



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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LOS ANGELES, CALIFORNIA 90012-2713

DAWYN R. HARRISON
Acting County Counsel

September 27, 2022

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

September 27, 2022

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Agenda No. 7
07/26/22

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration 5
500 West Temple Street
Los Angeles, California 90012

**Re: Project No. 2019-000181-(1)
Conditional Use Permit No. RPPL 2020-002262-(1)
Vesting Tentative Tract Map No. 82159-(1) (RPPL2019-
000320-(1))**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to authorize a condominium development of 85 detached residential units, on-site project grading of 165,000 cubic yards, and on-site amenities within a project area of 10 net acres located at 16234 Folger Street in the unincorporated community of Hacienda Heights, within the Hacienda Heights Zoned District, applied for by Lennar Homes. After hearing testimony, your Board indicated an intent to approve the project, continued the hearing to September 27, 2022, and instructed our office to prepare the appropriate documents for your Board's consideration. Enclosed are the findings, conditions, and order for your consideration and conclusion of the hearing.

Very truly yours,

DAWYN R. HARRISON
Acting County Counsel

By *Lisa Jacobs*
LISA C. JACOBS
Deputy County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

LCJ:bh

Enclosures

c: Fesia A. Davenport, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-000181-(1)
CONDITIONAL USE PERMIT NO. RPPL 2020-002262-(1)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on July 26, 2022, in the matter of Project No. 2019-000181-(1), consisting of Conditional Use Permit No. RPPL2020-002262-(1) ("CUP"), Vesting Tentative Tract Map No. 82159-(1) (RPPL2019-000320-(1)) ("Vesting Tract Map"), and Environmental Assessment No. RPPL2019-000323(1), (collectively, the "Project"). The County Regional Planning Commission ("Commission") conducted duly-noticed public hearings on April 27, 2022, and May 18, 2022.
2. Lennar Homes ("Permittee") requests the CUP to authorize on-site project grading exceeding 100,000 cubic yards, pursuant to Los Angeles County Code ("County Code") Sections 22.18.030, 22.140.240, and 22.158.050 for the creation of one multi-family residential lot with 85 new detached condominium units.
3. The Project is located at 16234 Folger Street, along Folger Street, Glenelder Avenue, and Hinnen Avenue, within the Hacienda Heights Zoned District and East San Gabriel Valley Planning Area and is 10 net acres ("Project Site").
4. The Vesting Tract Map is a related request to create one multi-family lot consisting of 10 net acres to develop 85 detached residential condominium units.
5. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area).
6. The Project Site is located within the H-9 (Residential: 0-9 du/net acre) land use category of the Hacienda Heights Community Plan ("Community Plan"), a component of the County General Plan ("General Plan"), Land Use Policy Map.
7. Surrounding zoning within a 500-foot radius includes:

North: R-1;
South: R-1;
East: R-1 and R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area); and
West: R-1.

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

North:	Single-Family residences;
South:	Single-Family residences;
East:	Single-Family residences; and
West:	Single-Family residences and a church.
9. The Exhibit Map/Exhibit "A" dated May 12, 2020, depicts the 85-unit residential condominium development and on-site amenities inclusive of picnic and barbeque areas, multi-age play structure, turf area for outdoor fitness, and play areas totaling 16,360 square feet (0.38 acres).
10. The Project Site is rectangular in shape with a flat topography and consists of one legal lot, which is developed as an unoccupied school facility consisting of seven buildings, portable classrooms, and parking areas that will be removed and/or demolished.
11. The Project Site is accessible via Folger Street, a 60-foot wide public collector street; Glenelder Avenue, a 60-foot wide public collector street; and Hinnen Avenue, a 60-foot wide public collector street. The Project Site fronts Folger Street, Glenelder Avenue, and Hinnen Avenue, and is accessible via Gale Avenue, a public street with a variable width ranging from 40 to 70 feet.
12. Internal circulation and access will be provided by a private driveway and fire lane system ranging from 20 feet to 56 feet in width. Private Driveway and Fire Lane "A" varies in width from 47.5 feet to 56 feet and will serve 46 dwelling units. Portions of Private Driveway and Fire Lane "A" have 10-foot by 24-foot parallel guest parking spaces and nine-foot wide parkways and sidewalks. Private Driveway "B" is 24 feet wide and will serve three units (Unit Nos. 79, 80, and 81). Private Driveway "C" is 20 feet wide and will serve two units (Unit Nos. 65 and 66). Fourteen units (Unit Nos. 24 to 37) will take direct access from Hinnen Avenue; 10 units (Unit Nos. 48 to 57) will take direct access from Glenelder Avenue; and 10 units (Unit Nos. 38 to 47) will take direct access from Folger Street.
13. The Project proposes 85 single-family homes. Each single-family home will provide two covered parking spaces within the individual garages. Twenty-six uncovered guest parking spaces will be provided, in accordance with County Code Chapter 22.112.
14. Pursuant to County Code Section 22.110.070, fences, walls, and landscaping are limited to a height of 42 inches within the front yard setback, and a height of six feet within the side and rear yard setbacks. The Project is consistent with the County's fencing, wall, and landscaping standards.
15. Pursuant to County Code Sections 22.28.030, 22.140.240, and 22.158.050, the CUP will allow grading of more than 100,000 cubic yards for the development of the one multi-family lot with 85 detached residential dwelling units. A total of

165,000 cubic yards of grading consisting of 82,500 cubic yards of cut and 82,500 cubic yards of fill will be balanced on-site.

16. The Project is consistent with the required setbacks identified in County Code Chapter 22.306. Each unit will include a 20-foot front yard setback, 15-foot rear yard setback, consistent with the requirements for the R-1 zone.
17. The Project is consistent with the maximum building height of 35 feet. The Project proposes a maximum building height of 30 feet.
18. The Project is consistent with on-site tree planting requirements of one tree for each 25 feet of street frontage. Based on the Project Site's street lot frontage on Hinnen Avenue (25.96 trees based on 649 linear feet), Folger Street (29.48 trees based on 737 linear feet), and Glenelder Avenue (24.8 trees based on 620 linear feet), a total of 81 trees are required. The Project proposes 85 on-site trees.
19. A housing permit is not required because Permittee is not requesting a density bonus or incentives. The Project is not subject to the Inclusionary Housing Ordinance ("IHO") because the Project application was deemed complete in 2019, prior to the effective date of the IHO, which became effective on December 10, 2020.
20. On-site amenities include picnic and barbeque areas, multi-age play structure, turf area for outdoor fitness, and play area totaling 16,360 square feet (0.38 acres). Four open space/landscaped areas totaling 0.21 acres are also proposed throughout the development.
21. The conditions of the County Subdivision Committee, comprised of the Departments of Public Works, Fire, Parks and Recreation, and Public Health, are attached to the conditions of approval.
22. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000, et seq.), the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15000, et seq.) ("State CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Department of Regional Planning ("Regional Planning") staff ("Staff") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and were prepared consistent with the State CEQA Guidelines.
23. Pursuant to CEQA requirements, the MND evaluated potential impacts to tribal cultural resources. On April 23, 2020, notifications were sent to the Gabrieleño Tongva San Gabriel Band of Mission Indians and the Gabrieleño Band of Mission Indians-Kizh Nation ("Kizh Nation"). The Kizh Nation responded on April 24,

2020. A consultation meeting was held on September 9, 2020, and consultation concluded on October 6, 2020. No response was received from the Gabrieleño Tongva San Gabriel Band of Mission Indians. The Local Government Tribal Consultation List was sent to the Native American Heritage Commission. The search of the Sacred Lands File completed for the Project resulted in negative results. At the request of the Kizh Nation, the MMRP includes a Mitigation Measure TRC-1 even though the Project Site has been previously disturbed and developed.

24. The Permittee's outreach efforts to the community included two virtual open houses hosted in 2020, three presentations made to the Hacienda Heights Improvement District between 2019 and 2022, neighborhood canvassing, and door-to-door visits to local residents. Community members and interested parties also received numerous emails and postcards in the U.S. Mail regarding the Project and opportunities for community involvement between 2019 and 2022.
25. Pursuant to the provisions of County Code Chapter 22.222, the community was appropriately notified of the Project's public hearing by mail, newspaper, property posting, and departmental website posting.
26. Prior to the Commission's public hearing, Staff received several written comments that expressed support for the Project, while comments in opposition generally expressed concerns over the level of CEQA review, density, increased traffic, two-story buildings, inadequate park size, removal of open space, soil contamination, loss of recreational facilities, potential loss of Native American artifacts, the Naylor Act, potential expiration of waivers granted by the State Board of Education for the sale of surplus property, and the Project Site's proximity to a battery smelting plant and its potential impacts to the Project.
27. The Commission's duly-noticed public hearing was scheduled for April 27, 2022, and was continued to May 18, 2022. At the May 18, 2022 hearing, Staff gave a presentation, followed by comments by Permittee and two representatives from the Hacienda Heights La Puente Unified School District ("School District") regarding the Project and the School District's sale of the property to the Permittee. Fourteen speakers provided testimony in opposition to the Project.
28. The Commission asked the Permittee to voluntarily dedicate ten percent of the Project's dwelling units to moderate income families. Permittee responded that the purchase price that was negotiated for the sale of the property did not contemplate or take into account a percentage of units to be sold below market-value, therefore, the Project could not accommodate the request for income-restricted units.
29. The County's obligations under the 6th Cycle Regional Housing Needs Allocation ("RHNA") were discussed, as well as that these units would count toward the County's 6th Cycle RHNA obligation.

30. The Commission inquired about the Project Site's past use and the date of the school's closure at the Project Site. School District representatives responded that the public school shut down in 2010 and that Project Site may have been leased to third parties for training or daycare purposes in the interim. Permittee informed the Commission that the property was fenced in 2016; the site is not currently available as a recreational facility. The Commission voted 4-0 to approve the Project, with one abstention.
31. The Commission's decision to approve the Project was timely appealed to the Board by Samuel Brown-Vasquez on behalf of Coalition Against Lennar ("Appellant") on May 31, 2022. In the appeal, the Appellant cited concerns regarding the Project's environmental analysis, General Plan and Community Plan consistency determination, and compliance with the Naylor Act.
32. On July 26, 2022, the Board conducted a duly-noticed public hearing on the appeal of the Commission's Project approval. At the hearing, the Board received a written statement from Regional Planning in support of the Project. The Appellant and the Permittee spoke. Approximately 20 interested persons addressed the Board, and correspondence was received. Amy Bodek, Director of Regional Planning ("Director"), responded to questions posed by the Board. The Director explained why the Project was not subject to the IHO but that it will address the County's RHNA needs. The Director addressed the environmental review done for the Project. The Director addressed the questions that had been raised regarding the Naylor Act and the Permittee's acquisition of the property. After completion of public testimony, the Board indicated its intent to deny the appeal and adopt the MND and MMRP, in compliance with CEQA and State and County CEQA Guidelines related thereto, and determined that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on the environment. The Board further instructed County Counsel to prepare final Findings for the approval of the Project for the Board's consideration; and continued the hearing to September 27, 2022.
33. The Board finds that the Project is consistent with the goals and policies of the General Plan because the proposed one multi-family residential lot with 85 detached dwelling units is consistent, in use and density, with the H-9 land use designation, which allows nine dwelling units per one net acre or a total of 90 units.
34. The Board finds that the Project is consistent with the R-1 zoning classification as detached residential units are permitted in the R-1 zone, pursuant to County Code Section 22.18.030.
35. The Board finds that the Project is consistent with General Plan goals and policies regarding development patterns that discourage sprawl, and protect and conserve areas with natural resources and Significant Ecological Areas ("SEAs"), and discourage development in undeveloped areas where infrastructure and

public services do not exist. The 10-acre property is developed with an elementary school that is currently unoccupied. The property is not located within an SEA and will not affect any stream courses or high-value riparian habitat. The Project is proposed in an already developed area where public water and sewers are available. The Project will protect the character of existing single-family neighborhoods. The Project includes open space that will meet the evolving community needs.

36. The Board finds that the Project is consistent with the goals and policies of the General Plan regarding infill development on underutilized sites, and redevelopment that strengthens and enhances communities. The Project is an infill development because it is proposed in a developed area where additional infrastructure and public services are not required. Therefore, it contributes to compact development, which consumes less land and resources, and can reduce the costs of providing public infrastructure and services. It also proposes to redevelop an underutilized site.
37. The Board finds the Project is consistent with the goals and policies of the General Plan regarding well-designed and healthy places that support a diversity of built environments. The Project redevelops a school site and proposes 85 detached single-family dwelling units, enhancing the provision of housing, consistent with the surrounding neighborhoods in consideration of the existing built environment. The Project will not be a gated community, and the private driveways with the sidewalks will provide pedestrian connectivity to the existing neighborhood, thereby improving neighborhood access and circulation, improving emergency access, and encouraging social cohesion.
38. The Board finds that Project is consistent with Community Plan goals and policies that will support well-designed walkable residential neighborhoods that provide various housing types and densities through the provision of sidewalks within the Project boundaries and open space amenities.
39. The Board finds that the Project will provide open space that expands to meet evolving community needs, consistent with the goals and policies of the Community Plan. The Project will provide on-site amenities, including outdoor seating, picnic and barbeque areas, multi-age play structure, turf areas for outdoor fitness, and play area totaling 16,360 square feet. The Project includes an open-space park area accessible to the general public, and sidewalks within the development's street frontages to provide pedestrian connectivity that may be enjoyed by the general public.
40. The Board finds that the proposed single-family residences will be consistent with the existing single-family residential uses in the neighborhood. Because single-family residential buildings already exist in the neighborhood, the proposed single-family residential structures would not alter the neighborhood's residential character. The proposed residential use will be consistent with the existing land use in the community.

41. The Board finds that the Project is consistent with the R-1 zoning classification, such as those for building height, setbacks, fence and wall heights, parking, and other related standards of the County Code.
42. The Board finds that the Project is consistent with the minimum distance of 10 feet required between all main residential buildings on the same lot, identified in County Code Section 22.110.050.
43. The Board finds that Permittee has demonstrated the suitability of the Project Site for the proposed uses and that establishment of the proposed uses as such location conforms to good zoning practices. The Board further finds that compliance with the attached conditions of approval will ensure compatibility with the surrounding land uses and consistency with all applicable General Plan and Community Plan policies and goals.
44. The Board 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.
45. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems, because sewage disposal, storm drainage, fire protection, and geologic and soil factors are adequately addressed in the conditions of approval.
46. The Board finds that the Project is subject to the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the Fish and Game Code.
47. After consideration of the MND and the MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds that the MND reflects its independent judgment and analysis.
48. The Board finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends.
49. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project 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 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The Project 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 Project complies with all development standards of the R-1 zone.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND, which reflects the independent judgment and analysis of the Board, as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on the environment; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation;
- 2. Denies the appeal; and
- 3. Approves CUP No. RPPL2020-002262-(1), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000181-(1)
CONDITIONAL USE PERMIT NO. RPPL2020-002262-(1)

1. This grant authorizes the following: on-site project grading exceeding 100,000 cubic yards for the creation of one multi-family residential lot, consisting of 10 net acres for the development of 85 detached condominium dwelling units ("Project") located at 16234 Folger Street, within the Hacienda Heights Zoned District in the unincorporated community of Hacienda Heights ("Project Site").
2. Unless otherwise apparent from the context, the "Permittee" 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.
3. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, has filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 11, 13, and 17. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 7, 8, and 14 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date of decision by the County Board of Supervisors ("Board"), as provided in the Los Angeles County Code ("County Code") Section 22.222.230.
5. 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 66499.37, or any other applicable limitations period. The County shall promptly notify Permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above, is filed against the County, Permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

- A. If during the litigation process actual costs or expenses incurred reach 80 percent of the amount on deposit, Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of 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 Permittee, pursuant to County Code Section 2.170.010.
- 7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 8. Prior to the use of this grant, Permittee, or the owner of the subject property, if other than Permittee, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, Permittee, or the owner of the subject property, if other than Permittee, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
- 9. This grant shall terminate when the associated Vesting Tentative Tract Map expires on May 18, 2024. 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.
- 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 Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt 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.

11. Permittee shall deposit with the County the sum of \$400. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine Permittee's compliance with the conditions of this grant. The fund provides for two annual inspections. Inspections shall be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems.
12. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, Permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Prior to the issuance of any building permit(s), Permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to County Code Section 22.264. Permittee shall pay the fees in effect at the time of payment, pursuant to County Code Section 22.264.060. Questions regarding fee payment may be directed to the County Librarian at (562) 940-8430. Permittee shall provide proof of payment upon request from Regional Planning.
14. Within five working days from the date of final approval, Permittee shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the Department of Fish and Wildlife ("Fish and Wildlife"), pursuant to section 711.4 of the Fish and Game Code, 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 \$2,548 for a Negative Declaration or Mitigated Negative Declaration "MND"), plus a \$50 County processing fee; Fish and Wildlife does not specify a fee for Environmental Impact Report addendums). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
15. 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.
16. Within 30 days of the date of final approval of this grant by the County, Permittee shall record in the office of the Recorder a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for this Project. Prior to recordation of the covenant, Permittee shall submit a draft copy of the covenant and agreement to Regional Planning for

review and approval. As a means of ensuring the effectiveness of the mitigation measures, Permittee shall submit annual mitigation monitoring reports to Regional Planning, or at greater intervals, if required. The reports shall describe the status of Permittee's compliance with the required mitigation measures.

17. Permittee shall deposit an initial sum of \$6,000 with Regional Planning within 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. Permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
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 Regional Planning Hearing Officer ("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 County Code Chapter 22.238.
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.
20. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
21. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of Regional Planning ("Director").
22. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached letters and reports from the County Departments of Public Works, Fire, Parks and Recreation, and Public Health.
23. Permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain, free of litter, all areas of the premises over which Permittee has control.
24. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

25. In the event of graffiti or other extraneous markings occurring, Permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A"/Exhibit Map dated May 12, 2020, or a Revised Exhibit "A"/Exhibit Map. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, a Revised Exhibit "A"/Exhibit Map shall be submitted to Regional Planning.
27. In the event that subsequent revisions to the approved Exhibit "A"/Exhibit Map are submitted, 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"/Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT-SPECIFIC CONDITIONS

28. This grant shall authorize on-site grading of 165,000 cubic yards (82,500 cubic yards cut plus 82,500 cubic yards fill) associated with a residential condominium development.
29. Each residential unit shall maintain a minimum of 10 feet building separation.
30. No gates for the streets are proposed, and no gates for the streets are authorized. (Gates are permitted within the yard fencing.)
31. A minimum of 170 covered parking spaces and 26 guest parking spaces (including one van accessible) shall be maintained within the development. Standard parking space shall be a minimum 8.5 feet by 18 feet. Van accessible parking space shall be a minimum 9 feet by 18 feet with 8 feet loading area. Parallel parking space shall be a minimum 10 feet by 24 feet.
32. A minimum of 16,360 square feet (0.38 acres) of recreation area and open space/landscaped areas totaling 0.21 acres shall be provided. Permittee shall submit a landscape plan to the Director for review and approval prior to issuance of a building permit.
33. Prior to issuance of a building permit, the existing seven buildings, portable classrooms, and parking areas totaling 32,614 square feet shall be demolished/removed.

34. Prior to final map or grading permit/building permit issuance, Permittee shall submit a construction security plan to the Director for review. The construction security plan shall indicate how the site will be secured to deter unauthorized and/or nuisance activities, and address perimeter fencing, hours of construction, monitoring by security personnel after-hours, and posting of contact information, if any suspicious activity is observed.

Attachments:

Conditions of Approval from the Departments of Public Works, Fire, Parks and Recreation, and Public Health for Tentative Tract Map dated May 12, 2020; and

Mitigation Monitoring and Reporting Program.

The following reports consisting of 15 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, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract map, submit to the Director of Public Works a notarized affidavit, 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 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. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

TRACT NO.: 082159

TENTATIVE MAP DATE: 05/12/2020

EXHIBIT A DATE: 05/12/2020

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/29/2020, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: _____

A handwritten signature in black ink, appearing to read 'AM'.

ALEX MIKHAILPOOR

Date: 05/19/2020

Phone: (626) 458-4921

PCA LX001129 / A866
EPIC LA: RPPL2019000320
ESTU2019000031

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET

Sheet 1 of 1

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract	82159	Tentative Map Dated	5/12/20 (Map/Exhibit)	Parent Tract	
Grading By Subdivider?	[Y] (Y or N) 78,710 yd ³	Location	Hacienda Heights		
Geologist	LGC Geotechnical	Subdivider	Lennar Homes		
Soils Engineer	LGC Geotechnical	Engineer/Arch.	Hunsaker & Associates		

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 3/12/18

References: _____

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 the 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 the 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>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

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

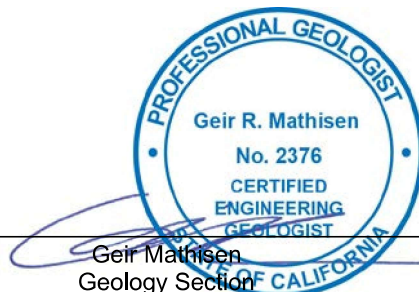
- A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.
B. ON-SITE SOILS ARE CORROSIVE TO CONCRETE STRUCTURES.

PER THE SOILS ENGINEER:

- C. INFILTRATION OF STORM WATER AT THE SITE IS DEEMED UNFEASIBLE.

Prepared by


George Molina
Soils Section



Date 06/02/2020

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.

\\pw01\pwpublic\gmedpub\Development Review\Combined Reviews\Tracts and Parcels\82159, La Puente, 2020-06-02, TM-6_A.docx

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. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
3. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. 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.

Name Nazem Said  Date 6/1/2020 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

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

1. Dedicate corner cutoffs at all streets including private drives intersections along the property frontage to accommodate an ADA conforming standard curb ramps (Use Caltrans Standard Plan A88A, Case A) to the satisfaction of Public Works.
2. Construct (or reconstruct) curb ramps at all streets including private drives intersections along the property frontage to the satisfaction of Public Works.
3. Construct sidewalk on base along the property frontage on Folger Street, Hinnen Avenue and Glenelder Avenue to the satisfaction of Public Works. Provide 6-inch gap between the sidewalk and the property lines.
4. Rehabilitate pavement of Hinnen Avenue, Folger Street and Glenelder Avenue along the property frontage. The applicant shall submit a revised traffic index, and a material report to justify his/her proposal.
5. Reconstruct or modify all non-ADA conforming curb ramps on Folger Street, Hinnen Avenue, and Glenelder Avenue to the satisfaction of Public Works.
6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Hinnen Avenue, Folger Street and Glenelder Avenue to the satisfaction of Public Works.
7. Construct new driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
8. Repair any displaced, broken, or damaged improvements damaged during construction to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Folger Street, Hinnen Avenue, and Glenelder Avenue to the satisfaction of Public Works. Provide irrigation for the said trees.
10. Underground all new utilities to the satisfaction of Public Works and Southern California Edison.
11. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, along the property frontage to the satisfaction of Public Works.

TENTATIVE MAP DATED 05-12-2020
EXHIBIT MAP DATED 05-12-2020

12. Install postal delivery receptacles in groups to serve two or more residential parcels.
13. Provide signing and striping plans (S&S plans) for the proposed private and future streets to the satisfaction of Public Works. The S&S plans shall include the removal of all school signs and pavement marking surrounding the development.
14. Comply with street lighting conditions stated in the attached letter dated February 25, 2019 to the satisfaction of Public Works.
15. Comply to all mitigation measures stipulated in the approved traffic impact analysis (TIA) dated March 16, 2022, to the satisfaction of Public Works.

Prepared by Thong Ngov

tr82159r-rev6

Thong Ngov

Phone (626) 458-4962

Date 03-16-2022

LOS ANGELES COUNTY
PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3REVIEW
STREET LIGHTING REQUIREMENTS

Date: 2/25/19


TO: Jose Suarez
Project Entitlement & CEQA Section
Land Development Division

Attention Kevin Godoy


FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division

Prepared by Sarah Hague

STREETLIGHTING REQUIREMENTS
RPPL2019000320 TR82159 16234FOLGERSTREET

- ☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ and around to the satisfaction of Public Works or as modified by Public Works. 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 along the property frontage on Folger Street, Hinnen Ave, and Glenelder Ave to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained (LS-3) 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 or public future streets along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. 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 future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Public Works or as modified by Public Works. The operation and maintenance of the street lights 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 portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. 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 street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. 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.
-
- ☐ New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
-  ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



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

March 16, 2022

IN REPLY PLEASE

REFER TO FILE:

T-4

Mr. Arthur Black
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614

Dear Mr. Black:

**16234 FOLGER STREET (VTTM 82159)
TRANSPORTATION IMPACT ANALYSIS - NOVEMBER 2021
SITE ACCESS STUDY – NOVEMBER 2021
UNINCORPORATED HACIENDA HEIGHTS AREA**

This letter supersedes the letter provided on December 22, 2021. Public Works has reviewed the Transportation Impact Analysis (TIA) dated November 2021 and the Site Access Study (SAS) dated November 2021, for the proposed 85 detached single-family dwelling units located at 16234 Folger Street in the unincorporated Hacienda Heights area. The project includes one common Homeowners Association (HOA) open space Lot A and one park site.

Project's Transportation Impact

According to the TIA, the project will have a significant transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Proposed Design Features

According to the TIA, the project proposed the following project design features.

1. Enhanced remote work and telework features. This measure can facilitate increased remote work and telework (further details on the improvements are in the TIA). Each home would include the following standard features that would further enhance and encourage remote work:

- Floor plans designed to accommodate a home office

- Certification from the WiFi-Alliance to ensure excellent internet connection throughout the home
- Standard installation of commercial-grade equipment (e.g., Ruckus wireless equipment)

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation. A bond amount shall be included to guarantee the construction and implementation prior to final map recordation.

2. On-site parks. The project incorporates an on-site park/open space area that would be open to the residents and the public for recreational activities (further details on the program are in the TIA).

Proper signage shall be installed "For Public Use" because Exhibit A shows as "Open Space." Signage shall be included in grading, building or Exhibit A plans. A S&S plan should show this for TSM to clear prior to final map recordation.

3. Pedestrian network improvement. The Glen Elder neighborhood includes a new park open to the public that provides pedestrian connections from surrounding streets through the new community. The community also features contiguous sidewalks with a landscaped parkway between the curb and the sidewalk (further details on the improvements are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation. The signage shall include "Open to the Public" and the Street Improvement Plans shall demonstrate sidewalk accessibility.

4. On-site bicycle parking. The project will provide bicycle parking in common areas (further details on the improvements are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation. A note shall be shown on the Exhibit A map showing bicycle parking

The following three (3) programs must adhere to the conditions below:

- The project shall submit a memorandum to Public Works for review and approval detailing the metrics that will be used to measure program participation and the expected frequency of the reporting prior to final map recordation.

- The project shall implement the websites prior to certificate of occupancy.
- The project shall implement the programs prior to certificate of occupancy.
- A bond shall be required prior to final map recordation to guarantee these items are completed.

5. A car-sharing program. The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate car-sharing by those individuals who wish to offer their car for sharing (further details on the program are in the TIA).

6. A ride-sharing program. The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate a ridesharing service that would operate on demand (further details on the program are in the TIA).

7. A school pool program. The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate carpooling to schools and would assist in organizing a “walking school bus” (further details on the program are in the TIA).

Project's Proposed Mitigation Measures

According to the TIA, the project proposed the following mitigation measures to address the transportation impacts.

1. Bicycle Master Plan. The project would fund the implementation of or cause the construction of 2.4 miles of Class III bicycle facilities including remediation of pavement deficiencies on identified routes (further details on the improvements are in the TIA).

The applicant shall submit a conceptual plan and a bond estimate for the 2.4 miles of Class III bike lanes. The applicant shall meet with Road Maintenance regarding the condition of the pavement and the cost of the pavement deficiencies shall be included in the bond estimate.

Project's Cumulative Transportation Impact

According to the TIA, the project will not have a significant cumulative transportation impact in the area. We generally agree with the findings in the TIA.

Site Access Requirements

According to the SAS, no operational deficiencies are anticipated as a result of the project. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a construction phase analysis. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a local residential street cut-through analysis. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a traffic access management study, a traffic queueing analysis, or a traffic event management plan. We generally agree with the findings in the SAS.

The project shall provide ingress and egress access for all driveways within the project boundaries.

Other Jurisdictions

The project applicant shall consult with the City of Industry and the California Department of Transportation regarding any potential transportation impacts within their jurisdictions. The applicant shall provide an email or memo from City of Industry to clear prior to final map clearance.

If you have any questions, please contact Mr. Stephen Lamm, Traffic Safety and Mobility Division, at (626) 300-4764 or slamm@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



AMIR IBRAHIM
Principal Engineer
Traffic Safety and Mobility Division

SL:la

SP\TSM\DOC\STU\LTRS MEMOS\ESTU2019000393 16234 FOLGER ST GLENELDER TIA.DOCX

bc: Land Development (Suarez, Lasso)

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

1. The subdivider shall install and dedicate main line sewers and serve each building/lot/parcel with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall install separate house laterals to the existing sewer main line sewers to serve each building/lot/parcel in the land division.
3. A sewer area study for the proposed subdivision (PC12438AS, dated 07-17-2019) was reviewed and approved. A Will Serve letter from the County Sanitation Districts indicating adequate capacity exists in the trunk line was obtained prior to approval of the sewer area study. 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.
4. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements. (For sewers not located within public R/W)
5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 82159 (Rev.)

TENTATIVE MAP DATED 05-12-2020
EXHIBIT "A" MAP DATED 05-12-2020

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. The will serve letter issued by "Suburban Water Systems", dated November 20, 2019 will expire on November 20, 2020 it shall be sole responsibility of the applicant to renew the aforementioned 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.

Prepared by Tony Khalkhali
tr82159w-rev4.doc 

Phone (626) 458-4921 Update Date 06-01-2020



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

CASE NUMBER: RPPL2019000320
PROJECT NUMBER: TR82159

MAP DATE: May 12, 2020
PLANNER: Lynda Hikichi

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL

ACCESS

1. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
2. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
3. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

WATER

4. 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 Department C105.1 CFC.
5. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
6. The required fire flow for the public fire hydrants for this project is 500 gpm at 20 psi residual pressure for 1/2 hours. One public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. (Fire Code 507.3 & Appendix B105.1) Fire flow calculated for structures no greater than 3600 sq ft. For structures greater than 3600 sq ft a required fire flow will be calculated.
7. Install 2 public Fire Hydrants in the locations shown on the site plan. Provide a receipt or letter to show that hydrants have been bonded for installation. This document must be provided prior to the approval of the final map.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

CASE NUMBER: RPPL2019000320
PROJECT NUMBER: TR82159

MAP DATE: May 12, 2020
PLANNER: Lynda Hikichi

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

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 # **82159**
Park Planning Area # **9**

DRP Map Date: **05/12/2020**
CSD:

SCM Date: **06/18/2020**

Report Date: **06/01/2020**
Map Type: **Tentative Map - Tract**

Total Units **85** = Proposed Units **85** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	0.89
IN-LIEU FEES:	\$234,981

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 \$234,981 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 # **82159**
Park Planning Area # **9**

DRP Map Date: **05/12/2020**
CSD:

SCM Date: **06/18/2020**

Report Date: **06/01/2020**
Map Type: **Tentative Map - Tract**

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

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

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **85** = Proposed Units **85** + Exempt Units **0**

Park Planning Area = **9**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.50	0.0030	85	0.89
M.F. < 5 Units	3.24	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	3.17	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			85	0.89

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.89	\$263,284	\$234,981

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

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.89	0.00	0.89	\$263,284	\$234,981



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

March 18, 2020

**CASE: RPPL2019000320
PROJECT: TR82159
PLANNER: Hikichi, Lynda
LOCATION: 16234 Folger Street Hacienda Heights CA 91745**

The Department of Public Health-Environmental Health Division has reviewed the above project to propose the demolition of an existing vacant school and construct a development with 85 single family condominium dwellings with a Home Owners Association. Applicant provided a March 13, 2020 sewer and a November 20, 2019 water "Will Serve" letters. Please maintain "Will Serve" letters current (within 12 months) and in-force until final map approval.

Public Health recommends project approval.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
4.1	Biological Resources	<p>MM BIO-1 : Special-Status Roosting Bats - To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <p>a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.</p> <p>b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p> <p>c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p> <p>e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p> <p>f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities.</p>	<p>Surveys to be conducted prior to construction and demolition activities from March 1 to September 30 and submit survey results to the County upon completion.</p> <p>If maternal bats are identified, exclusionary devices or removal efforts shall be developed by the qualified biologist and implemented prior to construction and demolition activities</p>	Prior to issuance of a grading permit	Owner/applicant	Regional Planning (DRP)		
4.2	Biological Resources	<p>MM BIO-2: Bat Relocation - Confirmed occupied or formerly occupied bat roosting habitat that is destroyed due to project construction shall be replaced with species-appropriate artificial bat roosts of comparable size and quality, subsequent to identification of the affected species by the bat specialist. The design, location, and maintenance of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.</p> <p>b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. The monitoring plan shall be approved by LACDRP and CDFW prior to implementation.</p> <p>c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.</p>	<p>Implementation of artificial bat roosts of comparable size and quality of destroyed habitat locations determined by the bat specialist.</p> <p>Monitoring and Annual reporting for 5 years.</p>	Prior to issuance of a grading permit	Owner/applicant	DRP		
4.3	Biological Resources	<p>MM BIO-3: Breeding Bird Survey - Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no more than three (3) days prior to the initiation of project activities to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the juveniles have fledged and there is no evidence of a second attempt at nesting or the nest has failed. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning will determine whether to allow a reduced buffer and CDFW will provide, if requested, concurrence of the approach to the reduced buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests</p>	<p>If construction and demolition occurs between February 1 and August 31 (as early as January 1 for raptors) nesting bird surveys shall be conducted by a qualified biologist weekly beginning no more than three (3) days prior to construction and demolition and continuing weekly during the breedings season throughout the duration of project activities.</p> <p>If active nests or evidence of nesting activity is found, buffers shall be established and monitored in accordance with qualified biologist recommendations.</p> <p>Biological Monitoring shall be present on site during all grubbing and clearing of vegetation.</p>	Prior to issuance of a grading permit	Owner/applicant	DRP		
5.1	Cultural Resources	<p>MM CUL-1 Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	<p>Provide written evidence to the Director of Regional Planning or designee that a qualified archaeologist has been retained.</p>	Prior to issuance of a grading permit.	Owner/applicant	DRP		
5.2	Cultural Resources	<p>MM CUL-2 Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.</p>	<p>Provide written evidence to the Director of Regional Planning or designee that a qualified paleontologist has been retained.</p>	Prior to issuance of a grading permit.	Owner/applicant	DRP		

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
5.3	Cultural Resources	MM CUL-3 If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities or ground disturbance.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee		
7	Geology / Soils	MM GEO-1 The Project Applicant shall implement the recommendations contained in the Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former Glenelder Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated March 12, 2018 to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.	Implement the recommendations contained in the Preliminary Geotechnical Evaluation and Design Recommendations	During Project activities	Owner/applicant	DRP		
8	Greenhouse Gas Emissions	PDF GHG-1 The Project shall incorporate the following green building design features, or substitute equivalently effective features, to reduce GHG emissions during project construction and operations. •Install high efficiency appliances •Recycle Job Site Construction & Demolition/ Waste •Salvage Reusable Building Materials •Implement construction Site Stormwater Practices •Protect Water Quality with Landscape Design •Design Resource-Efficient Landscapes and Gardens •Install High-Efficiency Irrigation Systems •Provide for On-Site Water Catchment/ Retention •Use Wood J-Joints for Floors and Ceilings •Use OSB Subfloors and Sheathing •Use Treated Wood that does not contain Chromium/Arsenic •Insulate Hot Water Pipes •Install Faucets and Showerheads with Flow Reducers •Install Gas Tankless Water Heater •Install On-Demand Hot Water Circulation Pump •Install IC-AT Recessed Fixtures with CFLs •Install Lighting Controls •Install Energy Star Dishwasher •Install Energy-Efficient Windows Double-Paned; Low Emissivity (Low E) and Low Conductivity Frames •Vent Range Hood to the Outside •Install Sealed Combustion Units on Furnaces and Water Heaters •Install 13 SEER/11 EER or Higher AC with a TXV •Install AC with Non-HCFC REFRIGERANTS •Select Safe and Durable Roofing Materials •Install Radiant Barrier •Use Low/No VOC Paint •Use Low VOC, Water-Based Wood Finishes •Use Low/No VOC Adhesives •Use Engineered Sheet Goods with no added Urea Formaldehyde •Use Finger-Jointed or Recycled-Content Trim •Install Recycled Content Carpet with low VOCs (standard carpet only) •Install Solar Photovoltaic panels •Pre-wire for electric car charging	Incorporation of green building design features into Project	Site Planning and Architecture	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety		
9.1	Hazards / Hazardous Materials	MM HAZ-1 Prior to the demolition of existing structures, an updated survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted and any such materials shall be removed and disposed of properly by qualified technicians.	Updated Survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs)	Prior to demolition of existing structures	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety		
9.2	Hazards / Hazardous Materials	MM HAZ-2 At the time of occupancy, Educational Material on the proper management and disposal of household hazardous waste material shall be provided to new homeowners.	Educational Material provided to new homeowner.	Prior to occupancy	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety		
13.1	Noise	MM NOI-1 Construction Noise. Prior to issuance of construction permits, the County Department of Building and Safety shall verify that all construction plans include the following measures. The measures may include but are not limited to the following: •Construction shall only occur between 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction is not allowed on Sundays or federal holidays. •All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process. •Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾-inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the southern site perimeter.	Construction plans include the Noise Measures regarding work time and equipment	Prior to Building Permits	Owner/applicant	Department of Public Works (DPW)-Building & Safety and/or Department of Health (Health)		
13.2	Noise	MM NOI-2 Ventilation Requirements. Prior to the issuance of building permits, documentation shall be provided to the County Department of Building and Safety, or designee, demonstrating that Project buildings meet ventilation standards required by the California Building Code (CBC) with the windows closed. It is likely that a form of mechanical ventilation, such as an air-conditioning system, will be required as part of the Project design for all units. Additionally, in order to comply with the County's noise standard for residential air conditioning or refrigeration equipment, it shall be confirmed that the mechanical equipment to be installed has a reference level of 55 dBA Leq or lower when measured at a distance of 5 feet or building plans shall incorporate noise reducing features such that a noise level of 55 dBA Leq is achieved at neighboring residential properties.	Documentation demonstrating that Project buildings meet ventilation standards required by the California Building Code (CBC) with the windows closed.	Prior to Building Permits	Owner/applicant	Department of Public Works (DPW)-Building & Safety and/or Department of Health (Health)		

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
17.1	Transportation / Traffic	PDF TRANS-1 Enhanced Remote Work and Telework Features (Similar to CAPCOA Manual Strategy TR-6) – This measure promotes and facilitates increased remote work and telework to minimize commuter trips. Features include floor plans designed to accommodate a home office; certification from the Wi-Fi Alliance the internet connection throughout the home; and installation of commercial-grade equipment (Ruckus wireless equipment). Additionally, the Project would post on the Glenelder HOA website and work to add links to the Hacienda Heights Improvement Association (HHIA) and/or other community group websites for information and support materials to encourage telecommuting.	Enhanced Remote Work and Telework Features	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.2	Transportation / Traffic	PDF TRANS-2 On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3) – The proposed Project incorporates a new park open to the public in an area without nearby parks. The closest park to the Project site is William Steinmetz Park, approximately 1 mile away. The provision of on-site park space would eliminate a 2-mile round trip for park users.	Construction of a new park	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.3	Transportation / Traffic	PDF TRANS-3 Pedestrian Network Improvements (CAPCOA Strategy SDT-1) - The proposed Project includes pedestrian connectivity, landscaped parkways, highly visible crosswalks, and on-site park that all contribute to an enhanced pedestrian experience that encourages walking by new residents of Glenelder. The enhanced pedestrian connectivity may also encourage residents to walk within the existing adjacent neighborhoods by providing a more pleasing experience as well as a shorter route through the neighborhood.	Pedestrian connectivity	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.4	Transportation / Traffic	PDF TRANS-4 On-Site Bicycle Parking (CAPCOA Manual Strategy SDT-7) – The proposed Project will incorporate bicycle parking in common areas in addition to private garages.	Incorporation of bicycle parking in common areas	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.5	Transportation / Traffic	PDF TRANS-5 On-Site Transportation Demand Management (TDM) Programs – The proposed Project includes TDM strategies that apply to on-site VMT reduction as well as off-site VMT reduction. These programs include a car-sharing and ridesharing program and a school pool program. These programs would be administered by the future HOA and directly marketed to future Project residents.	Car-sharing and ridesharing program and a school pool program.	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.6	Transportation / Traffic	PDF TRANS-6 The proposed Project will create and host a website in multiple languages encouraging and facilitating three VMT reduction programs for its residents and the greater Hacienda Heights community. The benefit of the local website is 1) a central resource for multiple forms of VMT reduction and 2) local matching specific to the Project site, surrounding neighborhood, and local Hacienda Heights community. The website will encourage and facilitate a Car-Sharing Program (Similar to CAPCOA Manual Strategy TRT-9) by those individuals who wish to offer their car for sharing. The website would also provide information and links to companies offering on-demand rideshare services. The website will encourage and facilitate a Ride-Sharing Program (CAPCOA Manual Strategy TRT-3) including matching for commute and midday trips to shopping and medical appointments. Lastly, the website would encourage and facilitate a School Pool Program (CAPCOA Manual Strategy TRT-10) including carpooling to schools and assisting the community in organizing a "walking school bus" program and coordinating volunteers. The program would start with six of the 20 public schools in the Hacienda Heights area.	Create and host a website in multiple languages encouraging car-sharing and ridesharing programs	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.7	Transportation / Traffic	PDF TRANS-7 On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3) – In addition to serving the future Project residents, the on-site parks would provide an amenity to the existing surrounding neighborhood. The Los Angeles County General Plan indicates that neighborhood parks such as the park proposed on the Project site serves a radius of approximately 0.25 mile. By providing a new neighborhood park, the Project would reduce VMT from park users within that 0.25-mile radius who would otherwise travel to William Steinmetz Park, saving a 2-mile round trip.	Construction of a new park	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.8	Transportation / Traffic	MM TRANS-1 Prior to the recordation of the Final Map, the Applicant shall fund the construction of 2.4 miles of new Class III bicycle facilities, including surveys of pavement conditions. If no funding program is available at the time of Final Map recordation, the Applicant shall cause the construction of the 2.4 miles of new Class III bicycle facilities, including pavement condition surveys. The Class III bicycle facilities identified for this mitigation include: Las Lomitas Drive/Newton Street from Vallecito Drive to Angelcrest Drive (Project 19); Las Robles Avenue from Turnbull Canyon Road to Kwis Avenue (most of Project 20); Kwis Avenue from Three Palms Street to Newton Street (Project 24); and Three Palms Street from Kwis Avenue to Farmstead Avenue, then Farmstead Avenue to Lujon Street, and then Lujon Street to Hacienda Boulevard (most of Project 33). The bicycle facility projects may be modified by the Public Works Director provided the modified bicycle facilities total 2.4 miles of Class III bicycle facilities. If prior to implementation of this Mitigation Measure, the County revises the VMT threshold of significance methodology resulting in a lower baseline VMT, the Applicant and County may review the extent of mitigation to ensure sufficient VMT reduction is achieved to reduce impacts to less than significant.	Fund the construction of 2.4 miles of new Class III bicycle facilities, including surveys of pavement conditions.	Prior to Final Map	Project Applicant	DPW		
18.1	Tribal Cultural Resources	MM TRC-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. A. The project applicant/owner shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon (1) written confirmation to the Kizh from a designated point of contact for the project applicant/owner that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs. E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.	Retention of a Native American Monitor.	Prior to issuance of a grading permit or ground disturbance.	Owner/applicant	DRP, or designee		

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
18.2	Tribal Cultural Resources	MM TRC-2 Unanticipated Discovery of Human Remains and Associated Funerary Objects A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.	Procedures for unanticipated discoveries.	Prior to issuance of a grading permit and during grading activities and ground disturbance.	Owner/applicant	DRP, or designee		
18.3	Tribal Cultural Resources	MM TRC-3 Procedures for Burials and Funerary Remains A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed, as described in item E. E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.	Procedures for burials and funerary remains..	Prior to issuance of a grading permit and during grading activities and ground disturbance.	Owner/applicant	DRP, or designee		
21	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	DRP		

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-000181-(1)
VESTING TENTATIVE TRACT MAP NO. 82159-(1) (RPPL2019-000320-(1))**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on July 26, 2022, in the matter of Project No. 2019-000181-(1), consisting of Vesting Tentative Tract Map. No. 82159-(1) (RPPL2019-000320-(1)) ("Vesting Tract Map"), Conditional Use Permit No. RPPL 2020-002262-(1) ("CUP"), and Environmental Assessment No. RPPL2019-000323-(1), (collectively, the "Project"). The County Regional Planning Commission ("Commission") conducted duly-noticed public hearings on April 27, 2022 and May 18, 2022.
2. Lennar Homes ("Subdivider") requests the Vesting Tract Map dated May 12, 2020 to create one multi-family residential lot with 85 new detached residential condominium units.
3. The Project is located at 16234 Folger Street, along Folger Street, Glenelder Avenue, and Hinnen Avenue, within the Hacienda Heights Zoned District and East San Gabriel Valley Planning Area and is 10 net acres ("Project Site").
4. The CUP is a related request to authorize on-site project grading exceeding 100,000 cubic yards, pursuant to Los Angeles County Code ("County Code") Sections 22.18.030, 22.140.240, and 22.158.050, for the creation of one multi-family residential lot with 85 new detached condominium units.
5. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area).
6. The Project Site is located within the H-9 (Residential: 0-9 du/net acre) land use category of the Hacienda Heights Community Plan ("Community Plan"), a component of the County General Plan ("General Plan"), Land Use Policy Map.
7. Surrounding zoning within a 500-foot radius includes:

North: R-1;
South: R-1;
East: R-1 and R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area); and
West: R-1.

8. Surrounding land uses within a 500-foot radius include:
- North: Single-Family residences;
South: Single-Family residences;
East: Single-Family residences; and
West: Single-Family residences and a church.
9. The Exhibit Map/Exhibit "A" dated May 12, 2020, depicts the 85-unit residential condominium development and on-site amenities inclusive of picnic and barbeque areas, multi-age play structure, turf area for outdoor fitness, and play areas totaling 16,360 square feet (0.38 acres).
10. The Project Site is rectangular in shape with a flat topography and consists of one legal lot, which is developed as an unoccupied school facility consisting of seven buildings, portable classrooms, and parking areas that will be removed and/or demolished.
11. The Project Site is accessible via Folger Street, a 60-foot wide public collector street; Glenelder Avenue, a 60-foot wide public collector street; and Hinnen Avenue, a 60-foot wide public collector street. The Project Site fronts Folger Street, Glenelder Avenue, and Hinnen Avenue, and is accessible via Gale Avenue, a public street with a variable width ranging from 40 to 70 feet.
12. Internal circulation and access will be provided by a private driveway and fire lane system ranging from 20 feet to 56 feet in width. Private Driveway and Fire Lane "A" varies in width from 47.5 feet to 56 feet and will serve 46 dwelling units. Portions of Private Driveway and Fire Lane "A" have 10-foot by 24-foot parallel guest parking spaces and nine-foot wide parkways and sidewalks. Private Driveway "B" is 24 feet wide and will serve three units (Unit Nos. 79, 80, and 81). Private Driveway "C" is 20 feet wide and will serve two units (Unit Nos. 65 and 66). Fourteen units (Unit Nos. 24 to 37) will take direct access from Hinnen Avenue; 10 units (Unit Nos. 48 to 57) will take direct access from Glenelder Avenue; and 10 units (Unit Nos. 38 to 47) will take direct access from Folger Street.
13. The Project proposes 85 single-family homes. Each single-family home will provide two covered parking spaces within the individual garages. Twenty-six uncovered guest parking spaces will be provided, in accordance with County Code Chapter 22.112.
14. Pursuant to County Code Section 22.110.070, fences, walls, and landscaping are limited to a height of 42 inches within the front yard setback, and a height of six feet within the side and rear yard setbacks. The Project is consistent with the County's fencing, wall, and landscaping standards.
15. Pursuant to County Code Sections 22.28.030, 22.140.240, and 22.158.050, the related request for a CUP will allow grading of more than 100,000 cubic yards for the development of the one multi-family lot with 85 detached residential dwelling

units. A total of 165,000 cubic yards of grading consisting of 82,500 cubic yards of cut and 82,500 cubic yards of fill will be balanced on-site.

16. The Project is consistent with the required setbacks identified in County Code Chapter 22.306. Each unit will include a 20-foot front yard setback, 15-foot rear yard setback, consistent with the requirements for the R-1 zone.
17. The Project is consistent with the maximum building height of 35 feet. The Project proposes a maximum building height of 30 feet.
18. The Project is consistent with on-site tree planting requirements of one tree for each 25 feet of street frontage. Based on the Project Site's street lot frontage on Hinnen Avenue (25.96 trees based on 649 linear feet), Folger Street (29.48 trees based on 737 linear feet), and Glenelder Avenue (24.8 trees based on 620 linear feet), a total of 81 trees are required. The Project proposes 85 on-site trees.
19. A housing permit is not required because the Subdivider is not requesting a density bonus or incentives. The Project is not subject to the Inclusionary Housing Ordinance ("IHO") because the Project application was deemed complete in 2019, prior to the effective date of the IHO, which became effective on December 10, 2020.
20. On-site amenities include picnic and barbeque areas, multi-age play structure, turf area for outdoor fitness, and play area totaling 16,360 square feet (0.38 acres). Four open space/landscaped areas totaling 0.21 acres are also proposed throughout the development.
21. The conditions of the County Subdivision Committee, comprised of the Departments of Public Works, Fire, Parks and Recreation, and Public Health, are attached to the conditions of approval.
22. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000, et seq.), the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15000, et seq.) ("State CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Department of Regional Planning ("Regional Planning") staff ("Staff") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and were prepared consistent with the State CEQA Guidelines.
23. Pursuant to CEQA requirements, the MND evaluated potential impacts to tribal cultural resources. On April 23, 2020, notifications were sent to the Gabrieleño Tongva San Gabriel Band of Mission Indians and the Gabrieleño Band of Mission Indians-Kizh Nation ("Kizh Nation"). The Kizh Nation responded on April 24,

2020. A consultation meeting was held on September 9, 2020, and consultation concluded on October 6, 2020. No response was received from the Gabrieleño Tongva San Gabriel Band of Mission Indians. The Local Government Tribal Consultation List was sent to the Native American Heritage Commission. The search of the Sacred Lands File completed for the Project resulted in negative results. At the request of the Kizh Nation, the MMRP includes a Mitigation Measure TRC-1 even though the Project Site has been previously disturbed and developed.

24. The Subdivider's outreach efforts to the community included two virtual open houses hosted in 2020, three presentations made to the Hacienda Heights Improvement District between 2019 and 2022, neighborhood canvassing, and door-to-door visits to local residents. Community members and interested parties also received numerous emails and postcards in the U.S. Mail regarding the Project and opportunities for community involvement between 2019 and 2022.
25. Pursuant to the provisions of County Code Chapter 22.222, the community was appropriately notified of the Project's public hearing by mail, newspaper, property posting, and departmental website posting.
26. Prior to the Commission's public hearing, Staff received several written comments that expressed support for the Project, while comments in opposition generally expressed concerns over the level of CEQA review, density, increased traffic, two-story buildings, inadequate park size, removal of open space, soil contamination, loss of recreational facilities, potential loss of Native American artifacts, the Naylor Act, potential expiration of waivers granted by the State Board of Education for the sale of surplus property, and the Project Site's proximity to a battery smelting plant and its potential impacts to the Project.
27. The Commission's duly-noticed public hearing was scheduled for April 27, 2022, and was continued to May 18, 2022. At the May 18, 2022 hearing, Staff gave a presentation, followed by comments by Subdivider and two representatives from the Hacienda Heights La Puente Unified School District ("School District") regarding the Project and the School District's sale of the property to the Subdivider. Fourteen speakers provided testimony in opposition to the Project.
28. The Commission asked the Subdivider to voluntarily dedicate ten percent of the Project's dwelling units to moderate income families. Subdivider responded that the purchase price that was negotiated for the sale of the property did not contemplate or take into account a percentage of units to be sold below market-value, therefore, the Project could not accommodate the request for income-restricted units.
29. The County's obligations under the 6th Cycle Regional Housing Needs Allocation ("RHNA") were discussed, as well as the fact that these units would count toward the County's 6th Cycle RHNA obligation.

30. The Commission inquired about the Project Site's past use and the date of the school's closure at the Project Site. School District representatives responded that the public school shut down in 2010 and that the Project Site may have been leased to third parties for training or daycare purposes in the interim. Subdivider informed the Commission that the property was fenced in 2016, and the site is not currently available as a recreational facility. The Commission voted 4-0 to approve the Project, with one abstention.
31. The Commission's decision to approve the Project was timely appealed to the Board by Samuel Brown-Vasquez on behalf of Coalition Against Lennar ("Appellant") on May 31, 2022. In the appeal, the Appellant cited concerns regarding the Project's environmental analysis, General Plan and Community Plan consistency determination, and compliance with the Naylor Act.
32. On July 26, 2022, the Board conducted a duly-noticed public hearing on the appeal of the Commission's Project approval. At the hearing, the Board received a written statement from Regional Planning in support of the Project. The Appellant and the Subdivider spoke. Approximately 20 interested persons addressed the Board, and correspondence was received. Amy Bodek, Director of Regional Planning ("Director"), responded to questions posed by the Board. The Director explained why the Project was not subject to the IHO but that it will address the County's RHNA needs. The Director addressed the environmental review done for the Project. The Director addressed the questions that had been raised regarding the Naylor Act and the Subdivider's acquisition of the property. After completion of public testimony, the Board indicated its intent to deny the appeal and adopt the MND and MMRP, in compliance with CEQA and State and County CEQA Guidelines related thereto, and determined that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on the environment. The Board further instructed County Counsel to prepare final Findings for the approval of the Project for the Board's consideration and continued the hearing to September 27, 2022.
33. The Board finds that the Project is consistent with the goals and policies of the General Plan because the proposed one multi-family residential lot with 85 detached dwelling units is consistent, in use and density, with the H-9 land use designation, which allows nine dwelling units per one net acre or a total of 90 units.
34. The Board finds that the Project is consistent with the R-1 zoning classification as detached residential units are permitted in the R-1 zone, pursuant to County Code Section 22.18.030.
35. The Board finds that the Project is consistent with General Plan goals and policies regarding development patterns that discourage sprawl and protect and conserve areas with natural resources and Significant Ecological Areas ("SEAs"), and discourage development in undeveloped areas where infrastructure and

public services do not exist. The 10-acre property is developed with an elementary school that is currently unoccupied. The property is not located within an SEA and will not affect any stream courses or high-value riparian habitat. The Project is proposed in an already developed area where public water and sewers are available. The Project will protect the character of existing single-family neighborhoods. The Project includes open space that will meet the evolving community needs.

36. The Board finds that the Project is consistent with the goals and policies of the General Plan regarding infill development on underutilized sites and redevelopment that strengthens and enhances communities. The Project is an infill development because it is proposed in a developed area where additional infrastructure and public services are not required. Therefore, it contributes to compact development, which consumes less land and resources, and can reduce the costs of providing public infrastructure and services. It also proposes to redevelop an underutilized site.
37. The Board finds the Project is consistent with the goals and policies of the General Plan regarding well-designed and healthy places that support a diversity of built environments. The Project redevelops a school site and proposes 85 detached single-family dwelling units, enhancing the provision of housing, consistent with the surrounding neighborhoods in consideration of the existing built environment. The Project will not be a gated community, and the private driveways with the sidewalks will provide pedestrian connectivity to the existing neighborhood, thereby improving neighborhood access and circulation, improving emergency access, and encouraging social cohesion.
38. The Board finds that the Project is consistent with Community Plan goals and policies that will support well-designed, walkable residential neighborhoods that provide various housing types and densities through the provision of sidewalks within the Project boundaries and open space amenities.
39. The Board finds that the Project will provide open space that expands to meet evolving community needs, consistent with the goals and policies of the Community Plan. The Project will provide on-site amenities, including outdoor seating, picnic and barbeque areas, multi-age play structure, turf areas for outdoor fitness, and play area totaling 16,360 square feet. The Project includes an open-space park area accessible to the general public and sidewalks within the development's street frontages to provide pedestrian connectivity that may be enjoyed by the general public.
40. The Board finds that the proposed single-family residences will be consistent with the existing single-family residential uses in the neighborhood. Because single-family residential buildings already exist in the neighborhood, the proposed single-family residential structures would not alter the neighborhood's residential character. The proposed residential use will be consistent with the existing land use in the community.

41. The Board finds that the Project is consistent with the R-1 zoning classification, such as those for building height, setbacks, fence and wall heights, parking, and other related standards of the County Code.
42. The Board finds that the Project is consistent with the minimum distance of 10 feet required between all main residential buildings on the same lot, identified in County Code Section 22.110.050.
43. The Board finds that Subdivider has demonstrated the suitability of the Project Site for the proposed uses, and that establishment of the proposed uses as such location conforms to good zoning practices. The Board further finds that compliance with the attached conditions of approval will ensure compatibility with the surrounding land uses and consistency with all applicable General Plan and Community Plan policies and goals.
44. The Board 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.
45. The Board finds that the Project is subject to the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the Fish and Game Code.
46. After consideration of the MND and the MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds that the MND reflects its independent judgment and analysis.
47. The Vesting Tract Map is subject to the provisions of County Code Sections 21.38.010 through 21.38.080 (Subdivision Ordinance).
48. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems, because sewage disposal, storm drainage, fire protection, and geologic and soil factors are adequately addressed in the conditions of approval.
49. The Board finds that, pursuant to Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
50. The Board finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends.

51. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed Vesting Tract Map with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed subdivision at the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The Project 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 design of the subdivision is not likely to cause serious public health problems.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision since the design and development, as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND, which reflects the independent judgment and analysis of the Board, as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant

effect on the environment; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation;

2. Denies the appeal; and
3. Approves Vesting Tentative Tract Map No. 82159-(1), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000181-(1)
VESTING TENTATIVE TRACT MAP NO. 82159-(1) (RPPL2019-000320-(1))

1. This grant authorizes the following: creation of one multi-family residential lot, consisting of 10 net acres for the development of 85 detached condominium dwelling units ("Project") located at 16234 Folger Street, within the Hacienda Heights Zoned District in the unincorporated community of Hacienda Heights ("Project Site").
2. Unless otherwise apparent from the context, the subdivider or successor in interest ("Subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until Subdivider, and the owner of the subject property if other than Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded, as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 11, 13, and 17. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 7, 8, and 14, shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date of decision by the County Board of Supervisors ("Board"), as provided in the Los Angeles County Code ("County Code") Section 22.222.230.
5. 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 permit 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 Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, Subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Subdivider or Subdivider's counsel.

- A. If during the litigation process actual costs or expenses incurred reach 80 percent of the amount on deposit, Subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the 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 Subdivider, according to County Code Section 2.170.010.
- 7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void, and the privileges granted hereunder shall lapse.
- 8. Prior to the use of this grant, Subdivider, or the owner of the subject property, if other than Subdivider, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, Subdivider, or the owner of the subject property if other than the Subdivider, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
- 9. This grant shall terminate on May 18, 2024. 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 that the Vesting Tract Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Tract Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
- 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 Subdivider 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.
- 11. Subdivider shall deposit with the County the sum of \$400. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine Permittee's compliance with the conditions of this grant. The fund provides for two annual inspections. Inspections shall be unannounced and may

be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems.

12. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, Subdivider shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to County Code Section 22.264. Subdivider shall pay the fees in effect at the time of payment, pursuant to County Code Section 22.264.060. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. Subdivider shall provide proof of payment upon request from Regional Planning.
14. Within five working days from the effective date of final approval, Subdivider shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the Department of Fish and Wildlife ("Fish and Wildlife"), pursuant to section 711.4 of the Fish and Game Code, Subdivider 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 \$2,548 for a Negative Declaration of Mitigated Negative Declaration ("MND"), plus a \$50 County processing fee; Fish and Wildlife does not specify a fee for Environmental Impact Report addendums.) No land use project subject to this requirement is final, vested, or operative until the fee is paid.
15. 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.
16. Within 30 days of the date of final approval of this grant by the County, Subdivider shall record in the office of the Recorder a covenant and agreement, which attaches the MMRP, and agrees to comply with the mitigation measures imposed by the MND for this Project. Prior to recordation of the covenant, Subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, Subdivider shall submit annual mitigation monitoring reports to Regional Planning, or at greater intervals, if required. The reports shall describe the status of Subdivider's compliance with the required mitigation measures.

17. Subdivider shall deposit an initial sum of \$6,000 with Regional Planning within 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. Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
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 Regional Planning Hearing Officer ("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 County Code Chapter 22.238.
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.
20. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
21. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of Regional Planning ("Director").
22. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached letters and reports from the County Departments of Public Works, Fire, Parks and Recreation, and Public Health.
23. Subdivider shall maintain the subject property in a neat and orderly fashion, and shall maintain, free of litter, all areas of the premises over which Subdivider has control.
24. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
25. In the event of graffiti or other extraneous markings occurring, Subdivider shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surface.

26. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A"/Exhibit Map dated December 9, 2020, or a Revised Exhibit "A"/Exhibit Map. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, a Revised Exhibit "A"/Exhibit Map shall be submitted to Regional Planning.
27. In the event that subsequent revisions to the approved Exhibit "A"/Exhibit Map are submitted, Subdivider shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A"/Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

28. The Subdivider shall conform to the requirements of Title 21 of the County Code.
29. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated May 12, 2020, or Revised Exhibit "A"/Exhibit Map approved by the Director. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
30. Subdivider shall comply with all conditions set forth in the attached Conditions of Approval from the Departments of Public Works, Fire, Parks and Recreation, and Public Health for Tentative Tract Map dated May 12, 2020.
31. Prior to final map or grading permit/building permit issuance, Subdivider shall submit a construction security plan for review by the Director. The construction security plan shall indicate how the site will be secured to deter unauthorized and/or nuisance activities, and address perimeter fencing, hours of construction, monitoring by security personnel after-hours, and posting of contact information if any suspicious activity is observed.
32. Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
33. Subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 85 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 units.
34. The Private Driveway "A" shall be labeled as Private Driveway and Fire Lane on the final map.
35. 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 "A"/Exhibit Map dated May 12, 2020, or Revised Exhibit "A"/Exhibit Map approved by the Director.

36. Prior to obtaining final map approval, Subdivider shall submit a copy of the project's Covenants, Conditions, and Restrictions ("CC&Rs") 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.
37. Subdivider shall post on private driveways: "No Parking-Fire Lane," unless designated parking otherwise permitted. Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. Prior to obtaining final map approval, Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to Regional Planning for approval.
38. Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including, but not limited to, the community barbeque and picnic/seating areas, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees), irrigation systems, walls, fences, and recreation area, to the satisfaction of the Director.
39. Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
40. Prior to obtaining final map approval, Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. The Project is required to plant no less than one tree per 25 feet of street frontage (a minimum of 81 trees). Subdivider shall plant the on-site trees or post a performance bond with Public Works guaranteeing the tree plantings.

Attachments:

Conditions of Approval from the Departments of Public Works, Fire, Parks and Recreation, and Public Health for Tentative Tract Map dated May 12, 2020; and

Mitigation Monitoring and Reporting Program.

The following reports consisting of 15 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, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract map, submit to the Director of Public Works a notarized affidavit, 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 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. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

TRACT NO.: 082159

TENTATIVE MAP DATE: 05/12/2020

EXHIBIT A DATE: 05/12/2020

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/29/2020, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: _____

A handwritten signature in black ink, appearing to read 'AM'.

ALEX MIKHAILPOOR

Date: 05/19/2020

Phone: (626) 458-4921

PCA LX001129 / A866
EPIC LA: RPPL2019000320
ESTU2019000031

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET

Sheet 1 of 1

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract	82159	Tentative Map Dated	5/12/20 (Map/Exhibit)	Parent Tract	
Grading By Subdivider?	[Y] (Y or N) 78,710 yd ³	Location	Hacienda Heights		
Geologist	LGC Geotechnical	Subdivider	Lennar Homes		
Soils Engineer	LGC Geotechnical	Engineer/Arch.	Hunsaker & Associates		

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 3/12/18

References: _____

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 the 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 the 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>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

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

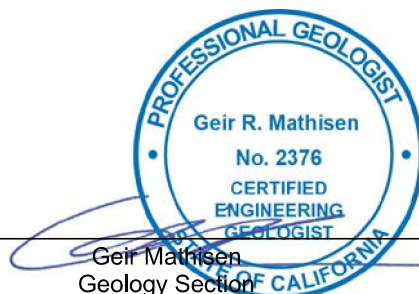
- A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.
B. ON-SITE SOILS ARE CORROSIVE TO CONCRETE STRUCTURES.

PER THE SOILS ENGINEER:

- C. INFILTRATION OF STORM WATER AT THE SITE IS DEEMED UNFEASIBLE.

Prepared by


George Molina
Soils Section



Date 06/02/2020

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.

\\pw01\pwpublic\gmedpub\Development Review\Combined Reviews\Tracts and Parcels\82159, La Puente, 2020-06-02, TM-6_A.docx

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. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
3. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. 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.

Name Nazem Said  Date 6/1/2020 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

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

1. Dedicate corner cutoffs at all streets including private drives intersections along the property frontage to accommodate an ADA conforming standard curb ramps (Use Caltrans Standard Plan A88A, Case A) to the satisfaction of Public Works.
2. Construct (or reconstruct) curb ramps at all streets including private drives intersections along the property frontage to the satisfaction of Public Works.
3. Construct sidewalk on base along the property frontage on Folger Street, Hinnen Avenue and Glenelder Avenue to the satisfaction of Public Works. Provide 6-inch gap between the sidewalk and the property lines.
4. Rehabilitate pavement of Hinnen Avenue, Folger Street and Glenelder Avenue along the property frontage. The applicant shall submit a revised traffic index, and a material report to justify his/her proposal.
5. Reconstruct or modify all non-ADA conforming curb ramps on Folger Street, Hinnen Avenue, and Glenelder Avenue to the satisfaction of Public Works.
6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Hinnen Avenue, Folger Street and Glenelder Avenue to the satisfaction of Public Works.
7. Construct new driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
8. Repair any displaced, broken, or damaged improvements damaged during construction to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Folger Street, Hinnen Avenue, and Glenelder Avenue to the satisfaction of Public Works. Provide irrigation for the said trees.
10. Underground all new utilities to the satisfaction of Public Works and Southern California Edison.
11. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, along the property frontage to the satisfaction of Public Works.

TENTATIVE MAP DATED 05-12-2020
EXHIBIT MAP DATED 05-12-2020

12. Install postal delivery receptacles in groups to serve two or more residential parcels.
13. Provide signing and striping plans (S&S plans) for the proposed private and future streets to the satisfaction of Public Works. The S&S plans shall include the removal of all school signs and pavement marking surrounding the development.
14. Comply with street lighting conditions stated in the attached letter dated February 25, 2019 to the satisfaction of Public Works.
15. Comply to all mitigation measures stipulated in the approved traffic impact analysis (TIA) dated March 16, 2022, to the satisfaction of Public Works.

Prepared by Thong Ngov

tr82159r-rev6

Thong Ngov

Phone (626) 458-4962

Date 03-16-2022

LOS ANGELES COUNTY
PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3REVIEW
STREET LIGHTING REQUIREMENTS

Date: 2/25/19


TO: Jose Suarez
Project Entitlement & CEQA Section
Land Development Division

Attention Kevin Godoy


FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division

Prepared by Sarah Hague

STREETLIGHTING REQUIREMENTS
RPPL2019000320 TR82159 16234FOLGERSTREET

- ☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ and around to the satisfaction of Public Works or as modified by Public Works. 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 along the property frontage on Folger Street, Hinnen Ave, and Glenelder Ave to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained (LS-3) 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 or public future streets along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. 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 future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Public Works or as modified by Public Works. The operation and maintenance of the street lights 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 portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. 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 street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. 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.
-
- ☐ New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
-  ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



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

March 16, 2022

IN REPLY PLEASE

REFER TO FILE:

T-4

Mr. Arthur Black
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614

Dear Mr. Black:

**16234 FOLGER STREET (VTTM 82159)
TRANSPORTATION IMPACT ANALYSIS - NOVEMBER 2021
SITE ACCESS STUDY – NOVEMBER 2021
UNINCORPORATED HACIENDA HEIGHTS AREA**

This letter supersedes the letter provided on December 22, 2021. Public Works has reviewed the Transportation Impact Analysis (TIA) dated November 2021 and the Site Access Study (SAS) dated November 2021, for the proposed 85 detached single-family dwelling units located at 16234 Folger Street in the unincorporated Hacienda Heights area. The project includes one common Homeowners Association (HOA) open space Lot A and one park site.

Project's Transportation Impact

According to the TIA, the project will have a significant transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Proposed Design Features

According to the TIA, the project proposed the following project design features.

1. Enhanced remote work and telework features. This measure can facilitate increased remote work and telework (further details on the improvements are in the TIA). Each home would include the following standard features that would further enhance and encourage remote work:

- Floor plans designed to accommodate a home office

- Certification from the WiFi-Alliance to ensure excellent internet connection throughout the home
- Standard installation of commercial-grade equipment (e.g., Ruckus wireless equipment)

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation. A bond amount shall be included to guarantee the construction and implementation prior to final map recordation.

2. On-site parks. The project incorporates an on-site park/open space area that would be open to the residents and the public for recreational activities (further details on the program are in the TIA).

Proper signage shall be installed "For Public Use" because Exhibit A shows as "Open Space." Signage shall be included in grading, building or Exhibit A plans. A S&S plan should show this for TSM to clear prior to final map recordation.

3. Pedestrian network improvement. The Glen Elder neighborhood includes a new park open to the public that provides pedestrian connections from surrounding streets through the new community. The community also features contiguous sidewalks with a landscaped parkway between the curb and the sidewalk (further details on the improvements are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation. The signage shall include "Open to the Public" and the Street Improvement Plans shall demonstrate sidewalk accessibility.

4. On-site bicycle parking. The project will provide bicycle parking in common areas (further details on the improvements are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation. A note shall be shown on the Exhibit A map showing bicycle parking

The following three (3) programs must adhere to the conditions below:

- The project shall submit a memorandum to Public Works for review and approval detailing the metrics that will be used to measure program participation and the expected frequency of the reporting prior to final map recordation.

- The project shall implement the websites prior to certificate of occupancy.
- The project shall implement the programs prior to certificate of occupancy.
- A bond shall be required prior to final map recordation to guarantee these items are completed.

5. A car-sharing program. The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate car-sharing by those individuals who wish to offer their car for sharing (further details on the program are in the TIA).

6. A ride-sharing program. The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate a ridesharing service that would operate on demand (further details on the program are in the TIA).

7. A school pool program. The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate carpooling to schools and would assist in organizing a “walking school bus” (further details on the program are in the TIA).

Project's Proposed Mitigation Measures

According to the TIA, the project proposed the following mitigation measures to address the transportation impacts.

1. Bicycle Master Plan. The project would fund the implementation of or cause the construction of 2.4 miles of Class III bicycle facilities including remediation of pavement deficiencies on identified routes (further details on the improvements are in the TIA).

The applicant shall submit a conceptual plan and a bond estimate for the 2.4 miles of Class III bike lanes. The applicant shall meet with Road Maintenance regarding the condition of the pavement and the cost of the pavement deficiencies shall be included in the bond estimate.

Project's Cumulative Transportation Impact

According to the TIA, the project will not have a significant cumulative transportation impact in the area. We generally agree with the findings in the TIA.

Site Access Requirements

According to the SAS, no operational deficiencies are anticipated as a result of the project. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a construction phase analysis. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a local residential street cut-through analysis. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a traffic access management study, a traffic queueing analysis, or a traffic event management plan. We generally agree with the findings in the SAS.

The project shall provide ingress and egress access for all driveways within the project boundaries.

Other Jurisdictions

The project applicant shall consult with the City of Industry and the California Department of Transportation regarding any potential transportation impacts within their jurisdictions. The applicant shall provide an email or memo from City of Industry to clear prior to final map clearance.

If you have any questions, please contact Mr. Stephen Lamm, Traffic Safety and Mobility Division, at (626) 300-4764 or slamm@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



AMIR IBRAHIM
Principal Engineer
Traffic Safety and Mobility Division

SL:la

SP\TSM\DOC\STU\LTRS MEMOS\ESTU2019000393 16234 FOLGER ST GLENELDER TIA.DOCX

bc: Land Development (Suarez, Lasso)

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

1. The subdivider shall install and dedicate main line sewers and serve each building/lot/parcel with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall install separate house laterals to the existing sewer main line sewers to serve each building/lot/parcel in the land division.
3. A sewer area study for the proposed subdivision (PC12438AS, dated 07-17-2019) was reviewed and approved. A Will Serve letter from the County Sanitation Districts indicating adequate capacity exists in the trunk line was obtained prior to approval of the sewer area study. 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.
4. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements. (For sewers not located within public R/W)
5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 82159 (Rev.)

TENTATIVE MAP DATED 05-12-2020
EXHIBIT "A" MAP DATED 05-12-2020

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. The will serve letter issued by "Suburban Water Systems", dated November 20, 2019 will expire on November 20, 2020 it shall be sole responsibility of the applicant to renew the aforementioned 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.

Prepared by Tony Khalkhali
tr82159w-rev4.doc 

Phone (626) 458-4921 Update Date 06-01-2020



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

CASE NUMBER: RPPL2019000320
PROJECT NUMBER: TR82159

MAP DATE: May 12, 2020
PLANNER: Lynda Hikichi

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL

ACCESS

1. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
2. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
3. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

WATER

4. 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 Department C105.1 CFC.
5. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
6. The required fire flow for the public fire hydrants for this project is 500 gpm at 20 psi residual pressure for 1/2 hours. One public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. (Fire Code 507.3 & Appendix B105.1) Fire flow calculated for structures no greater than 3600 sq ft. For structures greater than 3600 sq ft a required fire flow will be calculated.
7. Install 2 public Fire Hydrants in the locations shown on the site plan. Provide a receipt or letter to show that hydrants have been bonded for installation. This document must be provided prior to the approval of the final map.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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5823 Rickenbacker Road
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Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019000320
PROJECT NUMBER: TR82159

MAP DATE: May 12, 2020
PLANNER: Lynda Hikichi

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

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 # **82159**
Park Planning Area # **9**

DRP Map Date: **05/12/2020**
CSD:

SCM Date: **06/18/2020**

Report Date: **06/01/2020**

Map Type: **Tentative Map - Tract**

Total Units **85** = Proposed Units **85** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	0.89
IN-LIEU FEES:	\$234,981

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 \$234,981 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 # **82159**
Park Planning Area # **9**

DRP Map Date: **05/12/2020**
CSD:

SCM Date: **06/18/2020**

Report Date: **06/01/2020**
Map Type: **Tentative Map - Tract**

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

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

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **85** = Proposed Units **85** + Exempt Units **0**

Park Planning Area = **9**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.50	0.0030	85	0.89
M.F. < 5 Units	3.24	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	3.17	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			85	0.89

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.89	\$263,284	\$234,981

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

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.89	0.00	0.89	\$263,284	\$234,981



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

March 18, 2020

**CASE: RPPL2019000320
PROJECT: TR82159
PLANNER: Hikichi, Lynda
LOCATION: 16234 Folger Street Hacienda Heights CA 91745**

The Department of Public Health-Environmental Health Division has reviewed the above project to propose the demolition of an existing vacant school and construct a development with 85 single family condominium dwellings with a Home Owners Association. Applicant provided a March 13, 2020 sewer and a November 20, 2019 water "Will Serve" letters. Please maintain "Will Serve" letters current (within 12 months) and in-force until final map approval.

Public Health recommends project approval.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
4.1	Biological Resources	<p>MM BIO-1 : Special-Status Roosting Bats - To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <p>a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.</p> <p>b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p> <p>c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p> <p>e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p> <p>f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities.</p>	<p>Surveys to be conducted prior to construction and demolition activities from March 1 to September 30 and submit survey results to the County upon completion.</p> <p>If maternal bats are identified, exclusionary devices or removal efforts shall be developed by the qualified biologist and implemented prior to construction and demolition activities</p>	Prior to issuance of a grading permit	Owner/applicant	Regional Planning (DRP)		
4.2	Biological Resources	<p>MM BIO-2: Bat Relocation - Confirmed occupied or formerly occupied bat roosting habitat that is destroyed due to project construction shall be replaced with species-appropriate artificial bat roosts of comparable size and quality, subsequent to identification of the affected species by the bat specialist. The design, location, and maintenance of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.</p> <p>b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. The monitoring plan shall be approved by LACDRP and CDFW prior to implementation.</p> <p>c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.</p>	<p>Implementation of artificial bat roosts of comparable size and quality of destroyed habitat locations determined by the bat specialist.</p> <p>Monitoring and Annual reporting for 5 years.</p>	Prior to issuance of a grading permit	Owner/applicant	DRP		
4.3	Biological Resources	<p>MM BIO-3: Breeding Bird Survey - Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no more than three (3) days prior to the initiation of project activities to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the juveniles have fledged and there is no evidence of a second attempt at nesting or the nest has failed. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning will determine whether to allow a reduced buffer and CDFW will provide, if requested, concurrence of the approach to the reduced buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests</p>	<p>If construction and demolition occurs between February 1 and August 31 (as early as January 1 for raptors) nesting bird surveys shall be conducted by a qualified biologist weekly beginning no more than three (3) days prior to construction and demolition and continuing weekly during the breedings season throughout the duration of project activities.</p> <p>If active nests or evidence of nesting activity is found, buffers shall be established and monitored in accordance with qualified biologist recommendations.</p> <p>Biological Monitoring shall be present on site during all grubbing and clearing of vegetation.</p>	Prior to issuance of a grading permit	Owner/applicant	DRP		
5.1	Cultural Resources	<p>MM CUL-1 Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	<p>Provide written evidence to the Director of Regional Planning or designee that a qualified archaeologist has been retained.</p>	Prior to issuance of a grading permit.	Owner/applicant	DRP		
5.2	Cultural Resources	<p>MM CUL-2 Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.</p>	<p>Provide written evidence to the Director of Regional Planning or designee that a qualified paleontologist has been retained.</p>	Prior to issuance of a grading permit.	Owner/applicant	DRP		

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
5.3	Cultural Resources	MM CUL-3 If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities or ground disturbance.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee		
7	Geology / Soils	MM GEO-1 The Project Applicant shall implement the recommendations contained in the Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former Glenelder Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated March 12, 2018 to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.	Implement the recommendations contained in the Preliminary Geotechnical Evaluation and Design Recommendations	During Project activities	Owner/applicant	DRP		
8	Greenhouse Gas Emissions	PDF GHG-1 The Project shall incorporate the following green building design features, or substitute equivalently effective features, to reduce GHG emissions during project construction and operations. •Install high efficiency appliances •Recycle Job Site Construction & Demolition/ Waste •Salvage Reusable Building Materials •Implement construction Site Stormwater Practices •Protect Water Quality with Landscape Design •Design Resource-Efficient Landscapes and Gardens •Install High-Efficiency Irrigation Systems •Provide for On-Site Water Catchment/ Retention •Use Wood J-Joints for Floors and Ceilings •Use OSB Subfloors and Sheathing •Use Treated Wood that does not contain Chromium/Arsenic •Insulate Hot Water Pipes •Install Faucets and Showerheads with Flow Reducers •Install Gas Tankless Water Heater •Install On-Demand Hot Water Circulation Pump •Install IC-AT Recessed Fixtures with CFLs •Install Lighting Controls •Install Energy Star Dishwasher •Install Energy-Efficient Windows Double-Paned; Low Emissivity (Low E) and Low Conductivity Frames •Vent Range Hood to the Outside •Install Sealed Combustion Units on Furnaces and Water Heaters •Install 13 SEER/11 EER or Higher AC with a TXV •Install AC with Non-HCFC REFRIGERANTS •Select Safe and Durable Roofing Materials •Install Radiant Barrier •Use Low/No VOC Paint •Use Low VOC, Water-Based Wood Finishes •Use Low/No VOC Adhesives •Use Engineered Sheet Goods with no added Urea Formaldehyde •Use Finger-Jointed or Recycled-Content Trim •Install Recycled Content Carpet with low VOCs (standard carpet only) •Install Solar Photovoltaic panels •Pre-wire for electric car charging	Incorporation of green building design features into Project	Site Planning and Architecture	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety		
9.1	Hazards / Hazardous Materials	MM HAZ-1 Prior to the demolition of existing structures, an updated survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted and any such materials shall be removed and disposed of properly by qualified technicians.	Updated Survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs)	Prior to demolition of existing structures	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety		
9.2	Hazards / Hazardous Materials	MM HAZ-2 At the time of occupancy, Educational Material on the proper management and disposal of household hazardous waste material shall be provided to new homeowners.	Educational Material provided to new homeowner.	Prior to occupancy	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety		
13.1	Noise	MM NOI-1 Construction Noise. Prior to issuance of construction permits, the County Department of Building and Safety shall verify that all construction plans include the following measures. The measures may include but are not limited to the following: •Construction shall only occur between 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction is not allowed on Sundays or federal holidays. •All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process. •Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾-inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the southern site perimeter.	Construction plans include the Noise Measures regarding work time and equipment	Prior to Building Permits	Owner/applicant	Department of Public Works (DPW)-Building & Safety and/or Department of Health (Health)		
13.2	Noise	MM NOI-2 Ventilation Requirements. Prior to the issuance of building permits, documentation shall be provided to the County Department of Building and Safety, or designee, demonstrating that Project buildings meet ventilation standards required by the California Building Code (CBC) with the windows closed. It is likely that a form of mechanical ventilation, such as an air-conditioning system, will be required as part of the Project design for all units. Additionally, in order to comply with the County's noise standard for residential air conditioning or refrigeration equipment, it shall be confirmed that the mechanical equipment to be installed has a reference level of 55 dBA Leq or lower when measured at a distance of 5 feet or building plans shall incorporate noise reducing features such that a noise level of 55 dBA Leq is achieved at neighboring residential properties.	Documentation demonstrating that Project buildings meet ventilation standards required by the California Building Code (CBC) with the windows closed.	Prior to Building Permits	Owner/applicant	Department of Public Works (DPW)-Building & Safety and/or Department of Health (Health)		

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
17.1	Transportation / Traffic	PDF TRANS-1 Enhanced Remote Work and Telework Features (Similar to CAPCOA Manual Strategy TR-6) – This measure promotes and facilitates increased remote work and telework to minimize commuter trips. Features include floor plans designed to accommodate a home office; certification from the Wi-Fi Alliance the internet connection throughout the home; and installation of commercial-grade equipment (Ruckus wireless equipment). Additionally, the Project would post on the Glenelder HOA website and work to add links to the Hacienda Heights Improvement Association (HHIA) and/or other community group websites for information and support materials to encourage telecommuting.	Enhanced Remote Work and Telework Features	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.2	Transportation / Traffic	PDF TRANS-2 On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3) – The proposed Project incorporates a new park open to the public in an area without nearby parks. The closest park to the Project site is William Steinmetz Park, approximately 1 mile away. The provision of on-site park space would eliminate a 2-mile round trip for park users.	Construction of a new park	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.3	Transportation / Traffic	PDF TRANS-3 Pedestrian Network Improvements (CAPCOA Strategy SDT-1) - The proposed Project includes pedestrian connectivity, landscaped parkways, highly visible crosswalks, and on-site park that all contribute to an enhanced pedestrian experience that encourages walking by new residents of Glenelder. The enhanced pedestrian connectivity may also encourage residents to walk within the existing adjacent neighborhoods by providing a more pleasing experience as well as a shorter route through the neighborhood.	Pedestrian connectivity	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.4	Transportation / Traffic	PDF TRANS-4 On-Site Bicycle Parking (CAPCOA Manual Strategy SDT-7) – The proposed Project will incorporate bicycle parking in common areas in addition to private garages.	Incorporation of bicycle parking in common areas	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.5	Transportation / Traffic	PDF TRANS-5 On-Site Transportation Demand Management (TDM) Programs – The proposed Project includes TDM strategies that apply to on-site VMT reduction as well as off-site VMT reduction. These programs include a car-sharing and ridesharing program and a school pool program. These programs would be administered by the future HOA and directly marketed to future Project residents.	Car-sharing and ridesharing program and a school pool program.	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.6	Transportation / Traffic	PDF TRANS-6 The proposed Project will create and host a website in multiple languages encouraging and facilitating three VMT reduction programs for its residents and the greater Hacienda Heights community. The benefit of the local website is 1) a central resource for multiple forms of VMT reduction and 2) local matching specific to the Project site, surrounding neighborhood, and local Hacienda Heights community. The website will encourage and facilitate a Car-Sharing Program (Similar to CAPCOA Manual Strategy TRT-9) by those individuals who wish to offer their car for sharing. The website would also provide information and links to companies offering on-demand rideshare services. The website will encourage and facilitate a Ride-Sharing Program (CAPCOA Manual Strategy TRT-3) including matching for commute and midday trips to shopping and medical appointments. Lastly, the website would encourage and facilitate a School Pool Program (CAPCOA Manual Strategy TRT-10) including carpooling to schools and assisting the community in organizing a "walking school bus" program and coordinating volunteers. The program would start with six of the 20 public schools in the Hacienda Heights area.	Create and host a website in multiple languages encouraging car-sharing and ridesharing programs	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.7	Transportation / Traffic	PDF TRANS-7 On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3) – In addition to serving the future Project residents, the on-site parks would provide an amenity to the existing surrounding neighborhood. The Los Angeles County General Plan indicates that neighborhood parks such as the park proposed on the Project site serves a radius of approximately 0.25 mile. By providing a new neighborhood park, the Project would reduce VMT from park users within that 0.25-mile radius who would otherwise travel to William Steinmetz Park, saving a 2-mile round trip.	Construction of a new park	Prior to Certificate of Occupancy	Owner/applicant	DPW		
17.8	Transportation / Traffic	MM TRANS-1 Prior to the recordation of the Final Map, the Applicant shall fund the construction of 2.4 miles of new Class III bicycle facilities, including surveys of pavement conditions. If no funding program is available at the time of Final Map recordation, the Applicant shall cause the construction of the 2.4 miles of new Class III bicycle facilities, including pavement condition surveys. The Class III bicycle facilities identified for this mitigation include: Las Lomitas Drive/Newton Street from Vallecito Drive to Angelcrest Drive (Project 19); Las Robles Avenue from Turnbull Canyon Road to Kwis Avenue (most of Project 20); Kwis Avenue from Three Palms Street to Newton Street (Project 24); and Three Palms Street from Kwis Avenue to Farmstead Avenue, then Farmstead Avenue to Lujon Street, and then Lujon Street to Hacienda Boulevard (most of Project 33). The bicycle facility projects may be modified by the Public Works Director provided the modified bicycle facilities total 2.4 miles of Class III bicycle facilities. If prior to implementation of this Mitigation Measure, the County revises the VMT threshold of significance methodology resulting in a lower baseline VMT, the Applicant and County may review the extent of mitigation to ensure sufficient VMT reduction is achieved to reduce impacts to less than significant.	Fund the construction of 2.4 miles of new Class III bicycle facilities, including surveys of pavement conditions.	Prior to Final Map	Project Applicant	DPW		
18.1	Tribal Cultural Resources	MM TRC-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. A. The project applicant/owner shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon (1) written confirmation to the Kizh from a designated point of contact for the project applicant/owner that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs. E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.	Retention of a Native American Monitor.	Prior to issuance of a grading permit or ground disturbance.	Owner/applicant	DRP, or designee		

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000181 / TENTATIVE TRACT MAP NO. 82159 (RPPL 2019000320) / ENV NO. RPPL2019000323 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party		
18.2	Tribal Cultural Resources	MM TRC-2 Unanticipated Discovery of Human Remains and Associated Funerary Objects A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.	Procedures for unanticipated discoveries.	Prior to issuance of a grading permit and during grading activities and ground disturbance.	Owner/applicant	DRP, or designee		
18.3	Tribal Cultural Resources	MM TRC-3 Procedures for Burials and Funerary Remains A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed, as described in item E. E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.	Procedures for burials and funerary remains..	Prior to issuance of a grading permit and during grading activities and ground disturbance.	Owner/applicant	DRP, or designee		
21	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	DRP		