



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 10, 2009

TO: Librarian
Hacienda Heights Library
16010 La Monde Street
Hacienda Heights, California 91745

FROM: Ramon Cordova *REC*
Senior Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 51153
CONDITIONAL USE PERMIT CASE NO. 92-027-(4)
OAK TREE PERMIT CASE NO. 92-027-(4)**

Vesting Tentative Tract Map No. 51153, Conditional Use Permit Case No. 92-027-(4) and Oak Tree Permit Case No. 92-027-(4) are scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on March 18, 2009.

Please have the materials listed below available to the public.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Vesting Tentative Tract Map No. 51153 and Exhibit "A" Map dated January 7, 2008
 2. 500-Foot Radius Land Use Map
 3. Notice of Public Hearing
 4. Draft Factual
 5. Draft Reports/Recommendation
 6. Applicant's burdens of proof
 7. Correspondence



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

NOTICE OF PUBLIC HEARING AND NOTICE OF COMPLETION AND AVAILABILITY RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT FOR STATE CLEARINGHOUSE NUMBER 2000021044

VESTING TENTATIVE TRACT MAP NO. 51153, CONDITIONAL USE PERMIT CASE NO. 92-027-(4), OAK TREE PERMIT CASE NO. 92-027-(4) and ENVIRONMENTAL ASSESSMENT CASE NO. 92-027-(4)

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on **March 18, 2009**, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. **Room 150 will open to the public at 8:50 am.** Interested persons will be given an opportunity to testify. The Recirculated Draft Environmental Impact Report associated with this project will also be considered.

General description of proposal: The proposed project ("Pacific Heights") requests approval of Vesting Tentative Tract Map No. 51153 to create 47 single-family lots, one private and future street lot, one private driveway and fire lane lot, one public facility lot, one drainage and ingress & egress lot and seven open space lots on 114.3 gross acres; Conditional Use Permit Case No. 92-027-(4) to ensure compliance with the requirements of Hillside Management, Significant Ecological Area and density controlled development, as well as onsite project grading that exceeds 100,000 cubic yards and a modification to allow 15-foot high retaining wall within front yards setback; and Oak Tree Permit Case No. 92-027-(4) to allow the removal of 126 oak trees and the encroachment into the protected zone of 20 oak trees.

General location of property: Southerly terminus of Apple Creek Lane, south of Dawn Haven Road in the unincorporated community of Hacienda Heights in the Hacienda Heights Zoned District of Los Angeles County.

The County of Los Angeles Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Recirculated Draft Environmental Impact Report (EIR) for the Pacific Heights Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

The formal public review period for the Recirculated Draft EIR will be for a minimum period of 45 days, from **February 2, 2009 to March 18, 2009**. All written comments received on the Recirculated Draft EIR prior to the close of the comment period on the project will be considered in the Final EIR. Written comments should be submitted to Mr. Rudy Silvas, Department of Regional Planning, Room 1346, 320 West Temple Street, Los Angeles, California 90012. The Recirculated Draft Environmental Impact Report will be available for review at the following public libraries: Rowland Heights Library 1850 Nogales Street, Rowland Heights, CA 91748; La Puente Library 15920 East Central Avenue, La Puente, CA 91744; and Hacienda Heights Library 16010 La Monde Street, Hacienda Heights, CA 91745.

Case materials, including the environmental documentation, are available for review Monday through Thursday, between 7:30 AM and 5:30 PM, at the Department of Regional Planning, Hall of Records, Room 1382, 320 West Temple Street, Los Angeles, California 90012. Our office is closed on Fridays. Case materials will be available for review beginning **February 18, 2009 at the Hacienda Heights Library**. Selected materials will also be available on the Department of Regional Planning website at <http://planning.lacounty.gov/case.htm>

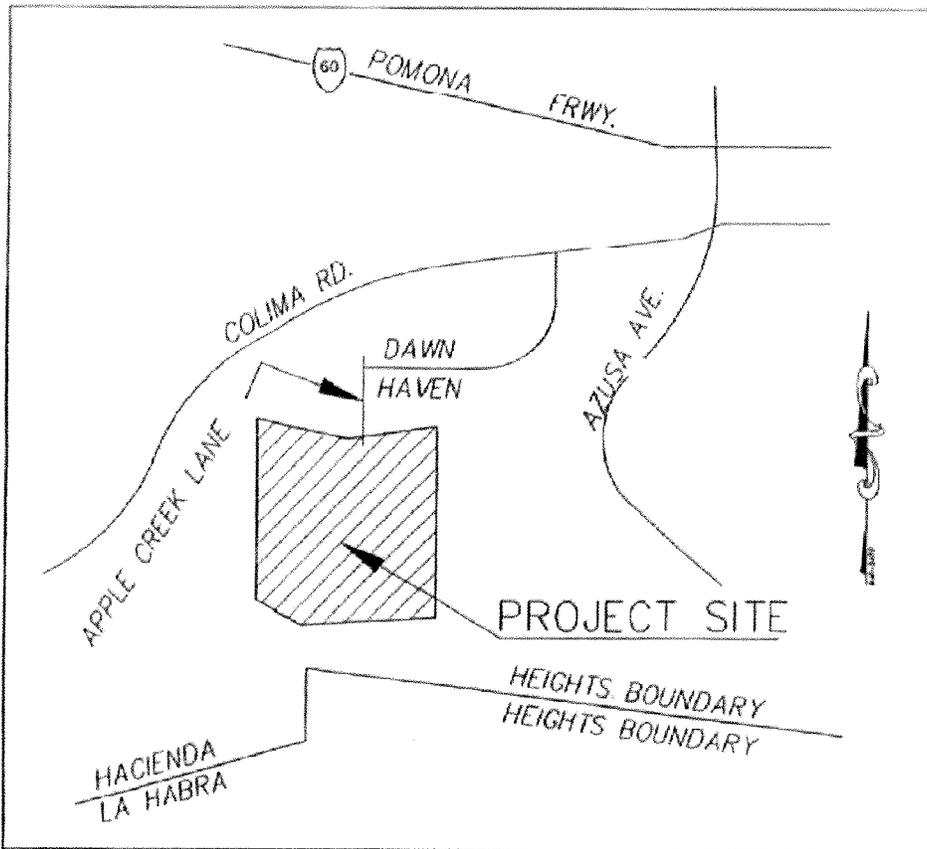
These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Ramon Cordova. You may also obtain additional information concerning this case by phoning Ramon Cordova at (213) 974-6433.

~~Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.~~
320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • Fax: 213-626-0434 • TDD: 213-617-2292

If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el condado de Los Angeles es una Conceder Mapa de Extensión Provisional el No 51153 para crear 47 lotes de familia sola, una lote de la calle privadas y futuras, una calzada privada y parte de vereda de fuego, una lote de instalación pública, un avenamiento e ingreso y parte de egreso y siete partes espaciales abiertas de 114.3 acres gruesos y Caso de Permiso de Uso Condicional el No 92-027-(4) para asegurar la conformidad por las exigencias de la Dirección de Ladera, el Área Ecológica Significativa y la densidad controlaron el desarrollo, así como en el sitio proyectar la clasificación que excede 100,000 yardas cúbicas y una modificación para permitir la pared de 15 pies de alto que retiene dentro del revés de yardas delantero; y Caso de Permiso de Roble el No 92-027-(4) para permitir el retiro de 126 robles y la invasión en la zona protegida de 20 robles. considerar el proyecto y Redacto de el Reporte de Impacto Ambiental se llevara acabo el **18 de Marzo de 2009**. El periodo para que el publico evalúe Redacto de el Reporte de Impacto Ambiental sera por 45 dias desde el 2 de febrero 2009 hasta el 18 de marzo 2009. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

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



VICINITY MAP



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT No. 92-027-(4)
TRACT MAP No. 51153
CUP 92-027-(4)
OTP 92-027-(4)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM #	
PUBLIC HEARING DATE March 18, 2009	

APPLICANT Pacific Communities		OWNER Palmdale Summitt, LP		REPRESENTATIVE DH Civil Engineering	
REQUEST "Pacific Heights" <u>Vesting Tentative Tract Map:</u> The applicant requests approval of a vesting tentative tract map to create 47 single-family lots, one private and future street lot, one private driveway and fire lane lot, one public facility lot, one drainage and ingress & egress lot and seven open space lots on 114.3 gross acres. <u>Conditional Use Permit:</u> The applicant requests approval of a conditional use permits ("CUP") to ensure compliance with the requirements of nonurban Hillside Management, Significant Ecological Area and density controlled development, as well as onsite project grading that exceeds 100,000 cubic yards, and a request for a modification to allow 15-foot high retaining wall within front yards setback. <u>Oak Tree Permit:</u> To allow the removal of 126 oak trees (two heritage oaks) and the encroachment into the protected zone of 20 oak trees (no heritage oaks).					
LOCATION/ADDRESS Southerly terminus of Apple Creek Lane, south of Dawn Haven Road			ZONED DISTRICT Hacienda Heights		
ACCESS Apple Creek Lane			COMMUNITY Hacienda Heights		
			EXISTING ZONING R-A-1 (Residential-Agricultural – One Acre Minimum Required Lot Area)		
SIZE 114.3 Gross Acres 111.6 Net Acres		EXISTING LAND USE Unimproved		SHAPE Irregular	TOPOGRAPHY Slight to steeply sloping
SURROUNDING LAND USES & ZONING					
North: Single family residences/ RPD-6,000-7U (Residential Planned Development -6,000 Square Feet Minimum Required Lot Area-7 Units Per Net Acre)			East: Open space/O-S (Open Space)		
South: Single-family residences/City of La Habra Heights			West: Southern California Edison right of way/A-1-5 (Light Agricultural-Five Acre Minimum Required Lot Area)		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Hacienda Heights Community Plan		N 2 (Non Urban 2 – 0.3 to 1.0 Dwelling Units per Net Acre)		75 DU	
CONSISTENCY		Yes			
ENVIRONMENTAL STATUS Recirculated Draft Environmental Impact Report: Impacts that can be mitigated to less than significant include geology and soils/geotechnical hazards, biological/biotic resources, visual resources, traffic and access and climate change.					
DESCRIPTION OF SITE PLAN ("Pacific Heights") The tentative map and exhibit "A" dated January 7, 2008, depict a gated residential subdivision of 47 single family lots on 114.3 gross acres. The project is served by an internal private and future street, 64-foot-wide and an internal private driveway and fire lane, 46- foot-wide. Onsite grading consists of 506,700 cubic yards of cut and 516,700 cubic yards of fill with 10,000 cubic yards of import. The project is required to provide 78.1 net acres (70 percent) of open space within the non urban area and is providing 99.6 net acres (89 percent) of open space. Open space consists of 21.3 net acres of disturbed open space and 78.3 net acres of undisturbed open space. Lot sizes range in size from 5,002 square feet to 20,980 square feet.					
KEY ISSUES At the March 17, 2004 RPC public hearing, the Commission directed the applicant to work with staff on the following issues: a substantial reduction in grading amounts; reduction in number of dwelling units; review of size and location of the proposed water tank; reduction in number of oak trees proposed to be removed and that revised project have the support of the Rowland Water Company and the Puente Hills Landfill Native Habitat Authority. <i>(If more space is required, use opposite side)</i>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements X Paving X Curbs and Gutters X Street Lights
- X Street Trees ___ Inverted Shoulder X Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 51153 (Rev.)

Page 1/3

TENTATIVE MAP DATED 01-07-2008
EXHIBIT MAP DATED 01-07-2008

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, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. 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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
9. Provide a separate lot for Apple Creek Lane, a private and future street.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. Show open space note and dedicate residential construction rights over the open space lots.
12. Quitclaim or relocate easements running through proposed structures.
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 first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

DCR
Prepared by Diego G. Rivera
tr51153L-rev11(rev'd 06-24-08).doc

Phone (626) 458-4349

Date Rev. 06-24-2008

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 51153 TENTATIVE MAP DATED 1/7/08 (Revision)
SUBDIVIDER Palmdale Summit / Pacific Communities LOCATION Hacienda Heights
ENGINEER DH Civil Engineering APN 8294-030-001
GEOLOGIST & SOILS ENGINEER Global Geo-Engineering

Soils Engineering Report Dated 8/16/07, 2/26/07, 12/27/06
Geology and Soils Engineering Report Dated 1/2/08, 10/19/06, 2/27/06, 11/7/05, 7/18/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. 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 GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. 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.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. 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 (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 2/21/08 is attached.

Prepared by  Reviewed by _____ Date 2/7/08

Charles Nestle

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
 Telephone: (626) 458-4925
 Fax: (626) 458-4913

District Office 2.0
 Job Number GMPH
 Sheet 1 of 1

Review No. 7

Tentative Tract Map 51153
 Location Hacienda Heights
 Developer/Owner Pacific Communities Builder
 Engineer/Architect DH Civil Engineering
 Soils Engineer Global Geo-Engineering, Inc. (1975-04)
 Geologist Global Geo-Engineering, Inc.

DISTRIBUTION:

- Drainage
- Grading
- Geo/Soils Central File
- District Engineer
- Geologist
- Soils Engineer
- Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 1/7/08 (rev.)
 Site Plot Plan Dated by the Processing Center 7/25/07
 Geotechnical Report and Addenda Dated 1/2/08, 8/16/07, 2/26/07, 12/27/06, 10/19/06, 2/27/06, 11/7/05, 7/18/05
 Geotechnical Report by Consolidated Geosciences Dated 1/3/02, 12/4/01, 10/26/01, 8/24/01,
7/18/01, 2/20/01, 9/14/00, 6/20/00, 4/19/00, & 7/9/99
 Previous Review Sheet Dated 9/20/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plans stage, submit all grading plan reports to the Soils Section for verification that the completed work complies with County codes and policies.

Reviewed by _____



Date 2/21/08

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.

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

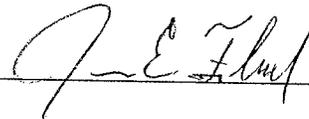
REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Prior to approval of any grading plan, notarized covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite covenants will be determined by Public Works based on proposed off-site grading work which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Show disposition of all the easements (i.e. quit claimed, relocate, or easement holder permission will be obtained).
3. Provide landscaping plans per grading ordinance (Section 3316.3 of chapter 33, of LACO Building Code).
4. Submit the following agency approvals:
 - a. A permit/letter of non-jurisdiction may be required from State of California Department of Fish and Game.
 - b. A permit/letter of non-jurisdiction may be required from State of California Regional Water Quality Control Board.
 - c. A permit/letter of non-jurisdiction may be required from Army Corps of Engineers.
 - d. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

TENTATIVE MAP DATED 01-07-2008
EXHIBIT MAP DATED 01-07-2008

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
6. Provide a draft copy of the CC&Rs

Name  Date 2/11/08 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on Apple Creek Lane.
2. The minimum centerline radius is 350 feet on Apple Creek Lane.
3. Permission is granted for street grades up to 15 percent on Apple Creek Lane only at locations to the satisfaction of Public Works.
4. Provide 50 feet of landing at a maximum grade of 4 percent on Apple Creek Lane at the "private driveway and fire lane" to the satisfaction of Public Works.
5. Dedicate complete vehicular access rights to all lots on Apple Creek Lane.
6. Make an offer of private and future right of way 32 feet from centerline on Apple Creek Lane.
7. Make an offer of additional private and future right of way on Apple Creek Lane in the vicinity of the gated entrance to construct a minimum turnaround radius of 32 feet and parkway of 12 feet to the satisfaction of Public Works. Whenever there is an offer of a private and future street, provide a drainage statement/letter
8. Label all interior access except Apple Creek Lane as "private driveway and fire lane." The use of the private driveway and fire lane in lieu of public streets or private and future streets must be approved by the Advisory Agency. If not approved, the subdivider is responsible to revise the streets (and the tentative map) to conform with standard requirements.
9. Construct the gated entrance on Apple Creek Lane with a minimum turnaround radius of 32 feet and parkway of 12 feet to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.
10. Construct curb, gutter, base, pavement, and sidewalk within the tract boundaries on Apple Creek Lane to the satisfaction of Public Works. We have no objection to the use of the alternate street section.
11. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the

street right of way. The wall shall not impede any required line of sight.

12. Remove the existing temporary turnaround on Apple Creek Lane and, if necessary, construct off-site full street improvements; including curb, gutter, base, pavement, and sidewalks; plant street trees; and install street lights; from Apple Creek Lane southerly to the northerly tract boundary of the subdivision to the satisfaction of Public Works.
13. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries on Apple Creek Lane to the satisfaction of Public Works. The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for

- recording. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
14. Plant street trees within the tract boundaries on Apple Creek Lane.
 15. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
 16. Install postal delivery receptacles in groups to serve two or more residential units.
 17. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
 18. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 19. Additional comments:
 - The traffic study for Tract No. 51153 was reviewed by Public Works and no mitigation measures are required. Please see attached letter from our Traffic and Lighting Division dated January 25, 2007 for comments.



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>

DONALD L. WOLFE, Director

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

IN REPLY PLEASE
REFER TO FILE: T-4

January 25, 2007

Mr. Scott Sato, P.E.
Urban Crossroads, Inc.
41 Corporate Park, Suite 300
Irvine, CA 92606

Dear Mr. Sato:

**PACIFIC HEIGHTS DEVELOPMENT
TENTATIVE TRACT NO. 51153
REVISED TRAFFIC IMPACT STUDY (APRIL 28, 2003)
HACIENDA HEIGHTS AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located at the southerly terminus of Apple Creek Lane south of Colima Road between Hacienda Boulevard and Azusa Avenue in the unincorporated County of Los Angeles area of Hacienda Heights.

The proposed project consists of the development of 47 single-family residences. The project is estimated to generate approximately 450 vehicle trips daily, with 35 and 47 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone will not significantly impact the County and County/City intersections in the area.

We also agree with the study that the project will not have any significant impacts to the Congestion Management Program monitored intersections, arterials, or freeways.

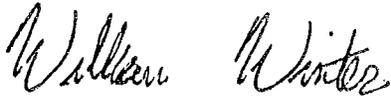
Caltrans has reviewed the proposed project and determined that the project will not have a significant impact to their facilities. No further information is required.

Mr. Scott Sato
January 25, 2007
Page 2

If you have any questions regarding our review of the Traffic Study, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

EMD:cn

P:\pub\WPFILES\FILES\STU\Eric\EIRs\EIR 07006 - Pacific Heights Development.doc

cc: Caltrans (Cheryl Powell)
Department of Regional Planning (Rudy Silvas)

bc: Land Development (Chong, Witley)

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11994AS, dated 06-19-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by  Tony Khalkhali
tr51153s-rev11.doc

Phone (626) 458-4921

Date 02-14-2008



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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

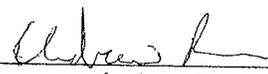
TRACT MAP NO. 51153
CUP No. 92-027

TENTATIVE MAP DATE: 01/07/2008

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study which was conceptually approved on 06/12/2008 to the satisfaction of Public Works.

Name   Date 06/24/2008 Phone (626) 458-4921
Andrew Ross

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 lots 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. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division and that water service will be provided to each lot.
3. If needed, construct off-site water main line to serve the proposed development to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Ramon

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 51153 Map Date January 07, 2008

C.U.P. 92-027 Vicinity LaHabra

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Tentative Map is adequate.

By Inspector: Juan C. Padilla Date February 21, 2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 51153 Tentative Map Date January 07, 2008

Revised Report yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ___ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
Fire hydrant requirements are as follows:
Install 4 public fire hydrant(s). Upgrade / Verify existing ___ public fire hydrant(s).
Install ___ private on-site fire hydrant(s).
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
Location: As per map on file with the office.
Other location: ___
All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
Hydrants and fire flows are adequate to meet current Fire Department requirements.
Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The Fire Department accepted the Rowland Water District's Draft Environmental Impact Report response in lieu of a fire flow test. In the report, Rowland Water District indicates that the water system will be designed to supply our minimum fire flow requirements.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date February 21, 2008



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	51153	DRP Map Date: 01/07/2008	SCM Date: 02/25/2008	Report Date: 02/21/2008
Park Planning Area #	9	HACIENDA HEIGHTS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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.

Park land obligation in acres or in-lieu fees:

ACRES:	0.49
IN-LIEU FEES:	\$105,738

Conditions of the map approval:

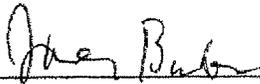
The park obligation for this development will be met by:

The payment of \$105,738 in-lieu fees.

Trails:

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	51153	DRP Map Date: 01/07/2008	SMC Date: 02/25/2008	Report Date: 02/21/2008
Park Planning Area #	9	HACIENDA HEIGHTS	Map Type: REV. (REV RECD)	

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

(P)people x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = 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 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

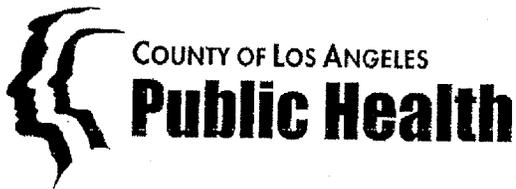
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.50	0.0030	47	0.49
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.30	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.49

Park Planning Area = 9 HACIENDA HEIGHTS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.49	\$215,791	\$105,738

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.49	0.00	0.00	0.49	\$215,791	\$105,738



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 - FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 21, 2008

RFS No. 08-0002694

Tract Map No. 51153

Vicinity: Hacienda Heights

Vesting Tentative Map Date: January 7, 2008 (11th Revision)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 51153**. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Rowland Heights Water District**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of **Los Angeles County Sanitation District 21** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully;

A handwritten signature in black ink that reads "Becky Valenti".

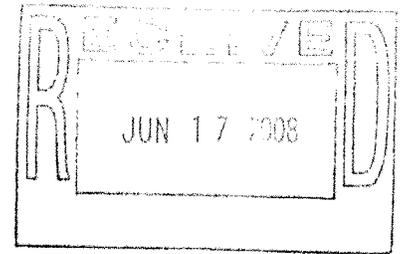
Becky Valenti, E.H.S. IV
Land Use Program



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330



P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

June 11, 2008

Ramon E. Cordova, Land Divisions Section
Department of Regional Planning
Zoning Permits Section I
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Cordova:

OAK TREE PERMIT #92-027 / TR 51153, HACIENDA HEIGHTS

We have reviewed the revised "Request for Oak Tree Permit #92-027." The project is located south of Dawn Haven Avenue in the unincorporated area of Hacienda Heights. The revised Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by L. Newman Design Group, the consulting arborist, dated December 6, 2006 and Revised November 26, 2007.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
ZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
ALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
AVELL	CLAREMONT	GARDENA	INGLEWOOD	LAWINDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
AVELL GARDENS	COMMERCE	GLENDDORA	IRVINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
AVELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and two (2) subsequent annual inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. Specifically, Tree Numbers 32 and 177, identified in the Oak Tree Report, shall be fenced.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of one hundred and twenty-six (126) trees of the Oak genus (*Quercus agrifolia*) identified as:

64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83
84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	103	100	101	102
402	104	105	106	107	108	109	110	111	112	114	115	116	117	118	119	120	121	122	123
124	125	126	127	128	129	130	131	132	138	139	140	141	142	241	242	258	259	260	261
267	268	269	270	271	272	273	274	275	276	280	281	283	308	309	319	320	321	322	334
335	336	337	338	339	340	341	342	359	360	361	362	363	364	365	366	367	368	369	372
396	397	398	399	400	401														

This grant allows encroachment within the protected zone of twenty (20) trees of the Oak genus Quercus agrifolia identified as Tree Numbers:

15	16	17	58	59	60	61	62	63	137	235	239	240	243	262	318	323	332	333	358		
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--	--

on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed. There are one hundred twenty-six (126) oak trees to be removed. A total of two hundred fifty-two (252) mitigation trees are required for mitigation.

The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

Ramon Cordova, Land Divisions Section

June 11, 2008

Page 5

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:jl

Enclosure

BURDEN OF PROOF

Tentative Tract Map No. 51153
Conditional Use Permit No. 92-027

This memo provides a staff analysis of the compatibility of the proposed residential development for Tentative Tract Map No. 51153 with the biotic resources located within the on-site portion of the Powder Canyon Significant Ecological Area (SEA #17).

Project Description

Tentative Tract Map No. 51153 proposes to create 47 single-family residential lots, eight open space lots and one public facility lot on approximately 114.3 acres in Hacienda Heights. Conditional Use Permit No. 92-027 is necessary to ensure compliance with compatibility design criteria for a density-controlled development in Hillside Management and significant ecological areas. The entire project site is located within the Powder Canyon SEA. While it is anticipated that the proposed development may require 10,000 C.Y of import, a balance is anticipated on-site through construction activities. Construction of a 15' high retaining wall along portions of the northern boundary of the site is requested. This is necessary to accommodate the County's request for a 20' wide bench to allow for maintenance at the bottom of the slope as well as the existing storm drain inlet. Other portions of the wall will be less than 15' high. In addition, an Oak Tree Permit will be requested.

General Plan and Hacienda Heights Community Plan Policies for the Powder Canyon SEA

The Countywide General Plan describes the Powder Canyon SEA as "one of three areas in the hilly region of eastern Los Angeles County that still supports a relatively undisturbed stand of the southern oak woodland, coastal sage scrub, and riparian woodland complex" and is "the only recommended area that contains an undisturbed portion of self-contained watershed." Compatible uses with the SEA include low intensity recreational uses.

The Hacienda Heights Community Plan (HHCP) provides for the preservation of the Powder Canyon SEA through stringent development controls. Compatible uses include passive recreation, regulated scientific study, and where compatible, extremely low density residential uses. The HHCP requires a conditional use permit for developments proposed within the SEA and findings that the development:

1. Will not substantially deteriorate resources such as vegetation and wildlife, watersheds, areas required for ecologic and/or scientific study purposes and streams.
2. Will not significantly increase the wildland fire risk in the area.
3. Will not have a detrimental impact on downstream areas within other portions of the SEA.

4. Will not significantly damage or destroy and stands of riparian woodland, streams flowing into such woodland, nor intrude into wildlife foraging areas adjacent to the woodland.
5. Will not require significant extension or expansion of public services.
6. Will not substantially deteriorate water quality or air quality.

SEA Conditional Use Permit Burden of Proof

Pursuant to Section 22.56.215 of the County Zoning Code, development located within significant ecological areas shall be required to substantiate the following:

HHCP Findings:

1. Will not substantially deteriorate resources such as vegetation and wildlife, watersheds, areas required for ecologic and/or scientific study purposes, and streams.

The project proposes to dedicate approximately 68.5 percent (78.3 acres) of the property as undeveloped open space, 32 percent (36 acres) of the site will still be impacted by the residential development. These impacts are deemed to be significant by SEATAC include removal and/or biological disturbance of:

- a. *146 oak trees and approximately 5.36 acres of coast live oak woodland habitat. (SEATAC comments from February 7, 2000 state that "oak resource impacts by the project are significant.") Mitigation measures require the planting of a minimum of 277 15-gallon oak replacement trees on the cut slopes surrounding the development.) 3.34 acres of coastal sage scrub habitat. Mitigation includes preservation of existing coastal sage scrub in undeveloped portions of the site and revegetation of 5.1 acres of coastal sage scrub on graded open space slopes. 0.53 acre of mulefat scrub habitat (Essentially all of this habitat will be impacted). To reduce significant impacts to the mulefat scrub, revegetation and restoration will be conducted. The specifics of this mitigation shall be coordinated through the permit processes of CDFG 1603 Streambed Alteration Agreement and the Army Corps of Engineers Section 404 permit*

The removal of resources is not considered substantial predicated upon the preservation of approximately 68.5 percent of the site as undeveloped open space and oak tree replacement. The portion of the site that shall be dedicated to a public trust entity constitutes an overwhelming permanent preservation of land resources. Concurrently, the County Forester has approved an Oak Tree Replacement Program that will result in an expansion of the oak trees that will be permanent.

Impacts to vegetation and wildlife have been reviewed by the Significant Ecological Technical Advisory Committee and are described in Section 4.3 of the Environmental Impact Report. All impacts will be mitigated as described in Section 4.4

The drainage located on the northern portion of the project site and terminating at Apple Creek Lane will not be maintained in a natural state. It will be placed in an underground storm drain for a distance of approximately 700 feet. The mulefat scrub habitat present in this drainage will be removed in order to construct a detention facility and storm drain connection south of Apple Creek Lane. (The mulefat scrub habitat is also located in areas which require removal and re-compaction for stabilization. Further information on the Geology of the site is provided in section 4.2.2) Planning Commission comments at the Public Hearing held on January 14, 2004 indicated that the mulefat present in this drainage is an implanted habitat and not a native habitat. Therefore, it was agreed by the Planning Commission that it could be relocated some place else. Mitigation for loss of this mulefat area is discussed above.

The main watercourse on the SEA, a blueline stream draining to a culvert under Nicoya Drive, will not be altered by the project. No impacts are anticipated.

At present, the entire property is under private ownership. The applicant proposes to donate approximately 68.5% of the SEA to public ownership, which will facilitate the use of this land for scientific study purposes. The permanent public ownership of the remaining 68.5% of the site will ensure that the environmental resources will be held in public trust without the pressures of future development proposals.

2. The project should not significantly increase the wildland fire risk in the area.

The project's fuel modification plan approved by the Los Angeles County Fire Department and installation of a water tank with capacity for 1,250 gallons per minute flow for two hours for fire fighting will ensure no significant increase in fire hazard. In addition, clustering the project at the north end of the property, with existing development on both sides, avoids disrupting movement corridors.

3. The project should not have a significant detrimental impact on downstream areas within other portions of the SEA.

The project should not have a significant detrimental impact on downstream areas within other portions of the SEA. All of the proposed development is at the lower end of the SEA. There are no portions of the SEA downstream of the development.

4. The project should not significantly damage or destroy any stands of riparian woodland, streams flowing into such woodland, nor intrude into wildlife foraging areas to the woodland.

The sycamore riparian woodland on the SEA will be avoided.

5. The project should not require significant extension or expansion of public services.

The existing Rowland Water District pump station has capacity to supply water only up to an elevation of 720 feet above MSL, whereas most of the proposed residences are located above this elevation. A water tank 32 feet in height, 54 feet in diameter and with a capacity of 500,000 gallons must be constructed at 898 feet above MSL to ensure adequate water supply and flow for the Fire Department. Additional pump capacity for the Rowland Water District may also be required to ensure water reaches the tank without overburdening the existing system. The installation of this infrastructure will have a significant impact on oak and coast sage scrub habitats.

6. The project should not substantially deteriorate water quality or air quality.

The project should not substantially deteriorate water quality or air quality. Air quality impacts are identified in the Initial Study as non-significant. There are no water quality impacts to the remaining undeveloped portions of the SEA.

SEA Findings

1. Essentially all of the Mulefat scrub riparian habitat and associated arroyo willows located on the property will be impacted and/or destroyed. The loss of this riparian habitat is a significant impact for which insufficient mitigation has been proposed. The non-native grassland on-site, which is foraging habitat for birds of prey, will be eliminated by the project design.

Per Natural Resource Consultants (NRC), contracted by the Pacific Heights developer to complete the 2009 Biota report, there are no living arroyo willows in the mulefat scrub. Also as mentioned above per Planning Commission comments at the January 14, 2004 Public Hearing the mulefat scrub habitat is imported and not a native habitat therefore it can be relocated some place else. Proposed mitigation for impacts of mulefat scrub is described above.

Proposed grading and fuel modification will impact approximately 25.94 acres or approximately 60% of non-native grassland. Birds of prey will have the 68.5% of the site that will be preserved to forage. Per section 7.2.1.3 in the 2009 Biota report "this is not significant because the impact would not result in a substantial loss of habitat. Non-native grassland is abundant in the region, including within

Schabarum Regional Park, and the Sycamore/Turnbill Canyon and Tonner Canyon's SEA.

2. The development will not require significant extension or expansion of public services. The proposed development, however, requires significant expansion of water service since the project cannot be served by existing infrastructure. The existing Rowland Water District pump station has capacity to supply water only up to an elevation of 720 feet above MSL, whereas most of the proposed residences are located above this elevation. A water tank with a 32 foot high wall shell, 30 foot working water level, 54 foot diameter, and with a capacity of 500,000 gallons is required to be constructed at 898 feet above MSL to ensure adequate water supply and flow for the Fire Department and to satisfy pump capacity for the Rowland Water District, thus ensuring water reaches the tank without overburdening the existing system. The installation of this infrastructure will have an impact on oak and coast sage scrub habitats.

The County Forester has approved the replacement of oak trees at a 2.2:1 ratio, 277 15-gallon replacement oaks will be planted on the northeast portion of the site, outside grading limits and fuel modification zones, to be maintained by a non-profit conservation organization and/or the Homeowners' Association. In addition, 6.37 acres of oak woodland will be donated and preserved. Mitigation for impacts to coastal sage scrub will include planting 5.1 acres of coastal sage scrub on manufactured slopes after grading is completed and donation and preservation of approximately 15.28 acres of coastal sage scrub on undeveloped portions of the property.

SEA CUP Burden of Proof

1. The requested development is designed to be highly compatible with the biotic resources present, and includes setting aside appropriate and sufficient undisturbed areas.

Biotic resources present on the subject property include:

- a. CDFG sensitive habitats – coastal sage scrub, coast live oak woodland, southern sycamore riparian woodland, and mule fat scrub habitat.
- b. Sensitive and listed wildlife species and species of concern – Cooper's hawk, Loggerhead shrike, southern California rufous-crowned sparrow, and least Bell's vireo. (Other wildlife detected on-site includes the Pacific tree frog, California toad, various bird species, small mammals, and butterflies.)
- c. An intermittent blue line stream and various tributaries and riparian areas.

County Response: The proposed development is not highly compatible with the biotic resources present because it impacts each of the CDFG designated sensitive habitats on-site. See #1 above for details.

Pacific Heights Response: The project development is clustered toward the north end of the property to avoid impacts to the high-quality upper portion of the SEA.

2. The requested development is designed to maintain water bodies, watercourses and their tributaries in a natural state.

County Response: Three drainages on the subject property will be impacted by the proposed development. The drainage located on the northern portion of the project site and terminating at Apple Creek Lane will not be maintained in a natural state. The mulefat scrub habitat present in this drainage will be removed in order to construct a detention facility and storm drain.

Pacific Heights Response: The main watercourse on the SEA, a blue-line intermittent stream draining to a culvert under Nicoya Drive, will not be altered by the project. A smaller watercourse, draining to the north property line at Apple Creek Lane, will be placed in an underground storm drain for a distance of approximately 700 feet. Impacts to this watercourse will be mitigated through coordination with CDFG and Army Corps of Engineers as described in Section 4.4 of the 2009 Environmental Impact Report.

3. That the requested development be designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

Pacific Heights Response: Clustering the project at the north end of the property, with existing development on both sides, avoids disrupting movement corridors.

4. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

Pacific Heights Response: Resource areas within the SEA will be buffered from the development by manufactured slopes.

5. That where necessary, fences or walls are provided to buffer important habitat areas from development.

Pacific Heights Response: In addition to the buffering vegetation on manufactured slopes, fences will be placed at lot boundaries to provide an additional buffer between residential and natural habitat areas.

6. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

Pacific Heights Response: All roads and utilities serving the project enter from the existing development to the north of the property. The extension of Apple Creek Lane, the storm drain connection and the construction of the detention facility will result in the removal of mulefat scrub habitat and associated drainage course. Construction of the water tank and road thereto necessitates removal of oak trees and habitat.

Analysis of Project Compatibility and Compliance with HHCP Policies and SEA CUP

Staff and SEATAC's evaluation of the proposed subdivision raises several concerns regarding the project's compatibility with on-site biotic resources and whether the project complies with criteria for development within SEA #17. It has not been satisfactorily substantiated that the project may be found consistent with HHCP policies and the SEA CUP Burden of Proof provisions. The following analysis addresses only those aspects of the project design that may be inconsistent with certain HHCP and SEA CUP required findings.

HHCP Policies:

1. The development will not substantially deteriorate resources such as vegetation and wildlife, watersheds, areas required for ecologic and/or scientific study purposes, and streams.

The revised project proposal will dedicate approximately 68.5% (78.3 acres) of the property as undeveloped open space, while 32% (36 acres) of the site will still be impacted by the residential development. These impacts include removal and/or biological disturbance of:

- a. 146 oak trees and approximately 5.36 acres of coast live oak woodland habitat.
- b. 3.34 acres of coastal sage scrub habitat.
- c. 0.53 acre of mulefat scrub habitat (Essentially all of this watershed would be impacted)

The Pacific Heights team maintains that implementation of mitigation measures identified in section 4.4.4 M-B-1 through M-B-12 of the 2009 Environmental Impact Report and briefly discussed below will reduce all impacts to a level that is less than significant. The 146 oak trees to be removed (or have encroachments into their protected zones), will be replaced at a 2.2:1 ratio on-site in accord with County standards and as requested by Department of Regional Planning Staff. Furthermore, it should be noted that the 146 oaks impacted by the development represents a small portion of the approximately 800 to 1,200 oak trees on the overall site and that an additional 10% (25 more trees) then is required by CEQA and the current county standards. The 3.34 acres of coastal sage scrub will be mitigated by planting 5.1 acres of coastal sage scrub on site on manufactured slopes and preserving and donating 15.28 acres of existing coastal sage scrub on undeveloped portions of the site. The 0.53 acres of mulefat scrub impacted will be revegetated and restored. The

specifics will be determined through coordination with the CDFG and Army Corps of Engineers.

It is inconceivable that these minimal impacts could be considered substantial in comparison to the resources permanently preserved through the dedication of 68.5% of the site and replacement areas.

SEA FINDINGS

SEA Criterion: The development should be designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

Proposed Project: The project is clustered at the north end of the property to minimize biological impacts. Approximately 64 percent of the site (approximately 73.96 acres) would be dedicated as open space in a natural condition as mitigation for biological impacts. The dedication will include 6.37 acres of coast live oak woodland (as well as an additional 2.59 acres that are to be used as an oak replacement mitigation area for 2.2:1 mitigation ratio for 5.3 acres of oaks affected), 15.28 acres of coastal sage scrub, and all of the .96 acres of southern sycamore riparian woodland on the site. In addition to mitigation of impacts through dedication of permanent open space, manufactured slopes of the site will be planted with 5.1 acres of fire-resistant vegetation typical of the natural coastal sage community, and 11.43 acres of oak woodland vegetation will be established on manufactures slope areas on-site.

A substantial amount of the oak woodland impacts are in a proposed cut slope on the central portion of the property north, south, and east of lot 33 as well as on the north east side of the property on lot 54 . The cut slopes are required for geotechnical stability resulting from the need to remove a land slide and superficial failure in those areas. Removal and re-compaction of these areas is required to establish a stable slope of no steeper than 2:1 above the proposed homes (For further discussion refer to section 4.2.2 of the 2009 Environmental Impact Report).

SEA Criterion: The development should be designed to maintain bodies of water, watercourses, and their tributaries in a natural state.

Proposed Project: The main drainage on the site, with sycamore riparian woodland, would be left in a natural state. Site grading would remove several minor drainages, which flow into the regional storm drain system.

SEA Criterion: The development should be designed so that wildlife movement corridors (migratory paths) are left in a natural and undisturbed state.

Proposed Project: Clustering the project at the north end of the property, with existing development on both sides, avoids disrupting movement corridors.

SEA Criterion: The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use.

Proposed Project: The majority of the site is left in a natural state. Manufactured slopes will buffer the development from the natural habitat.

SEA Criterion: Where necessary, fences or walls be provided to buffer important habitat areas from development.

Proposed Project: In addition to manufactured slopes, fences along lot boundaries will also be used to buffer the development from the natural habitat.

SEA Criterion: Roads and utilities serving the proposed development be located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

Proposed Project: All roads and utilities serving the project enter from the existing development to the north of the property and do not cross SEA areas to reach the property.

HMA FINDINGS

The County is required to make certain findings with regard to proposed development in a Hillside Management Area as follows:

HMA Finding #1: That the proposed project be located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.

Analysis: Geologic, seismic and slope instability issues are addressed in detail in Section 4.2 in the Environmental Impact Report. The geotechnical studies demonstrate that the project will not create significant threats to life and/or property due to geologic, seismic, or slope instability hazard.

The project fuel modification plan, and installation of a water tank with capacity for 1,250 gallons per minute flow for two hours for fire fighting will ensure no significant fire hazard.

Flood, mud flow and erosion hazard issues are addressed in detail in Section 4.4 in the 2003 Environmental Impact Report. Drainage studies demonstrate that the project will not create significant threats to life and/or property due to flood, mud flow and erosion hazard.

HMA Finding #2: That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.

Analysis: This project is in a designated Significant Ecological Area. Compatibility with natural biotic resources of the area is demonstrated through review of the project by the Significant Ecological Area Technical Advisory Committed (SEATAC). At the recent August 4, 2008 SEATAC meeting, SEATAC members determined that they would not make a decision on this project, thus there was no vote to recommend approval or denial of this project. SEATAC stated that the Pacific Heights Project did not have to return to SEATAC again.

Biological resources, and mitigation measures, are described in Section 4.4 in the 2009 Environmental Impact Report.

There are no cultural resources on the site (See Section 4.8 in the 2003 Environmental Impact Report). By donating the upper 68.5

percent of the property as unaltered permanent open space, clustering the proposed development in the north of the property adjacent to existing development, and by landscaping graded slopes to mimic a natural hillside, the project is compatible with existing scenic resources of the area. Scenic resources are addressed in Section 4.2 in the 2003 Environmental Impact Report.

Schabarum Park, adjacent to the property on the east, is the major existing open space in the area. The proposed project is compatible with Schabarum Park for the reasons described in Section 3.2 "Land Use", in the 2003 Environmental Impact Report .

HMA Finding #3: That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

Analysis: The project is conveniently served by neighborhood shopping and commercial facilities along nearby Colima Road. The project will be served by essential public services without imposing undue costs on the total community (see Section 4.7 in the 2000 Environmental Impact Report). The project is consistent with the objectives and policies of the General Plan as described above under Section 3.3 "Consistency With General Plan Zoning" in the 2003 Environmental Impact Report.

HMA Finding #4: That the proposed development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future community residents.

Analysis: The proposed design is the result of a long process of innovation and cooperation with the Los Angeles County Department of Regional Planning, SEATAC, the Los Angeles County Department of Forestry, the Los Angeles County Fire Department, the Los Angeles County Department of Public Works, Rowland Water District, the Hacienda Heights Community Association, the Wildlife Corridor Conservation Agency, the Puente Hills Landfill Native Habitat Authority, and the Rowland Water District and the local community. The result is a plan that is compatible with hillside and SEA objectives, enhances the permanent, dedicated open space in the area, and mitigates impacts through planting of native and non-native vegetation. The proposed residential neighborhood will be similar to and compatible with the nature and density of existing

adjacent residential development in this part of the Hacienda Heights community.

The project site is located within the Powder Canyon Significant Ecological Area (SEA #17), identified in the County-wide General Plan and the HHGP.

SEA #17, also known as the Powder Canyon/Puente Hills SEA, is listed as an SEA primarily because of the extensive stands of oak woodland and other natural plant communities in the Puente Hills. The vegetation on the site consists mainly of coastal sage scrub, non-native grassland, and oak woodland. Sycamore riparian woodland and mulefat scrub are present on the site.

Development applications for properties within an SEA are required to conduct extensive biological surveys, and are subject to review by the Los Angeles County Significant Ecological Area Technical Advisory Committee (SEATAC) in addition to the County development and CEQA review processes.

The HHGP policies applicable to SEA #17 primarily include the preservation of resources through stringent development controls. Allowed uses within an SEA include passive recreation and scientific study. Residential approvals require a Conditional Use Permit (CUP) and specific findings to be made by Los Angeles County. The required SEA findings, as outlined in the Hacienda Heights Community General Plan, are as follows:

HHGP Finding: The project should not substantially deteriorate resources such as vegetation and wildlife, watersheds, areas required for ecological and/or scientific study purposes, or streams.

Analysis: Impacts to vegetation and wildlife have been reviewed by the Significant Ecological Technical Advisory Committee and are described in Section 4.4 in the 2009 Environmental Impact Report. All impacts will be mitigated as described in Section 4.4. The main watercourse on the SEA, a blueline stream draining to a culvert under Nicoya Drive, will not be altered by the project. A smaller watercourse, draining to the north property line at Apple Creek Lane, will be placed in an underground storm drain for a distance of approximately 700 feet. Impacts to this watercourse will be mitigated as described in Section 4.4 in the Environmental Impact Report.

At present, the entire property is under private ownership. The applicant proposes to donate approximately 68.5% of the SEA to public ownership (See Open Space Exhibit Map, sheet 3 of the tentative tract map), which will facilitate the use of this land for scientific study purposes.

- HHGP Finding: The project should not significantly increase the wildland fire risk in the area.
- Analysis: The project fuel modification plan, and installation of a water tank with capacity for 1,250 gallons per minute flow for two hours for fire fighting will ensure no significant increase in fire hazard.
- HHGP Finding: The project should not have a significant detrimental impact on downstream areas within other portions of the SEA.
- Analysis: All of the proposed development is at the lower end of the SEA. There are no portions of the SEA downstream of the development.
- HHGP Finding: The project should not significantly damage or destroy any stands of riparian woodland, streams flowing into such woodland, nor intrude into wildlife foraging areas adjacent to the woodland.
- Analysis: The sycamore riparian woodland on the SEA will be avoided.
- HHGP Finding: The project should not require significant extension or expansion of public services.
- Analysis: The development will not require significant extension or expansion of public services. The proposed development, however, requires significant expansion of water service since the project cannot be served by existing infrastructure. The existing Rowland Water District pump station has capacity to supply water only up to an elevation of 720 feet above MSL, whereas most of the proposed residences are located above this elevation. A water tank with a 32 foot high wall shell, 30 foot working water level, 54 foot diameter, and with a capacity of 500,000 gallons is required to be constructed at 898 feet above MSL to ensure adequate water supply and flow for the Fire Department and to satisfy pump capacity for the Rowland Water District, thus ensuring water reaches the tank without overburdening the existing system. The installation of this infrastructure will have an impact on oak and coast sage scrub habitats.
- The County Forester has approved the replacement of oak trees at a 2.2:1 ratio, 277 15-gallon replacement oaks will be planted and preserved through the use of a conservation easement on the northeast portion of the site, outside of grading limits and fuel modification zones, to be maintained by non-profit conservation organization or the Homeowners' Association. In addition, 6.37 acres of oak woodland will be donated and preserved through the use of a conservation easement. Mitigation for impacts to coastal

sage scrub will include planting 5.1 acres of coastal sage scrub on manufactured slopes after grading is completed and donation and preservation of approximately 15.28 acres of coastal sage scrub on undeveloped portions of the property.

HHGP Finding: The project should not substantially deteriorate water quality or air quality.

Analysis: Air quality impacts are identified in the Initial Study as non-significant. There are no water quality impacts to the remaining undeveloped portions of the SEA.

LAZCO FINDINGS

In addition to HHGP policy requirements, Chapter 22.56 of the Los Angeles County Zoning Ordinance (LACZO) requires specific findings that must be made before a development can be approved in a Significant Ecological Area. These findings are:

LACZO Finding: That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

Analysis: The project development is clustered toward the north end of the property to avoid impacts to the high-quality upper portion of the SEA. Approximately 68.5 percent of the property will be set aside as an undisturbed area. See Section 4.4 in the Environmental Impact Report.

LACZO Finding: That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.

Analysis: The main watercourse on the SEA, a blueline stream draining to a culvert under Nicoya Drive, will not be altered by the project. A smaller watercourse, draining to the north property line at Apple Creek Lane, will be placed in an underground storm drain for a distance of approximately 700 feet. Impacts to this watercourse will be mitigated as described in Section 4.4 in the 2009 Environmental Impact Report.

LACZO Finding: That the requested development be designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

Analysis: The developed portion of the site, being bordered on two sides by existing development, is essentially a movement cul-de-sac. The upper portion of the site will be donated as permanent open space. Existing movement pathways in the upper portion of the site will not be affected.

LACZO Finding: That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

Analysis: Resource areas within the SEA will be buffered from the development by manufactured slopes seeded with native vegetation or landscaping.

LACZO Finding: That where necessary, fences or walls are provided to buffer important habitat areas from development.

Analysis: Fences at lot boundaries will be used.

LACZO Finding: That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

Analysis: The entire site, including roads and utilities, has been designed for maximum avoidance of SEA resources.

Hillside Management and Significant Ecological Areas – Burden of Proof

A. Hillside Management Areas (Section 22.56.215 F.1):

1. Slope instabilities that could potentially affect the proposed development or existing development are being mitigated through removal, reinforcement, and/or installation of a debris basin downstream of the unstable slopes.

Flood flows will be contained in a flood detention basin and an underground storm drain system draining into the existing storm drain system north of the property. The detention basin will ensure that peak discharges leaving the site are not increased over natural conditions. Mudflows will be controlled by a debris basin. There are no adjacent streams with capacity to create a significant erosion hazard.

Because the site is identified as a high fire hazard area, a brush management/fuel modification plan will be incorporated into the landscaping plan and adjacent natural open space.

Geotechnical and drainage studies have been prepared and approved by the County as part of the subdivision and EIR review process.

2. The project site is classified by the County as Significant Ecological Area (SEA) #17, primarily because of the extensive stands of oak woodland and other natural plant communities in the Puente Hills. The proposed development avoids the majority of oak woodland by clustering development in the north end of the site where the dominant vegetation is non-native grassland. Approximately 146 oak trees will be removed or have encroachments into their protected zones and mitigated as approved by the County Forester prior to development. The integrity and basic function of the SEA will be preserved by dedication of approximately 78.3 acres of the highest-quality habitat to be managed by the Puente Hills Landfill Native Habitat Preservation Authority as permanent, natural open space. Up

to 10 acres of the 78.3 acres of undisturbed open space may be dedicated to the Department of Parks and Recreation (DPR) should they request this dedication. Undisturbed open space dedicated to the DPR will be maintained as undisturbed open space.

Open space and scenic resources are preserved through dedication of the upper, most-visible, two-thirds of the site as permanent open space. The developed area, on the lower one-third of the site, will be graded to accommodate a clustered development made necessary by the preservation of the upper hillsides and major ecological resources. Residential densities in the clustered development are not in conflict with existing adjacent development, which is at approximately the same effective density.

There are no cultural resources on the site.

3. The proposed development is adjacent to an existing neighborhood of similar density, which is already served by public services. Law enforcement, school, water, sewer, trash, electrical, gas, telephone and cable TV services are conveniently available. Existing commercial areas (including Colima Road and the Puente Hills Mall) are located within two miles of the site.

Although the site is classified as an SEA, a hillside management area, and a non-urban (N-2) area by the Hacienda Heights Community General Plan, with zoning of one unit per acre, the proposed cluster development is compatible in density and character with adjacent development. General Plan and hillside development conformance is achieved by leaving two-thirds of the property as natural open space.

4. Imaginative design is achieved by locating the development on the lower third of the project site, where visual impacts to the Puente Hills from nearby Colima Road, a designated scenic highway, are minimized. Views of the site from the adjacent community to the north will be altered by a constructed slope 80 to 100 feet high. This landscaped slope will ensure that views of proposed residences from existing adjacent residences are minimized. The slope landscaping will utilize native vegetation to the maximum extent possible to simulate a natural hillside. Other cut and fill slopes on the site will be similarly landscaped. A water tank required by the Rowland Water District will be screened by planted natural vegetation.

B. Significant Ecological Areas (Section 22.56.215 F.2)

1. The proposed development avoids the majority of oak woodland, coastal sage scrub and sycamore woodland by clustering development in the north end of the site where the dominant vegetation is non-native grassland. Approximately 126 oak trees will be removed and 20 will have

encroachments into their protected zones, mitigation will be in accordance with mitigation identified in the oak tree report and as approved by the County Forester. The integrity and basic function of the SEA will be preserved by dedication of approximately 78.3 acres of the highest-quality habitat to be managed by a non-profit conservation organization, and/or the Homeowner's Association, and possibly up to 10 acres by La County Department of Parks and Recreation, should they choose to accept the donation. Other wise the entire undeveloped portion of the site will go to a non-profit conservation organization and or the Homeowner's Association as permanent, open space.

2. All watercourses within the upper two thirds of the site will be left in a natural condition. The largest watercourse on site, draining to a storm drain under Nicoya Drive and containing Sycamore Woodland, is in the preserved area and will be preserved intact. Watercourses in the graded portion of the site will be altered by placement in underground storm drains.
3. The developed portion of the site is bordered on two sides by residential development and is so situated that it does not block wildlife movement corridors. The upper two-thirds of the site, more suitable as part of a wildlife corridor, will remain in a natural condition.
4. Aside from dedication of approximately 78.3 acres as permanent open space, approximately half of the developed area consists of landscaped slope, detention basin and debris basin which will serve as buffers between the developed area and natural areas.
5. Important habitat areas will be buffered from proposed development by limiting points of access, landscaped manufactured slopes, and the natural hilly nature of the terrain. Fences and walls will be installed at lot boundaries.
6. Roads and utilities all reach the site through existing developed areas. Roads and utilities within the site will not be extended outside of the developed area.

Conditional Use Permit Case – Burden of Proof Section 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

Answers:

- A.1. The proposed development is a single-family residential development very similar to existing residential development adjacent to the project site. Continuation of the existing development pattern will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding areas.
- A.2. Because the proposed development is similar to and compatible with existing adjacent development, it should not materially affect the use, enjoyment or valuation of property of other persons located in the vicinity of the site.
- A.3. A Geotechnical Study has been approved by County. A drainage study has been approved to avoid and mitigate any potential menace to the public health, safety or general welfare.
- B. The site plan has been developed in consultation with County staff and according to County standards to ensure adequacy of all development features.
- C.1. A traffic study has been conducted, reviewed and approved by the County demonstrating that existing streets are adequate for the traffic generated by the proposed development.
- C.2. Will-serve letters will be obtained for private utility services. A will-serve letter has been obtained from the Rowland Water District, any other public service agencies will be consulted to ensure adequacy of service.

3435 Wilshire Boulevard
Suite 320
Los Angeles, CA 90010-1904



(213) 387-6528 phone
(213) 387-5383 fax
www.sierraclub.org

PUENTE-CHINO HILLS TASK FORCE

245 Verbena Lane
Brea, CA 92823

August 13, 2008

Mr. Ramon Cordova
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1340
Los Angeles, CA 90012

Dear Mr. Cordova,

I am writing on behalf of the Puente-Chino Hills Task Force of the Sierra Club to ask the Regional Planning Commission to delay review of the **Pacific Heights** project until the updated Hacienda Heights Community Plan is approved.

The updated Hacienda Heights Community Plan is expected to have new policies regarding the protection and dedication of open space, public access to these open spaces, access to and continuity of wildlife corridors, protection of ridgelines, and control of hillside alteration.

All of these items will affect the Pacific Heights project. Therefore, we would encourage the County to delay the Final Environmental Impact Report until the updated Hacienda Heights Community Plan is finalized.

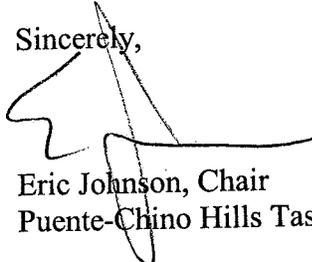
This project, as with any project, should fit in the community it will be built in. The only way for this project to do that is to be in compliance with the most current community plan.

Also, the Los Angeles County Green Building Plan is in the process of being finalized. The Pacific Heights project should comply with the terms of this very important plan, which is another reason to delay approval of the Final EIR.

At this crucial juncture for County planning, projects that do not fit into the County's planning vision should not be finalized until that vision is finalized.

Please keep me informed of any and all notices, documents, hearings and meetings related to the project.

Sincerely,



Eric Johnson, Chair
Puente-Chino Hills Task Force of the Sierra Club

REC'D
AUG 18 2008



Friends of Pacific Heights Wilderness

2546 Anvil Tree Lane, Hacienda Heights, California 91745

Mr. Ramon Cordova
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1340
Los Angeles, CA 90012

OCT 22 2008

Dear Mr. Cordova,

8 October 2008

I am writing on behalf of the Friends of the Pacific Heights Wilderness to ask the Regional Planning Commission to review all aspects of the Pacific Heights project in Hacienda Heights as relates to the updated Hacienda Heights Community Plan. As Hacienda Heights residents we would like to be certain that any new development of our local hills, as a minimum, meets the updated Community Plan's policies regarding the protection and dedication of open space, public access to these open spaces, access to and continuity of wildlife corridors, protection of ridgelines, and control of hillside alteration.

We would also remind the county that the Pacific Heights development lies within the Los Angeles Counties Fire Zone 4 or Very High Fire Severity Zone and fire safety in any subdivision in high fire areas is important to all of us living on the suburban-wilderness interface.

There are several additional concerns that might well impact the counties approval of the Pacific Heights development. The Los Angeles County Green Building Plan is in the process of being finalized. The county of Los Angeles is in the process of rewriting its general plan and it's Significant Ecological Areas which both might have an impact on the Pacific Heights final design. The Pacific Heights project must comply with the terms and conditions of all these important county directions and warrant a delay of any approval of the Final EIR.

While Pacific Communities considers the loss of 5.79 acres of our various scrub acres and 5.36 acres of our precious Coast Live Oak Woodlands and the loss of 126 Oak trees an acceptable loss, but for those of us in the neighborhood this is not acceptable. Most of us have lived in this neighborhood for years and have a real love for "our hills" and do not appreciate and the loss of any our communities natural habitat and the wild life it supports.

The proposed development will add significant areas of impermeable surfaces which will increase storm runoff. This runoff will likely be contaminated with oil, grease, dirt, fertilizers and chemicals used for various purposes. Particularly the potential to increase runoff of hazardous materials there are measures will be incorporated into any proposal to avoid further contamination downstream in our communities. This is particularly important in the light of upcoming requirements by the Los Angeles Regional Water Quality Control Board to restrict total maximum daily loads of many contaminants, including trash, from urban areas.

There are a number of drainage seeps on the property that create a potential for landslides. Our community is very sensitive about slopes as we have had several disastrous landslides in the past. We had a major landslide on nearby Montellano Ave. and one on Colima Rd. not long ago. We suggest the Regional Planning take a most conservative approach to approving hillside development in Hacienda Heights as the soil conditions in our community may not always be suitable for steep grading.

Lastly regarding the street design proposed. It is a private street which will mean it is narrower and possibly substandard. But most importantly, how is the street going to be maintained in the long run? Hacienda Heights has a number of private streets and a lot of them are in bad shape and nobody appears able to do anything about it. The owners along these streets are not willing to step up to their responsibility. Will there be any requirement to impose a HOA type of CC&R on the parcels so that a fee is charged and saved in a reserve fund for future need so we do not end up with substandard streets in our neighborhood.

Please keep us informed of any and all notices, documents, hearings and meetings related to this project.

Sincerely,

A handwritten signature in black ink that reads "Deborah Jenkins". The signature is written in a cursive, flowing style.

Deborah Jenkins

President FOPHW

NOV 26 2008



Joan Licari, Chair
San Gabriel Valley Task Force
Angeles Chapter, Sierra Club
16017 Villa Flores
Hacienda Heights, CA 91745
Sept. 10, 2008

Mr. Ramon Cordova
Los Angeles County Department of Regional Planning
320 W. Temple St., Room 1340
Los Angeles, CA 90012

Dear Mr. Cordova:

I am sending this letter on behalf of the San Gabriel Valley Task Force of the Sierra Club to request that the Planning Commission delay review of the Pacific Heights project proposed for Hacienda Heights until the updated Hacienda Heights Community Plan is completed and approved. This project should be consistent with the most recent community plan for the area in which it will be located. The new Hacienda Community Plan will be available at approximately the same time as this plan will come up for approval. We further believe that because of conflicts with policies that have been stated in Part A of the Draft Components of the Hacienda Heights Plan Update that has been released, **this project should not be approved and the land be maintained as open space. The most ideal resolution would be purchase of the property as public land.**

The first part (Part A) of the Hacienda Heights Community Plan was released Aug. 27, 2008 and the second part of the plan is in the process of development. Planned release of the entire Plan is expected in early 2009.

The Pacific Heights project includes 114 acres of open space in the Puente Hills. The current proposal would remove 126 oak trees and encroach on 20 others. In addition, there are groves of sycamores that potentially will be affected. The land is adjacent to open space in Schabarum Park, the local wildlife corridor, and lands under management of the Native Habitat Authority. This makes this parcel an ideal addition to the wildlife corridor.

The Draft of Part A of the Community Plan includes numerous references to goals and policies that would direct County planners and decision-makers to maintain open space remaining in the community in perpetuity. Policies direct planners to “protect, preserve, and enhance community character by preserving and increasing open space” (pg.4). Land use and development goals are stated so as to “Protect existing open space from impacts of new development”...and to..“Encourage dedication of some open space to a land preservation agency” (pg. 5). In addition, in discussions of Open Space and Recreation, the Draft Plan goals are to “Maintain and expand open space” and to “Protect and preserve views” (pg. 5). In the Protect Open Space Section (pg. 22) goals include:

- A requirement that a Conditional Use Permit be obtained for any development not exempted by the zoning code within an established Significant Ecological Areas.
Comment: The project is located in a Significant Ecological Area but has not been able to secure SEATAC approval.
- Ensure continuity of wildlife corridors and wildlife access to corridors.
Comment: The project is adjacent to the current wildlife corridor. Incorporation of this property into the wildlife corridor would protect open space from impacts of new development and increase the value of the corridor to wildlife in the area.
- Protect streams and riparian habitat.
Comment: Drainage channels cut the property.
- Preserve views of ridgelines and mountain ranges.
Comment: There is concern about the placement of a water tank on the property.

In sections relating to Goals and Policies, planners are directed to “limit development in hazard areas including landslide and liquefaction areas”. Areas within the property contain slopes that could be subject failure—a common hazard in the Puente Hills.

The property is designated to be in a fire hazard zone in a State Responsibility Area (SRA). Only one access road—Apple Creek Lane—provides access into the proposed project. In light of recent fires in Los Angeles County, the county should be diligent in protecting potential residents of this area. One evacuation route is not acceptable.

The Los Angeles County Green Building Plan is currently being finalized. The Pacific Heights development should conform to the terms of this plan, another reason to delay the approval of the EIR.

Please keep me informed of any and all notices, documents, hearings and meetings related to this project.

Sincerely,



Joan Licari, Chair
San Gabriel Valley Task Force

If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

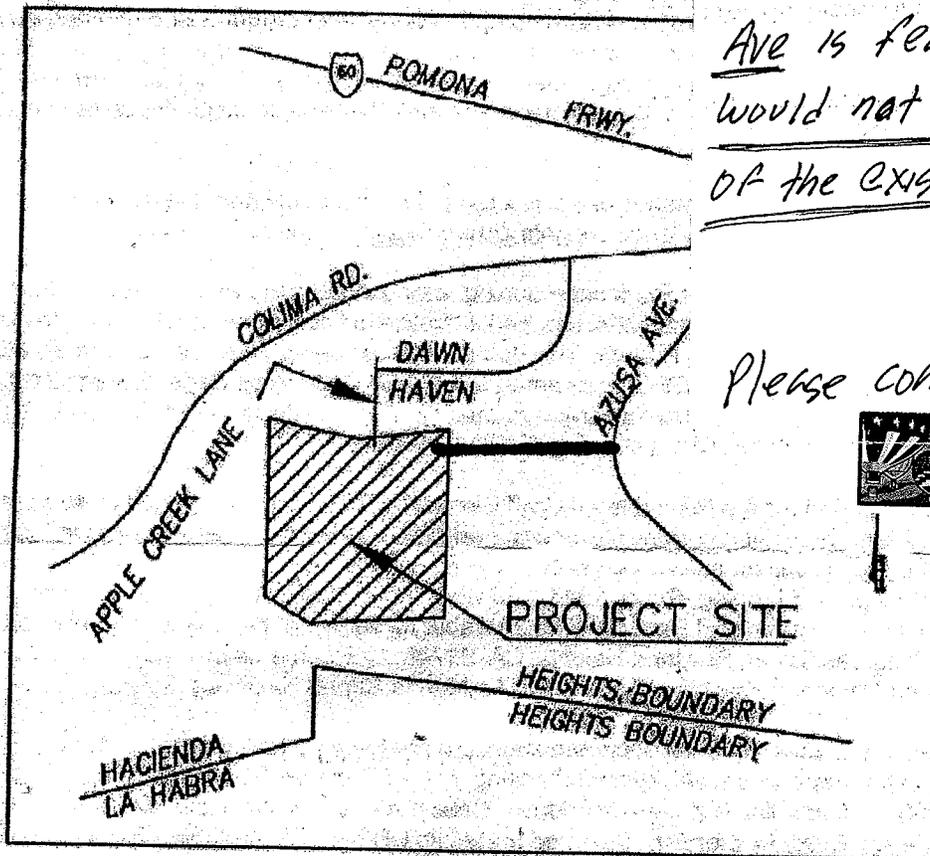
Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el condado de Los Angeles es una Conceder Mapa de Extension Provisional el No 51153 para crear 47 lotes de familia sola, una lote de la calle privadas y futuras, una calzada privada y parte de vereda de fuego, una lote de instalacion publica, un avenamiento e ingreso y parte de egreso y siete partes espaciales abiertas de 114.3 acres gruesos y Caso de Permiso de Uso Condicional el No 92-027-(4) para asegurar la conformidad por las exigencias de la Direccion de Ladera, el Area Ecologica Significativa y la densidad controlaron el desarrollo, así como en el sitio proyectar la clasificacion que excede 100,000 yardas cúbicas y una modificación para permitir la pared de 15 pies de alto que retiene dentro del revés de yardas delantero; y Caso de Permiso de Roble el No 92-027-(4) para permitir el retiro de 126 robles y la invasión en la zona protegida de 20 robles. considerar el proyecto y Redacto de el Reporte de Impacto Ambiental se llevara acabo el **18 de Marzo de 2009**. El periodo para que el publico evalúe Redacto de el Reporte de Impacto Ambiental sera por 45 dias desde el 2 de febrero 2009 hasta el 18 de marzo 2009. Si necesita mas informacion, o si quiere este aviso en Español, favor de llamar al Departamento de Planificacion al (213) 974-6466."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or an alternate format or a sign language interpreter, please contact the ADA (Amr (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business

Please note entrance to project site from AZUSA Ave is feasible and would not affect any of the existing homes.

THANK YOU

Please consider !!



 Mr. Carlos Garcia
2535 Apple Creek Ln.
Hacienda Hts., CA 91745-5604

VICINITY MAP