

Revised

ORIGINAL FILED



MAY 23 2022

LOS ANGELES, COUNTY CLERK

CITY OF DIAMOND BAR
21810 COPLEY DRIVE
DIAMOND BAR, CA 91765
(909) 839-7030

NOTICE OF DETERMINATION

TO: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk, County of Los Angeles
12400 E. Imperial Hwy., Room 2001
Norwalk, CA 90650

FROM: City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765
Mayuko Nakajima, Associate Planner
(909) 839-7033

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2021110140

Project Title: Crooked Creek Residential Subdivision (Planning Case No. PL2017-203)

Project Applicant: Cathay View Development, LLC

Project Location (include County): Southern terminus of Crooked Creek Drive, east of the SR-57 Freeway, Brea Canyon Road and Brea Canyon flood control channel and north of the City's southern boundary. Los Angeles County (Los Angeles County Assessor's Parcel Number 8714-028-003).

Project Description: The Project was approved for a residential subdivision that includes the development of seven single-family residences and associated infrastructure, including a southward extension of Crooked Creek Drive on a 12.9-acre undeveloped site. Five of the seven proposed residential structures include an attached accessory dwelling unit (ADU). The project consists of the following:

1. **Vesting Tentative Tract Map No. 54081 ("VTTM No 54081")** to subdivide the subject property into nine parcels for the following purposes: seven (7) single-family residential lots; one lot reserved for a trailhead that anticipates the future improvement of Los Angeles County-owned easements to provide access to the Schabarum Trail system; and one lot containing approximately 10.4 acres of preserved open space and associated maintenance access. Access to the lots is proposed by extending and dedicating Crooked Creek Drive for public right-of-way purposes.
2. **Development Review** to approve the site, architectural and landscape design of a new residential development to ensure consistency with the General Plan, Development Code, and compliance with all applicable and design guidelines and standards.
3. **Tree Permit** to remove 62 existing protected trees consisting of 58 Southern California black walnuts and four coast live oaks, and to replace them at a 3:1 ratio with 201 Southern California black walnuts and 12 coast live oaks, totaling 213 replacement trees to be planted on-site.
4. **Conditional Use Permit** to approve development on a site subject to a Planned Development Overlay District and allow modifications to the following development standards:
 - Increase the exposed retaining wall height limit from six feet to 17 feet;
 - Reduce the minimum front setback requirement for Lots 4 and 5 from 20 feet to 14 feet and 13.75 feet, respectively; and
 - Reduce the minimum lot size requirement for Lots 1 and 3 from 10,000 to 8,294 square feet and

8,482 square feet, respectively.

This is to advise that the Diamond Bar City Council has approved the above described project on May 17, 2022, and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigated measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the City of Diamond Bar, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

Signature (Public Agency)  Title Associate Planner

Date: May 17, 2022 Date Received for filing and posting at OPR: