

Notice of Completion & Environmental Document Transmittal (Modified Review Period)

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Revised Pacific Heights, Vesting Tentative Tract Map No. 51153
Lead Agency: L.A. County Department of Regional Planning Contact Person: Rudy Silvas
Mailing Address: 320 West Temple Street Phone: (213) 974-6461
City: Los Angeles, CA Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Hacienda Heights
Cross Streets: Dawn Haven Rd. & Apple Creek Ln. Zip Code: 91745
Lat. / Long.: 33° 58' 56.1" N/ 117° 56' 54" W Total Acres: 114.3
Assessor's Parcel No.: 8294-030-001 Section: 20 Twp.: 2S Range: 10W Base: San Bernardino
Within 2 Miles: State Hwy #: 60 (Pomona Fwy.) Waterways: Powder Canyon Wash, La Mirada Creek
Airports: None Railways: Union Pacific, Metrolink Schools: Hacienda/ La Puente Unified School Districts

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 2000021044 Draft EIS Other _____
 Mit Neg Dec Other Recirculated DEIR FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other Oak Tree Pmt.

Development Type:

- Residential: Units 47.0 Acres 8.9 developed Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Global Climate Change

Present Land Use/Zoning/General Plan Designation:

Vacant/R-A-1 (Residential Agricultural Zone - 1 acre min. size lot requirement) and A-1-5 (Light Agricultural Zone - 5 acre min size lot requirement)/Countywide Gen. Plan (SEA) Significant Ecological Areas, and (N2) Non Urban 2 (0.3 to 1.0 unit per acre; 1 - 4.99 acre lot sizes, 40,000 sq. ft. net area minimum) per the current Hacienda Heights Community General Plan

Project Description: (please use a separate page if necessary) See Attached page:

Project Description:

Vesting Tentative Tract Map No. 51153

The enclosed Recirculated Draft Environmental Impact Report (DEIR) has been prepared for the above project, located in the unincorporated community of Hacienda Heights in the County of Los Angeles, approximately one mile south of State Highway 60 (Pomona Freeway) and one mile east of S. Hacienda Boulevard. The proposed project site is situated along the northern slopes of the Puente Hills, within the Powder Canyon Significant Ecological Area (SEA #17), and is currently vacant.

Access to the site will be through Apple Creek Lane, a local street that traverses through the neighboring residential area on the north side of the proposed project area. The revised project consists of 47 (formerly 50) single family lots (8.9 acres/0.078%), a water tank (0.6 acres/0.005%), supporting open space manufactured slopes (23.1 acres/0.202%), and private driveways and fire lanes (3.2 acres/0.028%) on 36 acres/0.315% of a 114.3 acre site. The remaining 73.7 net acres/64% of the site will remain undeveloped open space. Total combined open space on-site will be 101.4 net acres/88.7% of the project site. Residential lot sizes will range from 5,002 square feet to 16,715 square feet, averaging 8,268 square feet. Lot street frontage averages 69 feet and ranges from 41 to 135 feet.

Grading is proposed for 506,700 cubic yards of cut and 516,700 cubic yards of fill, for a total of 1,023,400 cubic yards of graded material handled. Although preliminary plans indicate a shortage of 10,000 cubic yards, it is not anticipated that imported fill will be required. An on-site balance is anticipated through construction activities that will generate excess dirt including but not limited to excavation required for dry and wet underground utilities, street over-cut, and footing from walls and homes. Should fill material import be required then a haul route must first be approved by the Department of Regional Planning and Public Works.

A conditional use permit for hillside management and development within an SEA has been filed by the applicant. The applicant has also filed for an oak tree permit which is required for the removal of 126 oak trees and encroachment into the protective zone of 20 other oak trees. An oak tree mitigation measure is included in the mitigation monitoring plan (MMP) of the DEIR, for restoration of the oak woodland habitat, in compliance with the State Oak Woodland Conservation Act.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

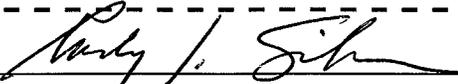
- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input checked="" type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input checked="" type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Coastal Commission Conservancy | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input checked="" type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

 "Modified" Local Public Review Period (to be filled in by lead agency)

Starting Date February 2, 2009 Ending Date April 2, 2009 (60 day review period)

 Lead Agency (Complete if applicable):

Consulting Firm: <u>Pacific Communities</u>	Applicant: <u>Palmdale Summit, LP</u>
Address: <u>1000 Dove St., Suite 300</u>	Address: _____
City/State/Zip: <u>Newport Beach, CA 92660</u>	City/State/Zip: _____
Contact: <u>Elsa Trujillo</u>	Phone: _____
Phone: <u>(949) 660-8988 ext. 123</u>	

 Signature of Lead Agency Representative:  Date: 2/19/09
 Authority cited: Section 21083, Public Resources Code. Reference: ~~Section~~ 21161, Public Resources Code.