



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**NOTICE OF COMPLETION AND AVAILABILITY  
FINAL ENVIRONMENTAL IMPACT REPORT  
FOR THE REVISED PACIFIC HEIGHTS RESIDENTIAL PROJECT  
STATE CLEARINGHOUSE NUMBER 2000021044**

Jon Sanabria  
Acting Director of Planning

**County Project Number 92-027  
Vesting Tentative Tract Map 51153, Conditional Use Permit, Oak Tree Permit**

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 Final Environmental Impact Report (FEIR) for the Revised Pacific Heights Residential 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).

**PROPOSED PROJECT AND SITE LOCATION**

The enclosed Final Environmental Impact Report (FEIR) 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 78.3 net acres/68.5% 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, which has been modified for improvement, is included in the mitigation monitoring plan (MMP) of the FEIR for restoration of the oak woodland habitat, in compliance with the State Oak Woodland Conservation Act.

## REVIEWING LOCATIONS

The formal public review period for the FEIR will be from August 6, 2009 to August 17, 2009 (10 days).

A public hearing on this FEIR and its possible certification, along with the proposed project revision, has been scheduled before the Los Angeles County Regional Planning Commission at 9:00 a.m. on Wednesday, August 19, 2009 in the Regional Planning Commission Hearing Room (1<sup>st</sup> Floor, Room 150), 320 West Temple Street, Los Angeles, CA 90012. All comments received prior to the closing of the public review period on the FEIR will be considered at the Public Hearing.

To ensure public access to the FEIR, copies of the document are available for review at the County libraries listed below:

- Rowland Heights Library  
1850 Nogales St.  
Rowland Heights, CA 91748
- La Puente Library  
15920 East Central Avenue  
La Puente, CA 91744
- Hacienda Heights Library  
16010 La Monde Street  
Hacienda Heights, CA 91745

A copy of the FEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

County of Los Angeles  
Department of Regional Planning  
Impact Analysis Section, Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

An electronic version of the FEIR is also available on the Department's website at <http://planning.lacounty.gov/case> by typing the project number 92-027 into the Search Case Archive Window.

Please submit written comments on the FEIR to Rudy Silvas of the Department of Regional Planning at the above address. You may also fax your written comments to (213) 626-0434, or email to [rsilvas@planning.lacounty.gov](mailto:rsilvas@planning.lacounty.gov). Should you have any questions, please call (213) 974-6461.

**Notice of Completion & Environmental Document Transmittal**

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 # 2000021044**

**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: | <input type="checkbox"/> NOP         | <input type="checkbox"/> Draft EIR                 | NEPA: | <input type="checkbox"/> NOI       | Other: | <input type="checkbox"/> Joint Document |
|       | <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR |       | <input type="checkbox"/> EA        |        | <input type="checkbox"/> Final Document |
|       | <input type="checkbox"/> Neg Dec     | (Prior SCH No.) <u>2000021044</u>                  |       | <input type="checkbox"/> Draft EIS |        | <input type="checkbox"/> Other _____    |
|       | <input type="checkbox"/> Mit Neg Dec | Other <u>Final EIR</u>                             |       | <input type="checkbox"/> FONSI     |        |   |

**Local Action Type:**

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                                       | <input type="checkbox"/> Annexation                            |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment                         |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                        |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other <u>Oak Tree Pmt.</u> |

**Development Type:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units <u>47.0</u> Acres <u>8.9 developed</u> | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                     | <input type="checkbox"/> Transportation: Type _____             |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____                 | <input type="checkbox"/> Mining: Mineral _____                  |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                 | <input type="checkbox"/> Power: Type _____ MW _____             |
| <input type="checkbox"/> Educational _____  | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____  |
| <input type="checkbox"/> Recreational _____   | <input type="checkbox"/> Hazardous Waste: Type _____            |
|   | <input type="checkbox"/> Other: _____                           |

**Project Issues Discussed in Document:**

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

**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.

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**Reviewing Agencies Checklist**

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

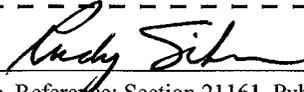
- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board                    | <input checked="" type="checkbox"/> Office of Emergency Services             |
| <input type="checkbox"/> Boating & Waterways, Department of                | <input type="checkbox"/> Office of Historic Preservation                     |
| <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    |  |

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

Starting Date August 6, 2009 Ending Date August 17, 2009

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**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>          |                                       |

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**Signature of Lead Agency Representative:**  **Date:** 8/3/09  
 Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.