project area; c) have previous biological monitoring experience on construction Projects; d) for any required nesting bird surveys, the biologist must have at least three (3) years of field experience conducting general and protocol-level surveys related to finding nests and monitoring them for a specific purpose of determining breeding status, egg incubation, chick maturity, and estimating fledge date; e) have the necessary experience</p>	<p>Provide a copy of the Nesting Bird Survey. Include Mitigation Measure BIO-1 in Construction Contract Specifications.</p>	<p>Prior to Ground Disturbance</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>and/or certifications for conducting protocol and focused surveys for species that may be present in the Project area; f) when needed, have obtained the proper documentation in regards to Scientific Collecting Permits (SCP) or Memorandum of Understanding (MOU).</p> <p>Nesting and/or Breeding Bird Avoidance. Subdivider shall not conduct vegetation alteration or removal from February 1 to September 15 (January 1 to June 30 if raptors are present) to avoid impacts to breeding/nesting birds, and other special status and common species. For all other activities, if the nesting season cannot be avoided, a Designated Biologist shall complete surveys to identify active nests which may be impacted directly or indirectly by Project activities. If the survey identifies an active nest, a buffer shall be established between the construction activities and the active nest so that nesting activities are not interrupted. The buffer shall be delineated by temporary fencing if site conditions allow and does not create additional disturbance, and shall be in effect throughout construction or until the nest is no longer active. If the survey identifies an active nest, Subdivider shall implement one of the following to avoid and minimize impacts to nesting bird species:</p> <ul style="list-style-type: none"> a) Implement default 300-foot minimum avoidance buffers for all non-special status passerine birds and 500-foot minimum avoidance buffer for all special status passerine and raptor species. The breeding habitat/nest site shall be fenced and/or flagged in all directions, and this area shall not be disturbed until the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, and the young will no longer be impacted by the Project. b) Subdivider may propose an alternative plan for avoidance of nesting birds for CDFW concurrence. c) Should at any time during monitoring, the Designated Biologist determine that an active nest is potentially subject to adverse impacts from construction in any way, the Designated Biologist will be empowered to suspend work to ensure protection of the nest and will monitor the nest site until the nestlings have fledged and are no longer dependent on the nest. 				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>BIO-2: Riparian Habitat/Jurisdictional Resources.</p> <p>Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features (Earthen Drainage Ditch) or riparian habitat, the Project subdivider shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 certificate from the RWQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW, where the project warrants. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ul style="list-style-type: none"> • On- and/or off-site restoration and/or enhancement of USACE/RWQCB/CDFW jurisdictional “waters of the U.S.”/“waters of the State” and wetlands at a ratio no less than 1:1 for permanent impacts. The mitigation program would be developed in consultation with the regulatory agencies and would be based on the maximum amount of impact which is expected to be CDFW jurisdiction, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate) or through off-site restoration or enhancement. Off-site restoration and/or enhancement at a ratio no less than 1:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program (e.g., Soquel Canyon Mitigation Bank). • On- and/or off-site restoration and/or enhancement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 1:1 for permanent impacts, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration and/or enhancement at a ratio no less than 1:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program (e.g., Soquel Canyon Mitigation Bank). 	<p>Obtain a CWA Section 404 permit from the USACE, a CWA Section 401 certificate from the RWQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW.</p> <p>Include Mitigation Measure BIO-2 in Construction Contract Specifications.</p>	<p>Prior to approval of a grading plan.</p>	<p>Subdivider or Successor, Permittee</p>	<p>County of Los Angeles Department of Planning</p>
<p>BIO-3: Prior to site disturbance for Project construction, including removal of any vegetation, sheds and/or maintenance building that could be used by roosting bats, a qualified biologist shall conduct a pre-construction bat roost survey for roosting bats. The survey shall be conducted no more than 14 days prior to site disturbance and shall include daytime surveys to search for sign such as guano, visual “emergence” surveys at dusk, followed by night time surveys using acoustic recognition equipment specific for bat detection. The pre-construction bat roost survey shall consist of a minimum of two bat surveys (conducted consecutively or as determined by the qualified biologist). If roosting bats are detected onsite outside of the bat maternity season, the roost tree or building shall be removed in a</p>	<p>Provide a copy of the Bat Survey.</p> <p>Include Mitigation Measure BIO-3 in Construction Contract Specifications.</p>	<p>Prior to Ground Disturbance</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>manner to avoid and/or minimize injury to roosting bats. This may include using mechanical equipment to gently nudge the tree trunk multiple times or building as directed by the qualified biologist prior to removal or for palm trees and other tree species, to de-frond or de-branch the tree using a mechanical lift and gently lower the cut branches to the ground. Regardless of the method, the fallen tree and/or material shall be left undisturbed overnight until at least the next morning to give roosting bats time to exit before complete removal of the tree or structure. Similar and appropriate measures shall be implemented for building removal.</p> <p>If roosting bats are detected onsite during the maternity season (March 1 to September 30), the Project shall avoid the subject roost(s) and incorporate an avoidance buffer (as determined by a qualified biologist) until after the maternity season or until a qualified biologist determines no maternity roosting is occurring. Once the qualified biologist approves removal of the subject roost tree(s), or buildings, the same tree and building removal procedures as outlined above shall be implemented prior to tree or building removal.</p>				
Cultural Resources				
<p>CUL-1: Prior to the start of ground-disturbing activities, a Qualified Archaeologist (defined as meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology) shall be retained in the event of an archaeological find and to conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, and safety precautions to be taken when working with archaeological monitors. The County shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. A copy of the retainer shall be provided to the LA County Planning prior to grading plan approval.</p>	<p>Provide proof that a qualified Archaeologist has been retained prior to grading plan approval.</p> <p>Conduct Cultural Resource Sensitivity Training and Monitoring for all construction personnel.</p> <p>Include Mitigation Measure CUL-1 in Construction Contract Specifications.</p>	<p>Prior to approval of a grading plan.</p>	<p>Subdivider or Successor, Permittee</p>	<p>County of Los Angeles Department of Planning</p>
<p>CUL-2: In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted in the vicinity of the find and a Qualified Archaeologist shall be notified. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue until resources have been recovered. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist. The County shall consult with appropriate Native American representatives in determining</p>	<p>Stop Work Upon Cultural Resource Discovery</p>	<p>During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond those that are scientifically important, are considered. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to State CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Subdivider and the County to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at an accredited public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles, if such an institution agrees to accept the material. If no accredited institution accepts the materials, they may be donated to a local school or historical society in the area for educational purposes. The Qualified Archaeologist shall determine the need for archaeological construction monitoring in the vicinity of the find thereafter.</p> <p>The Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of treatment and/or the any follow-up archaeological construction monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources. The report and the Site Forms shall be submitted by the Subdivider to the County, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.</p>				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>CUL-3: If human remains are encountered during implementation of the project, in accordance with State Health and Safety Code Section 7050.5 no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If human remains are discovered during excavation activities, the following procedure shall be observed:</p> <ul style="list-style-type: none"> • Stop immediately and contact the County Coroner. • If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. • The NAHC will immediately notify the person it believes to be the MLD of the deceased Native American. • The MLD has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. • If the owner does not accept the MLD's recommendations, the owner or the MLD may request mediation by the NAHC. 	<p>Comply with state law in the event human remains are encountered.</p> <p>Include Mitigation Measure CUL-3 in Construction Contract Specifications</p>	<p>During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>
<p>Geology and Soils</p>				
<p>GEO-1: Prior to the issuance of a grading permit, the subdivider shall prepare and obtain approval from the Los Angeles County Department of Public Works (LACDPW) of a Final Geotechnical Engineering Investigation Report based on the final Project design and 40-scale grading plans to address the Project's specific foundation design.</p> <p>Specific field work, additional and/or modified geotechnical recommendations and laboratory testing may be required in connection with the preparation of the Final Geotechnical Engineering Investigation Report, in order to comply with the recommendations contained within the Updated Summary of Geotechnical Evaluation and Feasibility Study, Proposed Residential Development, Portions of Royal Vista Golf Course, Rowland Heights, California (July 26, 2021), Geotechnical Addendum Report and Response to Geotechnical Review Comments Regarding the Proposed Residential Development, Portions of Royal Vista Golf Course, Rowland Heights, Los Angeles County, California (May 1, 2023), and Response to Geotechnical Review Comments dated May 31, 2023 and July 7, 2023 regarding the Proposed Residential Development, Portions of Royal Vista Golf Course, Rowland Heights, California (September 27, 2023). The subdivider shall comply with the conditions contained within the LACDPW Geology and Soils Report Approval Letter for the Project, and as it may be subsequently amended or modified by LACDPW. Furthermore, the Project's final grading, drainage, and erosion control plans must be reviewed and approved by LACDPW before the issuance of a grading permit.</p>	<p>Submit a Final Geotechnical Engineering Investigation Report for review and approval.</p>	<p>Prior to grading permit issuance</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>GEO-2: Prior to grading permit issuance, the subdivider shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP, 2010) definition for qualified professional paleontologist (Qualified Paleontologist) to carry out all mitigation related to paleontological resources and provide a copy of the retainer to the LA County Planning. Prior to the start of ground-disturbing activities, the Qualified Paleontologist or their designee shall conduct construction worker paleontological resources sensitivity training for all construction personnel. Construction personnel shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The Subdivider shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.</p>	<p>Provide a copy of the Qualified Paleontologist Retainer Paleontological Sensitivity Training and Monitoring for all construction personnel. Include Mitigation Measures GEO-2 through GEO-5 in the Construction Contract Specifications</p>	<p>Prior to issuance of Grading Permit and During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>
<p>GEO- 3: Paleontological monitoring shall be conducted by a qualified paleontological monitor (SVP, 210) working under the direct supervision of the Qualified Paleontologist for the three formations along the following lines: during all ground-disturbing activities below 5 feet in Quaternary alluvium; at all depths within the Yorba Member of the Puente Formation; and initial excavations into the Soquel Sandstone Member of the Monterey Formation. Monitoring within the Soquel Sandstone Member of the Monterey Formation may be discontinued or extended based on geologic conditions at surface at depth. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting sediment samples to wet or dry screen to test promising horizons for smaller fossil remains. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, the Qualified Paleontologist may recommend that monitoring be reduced to periodic spot-checking or cease entirely.</p>			<p>Subdivider or Successor, Permittee, and Qualified Project Paleontologist</p>	<p>County of Los Angeles Department of Planning</p>
<p>GEO-4: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP (2010). Any fossils</p>			<p>Subdivider or Successor, Permittee, and Qualified Project Paleontologist</p>	<p>County of Los Angeles Department of Planning</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, non-profit institution with a research interest in the material and with retrievable storage, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.</p> <p>If construction personnel discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure.</p>				
<p>GEO- 5: At the conclusion of paleontological monitoring and prior to the release of the grading bond, the Qualified Paleontologist shall prepare a report summarizing the results of the monitoring and salvage efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The subdivider shall submit the report to the LA County Planning and the Natural History Museum of Los Angeles County.</p>			Subdivider or Successor, and Permittee	County of Los Angeles Departments of Public Works and Planning
Greenhouse Gas Emissions				
<p>Implement Mitigation TR-1 and TR-2</p>	<p>Establish and Fund the Metrolink Pass Subsidy Program. Provide an Electric Bicycle to each household.</p>	<p>Prior to Issuance of Building Permit for the First Dwelling Unit</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Departments of Public Works and Planning</p>
<p>PDF GHG-1: Non-quantifiable GHG Reduction Measures. Each dwelling unit shall incorporate the following design features:</p> <ul style="list-style-type: none"> • The 360 dwelling units will be wired for solar roof panels which can save energy by producing solar electricity and offer credit for excess solar electricity produced. • Each garage will be wired for EV car charging. • Radiant barrier roof sheathing to improve cooling energy efficiency. • Low-E, dual pane windows block to 95 percent of UV rays. • Improved insulation techniques to help to minimize gaps and higher thermal properties (R-value) add to energy efficiency. • Designed and properly sealed duct system to improve comfort and efficiency. 	<p>Implement Energy and Emission Saving Features</p>	<p>Prior to issuance of a Building Permit for residential unit</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Departments of Public Works and Planning</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> • Programmable thermostats to regulate home temperatures year-round. • Open space buffers adjacent to most existing adjacent residential land uses that include, within which public trails to facilitate pedestrian and bicycle circulation within the Project Site as depicted on the approved Vesting Tentative Tract Map. • To incorporate teleworking, each residential unit would be sized appropriately to accommodate home offices and be equipped with new and efficient internet and phone cable systems. (2021 CAPCOA GHG Handbook Measure Transportation T-4). 				
<p>PDF GHG-2: Quantifiable GHG Reduction Measures. The project shall incorporate the following design features:</p> <ul style="list-style-type: none"> • Each unit shall be equipped with high efficiency ENERGY STAR® rated water heater, refrigerator, and dishwashers. (2021 CAPCOA GHG Handbook Measure Energy E-2) • All lighting on the Project Site would be light-emitting diode (LED). (2021 CAPCOA GHG Handbook Measure Energy E-2) • The proposed Project would not include any natural gas infrastructure. (2021 CAPCOA GHG Handbook Measure Energy E-15) • Electricity would be provided by the Clean Power Alliance and would be 100 percent renewable, unless the resident(s) opt-out. (2021 CAPCOA GHG Handbook Measure Energy E-11) • Low-flow water fixtures and native landscaping. (2021 CAPCOA GHG Handbook Measure Water W-5). 	Implement Energy and Emission Saving Features	Prior to issuance for a residential unit Building Permit	Subdivider or Successor, and Permittee	County of Los Angeles Department of Public Works
Hazards and Hazardous Materials				
<p>HAZ 1: Soil Management Plan. The subdivider shall require that its contractor(s) develop and implement a Soil Management Plan (SMP) for the management of soil and soil gas before any ground-disturbing activity within the vicinity of the maintenance facility building. The SMP shall include the following, at a minimum:</p> <ul style="list-style-type: none"> • Site description, including the hazardous materials that may be encountered. • Roles and responsibilities of onsite workers, supervisors. • Training for site workers focused on the recognition of and response to encountering hazardous materials. • Protocols for the materials testing, handling, removing, transporting, and disposing of all excavated materials in a safe, appropriate, and lawful manner. 	Submit a Soil Management Plan for review and approval.	Prior to issuance of Grading Permit	Subdivider or Successor, and Permittee	County of Los Angeles Department of Public Works

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> In the event that hazardous materials are encountered, reporting requirement to the local regulatory agency with jurisdiction, documenting that site activities were conducted in accordance with the SMP. <p>The SMP shall be provided to the County of Los Angeles Department of Public Works for their review and approval prior to issuance of a grading permit.</p>				
Implement Mitigation Measure TR-3	Submit a Construction Staging and Traffic Management Plan for review and approval.	Prior to issuance of Grading Permit and During Construction	Subdivider or Successor, and Permittee	County of Los Angeles Department of Public Works, Fire, and Sheriffs
Hydrology and Water Quality				
Implement Mitigation Measure HAZ-1	Submit a Soil Management Plan for review and approval. Comply with MS4 permit.	Prior to issuance of Grading Permit	Subdivider or Successor, and Permittee	County of Los Angeles Department of Public Works
Noise				
NOI-1: Prior to issuance of a grading permit, temporary construction noise barriers shall be erected along Project boundary that separates on-site active construction area and off-site sensitive receivers within 200 feet of the Project boundary. Such noise barriers shall have a minimum height of 10 feet above ground to block the direct line-of-sight between onsite active construction area. Temporary barriers shall include acoustical blankets with a minimum sound transmission class (STC) rating of 25 and noise reduction coefficient (NRC) of 0.75. Temporary noise barriers shall achieve a minimum of 12 dBA reduction in construction noise.	Install Noise Barriers	Prior to issuance of a Grading Permit and During Construction Phases of Demolition, Site Preparation, Grading/Excavation and Drainage/Utilities/Trenching	Subdivider or Successor, and Permittee	County of Los Angeles Departments of Public Health and Public Works
<p>NOI-2: Prior to issuance of grading permits, the County/Project subdivider shall incorporate the following measures as a note on the grading plan cover sheet:</p> <ul style="list-style-type: none"> Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards and capable of reducing equipment noise levels by a minimum of 3 dBA. Construction staging areas shall be located at the greatest distance feasible from off-site sensitive uses during Project construction. The Project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project Site, whenever feasible. 	Add noise measures to grading plan cover sheet.	Prior to issuance of a Grading Permit and During Construction	Subdivider or Successor, and Permittee	County of Los Angeles Departments of Public Health and Public Works

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>NOI-3: For off-site improvements related to the traffic signal installation, the contractor shall install temporary noise barriers, prior to the issuance of grading and building permits, between the active construction area and the off-site noise-sensitive receptors. The mobile noise barriers shall achieve sound level reductions of a minimum of 10 dBA between the Project construction sites and the sensitive receptor location. These temporary noise barriers shall be used to block the line-of-sight between the engine of the crane and similarly elevated ground-level noise-sensitive receptors. The barriers should allow for repositioning in order to block the noise at the sensitive receptor as construction activities move along the Project boundary. A noise barrier is not required if it would pose a safety risk or unreasonably prevent access to the construction area as deemed by the on-site construction manager such as in areas that have limited equipment maneuvering space or access. Any barrier capable of a reduction greater than 12 dBA would require greater height and heavier noise insulation which would make mobility of the barrier infeasible and cause safety concerns related to barrier stability. Further, noise barriers would only be effective if they block the line-of-sight to sensitive receptors. The contractor shall provide documentation verifying compliance with this measure.</p>	<p>Install Noise Barriers</p>	<p>Prior to issuance of Grading and Building Permits and During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Departments of Public Health and Public Works</p>
<p>NOI-4: During construction, vibratory pile drivers and/or vibratory rollers shall not be used within 75 feet of residential buildings adjacent to the Project Site</p>	<p>Ban Pile Driving/Vibration equipment within 75 feet of residential buildings. Include Mitigation Measures NOI-4 in the Construction Contract Specifications</p>	<p>During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Health</p>
<p>PDF NOI-1: Construction activities occurring as part of the Project shall be subject to the limitations which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays unless a temporary waiver is granted by the Chief Building Official or his or her authorized representative.</p>	<p>Comply with Title 22 which regulates construction hours. Include Mitigation Measures PDF NOI-1 in the Construction Contract Specifications</p>	<p>During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Health</p>
<p>Public Services</p>				
<p>Implement of Mitigation Measure TR-3.</p>	<p>Construction Staging and Traffic Management Plan</p>	<p>Prior to issuance of a Grading Permit and During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
Transportation				
<p>TR 1: Implement Subsidized or Discounted Transit Program In order to encourage use of the Metrolink commuter rail system and reduce commute-related VMT in the region, the homeowner's association (HOA) shall provide a reimbursement subsidy of up to 50 percent of the cost of one Metrolink monthly pass per residential dwelling unit for five (5) years (the subdivider shall administer and fund the reimbursement subsidy program for the first three [3] years, at which point the HOA shall take over administration and funding).. Consistent with the guidance provided in the 2021 Handbook which states that projects may be located up to two (2) miles from high-quality transit service when access is supported by bicycle, the subdivider will also provide an electric bicycle with the purchase of each dwelling unit in order to support the effectiveness of this measure (discussed in further detail below).</p> <p>It should be noted that monthly passes for the Metrolink system are sold based on the specific origin and destination stations both for cost and ticketing purposes (e.g., a monthly pass from Industry Station to L.A. Union Station costs approximately \$238.00, while a monthly pass from Industry Station to Riverside – Downtown Station costs approximately \$259.00). As the destination stations for future residents cannot be determined in advance, it is not feasible for the subdivider to pre-purchase and distribute passes along with the purchase of each dwelling unit. Instead, the subdivider/HOA will advertise the subsidy program to future residents at the time of purchase, and once a year for the remaining years of the subsidy program. As the total cost of the transit passes cannot be determined in advance, the total yearly homeowner transit subsidy reimbursement cost for Metrolink passes shall not exceed \$20,250.00 to the subdivider /HOA.</p> <p>The project site is also served by public bus transit. As described in Section 3.2, public bus transit service in the vicinity is provided by Foothill Transit. Public bus stops are provided at the intersections of Fairway Drive-Brea Canyon Cutoff Road/Colima Road and Lake Canyon Drive/Colima Road, with service approximately every 20-30 minutes during the peak commute hours. Therefore, in addition to the Metrolink subsidies, the subdivider /HOA shall also provide a reimbursement subsidy of up to 50 percent of the cost of one Foothill Transit monthly bus pass per residential dwelling unit for five (5) years (the subdivider shall administer and fund the reimbursement subsidy program for the first three [3] years, at which point the HOA shall take over administration and funding) in order to encourage the use of bus transit and reduce residential VMT in the region. A 31-day Foothill Transit bus pass costs approximately \$60.00. The subdivider /HOA shall advertise the subsidy program to future residents at the time of purchase, and once a year for the remaining years of the subsidy</p>	<p>Establish and fund a Subsidized or Discounted Transit Program (Metrolink / Foothill Transit Pass Subsidy)</p> <p>Provide a copy of the final CC&R which includes the above requirement to provide the above mitigation.</p>	<p>Prior to Final Map Recordation</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Departments of Public Works and Planning</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>program. As the total cost of the transit passes cannot be determined in advance, the total yearly homeowner transit subsidy reimbursement for Foothill Transit bus passes shall not exceed \$24,750.00 to the subdivider /HOA.</p> <p>Total annual transit reimbursement subsidies (Metrolink and Foothill Transit) paid by the subdivider/HOA will not exceed \$45,000 per year for the five (5)-year period. The subdivider/HOA will provide a report to Los Angeles County Departments of Public Works and Planning six (6) months prior to the end of the fifth year, detailing the use of the transit subsidy program. The County will determine within 90 days if the use of the transit subsidy program should continue for an additional five (5) years. In no event shall the transit subsidy program last more than a total of 10 years.</p> <p>To ensure the transfer of the transit subsidy program, the subdivider shall provide in the CC&Rs a method for the continuous maintenance, administration, operation of the fund for the period specified, to the satisfaction of the Director of Planning.</p>				
<p>TR-2: Electric Bicycles. The subdivider shall provide an electric bicycle along with the purchase of each dwelling unit at the close of escrow. The provision of electric bicycles is expected to support implementation of the transit subsidy program by providing an alternative last-mile connection to the nearby Metrolink Industry Station.</p>	<p>Demonstrate the program has been established and funded.</p> <p>Provide each household with an Electric Bicycle</p> <p>Provide a copy of the final CC&R which includes the above requirements to provide the above mitigation.</p>	<p>Prior to Final Map Recordation.</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works and Planning</p>
<p>TR 3: Construction Staging and Traffic Management Plan. Prior to commencement of Project construction, the Subdivider shall submit a detailed Construction Staging and Traffic Management Plan (CSTMP) to the LACDPW, the LACSD, and the Fire Department for review and approval. The CSTMP shall include any applicable street/lane/sidewalk closure information, a detour plan, haul route(s), identify emergency evacuation routes, and a staging plan. The CSTMP would be based on the nature and timing of the Project's specific construction activities and would consider other projects under construction in the immediate vicinity of the Project Site, if any. The CSTMP also would include features such as notification to adjacent property owners and occupants of upcoming construction activities, advance notification regarding any temporary transit stop relocations, and limitation of any potential roadway lane closure(s) to off-peak travel periods, to the extent feasible. Accordingly, the CSTMP shall include, but not be limited to, the following features, as appropriate:</p> <ul style="list-style-type: none"> • Provide advanced notification to adjacent property owners and occupants, as well as nearby schools, of upcoming construction activities, including durations and daily hours of construction. Provide a posted sign on the Project Site with hotline information for adjacent 	<p>Submit a Construction Staging and Traffic Management Plan for review and approval.</p>	<p>Prior to issuance of Grading Permit and During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Departments of Public Works, Fire, and Sheriff's.</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>property owners to call and address specific issues or activities that may potentially cause problems at on-and-off-site locations;</p> <ul style="list-style-type: none"> • Coordinate with the County and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses; • Coordinate with Foothill Transit to provide advanced notifications of any temporary stop relocations and durations and follow all safety required procedures required by the transit agency; • Limit any potential roadway lane closure/s to off-peak travel periods, to the extent feasible; • Provide traffic control for any potential roadway lane closure, detour, or other disruption to traffic circulation; • To the extent feasible, store any construction equipment within the perimeter fence of the construction site. Should temporary storage of a large piece of equipment be necessary outside of the perimeter fence (e.g., within a designated lane closure area), that area must comply with County and/or State-approved detour/traffic control plans; • Provide safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers. Should any temporary closure of an existing sidewalk be required, appropriate pedestrian detours will be established and signed as such so as to maintain public pedestrian circulation. The Subdivider shall submit all necessary permit applications prior to commencing construction activities which might encroach on public right-of-way; • Identify the routes that construction vehicles would utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.), to access the Project Site, traffic controls and detours, and proposed construction phasing plan for the Project; • Require the Subdivider to keep all public roadways adjacent to the Project Site clean and free of debris including, but not limited to, gravel and dirt as a result of its construction activities; • Schedule delivery of construction materials and hauling/transport of oversize loads to nonpeak travel periods, to the extent possible; • Obtain a Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities (i.e., the Orange and Pomona freeways), if needed; • Haul trucks entering or exiting public streets shall at all times yield to public traffic; • Construction-related parking and staging of vehicles shall occur on-site to the extent possible; 				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Coordinate deliveries to reduce the potential of trucks waiting to unload for protracted periods of times; Prohibit parking by construction workers on nearby streets and direct construction workers to available/designated parking areas within and adjacent to the Project Site; and The construction zone traffic control plans detailed in the CSTMP shall meet standards established in the current California Manual on Uniform Traffic Control Devices (MUTCD) as well as Los Angeles County requirements. The traffic control plans should be prepared by either a Civil or Traffic Engineer licensed by the State of California. 				
<p>PDF T-1. Increase Residential Density</p> <p>This measure accounts for the VMT reduction achieved by a project that is designed with a higher density (residential density of 2.72 dwelling units per acre) of dwelling units compared to the average residential density in the country. When reductions are being calculated from a baseline derived from a travel demand model, the residential density of the relevant TAZ is used for the comparison instead. Increased densities affect the distance people travel and provide greater options for the mode of travel they choose. Increasing residential density results in shorter and fewer trips by single-occupancy vehicles and thus a reduction in VMT.</p> <p>The Project-generated VMT is derived from the County's VMT Tool, which is based on SCAG travel demand model data. Therefore, the Project's potential VMT reduction is determined by comparing the residential density without and with the Project's proposed residential development proposed for Planning Areas 1, 2 and 3, and comparing the residential density TAZ without and with the residential development proposed for Planning Area 5. The residential density of each TAZ was determined based on parcel-level data obtained from the Los Angeles County Office of the Assessor, which reports the type of residential development (e.g., single family, duplex, multi-family), the number of units, and the acreage of each parcel.</p>	Implement PDF.	Project attribute, any future changes to the project cannot include a density reduction. Any reduction in the proposed project's residential density would require the project to submit a revised traffic impact analysis for review and approval to the satisfaction of Public Works.	Subdivider, or Successor, and Permittee	County of Los Angeles Departments of Public Works and I Planning
<p>PDF T-2. Locate Project near Bike Path/Bike Lane</p> <p>This measure requires projects to be located within a 0.5-mile bicycling distance from an existing Class I bike path or Class II bike lane. A project that is designed around an existing or planned bicycle facility encourages sustainable mode use. The project design should include a comparable network that connects the project uses to the existing off-site facilities that connect to work/retail destinations.</p> <p>The proposed Project Site is located within a 0.5-mile distance of the existing Class I bicycle lanes along Fairway Drive and along Golden Springs Road. As noted in Section 3.1.2, future bicycle lanes are</p>	Implement PDF	Project attribute, monitoring not needed.	Subdivider, or Successor, and Permittee	County of Los Angeles Department of Public Works

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>planned for Colima Road and Brea Canyon Cutoff Road in the immediate vicinity of the Project Site, which would provide connections to the existing bicycle lanes west and south of the site. Upon installation of the planned bicycle lanes, the Project Site would be served by regional-serving bicycle facilities that connect to work/retail destinations and facilitate bicycle commuting.</p> <p>The proposed Project is planned to provide recreational multi-use trails within the Project Site which are expected to accommodate pedestrians, bicycles, and other non-motorized modes of travel. The multi-use trail system will connect to the internal project roadways as well as public sidewalks and roadways at various places, including along Colima Road. Therefore, the Project Site is planned to provide convenient connections to the future bicycle lanes for residents of the Project Site as well as the general public. It is expected that providing connections throughout the Project Site to regional bicycle facilities will result in greater substitution of bicycle trips for vehicle trips. Therefore, the Project is well-located and designed to attain expanded VMT reductions in the future when the planned bicycle facilities are installed.</p>				
<p>PDF T-3. Fairway Drive/SR-60 Freeway Ramps</p> <p>The exclusive northbound right-turn lane at the SR-60 Freeway EB on-ramp would be restriped to accommodate a shared through/right-turn lane, and the other northbound lanes would be restriped to accommodate the full extent of the forecast northbound left-turn queue. It is not anticipated that any roadway widening would be required in order to accommodate the proposed lane configuration on Fairway Drive. It should be noted that the reconfiguration of the northbound lanes at the SR-60 Freeway ramp intersections would require approval from Caltrans prior to being implemented by the Project Subdivider. If the Caltrans does not concur with this improvement, this improvement will not be required.</p>	<p>Submit for review and approval traffic signal plan and signing and striping plan and bond for the improvement to the satisfaction of Public Works/Caltrans.</p>	<p>Prior to Final Map Recordation.</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>
<p>PDF T-4. Fairway Drive/East Walnut Drive South</p> <p>The westbound approach along East Walnut Drive South is approximately 20 feet wide, and is currently striped to provide one 10-foot-wide shared through/left-turn lane and one 10-foot-wide right turn lane. In order to better accommodate the forecast right-turn queues, the westbound right-turn lane striping shall be extended to provide an additional 50 feet of storage space. The lane striping will terminate prior to the existing driveway along the north side of the roadway in order to maintain full access to the existing parcel. The roadway width along the westbound approach of East Walnut Drive South is adequate for vehicles to utilize the curb lane (i.e., a de facto turn lane) should additional storage space be required</p>	<p>Submit signing and striping plans for review and approval, and bonds for the improvement to the satisfaction of Public Works.</p>	<p>Prior to Final Map Recordation</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>PDF T-5. Fairway Drive-Brea Canyon Cutoff Road/Colima Road</p> <ul style="list-style-type: none"> • Northbound Left-Turn: To better accommodate the left-turn queues and improve overall operations at the intersection, the raised concrete median adjacent to the northbound left-turn lane shall be modified and narrowed in order to accommodate the extension of the left-turn lane by 60 feet. In order to maintain full access to the existing parcel along the west side of the roadway, the median should not extend further to the south. • Northbound Right-Turn: In order to adequately accommodate the forecast right-turn queues, the lane striping would be extended to provide an additional 10 feet of storage space for the northbound right-turn lane. • Eastbound Left-Turn: In order to adequately accommodate the left-turn queues, the raised concrete median adjacent to the eastbound left-turn lane would be modified to accommodate the extension left-turn lane by 60 feet. • Westbound Left-Turn: In order to adequately accommodate the left-turn queues, the raised concrete median adjacent to the westbound left-turn lane will be modified to accommodate the extension left-turn lane by 105 feet. 	<p>Submit traffic signal plan, signing and striping plan for review and approval, and bonds for the improvements to the satisfaction of Public Works</p>	<p>Prior to Final Map Recordation</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>
<p>PDF T-6. Project Driveway-Walnut Leaf Drive/Colima Road</p> <p>The Walnut Leaf Drive approach would be restriped to accommodate eastbound left-turns into the project driveway, located at north approach by an exclusive left-turn lane, restriped to provide one southbound departure lane, as well as one shared left-through lane and one right-turn lane on the northbound approach. It is not anticipated that any roadway widening would be required in order to accommodate the proposed lane configuration on Walnut Leaf Drive.</p>	<p>Submit signing and striping plan for review and approval, and bonds for the improvement to the satisfaction of Public Works</p>	<p>Prior to Final Map Recordation</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>
<p>PDF T-7. Tierra Luna-Project Driveway/Colima Road</p> <p>The proposed Project would construct a driveway at the existing Tierra Luna/Colima Road intersection. The Project driveway will tie-in to the intersection as the new south leg of the existing unsignalized "T"-intersection. The existing signalized pedestrian and golf cart crossing across Colima Road is planned to be relocated with a traffic signal installed at the future Tierra Luna/Colima Road intersection in order to maintain pedestrian access across Colima Road. The golf cart path south of Colima Road will be removed in order to accommodate the open space on Planning Area 4 and the proposed single-family homes on Planning Area 5; therefore, pedestrian crossings across Colima Road are planned to be accommodated at the Tierra Luna/Colima Road intersection instead. Colima Road shall be restriped to accommodate exclusive westbound left turns into the project driveway.</p>	<p>Submit for review and approval traffic signal plan and signing and striping plan and bond for the improvements to the satisfaction of Public Works.</p>	<p>Prior to Final Map Recordation</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency/Party	Monitoring Agency/Party
<p>PDF T-8. Lemon Avenue/Golden Springs Drive The traffic signal shall be modified to provide a westbound right-turn overlap phase (i.e., the westbound right-turns would receive a green arrow concurrent with the existing protected southbound phase). The improvement is anticipated to result in a reduction in the westbound right-turn queues. This improvement will require approval from the City of Diamond Bar prior to implementing this improvement. If the City does not concur with this improvement, this improvement will not be required.</p>	<p>Submit approved traffic signal plan and signing and striping plan and bond for the improvement to the satisfaction of Public Works/City of Diamond Bar.</p>	<p>Prior to Final Map Recordation</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>
Tribal Cultural Resources				
<p>TCR 1: A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall be retained to monitor all grading activities within the Project Site. Prior to ground disturbing activities, the subdivider shall provide evidence of a separate executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the LA County Planning upon completion of the grading activity</p>	<p>Provide a copy of the retainer for a Tribal Cultural Resources Monitor.</p>	<p>Prior to issuance of a Grading Permit</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>
<p>TCR-2: If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find and the action set forth in Mitigation Measure CUL-2 shall be taken.</p>	<p>Provide a copy of the retainer for a Tribal Cultural Resources Monitor.</p>	<p>Prior to issuance of a Grading Permit</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Planning</p>
Wildfire				
<p>Implement of Mitigation Measure TR-3</p>	<p>Submit a Construction Staging and Traffic Management Plan for review and approval.</p>	<p>Prior to issuance of a Grading Permit and During Construction</p>	<p>Subdivider or Successor, and Permittee</p>	<p>County of Los Angeles Department of Public Works</p>

This page intentionally left blank