



**TO: SEATAC Members**  
**FROM: Rudy Silvas, Coordinator**  
**SUBJECT: MEETING NOTICE/AGENDA**

The next meeting of SEATAC is scheduled for:

**Day/Date: Monday, May 5, 2008**  
**Time: 1:00 P.M.**  
**Place: DEPARTMENT OF REGIONAL PLANNING**  
Hall of Records, Room 1385  
320 West Temple Street  
Los Angeles, CA 90012

**Please park in Lot 11 located at 227 N. Spring, entering from Spring; or Lot 26 located at 120 S. Olive, entering from 1st Street; both are operated by 5-Star Parking Services. Please call (213) 974-6461 to confirm attendance at scheduled meeting for reserved parking validation.**

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## **AGENDA**

1. 1:00 p.m. Review of the SEATAC Minutes of April 21, 2007.

### **OLD BUSINESS**

2. 1:15 p.m. **Project Description: San Gabriel River Discovery Center** – The project consists of the construction of: a new one story 18,230 sq. ft. main building, built to meet the U. S. Green Building Council's, "Leadership in Energy and Environmental Design" (LEED) standards; a 150 car parking lot; a maintenance building; an open air outdoor classroom; a covered outdoor classroom; a constructed riparian/wetland area; connecting pathways from these locations and utilities. The lease boundary area for the project is 11.3 acres, however, construction will be limited to the 7-acre construction impact area. The balance of the lease boundary area is 4.3 acres and this will be set aside for habitat preservation and restoration. Regular hours of operation would be 9:00 AM to 5:00 PM seven days a week. Depending on availability, meeting rooms would be available for reservation from 8:00 AM to 10:00 PM seven days a week, which includes time for setup, and take down. The parking lot and remainder of the site would be open during daylight hours only. The proposed project is located within the Whittier Narrows Natural Area, which is part of the Whittier Narrows Recreation Area (WNRA). The WNRA is located between the San Gabriel River and the Rio Hondo and the proposed project is within the existing SEA No. 42, "Whittier Narrows Dam Recreation Area".

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

**Action Requested:** Continue to review the Revised Biota Report prepared in December 2007, by EDAW Inc., and recently submitted supplemental information to questions posed to applicants during last SEATAC meeting for project, on January 14, 2008.

3. 2:15 p.m.

**Project Description: Tentative Tract Map No. 51153, CUP, OTP No. 92-027, Project No. 92-027** – A revised vesting tentative tract map for the subdivision of 114.3 acres located in the unincorporated community of Hacienda Heights, at the southern terminus of Apple Creek Lane, approximately 1.5 miles east of the intersection of Hacienda Boulevard and Colima Road on the northern slopes of Puente Hills. The proposed project site is entirely within the Powder Canyon/Puente Hills Significant Ecological Area (SEA #17). The revised project proposes 47 residential lots, 8 open space lots, and one public facility lot on approximately 36 acres (32 percent) in the northern third of the site. Approximately 77.3 acres (68 percent) of the site would be preserved as natural open space and managed for long-term conservation value. A single means of access to the site will be provided through Apple Creek Lane. Grading is proposed for 506,700 cubic yards of cut, and 516,700 cubic yards of fill, with 10,000 cubic yards of fill to be imported. A conditional use permit has been filed for hillside management, density control and grading, and for development within a SEA. An oak tree permit application has also been filed for oak tree removal or encroachment within an oak woodland on site. The removal of 126 coast live oak trees, and the encroachment into the protective zone of 20 more oak trees are proposed. A revised fuel modification plan has been prepared that will create a buffer between the proposed development and resource areas with manufactured slopes seeded with native vegetation or landscaping. Public water and sewer service is proposed. This revised project proposal was last reviewed by SEATAC on November 5, 2007 to determine if a new Biota Report would be required before the project can return to the Planning Commission. SEATAC asked for a new Biota Report to address the proposed changes and environmental impacts. This revised map shows the number of residential lots reduced from 50 to 47 lots, and reduced grading as well.

**Action Requested:** Review new Biota Report prepared for revised project in March 2008 by Natural Resource Consultants.

4. 3:15 p.m.

**Project Description: Vesting Tentative Tract Map No. 69788, with Conditional Use Permit for grading and development in an SEA/hillside management area** – A vesting tentative tract map for the subdivision of a 29.09 acre portion of the property, located east of San Francisquito Canyon Road, into four parcels with five single family home site pads. One residential pad is proposed for Parcel 1, 2, and 3, with two pads proposed for Parcel 4. The 13.53 acre remainder parcel, located west of San Francisquito Canyon Road, is not proposed for development and will remain as open space. This open space parcel

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is located within the San Francisquito Canyon Significant Ecological Area (SEA #19). The total combined area of the property to be developed and the open space parcel is 42.62 acres. The developed residential pad areas proposed will have driveway access from private streets, which will connect to San Francisquito Canyon Road. The project site is in an area just north of Saugus.

**Action Requested:** Review combined Biological Constraints Analysis and Biota Report for the proposed project, prepared in April 2008 by Thomas Leslie Corporation.

#### **NEW BUSINESS**

5. 3:50 p.m. **Introduction of new Staff Biologist to SEATAC** – Ms. Shirley Imsand will be joining the staff of the Impact Analysis Section.

#### **OTHER MATTERS**

6. Public comment pursuant to Section 54954.3 of the Government Code.