



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria

Acting Director of Planning

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

**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 Recirculated Draft Environmental Impact Report (DEIR) 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 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 LOCATIONS

The formal public review period for the Recirculated DEIR will be from February 2, 2009 to March 18, 2009 (45 days).

A public hearing on this Recirculated DEIR and the proposed project revision has been scheduled before the Los Angeles County Regional Planning Commission at 9:00 a.m. on Wednesday, March 18, 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 hearing will be considered in the Final EIR.

To ensure public access to the Recirculated DEIR, 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 Recirculated DEIR 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 Recirculated DEIR 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 Recirculated DEIR 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.