



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 25, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Jon Sanabria, Chief Deputy Director

SUBJECT: **Additional Materials for Hearing**
PROJECT No. R008-01137
Public Hearing: August 25, 2010
HACIENDA HEIGHTS COMMUNITY PLAN UPDATE

AGENDA ITEM #5

Since submitting the Staff Report for the Hacienda Heights Community Plan Update to you on August 12, 2010, staff received additional comments by phone and mail regarding the proposed project. Summaries of the comments and copies of the correspondences are attached.

The additional information led to select changes, as shown in "redline" form, in the attached Revised Draft Community Plan and Revised Draft Initial Study / Mitigated Negative Declaration. A summary of those changes is also attached.

If you need further information, please call Lisbeth Sinclair or Veronica Siranosian, AICP at (213) 974-6425. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

JS:LKS

CC: Richard J. Bruckner, Director

Attachments:

Summary of Changes to Draft Materials Since August 12, 2010
Revised Draft Community Plan
Revised Draft Initial Study and Mitigated Negative Declaration
Summary of Agency Comments Received Since August 12, 2010
Summary of Public Written Comments Received Since August 12, 2010
Log of Public Phone Comments Received Since August 12, 2010
Email Correspondences with Andrea Gullo, Puente Hills Native Habitat Authority (Agency)
Email Letter From Vern Grimshaw (Resident)
Email Letter From Cheryl Sowards (Resident)
Letter from South Coast Air Quality Management District (Agency)

Hacienda Heights Community Plan Update
 Summary of Changes to Draft Materials Since August 12, 2010
 Updated August 24, 2010

The **Revised Draft Community Plan** contains the following changes based on feedback received since August 12, 2010:

Topic	Draft Plan Reference	Issue	Changes in Revised Draft
Significant Ecological Areas (SEAs)	Significant Ecological Area Overlay (p 12) and Land Use Overlays Map	SEA discussion required clarification. The intention was for the boundaries and policies to reference the two adopted SEAs within the community (Sycamore and Turnbull Canyon and Powder Canyon) while introducing the new proposed name (Puente Hills SEA). The new name caused confusion; it was unclear whether the adopted policies and boundaries are applicable. The boundary on the Overlay Map was incorrect.	Changed the text in the Overlays discussion to refer to the Sycamore and Turnbull Canyon and Powder Canyon SEAs and removed reference to the Puente Hills SEAs. Corrected the Land Use Overlays Map to accurately reflect the adopted SEA boundaries.
Trails	Open Space and Recreation Goals and Policies (p 20)	The Habitat Authority does not support the addition of new trails or trailheads, as proposed; rather, their long-term Facilities Management Plan emphasizes maintenance of existing trails and trailheads as a matter of operational capacity, as well as health and safety.	Revised the policies in the Conservation Element re: trails to be consistent with the Habitat Authority's position and long-range goals.
Cell Phone Towers	N/A	Cell phone towers were not previously identified by the community as an issue; however, new input requested staff to evaluate and address.	Added new draft policies to Maintenance and Appearance Element.

The **Revised Draft Initial Study and Mitigated Negative Declaration** contains the following change based on feedback received since August 12, 2010:

Topic	Draft Initial Study Reference	Issue	Changes in Revised Draft
Greenhouse Gases (GHGs)	N/A	AQMD indicated that air quality impacts were not quantified, nor were greenhouse gases explicitly discussed; therefore, it was not clear if the Plan Update is consistent with the current 2007 Air Quality Management Plan, nor whether the greenhouse gas analysis complies with CEQA Guidelines 15064.4.	Added a GHG discussion, including broad quantification and detailed qualification. Concluded that potential environmental impacts could be mitigated with measures, as described in the additions to the Mitigation Measures section. Additional quantification and discussion is forthcoming.



Hacienda Heights Community Plan Update Draft Community Plan



Los Angeles County
Department of Regional Planning
Community Studies I Section
Revised August 23, 2010



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1. Introduction

The Hacienda Heights Community Plan is a reflection of the community's shared vision of the future. It identifies specific goals and policies to achieve that vision. Development of the Plan was driven by the dedicated people who live, learn, work, and play in Hacienda Heights. Their insights and observations helped to identify crucial issues and assets in the community, and their foresight and values culminated in a clear vision of Hacienda Heights in 2030 and beyond. The community's recommendations formed the basis of the Plan's goals and policies, and their commitment to positive change inspired the implementation actions. Continued community participation, coupled with strong leadership by the Los Angeles County Board of Supervisors and service providers, will ensure that the Plan continues to meet residents' needs today and achieves their vision of the future tomorrow.

The Community

Setting

Nestled in southern Los Angeles County's Puente Hills, Hacienda Heights is an 11.38 square mile area located approximately 20 miles east of downtown Los Angeles. Elevations range from 350 feet to 1150 feet. The community is bounded on the north by the City of Industry, on the south by the cities of Whittier and La Habra Heights, on the west by the unincorporated area of North Whittier, and on the east by the unincorporated community of Rowland Heights.

The formerly agricultural community is known today, as it has been since the 1960s, as a residential community. An attractive and mature community, Hacienda Heights was home to approximately 60,000 residents in 2000. The quiet residential community is both

ethnically and economically diverse, and residents value a peaceful way of life, scenic views, lovely parks and excellent schools.

For a map of Hacienda Heights and the immediate vicinity, please see Map 1: Community Boundary.

History

Hacienda Heights has a rich history that traces back through the Gabrielino Indians, Spanish missionaries, European merchants, Mexican ranchers, and California farmers. Known for most of the first half of the 20th Century as an agricultural community, Hacienda Heights earned its reputation by producing an abundance of citrus, walnuts and avocados. The fertile land yielded more than crops; it provided good jobs. Growers, packers, engineers, nursery owners, laborers and others were drawn by the employment opportunities and the beautiful vistas.



Aerial view of Hacienda Heights, 1965

Young families built and occupied a range of homes, all individually designed, from modest farm houses to elaborate structures nestled high in the hills. With farms connected by rail to commerce centers throughout the region, the area enjoyed a successful agricultural era. However, starting with the Great Depression and continuing into the early 1940s, these trends changed as citrus growing became

unprofitable due to pests and diseases. After World War II, the region experienced a building boom that eventually edged out crops in favor of suburban development.

In the early 1950s, subdivisions started around Kwis Avenue, and soon post-war growth in the valley spurred growth in the school system with the construction of new schools. In the 1950s, new school buildings were opened and, in 1957 the City of Industry was incorporated. With little commercial or industrial uses remaining, Hacienda Heights was established as a predominantly residential community. In 1960, the Hacienda Heights Branch of the Los Angeles County Public Library opened and soon after developers started removing orange trees and developing along Hacienda Boulevard.

The 1960s saw a great deal of change: in 1961, the community's name was changed from North Whittier Heights to Hacienda Heights; in 1964, the 60 Freeway was extended past the 605 Freeway; and *The Highlander* newspaper started reporting local events. At the same time, the fruit packing house barracks for seasonal workers were sold and turned into the first school and first Methodist Church.

Development in Hacienda Heights intensified in the 1970s and the community began experiencing issues that accompany rapid growth, with residents concerned about adequate services, particularly police and parks. Throughout this time, some residents expressed sentiments to incorporate. However, by working closely with the Department of Regional Planning, the Hacienda Heights Improvement Association and Hacienda Heights Planning Advisory Committee led the development of a community plan for Hacienda Heights. The plan was adopted by the Los Angeles County Board of Supervisors in 1978.

While Hacienda Heights experienced some difficulties in the 1980s and 1990s, which

included a landslide and a fire, the community remained strong and connected. Hacienda Heights has a consistent history of overcoming adversity and maintaining a small-town feel, rich with picturesque residential areas, beautiful views, excellent schools and parks, and cultural institutions. Neighbors from diverse cultural backgrounds know and respect each other, children are provided for at home and challenged at school, and newcomers can partake in the same benefits residents have long enjoyed, such as open spaces, scenic vistas, and a well-earned sense of community.



Students at Los Altos High School

The Plan

Community Plan Format and Content

The plan is organized into four chapters. Chapter 1 introduces the community, the plan and the community's vision statement. Chapter 2 discusses how the community's vision translates into a development pattern through the concept of land use. Chapter 3 moves the plan from a geographically based land use plan to community-wide goals and policies. Finally, Chapter 4 contains implementation actions and programs.

Purpose

The purpose of the Community Plan is to provide a roadmap for Hacienda Heights to achieve the community's shared vision of the future. Through the community planning process, residents of Hacienda Heights identified where they envisioned their community to be in the future. Through the Plan's goals and policies they laid out a clear path to attain their vision. The Community Plan is a concise statement of the community's priorities and desires. It informs decision-making at all levels to focus individual actions for rational change. It is a tool for residents, elected officials, planners, service providers and developers.

Each group will use the Plan in different ways, but all are guided by the Plan's vision, goals and policies. Elected officials and planners refer to the Plan when allocating resources to address residents' most important issues and priorities. Residents use the Plan as a benchmark in attaining their aspirations for the development and preservation of their community. Developers look to the Plan's goals and policies in making decisions regarding what to build and the location, character and appearance of new development. Service providers can use the Plan as a guide for deciding which infrastructure and improvement projects should be undertaken and which programs should be established or improved. The Plan is a blueprint for future growth and development in the community that helps to ensure that individual activities are consistent with and supportive of the community vision.

A component of the Los Angeles County General Plan, the Hacienda Heights Community Plan refines the countywide goals and policies in the General Plan by addressing specific issues relevant to Hacienda Heights, such as community maintenance and appearance, and provides more specific guidance on elements

already found in the General Plan. The General Plan provides guidance on all issues not covered in the Community Plan.



Basketball court at Steinmetz Park

Relationship to the General Plan and Countywide Objectives

The Community Plan also helps to further the countywide objective of reducing greenhouse gases in order to meet the goals of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) and California's Sustainable Communities and Climate Protection Act (Senate Bill 375), which aim to achieve reductions of greenhouse gases. Los Angeles County has undertaken countywide measures to address these mandates, including adoption of the Green Building, Drought Tolerant Landscaping, and Low Impact Development Ordinances in 2008. The Community Plan strengthens these efforts by including goals and policies to support local development practices and initiatives to reduce greenhouse gas emissions.

Past and Current Planning Efforts

The first Community General Plan for Hacienda Heights was adopted by the Los Angeles County Board of Supervisors on October 31, 1978. It contained community-wide goals and specific policies pertaining to land use, circulation, scenic highways, environmental resource

management, housing, and noise. This Plan replaces the previous Plan in its entirety.

The updated plan covers most of the issues that were important thirty years ago and are still important to the community; for example, managing growth, minimizing disruption of ecological resources, placing development away from natural hazards, and ensuring a variety of housing types and costs. This Plan also addresses new issues that have emerged in recent years; for example, improving and maintaining the appearance of commercial areas, improving mobility, and serving community members of all ages. Finally, the Plan establishes a framework for implementation over many years.

Planning Values

All aspects of the Community Plan are informed by a set of core values that ground and guide the Plan. The core values of the Hacienda Heights Community Plan are:

Collaboration: The issues and actions identified in the Community Plan are multi-dimensional and complex. As such, it takes a collaborative effort to accomplish the Plan's goals. Working in partnership with individuals from public agencies, private organizations, and throughout the community, participants in planning and implementation of the Plan can come together to achieve the community's vision.

Participation: The dedicated commitment and ongoing participation of community members, service providers and elected officials will ensure that the Plan's implementation over time remains in line with the community vision. Community participation also demonstrates to elected leaders and service providers that constituents support the implementation of the Plan and expect results.

Accountability: By adopting this Plan, elected leaders have expressed their commitment to achieving the community's vision by adhering

to the Plan's goals and policies and by using the implementation actions to guide their work. Accountability means that all stakeholders take responsibility for their respective components of the Plan.

Community Oversight: This Plan was guided by and created for community members and stakeholders. Their oversight is critical to ensuring that the Plan remains true to their collective vision. Oversight is built into the Plan to achieve this through continued partnerships and open communication between residents, stakeholders, and service providers.

Stewardship: In order for the Community Plan to be effective in achieving the community's goals, people who live, learn, work, and play in Hacienda Heights will have to take an active role in ensuring the Plan's timely and thorough implementation. Community members and service providers can and should provide feedback on and insights into the Plan's effectiveness.

Community Priorities and Vision

Community Participation

The Plan is the result of a highly inclusive and extensive community participation program launched in the summer of 2007. Residents and other stakeholders worked alongside planners to develop a shared vision of the future, identify community issues, draft proposals for the future, and prioritize their recommendations.



Community members reach consensus on a shared vision

Through a series of community meetings and activities, planners and residents shared with each other their respective knowledge of planning and the community, and together they formed the foundation of the Plan.

Building on the foundation laid by the community, planners partnered with other County departments to explore the recommendations, refine the proposed goals and policies, plan for program implementation, and gather support to ensure success. Plan development is an iterative process, and in this case, the community was included in even the earliest steps of development and subsequent rounds of review. The Plan began with and will be realized by the dedicated residents and stakeholders who have committed, and will continue to commit, their time, energy and interests to Hacienda Heights.

Community Issues and Priorities

Throughout the participation process, community representatives organized their activities around the following self-selected priority issues: Land Use and Development, Transportation, Community Services, Health and Safety, Housing, Maintenance and Appearance, Open Space and Recreation, and

Youth Planning. In the process, residents identified key issues within each category and developed and prioritized goals. Distinctions were made between short-term and long-term goals and those which could be addressed by the community versus those that required assistance from the County and service providers. These draft goals and policies served as the basis for the final goals, policies, and implementation actions of the community plan.

Vision Statement

At the heart of the County's approach to community planning is the idea that the Plan is an adopted version of the community's aspirations for the future. Collectively, those aspirations amount to a community vision, based on shared values and common goals. The community reached consensus on the following vision statement:

In the year 2015 and beyond, Hacienda Heights is a safe, clean residential community where residents from diverse cultural and religious backgrounds co-exist and cooperate. We are proud of our homes and value our natural surroundings, especially the view of our hills and our wildlife areas. Our well-designed and maintained commercial areas, streets, and public spaces provide residents of all ages with a diversity of activities, products, and services. The community is well-planned and well-connected, and the efficient transportation network makes getting around easy. Our great schools, new healthcare facilities, state-of-the-art multipurpose center and many parks make our community ideal for families.

This vision of the future of Hacienda Heights served as a touchstone throughout the planning process, and it is reflected in the land use map, goals, and policies that comprise the plan.

2. Land Use

The Land Use Section of the Community Plan identifies various land use designations for the community, provides detailed descriptions of what is allowed in each designated category, and discusses zones that are compatible with each land use designation. Land use designations provide parameters regarding allowable uses and densities for a particular piece of land on a lot-by-lot basis. Each land use designation has a specific purpose that takes into account the land’s physical features, technical data, and contextual characteristics.



Land use guides community development over time

Meeting the Challenges of Community Growth

Like much of the County, the San Gabriel Valley region is expected to increase in population in coming years. To be consistent with the Los Angeles County General Plan, community plans are required to address projected increases to ensure that adequate resources will be available to serve and house those additional people. Given the scarcity of remaining undeveloped land in Hacienda Heights, managing resources and directing development

to the most suitable areas is particularly important.

By identifying the most appropriate areas for increased density, the Land Use Chapter of the Hacienda Heights Community Plan allows for proactively accommodating this projected growth while preserving community character and other assets the community values. Areas conducive to increased density include those that are located along existing transit lines, in close proximity to commercial areas and public facilities, and in areas free of natural hazards.

While Hacienda Heights is a predominantly residential community, the land use map also preserves existing commercial and industrial uses, expands open space, and allows mixed use development in commercial areas to maintain the relatively few but important jobs in the community.

Land Use Map

The Community Plan land use map identifies land use designations for all parcels within Hacienda Heights. The map is based on a comprehensive land use analysis that explored: existing conditions such as density and environmental constraints; projected population and housing needs; transit availability; the community's vision for growth and sustainability; and, other long-term plans from regional and neighboring jurisdictions.

The key findings of these analyses were: future growth must be directed where existing infrastructure and context permit; the amount of commercial areas is appropriate (although the appearance and mix of commercial uses may be improved); and, the remaining undeveloped hillside and environmentally sensitive areas are sparse and should be preserved. In addition, the map is designed to be consistent with the designations and

principles of the Los Angeles County General Plan.

For a map of the proposed land use designations, please see Map 2: Proposed Land Use.

Land Use Designations

To assist residents, planners, service providers, and local decision-makers in interpreting and understanding the Plan’s land use designations, this section provides a detailed description of each land use designation in the Plan’s land use map, including the purpose, appropriate uses, locations of areas within the community and corresponding designations.

Rural

Purpose:

To provide lands suitable for agricultural production; preserve areas of significant natural and scenic resources; and, limit intensive development, especially in areas subject to natural hazards or lacking in essential services and infrastructure.

Intended Uses:

Include single family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses.

Location:

Found in the sloping, hilly southwest, south, and southeastern portions of the community.

Designation(s):

Rural Lands 2 (RL2)
Rural Lands 10 (RL10)

Permitted densities and further information on intended uses for each designation can be found in Table 1. The maximum densities shall apply to all new land divisions. Existing legal

lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

Residential

Purpose:

To provide lands suitable for a range of housing types to meet the needs and income levels of economically and socially diverse residents, protect the residential character of these areas, and meet the needs of future populations.

Intended Uses:

Include single-family attached, detached and multi-family residential developments.

Location:

Found throughout; residential areas are the predominant type of land use in the community.

Designation(s):

Residential 2 (H2)
Residential 5 (H5)
Residential 9 (H9)
Residential 18 (H18)
Residential 30 (H30)
Residential 50 (H50)

Permitted densities and further information on intended uses for each designation can be found in Table 1. The maximum densities shall apply to all new land divisions. Existing legal lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

Open Space

Purpose:

To provide for the preservation of lands for environmental, natural, historical and cultural resource conservation; and, to continue to provide recreational opportunities and preserve natural and wildlife areas for generations.

Intended Uses:

Includes land designated for conservation and recreational uses.

Location:

Throughout the community in the form of parks and preserved natural areas.

Designation(s):

Open Space Conservation (OS-C)
Open Space Parks and Recreation (OS-PR)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Public and Semi-Public

Purpose:

To provide lands suitable for range of public and semi-public facilities and infrastructure.

Intended Uses:

Includes community-serving uses such as schools, major facilities such as landfills, and utilities such as drainage channels.

Location:

Throughout the community.

Designation(s):

Community Serving (P-C)
Utilities (P-U)
Transportation Corridor (P-T)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Commercial

Purpose:

To provide lands suitable for a variety of retail, offices, restaurants, businesses, and service establishments that meet the needs of residential neighborhoods.

Intended Uses:

Includes local serving commercial, office and professional businesses, retail and service establishments.

Location:

In areas along Hacienda Boulevard, Gale Avenue, Azusa Avenue, and Colima Road.

Designation(s):

General Commercial (CG)
Permitted densities and further information on intended uses for each designation can be found in Table 1.

Industrial

Purpose:

To provide lands suitable for job sites and economic generators.

Intended Uses:

Includes industrial and industrial-park activities.

Location:

Found north of the 60 Freeway adjacent to similar uses in the City of Industry.

Designation(s):

Light Industrial (IL)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Land Use Overlays

Land use overlays, where applied, further guide land use decisions and define County land use planning policies. In Hacienda Heights, two overlays serve to identify important resources and protect against hazards in the community. Referred to collectively as Special Management Areas (SMA), these overlays are described below.

Significant Ecological Area Overlay

The Significant Ecological Area (SEA) Overlay identifies lands containing important biological resources in an effort to conserve the County's diverse ecological heritage. Decisions regarding the type and intensity of uses permitted within SEAs shall be governed by both the land use designation and the SEA ordinance. A full description of the SEA Program is contained in the ~~Biological-Biotic~~ Resources section of the Conservation and Open Space Element ~~and the Technical Appendix to~~ the Los Angeles County General Plan and the regulatory provisions for SEAs can be found in Title 22, the County's Zoning Code.

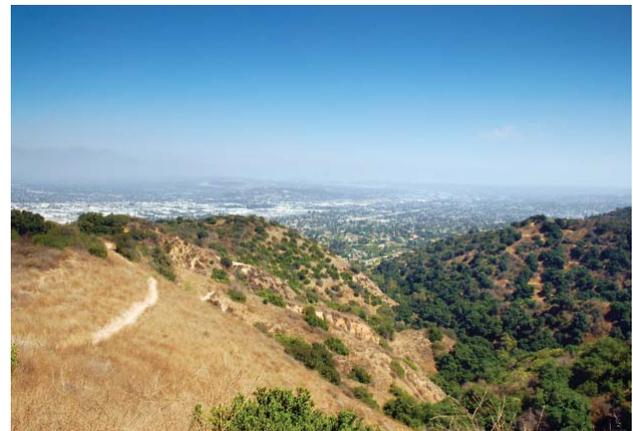
~~One newly formed SEA is designated in Hacienda Heights~~ has two officially designated SEAs: the Sycamore and Turnbull Canyons SEA and the Powder Canyon SEA. ~~The Puente Hills Significant Ecological Area (SEA)~~ Both SEAs ~~is~~ are located in the Puente Hills in southeastern Los Angeles County. The SEAs includes portions of the Whittier Narrows Dam Recreation Area and Flood Control Basin and most of the undeveloped land in the Puente Hills in Los Angeles County. ~~The Puente Hills SEA encompasses the remaining relatively undisturbed habitat areas in the Los Angeles County portion of the Puente Hills.~~ In Hacienda

~~Heights, these include portions of Turnbull Canyon in the southwest portion of the community and Powder Canyon in the southeast portion of the community.~~

Hillside Management Overlay

The Hillside Management Overlay provides direction for development located on parcels with slopes greater than 25 percent. The intent of the overlay is to protect the public from natural hazards associated with very steep hillsides and to mitigate the effects of development and grading on the County's scenic resources through hillside preservation. Hillside Management is discussed in the Scenic Resources section of the Conservation and Open Space Element of the Los Angeles County General Plan and the regulatory provisions of hillside management can be found in Title 22, the County's Zoning Code. In Hacienda Heights, areas above 25 percent slope exist in the southern portions of the community and in the western slopes around the Puente Hills Landfill. Decisions regarding the type and intensity of uses permitted in these Hillside Management areas shall be governed by both the land use designation and the Hillside Management Area Ordinance.

For a map of the land use overlays, please see Map 3: Land Use Overlays.



Hillside areas

Table 1. Hacienda Heights Land Use Categories*

Land Use	Code	Permitted Density or Floor Area Ratio	Intended Uses
RURAL			
Rural Land	RL1	Maximum 1 du/1 ac	Rural land uses include single family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses.
	RL2	Maximum 1 du/2 ac	
	RL5	Maximum 1 du/5 ac	
	RL10	Maximum 1 du/10 ac	
RESIDENTIAL			
Residential 2	H2	0–2 du/ac	Single -family detached residential development
Residential 5	H5	0–5 du/ac	Single-family detached residential development
Residential 9	H9	0–9 du/ac	Single-family detached residential development
Residential 18	H18	0–18 du/ac	Single-family attached and detached residential development; small lot subdivisions; duplexes, triplexes, fourplexes, rowhouses, townhomes and other multi-family residential development.
Residential 30	H30	18–30 du/ac	Multi-family residential development
Residential 50	H50	30–50 du/ac	Multi-family residential development
COMMERCIAL			
General Commercial	CG	FAR: 1.0 18-30 du/ac	Local serving commercial, office and professional businesses, retail and service establishments.
INDUSTRIAL			
Light Industrial	IL	FAR: 1.0	Light industrial and industrial park activities
PUBLIC AND SEMI-PUBLIC			
Community Serving	P-C	N/A	Public and semi-public community-serving uses, including: public buildings, public and private educational institutions, hospitals, cemeteries, government buildings, and fairgrounds.
Transportation Facilities	P-T	N/A	Airports and other major transportation facilities.
Facilities and Utilities	P-U	N/A	Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and utilities.

OPEN SPACE			
Conservation	OS-C	N/A	Open space areas and scenic resources preserved in perpetuity. Applies only to land that is legally constrained from future development activities.
Parks and Recreation	OS-PR	N/A	Recreational uses, such as regional and local parks, trails, athletic fields, community gardens, golf courses, and other open spaces.
OVERLAYS			
Special Management Areas	SMA	N/A	Environmental, hazard and safety areas subject to additional regulations in the General Plan.

*From the Draft Los Angeles County General Plan Update Land Use Designations, February 2010.

Land Use and Zoning

The land use designations define and provide guidance on the types of uses and densities allowed on each parcel in the community. The Los Angeles County Zoning Code (Title 22) implements the land use plan by providing more specific standards that regulate uses, building size, bulk, density, parking requirements, and setbacks. In California, zoning is required to be consistent with the land use policy laid out in land use maps. The Land Use-Zoning Matrix in Table 2 lists the primary consistent zoning designations for each land use category.

Table 2. Land Use and Zoning Matrix

	Land Use Designation*		Primary Consistent Zoning Designation	
RURAL	RL2	Rural Land	R-A	Residential Agriculture
			A-1	Light Agriculture
			A-2	Heavy Agriculture
	RL10	Rural Land	R-A	Residential Agriculture
			A-1	Light Agriculture
			A-2	Heavy Agriculture
RESIDENTIAL	H2	Residential 2	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development
	H5	Residential 5	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development
	H9	Residential 9	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development

	H18	Residential 18	R-1	Single-Family Residence
			R-2	Two-Family Residence
			R-3	Limited Multiple Residence
			RPD	Residential Planned Development
	H30	Residential 30	R-3	Limited Multiple Residence
			RPD	Residential Planned Development
H50	Residential 50	R-3	Limited Multiple Residence	
		RPD	Residential Planned Development	
COMMERCIAL	CG	General Commercial	C-1	Restricted Business
			C-2	Neighborhood Commercial
			CPD	Commercial Planned Development
INDUSTRIAL	IL	Light Industrial	M-1	Light Manufacturing
			MPD	Manufacturing Industrial Planned Development
			B-1	Buffer Strip
PUBLIC AND SEMI-PUBLIC	P-C	Community Serving	IT	Institutional
	P-U	Utilities	IT	Institutional
	P-T	Transportation Corridor	N/A	N/A
OPEN SPACE	OS-C	Open Space-Conservation	O-S	Open Space
	OS-PR	Open Space-Parks and Recreation	O-S	Open Space

4. Goals and Policies

While the land use map guides the location of various uses and densities, the Plan's goals and policies define how those uses should function to best meet the needs of the community. The goals articulate the specific end states that the community envisions. The policies associated with each goal describe the actions that must be taken to realize the goals. The goals and policies are organized according to the issue-specific elements utilized in the Los Angeles County General Plan with additional elements added for community priorities that are not addressed in the General Plan. The elements include: Land Use, Appearance, Mobility, Housing, Conservation, Open Space and Recreation, Health and Safety, and Public Services and Facilities. Elements not covered in the Community Plan are addressed in the General Plan.

Land Use (LU)

Goal LU-1:

Well designed, walkable residential neighborhoods that provide various housing types and densities.

Policy LU 1.1:

Protect the character of existing single-family neighborhoods by avoiding mansionization.

Policy LU 1.2:

Concentrate new higher density (H18 and above) residential development along existing commercial corridors, near transit routes and close to other community serving facilities.

Policy LU 1.3:

Encourage mixed-use in commercial areas.

Policy LU 1.4:

Distribute low- and moderate-income units equitably throughout the community and

encourage provision of such units in all new developments.

Goal LU-2

Appropriate distribution of commercial and industrial uses throughout the community.

Policy LU2.1:

Allow vertical expansion of commercial and mixed-use development on existing commercial sites ~~up to 35 feet~~.

Policy LU2.2:

Prohibit expansion of industrial areas.

Policy LU2.3:

Maintain and improve existing commercial areas (as shown on the Land Use Map).

Goal LU-3

Open space that expands to meet evolving community needs.

Policy LU 3.1:

Promote the creation of pocket parks, parks with a mix of environments (such as ponds, paths, playgrounds and green roofs), multi-use paths, community gardens and open space nodes (small pieces of open space that serve as public destinations, connections and community-defining spaces).

Policy LU 3.2:

Encourage the dedication of new and existing open space areas, including trails, ridges, and hillsides, to a public or private land preservation agency, such as the Puente Hills Landfill Native Habitat Preservation Authority, to be held in perpetuity.

Policy LU 3.3:

Promote the creation of new parks in neighborhoods that are underserved by parks.

Policy LU 3.4:
Preserve open space for recreation or land preservation.

Policy LU 3.5:
Pursue acquisition or joint use of school or other suitable sites, if and when they become available, to create new public space areas, such as parks or other public uses (for example, as shown on the Potential Public Spaces Map).

*Goal LU-4:
Protected hillsides and ridgelines.*

Policy LU 4.1:
Minimize alteration of the hillside caused by development.

Policy LU 4.2:
Require contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage.

Policy LU 4.3:
Locate new structures off the top of a ridgeline (as shown on the Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges.

Policy LU 4.4:
Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.

*Goal LU-5:
New development with minimal risk from natural hazards.*

Policy LU 5.1:
Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools.

Policy LU 5.2:
Restrict the intensity of development in areas with hazards, including landslide, high fire hazard, seismic, flood, and liquefaction areas.

Appearance (A)

*Goal A-1:
A shared sense of place and street identity.*

Policy A 1.1:
Promote a welcoming experience by creating a community gateway through identifying signage, or other visual cues at the primary entryways into the community.

Policy A 1.2:
Require street furniture and community signs to be consistent with established street furniture and right-of-way standards, as established and implemented by Department of Public Works.

Policy A 1.3:
Enhance local walkways with landscaping, pavement treatments, and other beautification measures.

*Goal A-2:
Clean and well-maintained public spaces.*

Policy A 2.1:
Promptly remove outdated or illegal signs and notices on public rights-of-way.

Policy A 2.2:
Encourage community members to report on activity that is detrimental to the sense of safety or appearance of public spaces, such as through 211 and the Graffiti Hotline.

Policy A 2.3:
Provide garbage and recycling receptacles in public places throughout the community.

Policy A 2.4:
Develop and ensure continuous funding of public street and sidewalk maintenance, including repairs re-paving, and lighting.

*Goal A-3:
Attractive and well-maintained residential areas.*

Policy A 3.1:
Ensure that trash receptacles are effectively screened from view from the street by landscaping, berms, compatible structures, or a combination of these, outside of scheduled garbage collection times.

Policy A 3.2:
Educate residents on zoning requirements, property tax incentives and other public support for the maintenance and rehabilitation of dwellings.

Policy A 3.3:
Require new residential development to include transitional design features between different housing types and densities through the use of setback variation, massing, or other design features.

*Goal A-4:
Attractive and well-maintained corridors.*

Policy A 4.1:
Promote visual continuity on private walls that face public rights-of-way through the use of uniform paint, design, or other devices or decorative materials and landscaping.

Policy A 4.2:
Promote the installation of shade trees, non-invasive landscaping or other natural-elements, including, but not limited to decorative rock, along public rights-of-way and medians.

Policy A 4.3:
Replace dead landscaping and remove weeds, trash and debris promptly and regularly.

*Goal A-5:
Attractive and well-maintained commercial areas.*

Policy A 5.1:
Require signage within commercial areas to be clear, attractive and cohesive.

Policy A 5.2:
Maintain buildings, parking areas, and landscaping in a clean and orderly manner.

Policy A 5.3:
Discourage encroachments of structures into the right-of-way or sidewalk.

Policy A 5.4:
Require the planting of shade trees or the installation of other natural elements as part of the design of commercial parking lots with over 20 spaces.

Policy A 5.5:
Require signage within commercial area parking lots that clearly delineates traffic direction, entrances, and exits.

Mobility (M)

*Goal M-1:
A variety of options for mobility into and out of the community.*

Policy M 1.1:
Promote “complete streets” that safely accommodate pedestrians, cyclists, and motorists.

Policy M 1.2:
Promote the integration of multi-use regional trails, walkways, bicycle paths, transit stops, parks and local destinations.

Policy M 1.3:

Ensure that bus stops are easily and safely accessible by foot, bicycle, or automobile.

Policy M 1.4:

Create a community shuttle service and designate shuttle routes to link residential neighborhoods to commercial areas and community facilities.

Policy M 1.5:

Promote and expand the Park and Ride bus system, including providing bike parking facilities at Park and Ride locations.

Policy M 1.6:

Promote Dial-a-Ride or other senior paratransit service.

Goal M-2:

Safe and well-maintained bike routes and facilities.

Policy M 2.1:

Upgrade existing Class III bike lane designations to Class II and make all new bike lanes Class II or better, where infrastructure permits.

Policy M 2.2:

Install safe bike accommodations in appropriate places along Hacienda Boulevard, Colima Road and other well-traveled roads.

Policy M 2.3:

Add and maintain new bike racks and lockers at major bus stops in commercial areas, and at all community facilities.

Policy M 2.4:

Educate riders and motorists on how to safely share the road, for example through Share the Road signage and educational campaigns.

Goal M-3:

Safe and well-maintained pedestrian pathways.

Policy M 3.1:

Maintain all sidewalks, crosswalks, paths, and overpasses in a clean and safe manner, including re-cementing, removing weeds, and repairing utility boxes, and use sustainable paving materials, when possible.

Policy M 3.2:

In residential areas where sidewalks do not exist, require visual indicators, such as safety striping and signs, to delineate driving areas from non-vehicular areas.

Policy M 3.3:

Along major corridors, provide highly visible and safe crosswalks with well-marked indicators that are visible to both pedestrians and drivers, and install crosswalk countdown signals that provide adequate time for people of all ages and abilities to cross.

Policy M 3.4:

Provide adequate and, when possible, downward facing street lighting along arterials and collector streets.

Goal M-4:

Community circulation that supports regional and state transportation goals.

Policy M 4.1: Consider contributing to improvements on state highway systems, including SR 60 and its on/off ramps, as well as bus and rail transit facilities, for example, through traffic impact fees.

Policy M 4.2: Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.

Housing (H)

Goal H-1:

A diverse housing supply that accommodates all income levels, ages and needs.

Policy H 1.1:

Promote development of affordable and senior housing that is safe and accessible to local amenities and community resources.

Policy H 1.2:

Encourage the allocation of housing subsidies to Hacienda Heights residents that qualify.

Open Space and Recreation (OS)

Goal OS-1:

A trail system that is well maintained and provides access to all.

Policy OS 1.1:

Maintain trails and trailheads in a clean and safe manner.

Policy OS 1.2:

~~Create new trailheads and access points onto the local trail system and improve connections between trails and~~ local parks.

Policy OS 1.3:

Incorporate educational and historical signage ~~along into County-operated parks and~~ trails.

Policy OS 1.4:

Disseminate information about trails with signs and pamphlets at ~~County-operated parks the trailheads and at~~ community centers.

Policy OS 1.5:

Promote the creation of multi-use trails throughout the community, ~~particularly in those areas that currently have no parks,~~ including walking loops along streets that utilize environmentally sustainable surfaces.

Goal OS-2:

A wide range of recreational facilities to meet community needs.

Policy OS 2.1:

Ensure equitable access to recreation facilities for all users, including residents and organizations.

Policy OS 2.2:

Promote the use of recreational facilities by individuals and local groups, such as sports leagues.

Policy OS 2.3:

Offer free or minimal-cost educational and cultural opportunities to all segments of the community to enhance public interest in arts, music, culture, and public health.

Policy OS 2.4:

Establish and maintain a coordinated reservation system for County parks and facilities.

Goal OS-3:

Physical activity opportunities for residents of all ages and needs.

Policy OS 3.1:

Install and maintain permanent, moderate exercise equipment and facilities in parks, including those especially designed for physical rehabilitation and therapy.

Policy OS 3.2:

Offer free and low-fee continuing enrichment opportunities in physical fitness, exercise and other healthy habits.

Policy OS 3.3:

Offer opportunities for traditional and alternative physical activities.

Policy OS 3.4:
Ensure that passive recreational opportunities are included in the reuse of the Puente Hills Landfill.

*Goal OS-4:
Healthy and safe places to recreate.*

Policy OS 4.1:
Ensure environmentally sound closure and post closure activities and maintenance of the Puente Hills Landfill site and conversion to open space.

Policy OS 4.2:
Ensure new park sites that were previously used for non-park uses are environmentally sound prior to the introduction of new park uses.

Policy OS 4.3:
Ensure that all public parks and facilities are smoke-free.

Conservation (C)

*Goal C-1:
Open space conservation areas that are protected and accessible.*

Policy C 1.1:
Maintain and ensure continued public access to conservation areas.

Policy C 1.2:
Require planting of locally-indigenous vegetation consistent with the Los Angeles County Drought Tolerant Landscaping Ordinance in areas adjoining conservation areas.

Policy C 1.3:
Whenever possible, mitigate any impacts of development that would impede access to or reduce net acreage of conservation areas.

Policy C 1.4:
Site structures to minimize the extent of fuel modification zones and degradation of locally-indigenous vegetation.

*Goal C-2:
Wildlife that is respected and protected.*

Policy C 2.1:
Ensure continuity of wildlife corridors and wildlife access to corridors.

Policy C 2.2:
Protect streams and riparian habitat by requiring a 20-foot buffer for all new development.

Policy C 2.3:
Screen Significant Ecological Areas from direct and spillover lighting and noise from adjoining uses.

Policy C 2.4:
Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.

*Goal C-3:
Protected unique cultural, archeological, and historic resources.*

Policy C 3.1:
Conserve significant archaeological artifacts and paleontological resources when identifies.

*Goal C-4:
A community that conserves its natural resources.*

Policy C 4.1:
Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials.

Policy C 4.2:
Encourage sustainable, environmentally-friendly construction and business operating practices.

Policy C 4.3:
Encourage community members to reduce waste and conserve energy and water at home.

Policy C 4.4:
Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices.

Policy C 4.5:
Require the use of sustainable, environmentally-friendly paving materials on new exercise walking paths.

Public Health and Safety (PH)

*Goal PH-1:
A community free of nuisance-causing noise.*

Policy PH 1.1:
Encourage the use of walls, earth berms, landscaping, setbacks, or a combination of these strategies, to mitigate noise-related disturbances.

Policy PH 1.2:
Locate sensitive receptors including schools, hospitals, and convalescent homes in areas sufficiently removed from high noise generators.

*Goal PH-2:
A community with adequate health care facilities and services.*

Policy PH 2.1:
Encourage the Department of Health Services, and other public and private healthcare providers, to continue to provide and expand local access to medical professionals and

services such as clinics and urgent care centers within the community.

Policy PH 2.2:
Offer preventive services, including immunizations, smoking cessation, and recommended health screenings, at local clinics and community facilities.

*Goal PH-3:
A community that has local access to healthy food.*

Policy PH 3.1:
Encourage community gardens and farmers' markets.

*Goal PH-4:
A community prepared for emergencies and protected from hazards.*

Policy PH 4.1:
Promote emergency preparedness, such as but not limited to CERT (Community Emergency Response Team) training.

Policy PH 4.2:
Protect against hazardous materials from industrial uses and commercial uses.

Policy PH 4.3:
Minimize risk of fire through fuel modification and other measures.

Public Services and Facilities (PS)

*Goal PS-1:
Library services that meet community needs.*

Policy PS 1.1:
Expand Library access, collections and facilities to meet County service level guidelines (.5 gross square feet and 2.75 items per capita, and 1 public access computer per 1,000 people served).

Policy PS 1.2:
Offer educational and developmental programs for residents of all ages.

*Goal PS-2:
Information on community matters that is accurate and timely.*

Policy PS 2.1:
Provide information on local jobs, education and self-improvement classes, environmental conservation, services, announcements, events, and resources via a community website.

Policy PS 2.2:
Expand wireless Internet (WiFi) access at County facilities and educate the public on its use as well as other available technologies.

Policy PS 2.3:
Promote the Graffiti Hotline, 211, and other phone-based information management systems.

*Goal PS-3:
Childcare services that meet the community's needs.*

Policy PS 3.1:
Encourage the development of a range of childcare facilities, including public and private childcare centers, infant care, and after-school care.

*Goal PS-4:
A community that offers physical and educational enrichment opportunities for youth, adults, and seniors.*

Policy PS 4.1:
Offer jobs and activities for people of all ages at local County facilities and parks.

Policy PS 4.2:
Promote volunteer/internship opportunities with County departments.

Goal PS-5: A community connected through a multi-use community center where community members of all ages and cultures can convene, recreate, learn and interact.

Policy PS 5.1:
Ensure community participation in the design and planning of the center.

Policy PS 5.2:
Acknowledge and celebrate the community's multiculturalism through facility design.

Policy PS 5.3:
Promote programming that brings together residents of diverse backgrounds.

*Goal PS-6:
Growth in line with infrastructure capacity.*

Policy PS 6.1:
Ensure adequate water supply and quality.

Policy PS 6.2:
Ensure adequate sewage or septic systems.

Policy PS 6.3:
Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.

Policy PS 6.4:
Promote water conservation, including the use of reclaimed water materials and equipment, in future development.

Policy PS 6.5:
Require the undergrounding of all new utilities and the unobtrusive placement of service boxes for all new developments through the creation of underground utility districts per Los Angeles County Highways Code Chapter 16.32.

Goal PS-7:

A wireless infrastructure network that provides residents with telecommunications, ~~—and~~ internet and other services that is sensitive to scenic, ~~health~~ and environmental impacts.

Policy PS 7.1:

When feasible, require new transmission facilities to be placed underground.

Policy PS 7.2:

When feasible, require transmission towers, lines and equipment to be co-located with existing towers, lines and equipment, or along existing transmission corridors.

Policy PS 7.3:

When undergrounding or co-locating is not feasible, direct new transmission towers, lines and equipment to locations where environmental and visual impacts will be minimized.

Policy PS7.4:

Require that any screening or camouflaging devices used are consistent with the existing environment.

5. Implementing the Community Plan

Overview

Implementing the Community Plan will require a coordinated effort on a variety of measures. This section organizes a series of implementation actions into a comprehensive timeline based on community priorities. It also identifies the entities that will need to be involved in and share responsibility for implementation and provides relevant contact information.

The implementation actions answer two basic questions “How can we implement the Goals and Policies of the Plan?” and, “What strategies can we develop to accomplish this?” The premise of the Plan is that planning for the future is about making changes today so that the future we envision is the one that is realized. This section outlines attainable strategies for implementing the Community Plan that can be used by decision makers, planners, service providers, local leaders and the community. This reflects the Plan’s intent to move from vision to action.

Staying Connected

Periodic Review and Reporting

The Plan is required to be periodically and regularly reviewed as part of the annual General Plan progress report. Community members who are interested in actively monitoring plan progress can receive periodic updates and progress reports from the Department of Regional Planning.



Dance classes for seniors

From time to time, an updated needs assessment and re-evaluation of the Plan will be needed to keep the Plan relevant and on track to achieving the community’s vision. Based on the results of these analyses, along with the recommendations of those monitoring the progress of the Plan, the goals, policies, and implementation priorities should be evaluated and reaffirmed every 5 to 10 years. Periodically, comments received from volunteers, local organizations and public agencies will be summarized and uploaded to the DRP website. The Board of Supervisors can use these results to allocate resources to best implement the Plan. They can also use the reports to determine when the Community Plan should be revisited and updated.

Information

Collaboration and open communication are hallmarks of the planning process. These core values will guide residents, planners, elected officials, and local leaders as the Plan is implemented over many years, and stakeholders will need to stay informed and stay involved. To do so will require quality information and clear lines of communication. Implementing the optimal mix of the following

tools and techniques will help keep everyone connected:

- Community website
- Email blasts
- Community newsletters and publications
- Hacienda Heights Improvement Association meetings
- Hacienda-La Puente Unified School District schools and meetings
- Periodic community meetings organized by the Department of Regional Planning to provide information on the status of Plan implementation and to receive feedback and recommendations

Hacienda Heights also offers several opportunities for sharing information at community events, such as the annual summer concert series and 4th of July parade. Additionally, new communication tools and techniques should be considered as they become available

Collaboration

By adopting this Plan, Los Angeles County is committing to supporting the community vision by adhering to the Plan’s goals and policies in all its operations and using the implementation actions and timeline to allocate resources. The Community Plan can best be implemented by the County and community organizations identified in this section through a collaborative, task-oriented team approach.

This framework institutionalizes inter-agency and resident collaboration and ensures that County service providers, community leaders, residents, and other organizations share resources and responsibility in implementing the Plan. Agencies providing services in Hacienda Heights will share information related to permits, subdivision activity, capital improvements, and other large partnerships to ensure that decisions are made based on the

best possible information and to encourage collaboration.

Collaboration between county agencies, residents, and other key stakeholders will help to keep service providers connected to the constituents they serve and to one another.



Play equipment at County playground

Implementation Timeline

The implementation timeline in Table 3 below serves as a reference for County service providers and other stakeholders to allocate resources to best realize the Plan’s Vision, Goals, and Policies. This list is not exhaustive but rather directional. The implementation actions included here are intended to move the Plan forward after it is adopted. While additional steps not listed here may be needed, the following timeline delineates the priority implementation actions and indicates when they should ideally begin following Plan adoption—within a short timeframe (within 5 years of Plan adoption), a medium timeframe (5 to 10 years after Plan adoption), a long timeframe (more than 10 years after Plan adoption), or ongoing.

Table 3. Implementation Strategies, Timing and Contacts

Element	#	Implementation Strategy	Timing	Lead	Contact
Land Use	1	Through the review process for new development applications, require all new development to be consistent with the land use policy map and land use goals and policies.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
Appearance	1	Conduct a comprehensive sign audit to determine conformity of existing signs in commercial areas with applicable development standards, and bring illegal and nonconforming signs into conformance through the zoning enforcement process.	Medium	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Coordinate a street wall beautification demonstration program with the Department of Public Works and the 4th Supervisorial District Board office.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Where appropriate and feasible, develop community open space nodes.	Short	Parks and Recreation	http://parks.lacounty.gov info@parks.lacounty.gov
	4	Establish Project Pick-Up with Pride, a volunteer community clean-up project.	Short	Improvement Assoc. (HHIA)	http://hhia.wordpress.com/
	5	Maintain the planting, pruning, and maintenance of trees within the public rights-of-way.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Ensure bus stop amenities and newspaper racks placed within Public Street rights-of-way are in good condition.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
Mobility	1	Amend the Countywide Highway Plan within Hacienda Heights to reflect up-to-date versions of street designations and improvements.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	2	Ensure that all new public street improvements conform to the adopted County Standards.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	3	Continue to investigate and respond to traffic complaints from the public in a timely manner.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	4	As part of the discretionary review process for proposed development, require traffic studies where appropriate to evaluate impacts to the roadway network and require improvements needed to maintain acceptable service levels, including increasing alternative modes of transportation.	Ongoing	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov
	5	Continue to require new development to fund its fair share of transportation improvements which may include construction or payment of impact fees.	Ongoing	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Continue to improve traffic operations through signal upgrades, striping, signalization, improved public transit service, expanded bikeways and lanes, carpooling, pedestrian-friendly enhancements, and other improvements where needed.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	7	Provide directional signage where needed in street right of way to facilitate efficient traffic movement.	Medium	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	8	Continue to require new walkways or trails in areas where none exist and improvements to existing walkways and sidewalks within new development projects as part of the approval process.	Ongoing	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov
	9	Conduct traffic studies within the community, as well as connections with surrounding communities, and recommend traffic calming measures for residential areas according to DPW guidelines.	Short	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	10	Work with other transit agencies to promote the use of existing Park-and-Ride lots in or near the community.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	11	Update Bikeway Master Plan for Unincorporated County Areas including Hacienda Heights.	Medium	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	12	Annually update the Capital Improvement Program to implement public street infrastructure improvements and bus stop amenity improvements.	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	13	Annually review the Capital Improvement Program to ensure consistency with Mobility goals and policies.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	14	Include the California State Department of Transportation in the environmental review process of Land Use projects that have the potential to significantly impact traffic conditions on state highways.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	15	During project planning for projects that contribute to significant impacts on emissions, determine whether the applicant mitigates potential impacts to air quality to less than significant. ¹	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/

¹ See DRAFT Mitigated Negative Declaration and Initial Study Mitigation Measures and Mitigation Monitoring Program for details.

Element	#	Implementation Strategy	Timing	Lead	Contact
	16	During project planning for projects that that conflict with or obstruct implementation of applicable air quality plans, require the applicant to redesign the project to mitigate significant impacts. ²	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/
	17	During environmental review, ensure that applicants for projects of 25 units or more that have a potentially significant impact on traffic congestion mitigate impacts to air quality to less than significant. ³	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	18	During project review, ensure that applicants for projects that generate over 500 trips per day prepare a Traffic Impact Analysis report; and, if impacts will be significant, ensure that the applicants identify feasible mitigation measures which would mitigate the project's significant impacts to a level of insignificance. ⁴	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov

^{2, 3, 4} *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	19	During environmental review, ensure that applicants for all development projects that are required to prepare an Environmental Impact Report (EIR) incorporate a CMP Transportation Impact Analysis into the project EIR. ⁵	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
Housing	1	Coordinate with the Community Development Commission and local non-profit organizations to conduct housing information forums for residents to provide information on available County services, grant or loan opportunities, and homeless services provided within the community.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Prepare an affordable housing inventory.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Promote affordable housing incentives.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Coordinate with the Community Development Commission to conduct home improvement financing workshops.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
Open Space and Recreation	1	Actively participate in the Los Angeles County Sanitation District's efforts relating to the post-closure land use and conversion of the landfill to open space/recreational use.	Ongoing	Regional Planning (support from Parks and Rec, Public Works)	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov

⁵ *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	2	Through the regulatory and development review process, evaluate new development projects and coordinate with appropriate reviewing agencies to ensure that proposed development is pedestrian-friendly and offers other physical recreation opportunities.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Coordinate with the Department of Parks and Recreation to review available Open Space and Recreational opportunities in the Hacienda Heights community.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Establish new trails and connectors <u>between parks and County trails.</u>	Ongoing	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	5	Designate new open space.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	6	Install exercise equipment in parks.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
Conservation	1	Ensure that new development proposals are consistent with the regulations established in the County Green Building ordinances.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Promote standards that reduce and conserve water usage in public facilities as established in the County Green Building ordinance.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	3	Implement development guidelines of adopted Significant Ecological Areas (SEAs) and update SEA boundaries as needed to reflect biological resource conditions, policies and requirements.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	In the development and review process, refer to and comply with the Hillside Design Guidelines and Hillside Management Ordinance for all developments in hillside areas.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	5	Conduct an open space inventory and identify areas for protection.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	6	Establish cultural resources education program.	Short	Library	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	7	Participate in plans for landfill remediation and re-use.	Short	Regional Planning (support from Parks and Rec, Public Works)	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	8	Offer alternative energy workshops to residents.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	9	Establish and promote a community carpooling program.	Long	Metro	http://www.metro.net/ customerrelations@metro.net

Element	#	Implementation Strategy	Timing	Lead	Contact
Public Health and Safety	1	Through the regulatory and development review process, evaluate development projects and coordinate with appropriate reviewing agencies to ensure that sensitive receptors such as residences, schools, hospitals and convalescent homes are sufficiently separated from uses or areas that generate noise where possible.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	In the review of new development applications ensure that proposed structures are constructed of fire retardant materials.	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	3	Through the regulatory and development review process, and in coordination with Public Works and Fire, evaluate development projects to avoid locating development in areas with potential fire, geotechnical or flood hazards as depicted on the Hacienda Heights Community Plan Maps.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Promote neighborhood emergency preparation and the Neighborhood Watch program throughout the Hacienda Heights community.	Ongoing	Improvement Assoc. (HHIA)	http://hhia.wordpress.com/

Element	#	Implementation Strategy	Timing	Lead	Contact
	5	Evaluate the adequacy of health care services in the Hacienda Heights community.	Medium	Health Services	http://www.ladhs.org/dhsportal@dhs.lacounty.gov
	6	Through regulatory and development review process, encourage farmers' markets.	Ongoing	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov
	7	In areas subject to high noise emission, and in coordination with Public Works and Public Health, develop public information programs for building practices that alleviate noise impacts.	Long	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov
	8	Maintain a community-wide emergency plan and offer emergency response training to interested residents.	Long	CEO	http://ceo.lacounty.gov/info@ceo.lacounty.gov
	9	Install and operate a hazardous materials warning system (reverse 911).	Short	CEO	http://ceo.lacounty.gov/info@ceo.lacounty.gov
	10	Promote the development of a series of community gardens.	Long	Parks and Rec	http://parks.lacounty.gov/info@parks.lacounty.gov
	11	During project planning for regionally significant projects, determine whether the applicant mitigates potential impacts to air quality to less than significant. ⁶	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/

⁶ *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	12	During project review for new sensitive land uses, review applicants' findings regarding community health and risk. ⁷	Ongoing	Public Health	http://www.publichealth.lacounty.gov/
Public Services and Facilities	1	Coordinate with service providers to ensure adequate educational facilities and delivery of water, sewage and solid waste disposal services to accommodate future growth.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Coordinate with the Office of Child Care and community members in providing increased childcare opportunities and programs.	Ongoing	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	3	Educate developers about density bonus provisions that provide incentives for childcare centers in affordable housing.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Collaborate with community service providers and educational institutions in providing a range of activities for all ages.	Ongoing	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	5	Through the community participation process associated with allocating the Puente Hills Landfill tipping fees, develop a community center that meets the needs of local residents.	Long	CDC	http://www.lacdc.org/ info@lacdc.org

⁷ *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Establish and maintain a community website.	Short	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	7	Offer free WiFi at county facilities and plan to expand this service throughout the community.	Long	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	8	Offer nutrition and cooking classes at County parks and recreation facilities.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	9	Establish a mobile library van to expand access to library services.	Long	Library	http://www.colapublib.org/libs/haciendahts/referenceservices@library.lacounty.gov .
	10	Coordinate the installation of recycling receptacles in commercial areas.	Long	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	11	During project review, determine whether project will receive approval of Standards Urban Stormwater Mitigation Plans. ⁸	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	12	During project planning, ensure that applicants for all development projects submit copies of proposed project build-out schedules and verify availability of capacity within the Districts' sewerage system. ⁹	Ongoing	Sanitation Districts	http://www.lacsd.org/

^{8,9} *ibid*

5. Conclusion

The Hacienda Heights Community Plan is a forward-looking planning tool that encapsulates the community's shared vision, articulates community-inspired goals and priorities, delineates policies that can transform the community's issues into opportunities, and provides direction on implementation strategies. To be effective, the Plan must be evaluated and adjusted accordingly on an ongoing basis. To stay relevant, the vision must be revisited and reaffirmed. To remain vital, the goals and policies must be updated. To be sustainable, the principles of the Plan must be institutionalized throughout the community and County family.



The Hacienda Heights Library

6. Glossary

Berm: A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.

Community Character: The distinctive local traits, qualities, or attributes that make a place unique, including cultural, natural, and historical attributes. (In Hacienda Heights, community character is encapsulated in the community vision.)

Conservation Areas: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest. In Hacienda Heights, most conservation areas that are managed by the Puente Hills Native Habitat Preservation Authority have the OS-C (Open Space-Conservation) land use designation.

Development: Any change to established landscapes, buildings, or structures caused by construction, placement of structures, excavation, grading, and paving.

Environmentally Sensitive Areas: Areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development. In Hacienda Heights, environmentally sensitive areas are designated and protected with the Significant Ecological Area (SEA) land use overlay.

Goal: A statement that describes in general terms a desired future condition. Goals reflect long-term expectations.

Infrastructure: Public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, and other public services.

Land Use Map: An officially adopted map that geographically and specifically locates existing and future land uses that have been established in the land use plan.

Land Use Plan: An element of a community, general or comprehensive plan that designates locates existing and future land uses within a planning jurisdiction for residential, commercial, industrial, public or open space use. The land use plan includes the land use map and a written description of the different land use areas or districts. The land use plan serves as the guide for official land use decisions.

Mansionization: The trend of construction of larger homes on relatively small lots that tend to intrude on the privacy of adjacent residences, obstructing the light, air and openness of adjacent lots and neighborhoods.

Mixed-Use Development: Development that combines residential and commercial uses.

Open Space: Land set aside and permanently restricted for conservation, agriculture or recreation purposes.

Open Space Node: Small pieces of open space that serve as public destinations, connections and community-defining spaces.

Overlay: An additional land use or zoning requirement that modifies the basic requirements of the underlying designation.

Pedestrian Friendly Development: A development that is primarily accessible to pedestrians rather than automobiles with an emphasis on street sidewalks and amenities rather than parking.

Street Furniture: Outdoor fixtures including benches and chairs.

Sustainable Development: Development that meets the needs of the present generation without compromising the needs of future generations.

Traffic Calming: The process of increasing pedestrian safety in residential areas by decreasing automobile speed and volume.

Transitional Design Feature: Landscaping or other design features that act as a transition or buffer between two or more different uses.

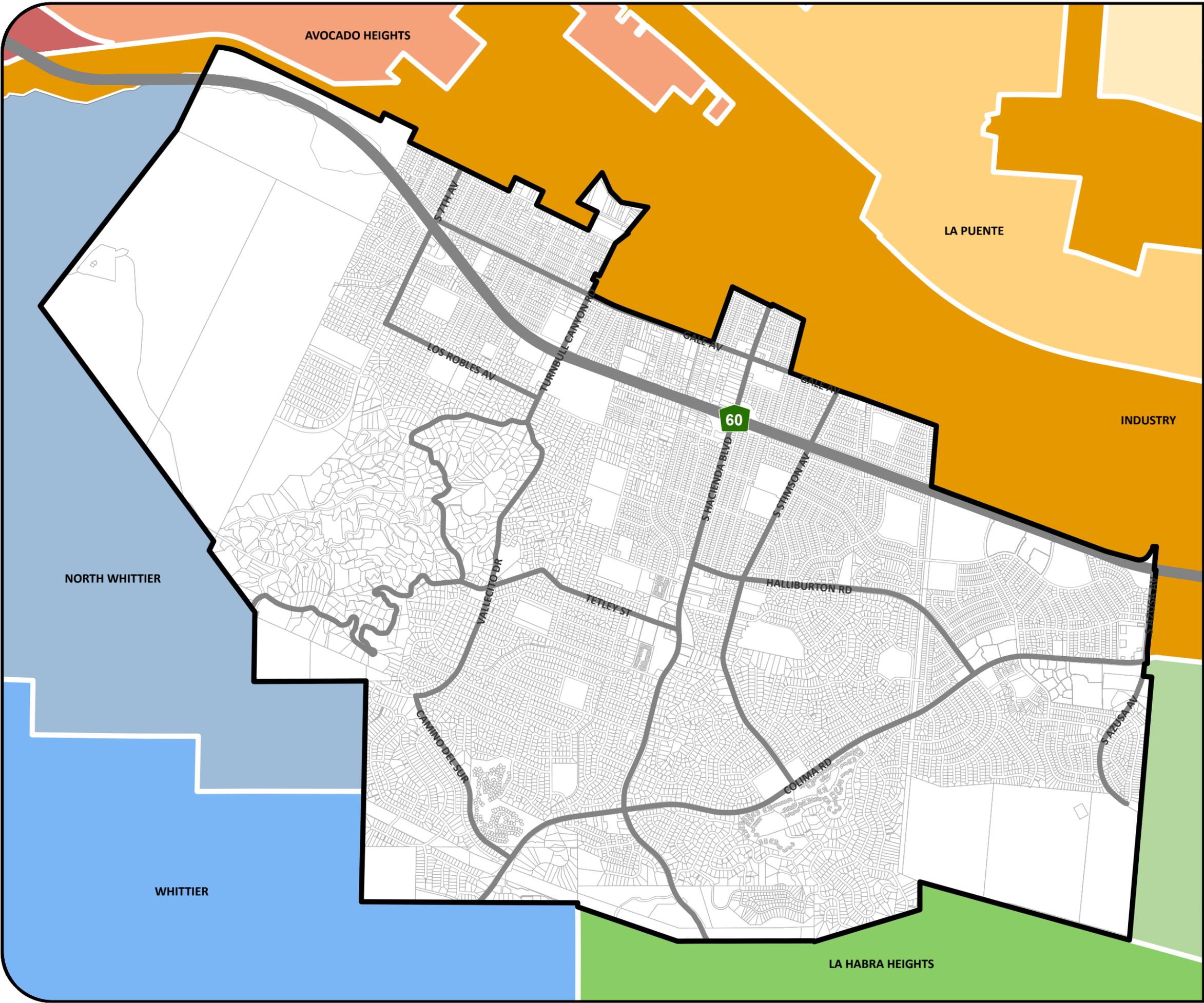
Walkways: Any surface designated for pedestrian activity including trails, crosswalks, sidewalks, paths, and passageways.

Zoning: The division of a community by local legislative regulation into areas or zones that implement the community, general or comprehensive plan.

Zoning Map: A map that identifies and defines a community's various zoning designation boundaries and the uses permitted by zoning ordinance within those boundaries.

Revised Draft Hacienda Heights Community Plan
August 2010

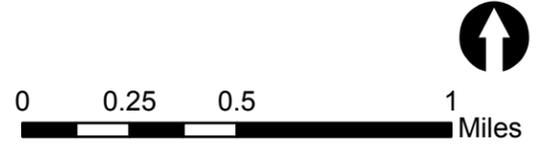
<http://planning.lacounty.gov/hacienda>



HACIENDA HEIGHTS

COMMUNITY PLAN UPDATE

COMMUNITY CONTEXT



DATA SOURCES
 City Boundaries:
 Los Angeles County Department of Regional Planning,
 Los Angeles County Assessor's Office, and
 Los Angeles County Department of Public Works, 2009
 Streets/Freeways:
 Thomas Bros. Map, 2001

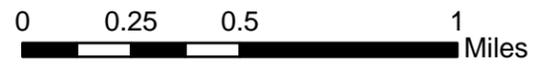
Los Angeles County Department of Regional Planning
 Created: 4/8/10



HACIENDA HEIGHTS COMMUNITY PLAN UPDATE

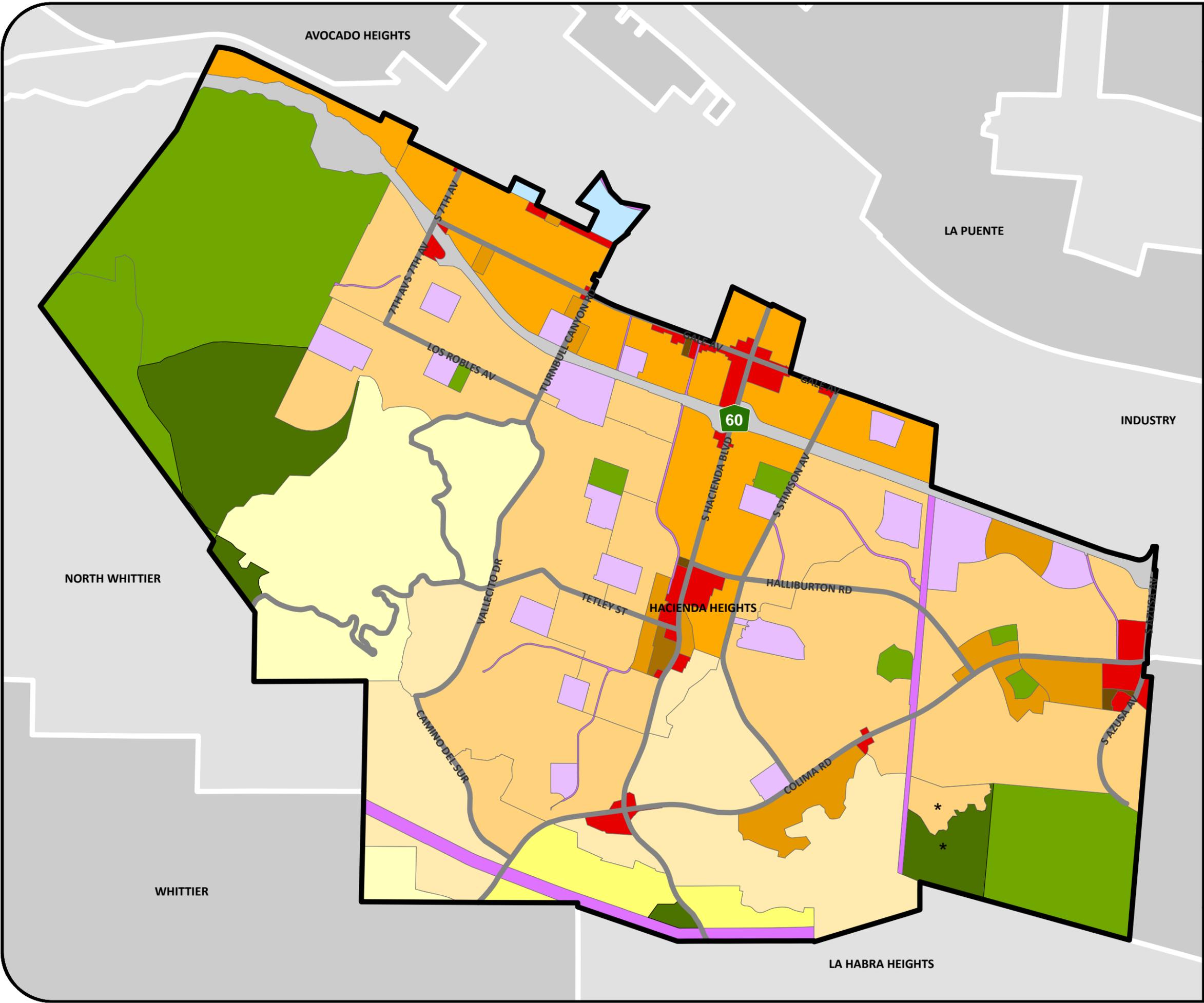
LAND USE PLAN

- Proposed Land Use**
-  RL10 Rural Lands 10 (1u/10ac)
 -  RL2 Rural Lands 2 (1du/2ac)
 -  H2 Residential 2 (0-2du/ac)
 -  H5 Residential 5 (0-5du/ac)
 -  H9 Residential 9 (0-9du/ac)
 -  H18 Residential 18 (9-18du/ac)
 -  H30 Residential 30 (18-30du/ac)
 -  H50 Residential 50 (30-50du/ac)
 -  CG General Commercial
 -  IL Light Industrial
 -  P-CS Public and Semi-Public Community Serving
 -  P-UF Public and Semi-Public Utilities and Facilities
 -  P-TF Public and Semi-Public Transportation Facilities
 -  OS-PR Open Space Parks and Recreation
 -  OS-C Open Space Conservation



DATA SOURCES
 Proposed Land Use:
 Los Angeles County Department of Regional Planning
 City Boundaries:
 Los Angeles County Department of Regional Planning, 2009
 Streets/Freeways:
 Thomas Bros. Map, 2001
 * Depicts approved subdivision, subject to boundry modification upon final recordation.

Los Angeles County Department of Regional Planning
 Created: 8/16/10

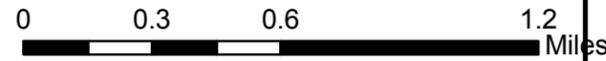


HACIENDA HEIGHTS COMMUNITY PLAN UPDATE

OVERLAYS

Proposed Overlays

-  Significant Ecological Area
- Hillside Management Area (above 25% slope)**
 -  0 - 25% slope
 -  25 - 50% slope
 -  50% + slope



DATA SOURCES
 Proposed Overlays:
 Los Angeles County Department of Regional Planning
 City Boundaries:
 Los Angeles County Department of Regional Planning,
 Los Angeles County Assessor's Office, and
 Los Angeles County Department of Public Works, 2009
 Streets/Freeways:
 Thomas Bros. Map, 2001

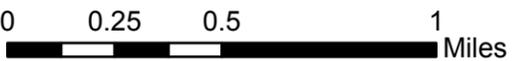
Los Angeles County Department of Regional Planning
 Created: 8/18/10



HACIENDA HEIGHTS COMMUNITY PLAN UPDATE

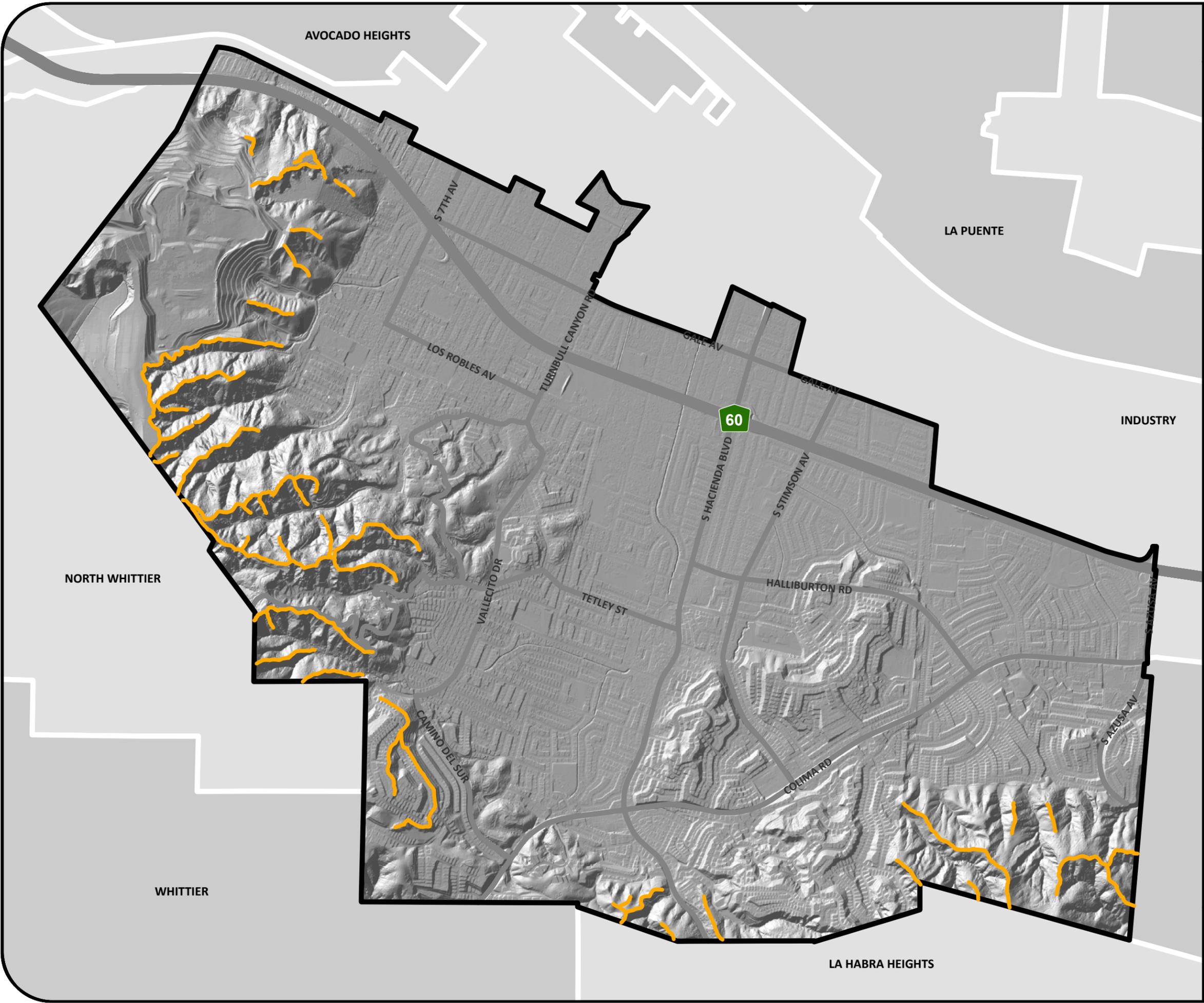
RIDGELINES

 Ridgelines



DATA SOURCES
Ridgelines:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning,
Los Angeles County Assessor's Office, and
Los Angeles County Department of Public Works, 2009
Streets/Freeways:
Thomas Bros. Map, 2001

Los Angeles County Department of Regional Planning
Created: 4/8/10



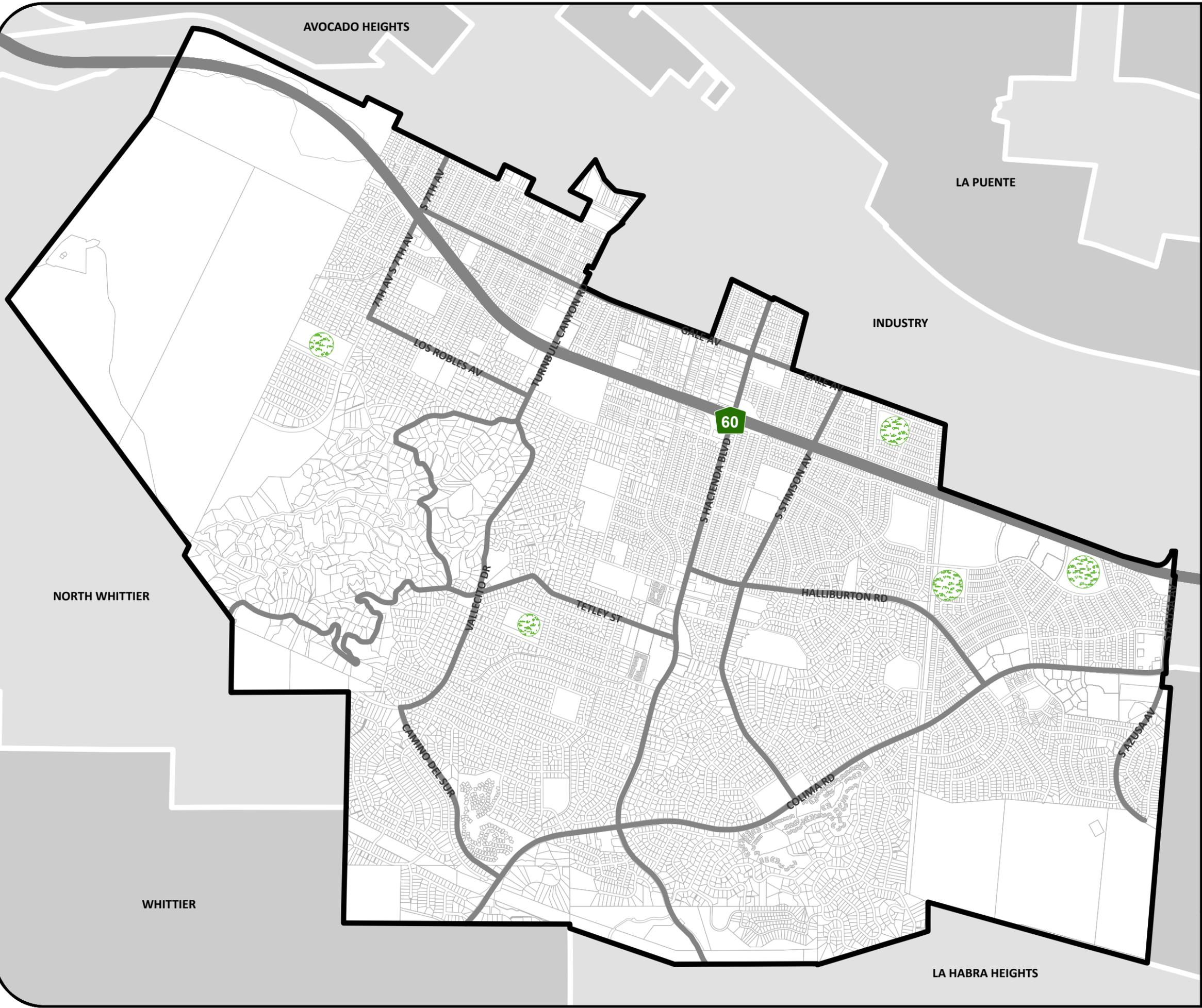
HACIENDA HEIGHTS COMMUNITY PLAN UPDATE

POTENTIAL PUBLIC SPACES

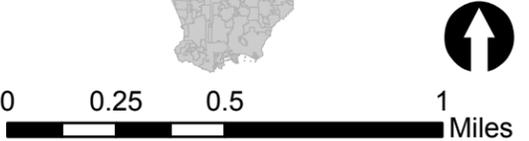


Potential Public Spaces

In the event of school closures, as identified in "Recommendations and Priorities for Use of District Sites" (Hacienda La Puente Unified School District, 2/2010).



LOS ANGELES COUNTY



DATA SOURCES
 Proposed Land Use:
 Los Angeles County Department of Regional Planning
 City Boundaries:
 Los Angeles County Department of Regional Planning,
 Los Angeles County Assessor's Office, and
 Los Angeles County Department of Public Works, 2009
 Streets/Freeways:
 Thomas Bros. Map, 2001

Los Angeles County Department of Regional Planning
 Created: 8/10/10





***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date:

Staff Member: Veronica Siranosian, AICP

Thomas Guide: 637, 638, 677, 678

USGS Quad: El Monte, Baldwin Park, Whittier, La Habra

Location: Hacienda Heights is an unincorporated community in Los Angeles County of approximately 11 square miles and population of approximately 60,000 located north of the Cities of Whittier and La Habra Heights, south of the City of Industry, east of the unincorporated community of Rowland Heights, and west of the unincorporated community of North Whittier

Description of Project: The proposed Hacienda Heights Community Plan is an outgrowth of an extensive community-driven process to update the existing Hacienda Heights General Plan, which was adopted in 1978. The Community Plan articulates the community's desired vision for Hacienda Heights and sets specific, action-oriented goals and policies to achieve that vision over the next 20 years. The Community Plan Update addresses the issues of community services, health and safety, housing, land use and development, maintenance and appearance, open space and recreation, and transportation in a comprehensive and holistic way. The Community Plan Update also adjusts for changes in the population and development that has transpired since the original Plan was adopted in 1978 and accommodates projected population increases in a manner consistent with the community's vision. The project also includes proposed zone changes to implement the land use policy in the Community Plan and to ensure that any existing inconsistencies between zoning and land use are corrected.

Gross Acres: Approximately 7,040 acres

Environmental Setting: Hacienda Heights is bounded by the City of Industry to the North, the Cities of Whittier and La Habra Heights to the South, unincorporated Rowland Heights to the east, and unincorporated North Whittier to the west. Surrounding land uses include industrial areas in the City of Industry to the North; open space recreational areas in the Puente Hills to the South; open space areas, the Rose Hills Cemetery, and residential uses in North Whittier to the west; and residential and commercial uses in Rowland Heights to the east. Portions of the Puente Hills Native Habitat Preservation Authority lands exist within the community as do Los Angeles County Designated Special Management Areas (formerly named Significant Ecological Areas). The community is developed predominantly with single-family residences and a few commercial areas. North and south of the 60 Freeway the community is generally flat. The topography begins to slope gently and then steeply south of Colima Road.

Zoning: The majority of Hacienda Heights is zoned R-1 (Single-Family Residence Zone) and R-A (Residential Agricultural Zone). Several residential areas concentrated around Colima Rd. are also zoned RPD (Residential

Planned Development Zone). A few R-3 (Limited Multiple Residence Zone) areas exist along the 60 Freeway. A-1 and A-2 (Light Agricultural and Heavy Agricultural) zoned parcels exist mostly in the western portion of the community, with additional areas of A-1 and A-2 zoning along the southern edge of the community, the northeastern portion of the community south of the 60 Freeway and north of the 60 Freeway abutting the City of Industry. Small pockets of C-1, C-2, C-3, C-H, and CPD (Restricted Business, Neighborhood Commercial, Unlimited Commercial, Commercial Highway, and Commercial Planned Development) zoned parcels exist mostly along Hacienda Blvd and at the intersection of Colima Road and Azusa Ave.

Community Standards District: None

General Plan: The Los Angeles County General Plan land use map designates the majority of the Hacienda Heights Community as 1 (Low Density Residential). Several small pockets of the community are designated as C (major commercial) and 2 (Low/Medium Density Residential). On the western edge of the community a large area is designated as R (Non-Urban). Two areas of the community are designated as SEA (Significant Ecological Areas). The Sycamore-Turnbull Canyon SEA (#44) is in the southwest portion of the community, and the Powder Canyon – Puente Hills SEA (#17) is in southeast corner of the community.

Community/Area wide Plan: The Hacienda Heights Community General Plan designates the majority of the land in the community as U1 (Urban 1, 1.1-3.2 unit per acre) or U2 (Urban 2, 3.3-6.0 units per acre). The southwest and southeast portions of the community are designated as N2 (Non-urban 2, 0.3-1.0 units per acre). Several pockets of Commercial designated parcels exist along Hacienda Blvd. and at the intersection of Colima Rd. and Azusa Ave. A small portion of the community located north of the 60 Freeway is designated as Industrial. Open Space areas are located at the western edge and southeastern corner of the community, with several Open Space designated areas dispersed throughout the community.

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
N/A	<p><i>The Hacienda Heights Community and Recreation Center will be located on nine acres of land currently owned by the Hacienda-La Puente Unified School District at 1234 Valencia Avenue in Hacienda Heights. In 2009, the Board of Supervisors dedicated \$220,433 towards planning, design, and other architectural services required to develop a master plan for the community center site.</i></p>
Tract # TR51153	<p><i><u>Pending-Approved (by Regional Planning Commission, October 21, 2009)</u> subdivision located in the southeast portion of the community immediately west of Schabarum Regional Park currently accessible by Apple Creek Road. Developed by Pacific Communities Builder, Inc., the subdivision proposes 53 units (47 single family, 4 open space, 1 parking and 1 public lot) on 114.03 acres. This site is within the Powder Canyon Puente Hills Significant Ecological Area (SEA #17)</i></p>
Tract # TR060358	<p><i>Pending subdivision located immediately north of the 60 freeway currently accessible by Galemont Ave. Developed by LA County Community Development Commission, the L-shaped lot is comprised of 6 assembled lots (total acreage not available). Proposes 24 condominiums. Reduced setbacks and density bonus for affordable housing.</i></p>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input checked="" type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board
(Check if septic system proposed) | |

Trustee Agencies

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | |

Special Reviewing Agencies

- | | |
|---|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> High School District- Hacienda La Puente Unified School District |
| <input type="checkbox"/> National Parks | <input checked="" type="checkbox"/> Elementary School District- Hacienda La Puente Unified School District |
| <input type="checkbox"/> National Forest | <input checked="" type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Edwards Air Force Base | <input checked="" type="checkbox"/> Hacienda Heights Improvement Association |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input checked="" type="checkbox"/> Metropolitan Water District |
| <input checked="" type="checkbox"/> City of Whittier | <input checked="" type="checkbox"/> Puente Hills Landfill Native Habitat Preservation Authority |
| <input checked="" type="checkbox"/> City of Industry | <input checked="" type="checkbox"/> City of La Habra Heights |
| | <input checked="" type="checkbox"/> Rowland Heights Community Coordinating Council |

Regional Significance

- | | |
|---|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Water Resources |
| <input checked="" type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input checked="" type="checkbox"/> Air Quality | |

County Reviewing Agencies

- | | |
|--|--|
| <input type="checkbox"/> Subdivision Committee | <input checked="" type="checkbox"/> Sheriff Department |
| <input checked="" type="checkbox"/> Sanitation Districts | <input checked="" type="checkbox"/> Department of Public Health |
| <input checked="" type="checkbox"/> DPW: Land Development Division | <input checked="" type="checkbox"/> Department of Parks and Recreation |
| <input checked="" type="checkbox"/> Fire : Planning Division | |
| <input checked="" type="checkbox"/> DHS: Land Use Program (Septic Wells) | |

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact			Potential Concern	
CATEGORY	FACTOR	Pg	Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
HAZARDS	1. Geotechnical	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<u>5. Greenhouse Gas Emissions</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Pending further analysis</u>
RESOURCES	1. Water Quality	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Education	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	40	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mitigation Measures	43				

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the **proposed project may exceed established threshold criteria**. As needed, future applicants will agree to modification of each of their projects so that they will not have a significant effect on the physical environment. The modifications to mitigate potential impacts are identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as “significant”.

- At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Veronica Siranosian, AICP, Regional Planning Assistant II,
Community Studies I Section Date: _____

Approved by: Rose Hamilton, Deputy Director
Advance Planning Division Date: _____

- Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?</p> <p><i>The Whittier Fault crosses the southern section of the community. The proposed Community Plan does not grant entitlements for any projects in active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Riolo Earthquake Fault Zone.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area containing a major landslide(s)?</p> <p><i>The southern and western edges of the community are in a Landslide Zone. However, the proposed Community Plan does not grant entitlements for any projects in an area containing a major landslide.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area having high slope instability?</p> <p><i>The southern and western edges of the community are in a Landslide Zone. The proposed Community Plan does not grant entitlements for any projects in an area containing a Landslide Zone.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?</p> <p><i>The north, central, and eastern portions of the community are located in a Liquefaction Zone. The proposed Community Plan does not grant entitlements for any projects in an area containing a Liquefaction Zone.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?</p> <p><i>The proposed project is a Community Plan and does not entail the construction of sensitive land uses, such as schools, hospitals, or public assembly sites. The proposed Community Plan supports the development of a community center. The proposed location is not in close proximity to a significant geotechnical hazard.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?</p> <p><i>The Community Plan is a land use policy document. It does not entail any grading. The Community Plan sets goals and policies that would guide future grading in the community to minimize impacts on the natural topography. Specifically, Goal LU-4: Protected hillsides and ridgelines; Policy LU 4.1: Minimize alteration of the hillside caused by development; Policy LU 4.2: Promote contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage; and, Policy LU 4.3: Locate new structures off the top of a ridgeline (as shown on Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges.</i></p>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?</p> <p><i>The proposed Community Plan is a land use policy document and does not grant entitlements for any project. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.</i></p>

h.

Other factors?

The Community Plan contains Policy LU 5.2: Restrict the intensity of development in areas with hazards, including landslide, high fire hazard, seismic, flood, and liquefaction areas.

A Maybe response indicates that a portion of the community may be within a hazard area, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Sections 110, 111, 112, and 113, and Chapters 29 and 70

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?</p> <p><i>Several major drainage courses exist in the Puente Hills, located in the southwest portion of the community. Major drainage courses also run along Hacienda Boulevard and Stimson Avenue in the central portion of the community. However, the Community Plan does not grant entitlements for any projects. Future development projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.</i></p> <hr/>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?</p> <p><i>One small portion in the center of the community, located south of the intersection of Hacienda Boulevard and Newton Street, contains a FEMA 100 and 500 year floodplain. However, the Community Plan does not grant entitlements for any projects. Future development projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.</i></p> <hr/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in or subject to high mudflow conditions?</p> <p><i>The southern portion of the community slopes significantly. However, the Community Plan does not grant entitlements for any projects. Future development projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid mudflow impacts.</i></p> <hr/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project contribute or be subject to high erosion and debris deposition from run-off?</p> <p><i>Some portions of Hacienda Heights are subject to high erosion and debris deposition from run-off. However, the proposed project is a Community Plan and no grading is entitled by the Plan.</i></p> <hr/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project substantially alter the existing drainage pattern of the site or area?</p> <p><i>The Community Plan is a policy document that does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes. The Community Plan also supports low-impact development, which seeks to minimize alteration of existing drainage patterns caused by new development. Specifically, Goal C-4: A community that conserves its natural resources; and, Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development.</i></p> <hr/>

- f.

Other factors (e.g., dam failure)?

A Maybe response indicates that a portion of the community may be within a flood area, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.

STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?</p> <p><i>The hilly portions of the community located in the southwest, south, and southeast are located in a Very High Fire Hazard Severity Zone. The proposed Community Plan decreases allowable development in these areas (as indicated on the Proposed Land Use Map in the Community Plan) as compared to what is currently allowed and contains goals to minimize fire hazard risk, specifically, Goal LU-5: New development with minimal risk from natural hazards.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?</p> <p><i>The Fire Department has not indicated that areas served by inadequate access exist.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?</p> <p><i>The proposed project is a Community Plan. It does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes. Within the high fire hazard areas, the Plan does not allow for additional development that was not already allowed with the adopted Plan.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having inadequate water and pressure to meet fire flow standards?</p> <p><i>The Fire Department has not indicated that areas with inadequate water and pressure exist.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?</p> <p><i>The community consists almost entirely of residential and commercial uses that are not considered a potential dangerous fire hazard. However, neighboring industrial uses in the City of Industry close to the Hacienda Heights border include chemical and allied products; paints, varnishes, lacquers and enamels; calcium-based alkaline products; and, secondary smelting and refining on nonferrous metals.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the proposed use constitute a potentially dangerous fire hazard?</p> <p><i>The proposed project is a Community Plan and does not grant entitlements for any projects that would constitute a potentially dangerous fire hazard. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes.</i></p>

g.

Other factors?

A Maybe response indicates that a portion of the community may be within a fire area, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

MITIGATION MEASURES

Project Design

OTHER CONSIDERATIONS

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located near a high noise source (airports, railroads, freeways, industry)?</p> <p><i>The 60 Freeway runs through the northern portion of the community. Future projects proposed near high noise sources must comply with existing County codes and policies, including the County Noise Ordinance.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?</p> <p><i>There are noise sensitive uses located in Hacienda Heights, including senior citizen facilities and schools. However, the Community Plan Update does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?</p> <p><i>The proposed project is a Community Plan, which does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance. The Plan contains goals and policies to address noise. Specifically, Goal PH-1: A community free of nuisance-causing noise; Policy PH 1.1: Encourage the use of walls, earth berms, landscaping, setbacks, or a combination of these strategies, to mitigate noise-related disturbances; and, Policy PH 1.2: Locate sensitive receptors including schools, hospitals, and convalescent homes in areas sufficiently removed from high noise generators.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?</p> <p><i>The proposed project is a Community Plan, which does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>A Maybe response indicates that a portion of the community may be located near a noise source, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.</i></p>

STANDARD CODE REQUIREMENTS

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

MITIGATION MEASURES

Lot Size

OTHER CONSIDERATIONS

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 5. Greenhouse Gas Emissions

SETTING/IMPACTS

Yes No Maybe

- a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The Community Plan is a policy document that does not entail any direct physical changes, although it provides for the possibility of direct physical changes through future development projects, some of which would be reviewed individually for potentially significant environmental impacts.

Potential sources of greenhouse gas emissions in Hacienda Heights include methane resulting from decay of organic waste from the Puente Hills Landfill and carbon dioxide released through burning of fossil fuels in vehicles. Industrial and agricultural uses in Hacienda Heights, which could release hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, or nitrous oxide, are limited.

The Community Plan and proposed zone changes do not increase the land available for industrial uses and decreases lands zoned for agricultural uses. The Puente Hills Landfill is scheduled to close in 2013 and, over time, methane emissions from the site are likely to decrease. The Community Plan proposes Open Space land use and zoning for the Landfill lands. Future greenhouse gas emissions in Hacienda Heights are likely to be composed mainly of carbon dioxide produced by vehicles. The Community Plan's proposed land use and zoning designations do not allow significantly different commercial, industrial, or public uses beyond what is currently built that could generate significantly different vehicle trips. However, in order to accommodate projected population increases the Plan and associated zone changes would allow for additional housing units above what is currently developed to be built over the life of the Plan, which could generate additional vehicle trips. While the maximum number of housing units allowed under the proposed plan is less than what would have been allowed under "business as usual," it still represents an increase over what is currently built.

Currently, neither Los Angeles County nor the Southern California Association of Governments has thresholds to determine the significance of potential greenhouse gas emissions. However, California Assembly Bill 32 sets a goal of reducing greenhouse gas emissions by 30% by 2020 as compared to "business as usual." Business as usual is defined by the South Coast Air Quality Management District (Draft Guidance Document- Interim CEQA GHG Significance Threshold, October 2008) as, "will normally define the no project alternative" and "is based first and foremost on current regulatory requirements."

In the case of Hacienda Heights, the adopted Community General Plan and zoning designations are the current regulatory requirements. The "no project alternative" would be to leave the current regulations as is, i.e., to not adopt the Community Plan Update or associated zone changes. Based on existing parcel sizes and development

on the ground, the adopted Community General Plan would allow approximately 1,402 additional housing units to be developed within Hacienda Heights. The proposed Community Plan Update would allow approximately 848 additional units to be built over the life of the Plan, which could be 30 years or more. This represents a decrease in allowable residential development of 39.5% from what is currently allowed.

Furthermore, the proposed Plan also contains goals and policies that have the potential co-benefit of offsetting GHG emissions of future development, such as those that promote non-motorized forms of transportation. For example, Policy LU 1.3: Encourage mixed-use in commercial areas; Policy M 1.1: Promote “complete streets” that safely accommodate pedestrians, cyclists, and motorists; Policy M 4.2: Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects; Policy C 4.1: Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; and Policy C 4.4: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices. The Plan’s land use map and associated zone changes increase allowable density in areas with access to transit service and existing utilities while decreasing allowable density in sparsely developed areas with no access to transit. Recently adopted Countywide regulations (see discussion below) also require that certain future residential development will be constructed more efficiently than in the past.

The following factors will help reduce potential greenhouse gases as compared to “business as usual”: the reduction of 39.5% in maximum allowable residential units under the Community Plan Update; the Plan’s goals, policies, land use map, zone changes, and implementation items; and, the Countywide Green Building Ordinance, Drought-Tolerant Landscaping Ordinance and Low Impact Design Ordinance. Taken together, these efforts will likely contribute to achieving the State’s goal of reducing such emissions by 30% by 2020. While these measures should help to reduce emissions compared with business as usual, additional quantification and comparison with thresholds is necessary to make a determination on significance. Additional analysis and discussion is forthcoming.

b

Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Currently, there is no greenhouse gases reduction plan in place for the community or Los Angeles County. Per California State Senate Bill 375, the Air Resources Board will develop regional greenhouse gas emission reduction targets for each of the State’s 18 metropolitan planning organizations. While recommended targets have been prepared, the final targets are not scheduled to be adopted until September 30, 2010. In the absence of local or regional targets, the project is evaluated against the reduction targets set by California Assembly Bill 32. Specifically, the Bill states that California shall achieve a 30% reduction from “business-as-usual” by 2020. As discussed above, the Community Plan seeks to contribute to achieving this goal by: maintaining industrial, commercial, public, and open space areas; reducing potential

future residential growth; and, establishing goals and policies to ensure that future growth is efficient and minimizes greenhouse gas emissions.

The Community Plan is also consistent with adopted Countywide regulations that seek to reduce emissions of greenhouse gases. Specifically, the Green Building Ordinance (Section 22.52.2100 of the LA County Code) intends to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Community Plan supports this intent through its goals and policies as discussed above as well as through implementation strategy Conservation 1: "Ensure that new development proposals are consistent with the guidelines established in the County Green Building ordinance." Applicable future development projects within the community are also required to comply with the Green Building Ordinance requirements.

Additionally, Air Quality Mitigation Measures 2, 4, and 5 require that future projects within Hacienda Heights that are subject to CEQA review (e.g., residential projects over 500 units, sensitive uses) incorporate mitigations to lessen any potential environmental impacts to less than significant. Finally, Greenhouse Gas Emissions Mitigation Measures 1, 2 and 3 require that future projects within Hacienda Heights that are evaluated and may have a potentially significant impact on emissions incorporate GHG reduction features into the project design, implement onsite measures that provide direct GHG emission reductions onsite, and implement neighborhood mitigation measure projects. A detailed comparison of the proposed project with adopted local and regional air quality goals and policies and necessary to make a determination of significance. **Additional analysis and discussion is forthcoming.**

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on greenhouse gas emissions?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

Conclusion is forthcoming.

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having known water quality problems and proposing the use of individual water wells?</p> <p><i>The vast majority (90%) of Hacienda Heights is adequately served by San Gabriel Valley WC or Suburban Water Systems, which must comply with State standards. The proposed Community Plan does not grant entitlements for any projects in areas with known water quality problems. Projects proposed in areas with known water quality problems or that propose the use of individual water wells shall comply with County codes and policies, including the County Public Health Department’s standard for private wells. (See: San Gabriel Valley Water Company Urban Water Management Plan for Operations Within the Boundaries of Upper San Gabriel Valley Municipal Water District (2005) and Rowland Water District Water Sources (2008).)</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project require the use of a private sewage disposal system?</p> <p><i>The proposed Community Plan does not grant entitlements for any projects. Some future residential development may require private sewage disposal systems, which must comply with the County Health Code and Plumbing Code.</i></p> <hr/> <p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?</p> <p><i>N/A</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project’s associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?</p> <p><i>The proposed Community Plan does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes pertaining to groundwater quality or water runoff. The Countywide Low-Impact Development Ordinance contains requirements that would minimize impacts of new construction on storm water runoff. Furthermore, the Community Plan encourages low-impact development. Specifically, Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project’s post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?</p> <p><i>No development is entitled as part of the Community Plan update. Developments allowed under the Community Plan have to comply with County Codes pertaining to water discharges and storm water, including the Low-Impact Development Ordinance.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

MITIGATION MEASURES

- Lot Size
- Project Design
- Septic Feasibility Study
- Industrial Waste Permit
- National Pollutant Discharge Elimination System (NPDES) Permit

OTHER CONSIDERATIONS

- Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?</p> <p>In order<u>The proposed Community Plan seeks</u> to accommodate projected population increases in a manner consistent with the community's vision and the Los Angeles County General Plan. <u>Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development</u>, the proposed Community Plan increases the total allowable units that can be developed within the community to 20,306 as compared to 16,294 units currently built (US Census American Community Survey, 2006-2008) and 19,954 units allowed under the adopted 1978 Community General Plan. <u>Based on current parcel sizes and existing development</u>, an additional 848 units can be built under the proposed land use map <u>as compared with 1,402 units under the adopted community plan.</u></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?</p> <p><i>The proposed Community Plan establishes goals and policies to guide future development in Hacienda Heights and does not entail the construction of schools, hospitals, parks, or other sensitive uses located near a freeway or heavy industrial use. Specifically, Policy LU 5.1: Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools. The proposed Community Plan land use map allows the continuance of existing educational facilities and parks in their current locations. Some existing schools and the proposed Hacienda Heights Community and Recreation Center are in close proximity to the 60 Freeway. The Community Plan does not expand sensitive uses near freeways or heavy industrial uses.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?</p> <p><u>Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development,</u> t<u>The proposed Community Plan increases the total allowable units in the community to 20,306 as compared to 16,294 units currently built (US Census American Community Survey, 2006-2008) and 19,954 units allowed under the adopted 1978 Community General Plan. Based on current parcel sizes and existing development</u>, an additional 848 units can be built under the proposed land use map <u>as compared with 1,402 units under the adopted community plan.</u> Increases in density are proposed in areas with the highest access to transit services while decreases in density are proposed for those areas that are most auto-dependent. Future projects in Hacienda Heights may increase traffic congestion, require a parking structure, or exceed AQMD thresholds of potential significance, all of which will be evaluated at the point when a project is proposed. However, the proposed Community Plan does not revise, replace, or attempt to supersede existing procedures to ensure compliance with County codes.</p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?</p>

Hacienda Heights contains portions of the Puente Hills Landfill, which operates under the regulatory structure of CalRecycle, SCAQMD, the Los Angeles Regional Water Quality Control Board, and others. While odors and dust are infrequently detected offsite, these nuisance odors and dust are rare and localized. If these events do occur, they are short-term and transient in nature. The landfill has a “state-of-the-art” gas control system and is in full compliance with SCAQMD Rule 1150.1. The Los Angeles County Sanitation Districts conducts routine monitoring of the landfill surface, below ground along the perimeter, and the ambient air to ensure maximum gas collection efficiency. Puente Hills Landfill will perform final closure activities under the regulatory structure of CalRecycle, SCAQMD, the Los Angeles Regional Water Quality Control Board, and others. These activities will include the placement of final cover on the site, as well as installation and continuing maintenance of environmental control systems. The landfill is operated in an environmentally sound manner, and will continue to do so through closure and the post closure maintenance period. The 60 Freeway also runs through the community. Vehicles traveling along the freeway may generate hazardous emissions. The Landfill is scheduled to close in 2013 during the planning period for the Community Plan. Consistent with the Conditional Use Permit that regulates operations of the landfill (CUP No. 02-027-(4)), the proposed Community Plan supports the creation of a park at the site of the landfill after closure, which would decrease a source of dust and odor in the community. Furthermore, the Plan does not revise, replace, or attempt to supersede existing standards or procedures to ensure compliance with County codes and policies.

e. Would the project conflict with or obstruct implementation of the applicable **air quality plan**?

The proposed Community Plan establishes goals and policies to guide future development and would not alter or have any other effect on the implementation of applicable air quality plans. Specifically, Goal M-4: Community circulation plans consistent with regional and state transportation goals. In accordance with the 2007 Air Quality Management Plan by AQMD, the Plan helps the County to coordinate its efforts and to work cooperatively with other responsible agencies to address issues of air quality in land use (e.g., policies to site sensitive receptors away from potential contaminants) and transportation planning (e.g., reducing vehicle miles traveled by promoting alternate modes).

f. Would the project violate any **air quality standard** or contribute substantially to an existing or projected **air quality violation**?

Hacienda Heights is located in Los Angeles County, which is a nonattainment area, and development in the community will continue to contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, the proposed Community Plan increases the total allowable units that can be developed within the community to 20,306 as compared to 16,294 units currently built (US Census American Community Survey, 2006-2008) and 19,954 units allowed under the adopted 1978 Community General Plan. To minimize potential impacts to air quality, increases in density are proposed in areas with the most access to transit services while decreases to density are proposed for the most auto-dependent areas. The Community Plan furthermore contains goals and policies to encourage alternative modes of transportation, which may offset increases to air quality impacts caused by new development. Specifically, Goal LU-1: Well designed, walkable residential neighborhoods that provide various housing types and densities; Policy LU 1.2: Concentrate new higher density (H9 and above) residential development along existing commercial corridors, near transit routes and close to other community serving facilities; Goal M-1: A variety of options for mobility into and out of the community; Policy M 1.6: Promote Dial-a-Ride or other senior paratransit service; Goal M-2: Safe and well-maintained bike routes and facilities; and, Goal M-3: Safe and well-maintained pedestrian pathways.

g.

Would the project result in a cumulatively considerable **net increase of any criteria pollutant** for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?

Hacienda Heights is located in Los Angeles County, which is a nonattainment area, and development in the community will continue to contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, The proposed Community Plan increases the total allowable units that can be developed within the community to 20,306 as compared to 16,294 units currently built (US Census American Community Survey, 2006-2008) and 19,954 units allowed under the adopted 1978 Community General Plan. Based on current parcel sizes and existing development, an additional 848 units can be built under the proposed land use map as compared with 1,402 units under the adopted community plan for the planning period (approximately 20 to 30 years).

h.

Other factors?

STANDARD CODE REQUIREMENTS

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?</p> <p><i>The majority of Hacienda Heights is developed with residential, commercial, park, public, and semi-public uses. Relatively undisturbed and natural areas exist in the southern portion of the community in the Puente Hills. Portions of two adopted SEAs (currently proposed in the Community Plan Update to be combined into the Puente Hills SEA are located in the community. On the western edge of the community is the Sycamore-Turnbull Canyons SEA #44 while the eastern edge of the community contains part of the Powder Canyon-Puente Hills SEA #17. The proposed Community Plan would not alter existing Countywide policies relating to SEAs. Future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, according to the County's SEA protocols, which are neither defined nor altered in the Draft Community Plan. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review. The Plan also includes specific goals and policies to protect these valuable undisturbed natural areas. Specifically, Goal C-1: Open space conservation areas that are protected and accessible; Policy C 1.2: Promote planting of locally-indigenous vegetation consistent with the Los Angeles County Drought Tolerant Landscaping Ordinance in areas adjoining conservation areas; Policy C 1.3: Whenever possible, mitigate any impacts of development that would impede access to or reduce net acreage of conservation areas; Policy C 1.4: Site structures to minimize the extent of fuel modification zones and degradation of locally-indigenous vegetation; Policy C 2.3: Screen Significant Ecological Areas from direct and spillover lighting and noise from adjoining uses.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <p><i>The proposed Community Plan is a policy document. It does not grant entitlements for any projects involving grading, fire clearance, or flood related improvements. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes. Furthermore, the Community Plan contains goals and policies specific to protecting remaining natural habitat areas in Hacienda Heights. Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; Policy C 2.2: Protect streams and riparian habitat by requiring a 20-foot buffer for all new development; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.</i></p>

- c. Is a **drainage course** located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral **river, stream, or lake**?
Several major drainage courses exist in the Puente Hills, located in the southwest portion of the community. Major drainage courses also run along Hacienda Boulevard and Stimson Ave. in the central portion of the community. Future development in Hacienda Heights in the vicinity of major drainage courses will continue to be required to comply with County Code requirements and General Plan policies relating to flood hazard avoidance and mitigation.
- d. Does the project site contain a **major riparian or other sensitive habitat** (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
According to the Natural Diversity Database, an inventory maintained by the California Department of Fish and Game's Habitat Conservation Division, the southeast corner of Hacienda Heights may contain many-stemmed dudleya. The Database indicates that the species is possibly extirpated. The Community Plan contains goals and policies specific to protecting remaining sensitive natural habitat areas in Hacienda Heights. Specifically, Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.
- e. Does the project site contain **oak or other unique native trees** (specify kinds of trees)?
Portions of Hacienda Heights, most notably the southwestern area of the community near the Puente Hills Landfill, contain oak. The Community Plan contains goals and policies specific to protecting remaining sensitive natural habitat areas in Hacienda Heights. Specifically, Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas. Future development in Hacienda Heights would continue to be required to comply with County Code requirements, including the Oak Tree Ordinance.
- f. Is the project site habitat for any known **sensitive species** (federal or state listed endangered, etc.)?
According to the Natural Diversity Database, an inventory maintained by the California Department of Fish and Game's Habitat Conservation Division, Hacienda Heights is not a habitat for any known federal or state listed endangered species. While no sensitive species are currently known to exist with the community, there are habitats that could potentially support such species.
- g. Other factors (e.g., wildlife corridor, adjacent open space linkage)?
The Puente Hills, located south of Hacienda Heights, contain the Puente Hills Landfill Native Habitat Preservation Area, which provides a wildlife corridor and links adjacent open space. The Community Plan contains goals and policies specific to protecting wildlife corridors and open space linkages in Hacienda Heights. Specifically, Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.

MITIGATION MEASURES

- Lot Size
- ERB/SEATAC Review

OTHER CONSIDERATIONS

- Project Design
- Oak Tree Permit
- Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?</p> <p><i>While archaeological resources may exist, they are not readily known. Archeological resources are identified and considered on a project-specific basis. Doing so is part of the development application process and part of future applicants' responsibilities.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain rock formations indicating potential paleontological resources?</p> <p><i>While paleontological resources may exist, they are not readily known. Paleontological resources are identified and considered on a project-specific basis. Doing so is part of the development application process and part of future applicants' responsibilities.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain known historic structures or sites?</p> <p><i>The Rancho El Valle Felice, a single-family property built in 1930 has been received by the California State Parks Office of Historic Preservation for evaluation to determine whether it is a historic property. The property has not yet been fully evaluated. The community also contains the Hsi Lai Temple, located at 3456 Glenmark Drive. Constructed in 1988, the 15 acre property includes buildings, gardens, and a sanctuary of traditional Ming and Ching dynasty architecture.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?</p> <p><i>The Community Plan does not entitle any development projects that would cause a substantial adverse change in the significance of the Rancho El Valle Felice or any other potentially historical or archeological resource. Furthermore, the Community Plan contains goals and policies to protect such resources. Specifically, Goal C-3: Protected unique cultural, archeological, and historic resources; and, Policy C 3.1: Conserve significant archaeological artifacts and paleontological resources when identifies.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p><i>While paleontological resources may exist, they are not readily known. Paleontological resources are identified and considered on a project-specific basis. Doing so is part of the development application process and part of future applicants' responsibilities.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>According to the California Department of Conservation, Division of Mines and Geology, Hacienda Heights contains oil deposits. The Los Angeles County Building Code Section 110.4 requires that buildings or structures located adjacent to or within 25 feet of active, abandoned, or idle oil or gas well (25 feet to 200 feet without certificate of proper abandonment from Department of Conservation, Division of Oil, Gas and Geothermal Resources) shall not be issued a permit unless designed according to recommendation prepared by licensed Civil Engineer and approved by building official. Public Works' Environmental Programs Division must be contacted for issuance of necessary clearance/approval. Hacienda Heights does not contain other mineral resource areas as designated by the LA County General Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>Hacienda Heights does not contain mineral resource areas as designated by the LA County General Plan.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?</p> <p><i>Hacienda Heights does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p><i>Hacienda Heights does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, the Community Plan land use map does propose changing the land use designations of some rural designated areas to open space designations to reflect lands purchased by the Puente Hills Landfill Native Habitat Restoration Authority and to accurately depict the future planned use of a portion of the filled areas of the Puente Hills Landfill as public open space, as depicted in the attached map. The Community Plan Update also includes a zoning consistency program that will change existing agriculturally zoned areas to other zones to achieve consistency with the proposed land use designations and accurately reflect existing uses. Parcels within these zones are developed with single-family residences and no known agricultural uses are currently performed on them that could be disrupted by the proposed zone changes. There are no Williamson Act contracts for any land within Hacienda Heights.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project involve other changes in the existing environment that due to their location or nature could result in conversion of Farmland, to non-agricultural use?</p> <p><i>Hacienda Heights does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Lot Size

OTHER CONSIDERATIONS

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?</p> <p><i>Hacienda Heights does not contain designated scenic highways or corridors. The Community Plan contains goals and policies to protect existing areas considered scenic by community members. Specifically, Goal LU-4: Protected hillsides and ridgelines; Policy LU 4.1: Minimize alteration of the hillside caused by development; Policy LU 4.2: Promote contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage; Policy LU 4.3: Locate new structures off the top of a ridgeline (as shown on Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges; and, Policy LU 4.4: Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p> <p><i>The Schabarum Recreation Trail, also known as the Skyline Trail, is a multipurpose trail that traverses portions of Hacienda Heights in the southwest and southern edges of the community. There is also the Hacienda Hills Trail, which can be accessed at Orange Grove and 7th Avenue in Hacienda Heights. Both trails are maintained by the Puente Hills Landfill Native Habitat Preservation Authority. Future projects would continue to be required to mitigate visual impacts and protect views from the Schabarum Trail through the implementation of existing Codes and General Plan policies.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>The majority of land in Hacienda Heights is developed with residential, commercial, public, and semi-public uses. The Community Plan contains goals and policies to protect remaining undisturbed areas that contain unique aesthetic features, such as hillsides and ridgelines. Specifically, Goal LU-4: Protected hillsides and ridgelines; Policy LU 4.1: Minimize alteration of the hillside caused by development; Policy LU 4.2: Promote contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage; Policy LU 4.3: Locate new structures off the top of a ridgeline (as shown on Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges; and, Policy LU 4.4: Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?</p>

The proposed Community Plan proposes goals and policies to guide future development in Hacienda Heights in a way that is compatible with the height and bulk of existing features. Specifically, Policy LU 1.1: Protect the character of existing single-family neighborhoods by avoiding mansionization; and, Policy A 3.3: Promote residential development that includes transitional design features between different housing types and densities through the use of setback variation, massing, or other design features. Additionally, the proposed land use map was developed in part based on existing uses and features in the community with a goal of maintaining the character of existing stable neighborhoods and preserving hillsides.

e.

Is the project likely to create substantial **sun shadow, light or glare problems**?

The proposed Community Plan proposes goals and policies to guide future development in Hacienda Heights in a way that is compatible with the height and bulk of existing features. Specifically, Policy A 3.3: Promote residential development that includes transitional design features between different housing types and densities through the use of setback variation, massing, or other design features. Even in cases where zone changes may be proposed, the height limit will remain 35 feet in all residential and commercial zones, according to Title 22, except for C-3, which is not found in the community. Therefore, the Plan will not cause additional sun shadow, light, or glare problems.

f.

Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Simulation

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?</p> <p><i>Per the Los Angeles County Public Works Traffic Impact Analysis Report Guidelines (1997), projects that propose to amend the County's General Plan Land Use must provide an analysis of the project at current planned land use versus proposed land use in the build out condition for the project area. <u>Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, the proposed Community Plan, which is part of the Los Angeles County General Plan, proposes to amend land use to increase the total allowable units that can be developed within the community to 20,306 at build-out as compared to and 19,954 units at build-out under the adopted 1978 Community General Plan. <u>Based on current parcel sizes and existing development, an additional 848 units can be built under the proposed land use map as compared with 1,402 units under the adopted community plan for the planning period (approximately 20 to 30 years). The proposed Community Plan would therefore allow 352 units more than what could have otherwise been built under the adopted community plan. Over the expected 20 year planning horizon this averages to 17.6 units/year, however, individual projects may propose 25 dwelling units or more at one time.</u> Future projects would continue to be subject to existing code requirements and the provisions of the Community Plan and General Plan policies, which require compliance with all applicable County requirements.</u></i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project result in any hazardous traffic conditions?</p> <p><i><u>Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, The-the</u> proposed Community Plan increases the total allowable units that can be developed within the community to 20,306 as compared to 16,294 units currently built (US Census American Community Survey, 2006-2008) and 19,954 units allowed under the adopted 1978 Community General Plan. However, the Plan does not issue any approvals of plans, proposed or future. The Plan promotes multi-modal transit to proactively offset increases in traffic, among other benefits. Specifically, Goal M-1: A variety of options for mobility into and out of the community; Policy M 1.3: Ensure that the stops are easily and safely accessible by foot, bicycle, or automobile; Policy M 1.4: Create a community shuttle service and designate shuttle routes to link residential neighborhoods to commercial areas and community facilities; Goal M-2: Safe and well-maintained bike routes and facilities; Policy M 2.4: Educate riders and motorists on how to safely share the road, for example through Share the Road signage and educational campaigns; Goal M-3: Safe and well-maintained pedestrian pathways; and, Policy M 3.4: Provide adequate street lighting along arterials and collector streets.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project result in parking problems with a subsequent impact on traffic conditions?</p>

The proposed Community Plan does not grant entitlements for any projects. However, the land use map increases the total number of dwelling units that could be built within the community. New residential development would be subject to the parking requirements in Title 22. Commercial and industrial areas are not significantly expanded in the proposed land use plan such that they would result in parking problems.

d. Will inadequate **access during an emergency** (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

The proposed Community Plan proposes goals and policies to guide future development in Hacienda Heights and does not grant entitlements for any projects. It will not alter any existing standards or requirements for maintaining adequate vehicle and resident/employee access.

e. Will the **congestion management program** (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, ~~The~~ the proposed Community Plan increases the total allowable units that can be developed within the community to 20,306 as compared to 16,294 units currently built (US Census American Community Survey, 2006-2008) and 19,954 units allowed under the adopted 1978 Community General Plan. The addition of these units could add peak hour vehicle trips.

f. Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?

The proposed Community Plan supports and reinforces adopted policies, plans, and programs supporting alternative transportation. Goals and policies contained in the Plan encourage alternative transportation. Specifically, Goal M-1: A variety of options for mobility into and out of the community; Goal M-2: Safe and well-maintained bike routes and facilities; and, Goal M-3: Safe and well-maintained pedestrian pathways.

g. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>If served by a community sewage system, could the project create capacity problems at the treatment plant?</p> <p><i>The Community Plan increases the total allowable number of residential units that could be built within the community. The Sanitation District lines are all located outside of the community, and Hacienda Heights is served by local sewer lines that connect to these lines at four points north of the community in the City of Industry. Additional units could create capacity problems at the treatment plant. However, the Community Plan will not alter existing standards and procedures to ensure that adequate sewage treatment capacity is available to serve proposed developments.</i></p> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project create capacity problems in the sewer lines serving the project site?</p> <p><i>The Community Plan increases the total allowable number of residential units that could be built within the community. Additional units could create capacity problems in sewer lines serving the project site. The Sanitation Districts' Infrastructure Capacity Study of Hacienda Heights from 2008 shows two of the four lines as needing relief, but the lines are located outside of the community, and the Sanitation District has no specific plans at this time to relieve the lines. However, the Community Plan will not alter existing standards and procedures to ensure that adequate sewer line capacity is available to serve proposed developments. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system and should be verified as projects advance. Although there is no relief sewer scheduled for construction at this time, as additional flows are generated and the Districts' trunk sewer nears capacity, construction of a relief sewer will be scheduled, depending on the availability of relief project funding.</i></p> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems at the district level?
<i>The Community Plan proposes increases in the total allowable housing that could be built within the community. This could cause an increase in students within the Hacienda La Puente School District.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?
<i>The Community Plan proposes increases in the total allowable housing that could be built within the community. This could cause an increase in students within the Hacienda La Puente School District.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create student transportation problems ?
<i>The Community Plan proposes increases in the maximum number of housing units that could be built within the community. This could cause an increase in students within the Hacienda La Puente School District, and therefore could cause an increase in student transportation problems. The Community Plan proposes specific traffic improvements, sidewalk maintenance, and a community shuttle which could improve student transportation.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<i>The Community Plan allows an increase in the maximum number of residential units within the community. This additional population could create substantial impacts on Hacienda Heights' existing single library. The Community Plan proposes expansion of library services in the community to meet current and future needs. Specifically, Goal PS-1: Library services that meet community needs.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- State of California Government Code – Section 53080 (School Facilities Fee)
 Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

MITIGATION MEASURES

Site Dedication

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
<i>Hacienda Heights is served by the Industry Sheriff's Station located at 150 North Hudson Avenue in the City of Industry and the East Region Industry Fire Station located at 15660 Stafford Street in the City of Industry. The proposed Community Plan would not create staffing or response time problems at the fire station or sheriff's substation serving Hacienda Heights.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?
<i>There are not any special law enforcement problems associated with the community. According to the Los Angeles County Sheriff, the Plan would not cause any significant added staffing requirements. And, in as much as projects are located near dedicated county streets, response times would not be impacted. The Fire Department has not indicated any special fire problems associated with the community.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?</p> <p><i>The vast majority (approximately 90%) of Hacienda Heights is adequately served by San Gabriel Valley Municipal Water District through the San Gabriel Valley Water Company or Suburban Water Systems. The eastern portion of Hacienda Heights is in the Rowland Water District, where the water supply is currently imported from Metropolitan Water District. Some residences in Hacienda Heights are served by onsite wastewater treatment systems. The Urban Water Management Plans of Hacienda Heights' water purveyors indicate sufficient capacity now and in the future (See: San Gabriel Valley Water Company Urban Water Management Plan for Operations Within the Boundaries of Upper San Gabriel Valley Municipal Water District (2005) and Rowland Water District Water Sources (2008)). The proposed Community Plan does not grant entitlements for any projects that propose the use of individual water wells. Ensuring sufficient capacity (e.g., quantity) to meet the needs of all residents in the future will necessitate evaluation on a project by project basis. In general, the plan supports water conservation in an effort to help prevent water capacity challenges in the future. Specifically, Goal C-4: A community that conserves its natural resources; Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; and, Policy C 4.3: Encourage community members to reduce waste and conserve energy and water at home.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?</p> <p><i>The Fire Department has not indicated that inadequate water supply and/or pressure hinders its ability to fight fire.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create problems with providing utility services, such as electricity, gas, or propane?</p> <p><i>The Community Plan is a policy document that does not grant entitlements for any project. The proposed Community Plan also contains goals and policies to ensure that infrastructure and utilities are adequate to support future development projects. Specifically, Goal PS-6: Growth in line with infrastructure capacity; Policy PS 6.1: Ensure adequate water supply and quality; Policy PS 6.2: Ensure adequate sewage or septic systems; and, Policy PS 6.3: Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any other known service problem areas (e.g., solid waste)?</p>

There are no known service problem areas. The Community Plan is a policy document that does not grant entitlements for any project. Hacienda Heights is currently served by the Puente Hills Landfill. The landfill is scheduled for closure in 2013, and plans for a new waste-by-rail system are already underway to ensure adequate solid waste services for the community. The Los Angeles County Sanitation Districts is already planning to absorb the capacity that will be lost when the site closes and to accommodate future solid waste disposal needs.

e.

Would the project result in substantial **adverse physical impacts** associated with the provision of new or physically altered **governmental facilities**, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

The proposed Community Plan contains goals and policies that would improve government services, such as increased library services, which would be established in already developed areas and would enhance, not adversely impact, public services. The Plan also supports—but does not approve—the establishment of a new community center facility. In compliance with the California Environmental Quality Act, construction of these facilities would be evaluated on a project level to determine the significance of potential environmental impacts.

f.

Other factors?

STANDARD CODE REQUIREMENTS

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

MITIGATION MEASURES

- Lot Size
- Project Design

OTHER CONSIDERATIONS

- Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project result in an inefficient use of energy resources?</p> <p><i>The proposed Community Plan contains goals and policies to support efficient use of energy resources. Specifically, Goal C-4: A community that conserves its natural resources; Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; Policy C 4.3: Encourage community members to reduce waste and conserve energy and water at home; Policy C 4.4: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices; and, Policy C 4.5: Promote and encourage the use of sustainable, environmentally-friendly paving materials on exercise walking paths.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project result in a major change in the patterns, scale, or character of the general area or community?</p> <p><i>The Community Plan contains a proposed land use map that changes allowable uses and densities within the community. Changes in use are minor and largely reflect existing uses. Changes in density are limited to increases or decreases of up to 3 allowable units per acre in most areas of the community. Neighborhood patterns, scale and character were considered while determining proposed densities in order to maintain the existing community character while accommodating potential growth in strategic areas within the community.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project result in a significant reduction in the amount of agricultural land?</p> <p><i>The Community Plan includes proposed zone changes to achieve consistency between land use and zoning and to reflect existing uses. Approximately 1,935 acres of land previously zoned as A-1 or A-2 (Light and Heavy Agricultural) are proposed to be changed to other zones. The majority of this (approximately 1,091 acres) is a proposed change from Agricultural zones to the Open-Space zone on properties currently used for the Puente Hills Landfill to reflect the planned transition to open space in the fill areas after the landfill's closure. Additional zone changes are proposed to accurately reflect existing schools, residential areas, and utility easements where no known agricultural uses currently exist. While the amount of land zoned for agriculture is proposed to be reduced, the impact to agricultural uses is minimal since these lands are already developed with non-agricultural uses..</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

DRAFT

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are any hazardous materials used, transported, produced, handled, or stored on-site?</p> <p><i>The proposed Community Plan is a land use policy document that does not grant entitlements for any activities associated with hazardous materials. Furthermore, the Community Plan contains goals and policies to promote emergency preparedness and ensure protection from hazardous materials. Should any operation within the subject property include the construction, installation, modification, or removal of industrial waste treatment or disposal facilities, the DPW Environmental Programs Division must be contacted for required approvals and operating permits.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are any pressurized tanks to be used or any hazardous wastes stored on-site?</p> <p><i>The proposed Community Plan is a land use policy document that does not grant entitlements for any activities associated with hazardous wastes or pressurized tanks. If any excavated soil is contaminated by or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed of in accordance with applicable Federal, State and local laws and regulations.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?</p> <p><i>The Plan contains goals and policies to provide for and prepare residents for hazardous materials protection. The proposed Community Plan does not propose locating any schools or hospitals within 500 feet of potentially hazardous materials. However, in the neighboring City of Industry, an existing use (Hills Brothers Chemical Company at 15017 E Clark) is less than 500 feet from existing residential uses, with a strip of commercial uses separating the industrial use from residential.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?</p> <p><i>The Puente Hills Landfill, located in the western portion of the community, may indicate residual soil toxicity. Puente Hills Landfill will perform final closure activities under the regulatory structure of CalRecycle, SCAQMD, the LA Regional Water Quality Control Board, and others. These activities will include the placement of final cover on the site, as well as installation and continuing maintenance of environmental control systems. However, according to the Sanitation Districts, toxic soil conditions that require remediation do not currently exist. The landfill is operated in an environmentally sound manner, and will continue to do so through closure and the post closure maintenance period. The Regional Water Quality Control Board has not indicated that there are issues with watershed contamination.</i></p>

- e. Would the project create a significant hazard to the public or the environment involving the accidental **release of hazardous materials** into the environment?
The proposed Community Plan does not grant entitlements for any activities associated with hazardous materials. The Plan has goals and policies to provide for a public emergency preparedness and hazardous materials protection program. Specifically, Goal PH-4: A community prepared for emergencies and protected from hazards; Policy PH 4.1: Promote emergency preparedness, such as but not limited to CERT (Community Emergency Response Team) training; and, Policy PH 4.2: Protect against hazardous materials from industrial uses and commercial uses.
-
- f. Would the project emit **hazardous emissions** or handle hazardous materials, substances, or waste within **one-quarter mile of an existing or proposed school**?
The proposed Community Plan does not grant entitlements for any activities associated with hazardous materials. The Plan has goals and policies to provide for a public emergency preparedness and hazardous materials protection program. Specifically, Goal PH-4: A community prepared for emergencies and protected from hazards; and, Policy PH 4.2: Protect against hazardous materials from industrial uses and commercial uses.
-
- g. Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant **hazard to the public or environment**?
Hacienda Heights does not include any hazardous materials sites as listed in the Department of Toxic Substances Control EnviroStar Database.
-
- h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a **private airstrip**?
Hacienda Heights is not within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip.
-
- i. Would the project impair implementation of or physically interfere with an **adopted emergency response plan or emergency evacuation plan**?
The proposed Community Plan contains goals and policies that support adopted emergency response or emergency evacuation plans and would not impair implementation of or physically interfere with adopted plans. Specifically, Goal PH-4: A community prepared for emergencies and protected from hazards; and, Policy PH 4.1: Promote emergency preparedness, such as but not limited to CERT (Community Emergency Response Team) training
-
- j. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Phase 1 Environmental Assessment

Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The proposed Plan will supplant the existing Plan and all designations therein; therefore, the new plan cannot be inconsistent with the existing plan. The proposed Plan alters the land use designations of every parcel in the community to be consistent with the 2008 Draft General Plan and the 2010 Draft Land Use Legend.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>In order to achieve consistency between land use and zoning as required by California law, the Community Plan Update includes a zoning consistency program. Approximately 3,348 parcels will be changed to other zones to achieve consistency with the Plan.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria :
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other? <i>The Plan explicitly defers hillside and SEA management to the respective Countywide ordinances.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community? <i>The Community Plan Update does not include the approval of any development project.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project cumulatively exceed official regional or local population projections?</p> <p><i>The Plan is linked to a blended regional/ local population projection, which is the basis for estimating future housing needs, which the Plan aims to provide for.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?</p> <p><i>The Plan aims to direct anticipated natural growth in the population into areas that are already developed and contain existing infrastructure, as depicted in the Proposed Land Use Map and corresponding policies. Potential development is restricted in relatively undeveloped areas with less existing infrastructure.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project displace existing housing, especially affordable housing?</p> <p><i>The proposed Community Plan does not grant entitlements for any development project that would displace existing housing. Furthermore, the Plan calls for the development of additional affordable housing and contains goals and policies to ensure affordability for varying levels of income and need through the community.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?</p> <p><i>The proposed Community Plan proposes increases to allowable residential development while maintaining existing commercial and industrial areas which could contribute to an increase in vehicle miles traveled. The Plan contains goals and policies to support alternative modes of transportation with the intent of decreasing Vehicle Miles Traveled. Specifically, Goal M-1: A variety of options for mobility into and out of the community; and, Goal M-4: Community circulation plans consistent with regional and state transportation goals.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project require new or expanded recreational facilities for future residents?</p> <p><i>The Community Plan goals and policies support the maintenance and expansion of recreational facilities. Currently, the community contains approximately 298 acres of park (including the portion of Schabarum Regional Park that is in Hacienda Heights). According to the Los Angeles County Department of Public Health, Hacienda Heights had 6.5 park acres per 1,000 persons in 2007. Per the Los Angeles County Department of Parks and Recreation, this exceeds the County's 2008 standard of 4 acres of local parkland per 1,000 residents in the unincorporated areas. By coordinating efforts between the Department of Regional Planning and the Department of Parks and Recreation, the Plan seeks to accommodate projected population increases, which could require new or expanded recreational facilities.</i></p>

- f. Would the project **displace** substantial numbers of people, necessitating the construction of replacement housing elsewhere?
The proposed land use and zone changes would allow the continuance of existing housing. The Community Plan Update proposes residential land use designations for all parcels currently developed with residential uses. The Community Plan does not grant entitlements for any projects that would displace substantial numbers of people.
- g. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>The proposed Community Plan is a land use policy document and does not grant entitlements for any projects. Furthermore, the Community Plan contains goals and policies that protect the environment and wildlife habitats and corridors. Specifically, Goal LU-4: Protected hillsides and ridgelines; Goal LU-5: New development with minimal risk from natural hazards; Goal C-2: Wildlife that is respected and protected; and, Goal C-3: Protected unique cultural, archeological, and historic resources.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>The proposed Community Plan entails changes to land use and zoning that restrict development in certain areas of the community while increasing allowable development in other parts of the community. Overall, there is minimal change proposed in the types of uses allowed in the community, although there is an overall increase in allowable residential units. However, the changes are anticipated to be implemented very slowly over 30 years or so. Further, the Plan contains goals and policies to limit environmental impacts, for example, by promoting conservation. Specifically, Goal C-4: A community that conserves its natural resources; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; Policy C 4.3: Encourage community members to reduce waste and conserve energy and water at home; and, Policy C 4.5: Promote and encourage the use of sustainable, environmentally-friendly paving materials on walking paths.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>The proposed Community Plan is a land use policy document and does not grant entitlements for any projects and therefore would not result in a change in potential adverse effects on human beings in comparison to the impact of not updating the Community Plan. Furthermore, the Community Plan includes goals, policies, and a land use map that restrict development in areas that could cause substantial adverse effects on human beings.</i></p>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

Draft Mitigation Measures

Hazards 2- Flood

1. Applicants for all development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency during project review. [See Initial Study response to [Hazards 2.d](#) and [2.e](#)]

Hazards 5 – Greenhouse Gas Emissions (If needed)

1. Incorporate GHG reduction features into the project design. For example, increase a boiler's energy efficient, use materials with a lower global warming potential than conventional materials, etc. [See Initial Study response to Hazard 5.b]
2. Implement onsite measures that provide direct GHG emission reductions onsite. For example, replace onsite combustion equipment (boilers, heaters, steam generators, etc.) with more efficient combustion equipment, install solar panels on the roof, eliminate or minimize fugitive emissions, etc. [See Initial Study response to Hazard 5.b]
3. Implement neighborhood mitigation measure projects that could include installing solar power, increasing energy efficiency through replacing low efficiency water heaters with high efficiency water heaters, increasing building insulations, using fluorescent bulbs, replacing old inefficient refrigerators with efficient refrigerators using low global warming potential refrigerators, etc. [See Initial Study response to Hazard 5.b]

Resources 2- Air Quality

2. Require projects that exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses) to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to [Air Quality 2.a](#)]

3. When siting new sensitive land uses, such as residences, schools, daycare centers, playgrounds or medical facilities, project applicants shall consider the Advisory Recommendations contained in the Air Quality and Land Use Handbook: A Community Health Perspective by the California Environmental Protection Agency California Air Resources Board, and consult the Air Resources Board's statewide risk maps, and applicants shall review their findings with the appropriate agency during project review. [See Initial Study response to [Air Quality 2.b](#)]

4. Require projects that will contribute to a significant impact on emissions through traffic congestion to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to [Air Quality 2.c](#)]

5. Require that projects that will conflict with or obstruct implementation of applicable air quality plans be redesigned to be consistent with and supportive of such plans. [See Initial Study response to [Air Quality 2.e](#)]

Services 1- Traffic/Access

6. Require projects of 25 units or more that are found during the environmental review process to have a potentially significant impact on traffic congestion to mitigate such impacts to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to [Traffic/Access](#) 1.a]

7. Applicants for all development projects that generate over 500 trips per day shall prepare a traffic impact analysis report, according to the specifications provided in the Traffic Impact Analysis Report Guidelines by Los Angeles County Department of Public Works, to ensure that traffic generated by that project, either alone or when combined with existing traffic, will not exceed certain capacity thresholds of an intersection or roadway, contribute to an unacceptable level of service, or exacerbate an existing congested condition. The Trip Generation Analysis, Level of Service Analysis and Significant Impact Threshold Analysis shall use the methodology provided in the Los Angeles County Department of Public Works Traffic Impact Analysis Report Guidelines. If impacts will be significant, the project applicant shall identify feasible mitigation measures which would mitigate the project's significant impacts to a level of insignificance during project review. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to [Traffic/Access](#) 1.e]

8. Applicants for all development projects that are required to prepare an Environmental Impact Report (EIR) shall be subject to the Congestion Management Program (CMP) Land Use Analysis Program, according to the specifications provided in the Congestion Management Program for Los Angeles County by Metro, and shall incorporate into the project EIR a CMP Transportation Impact Analysis, as defined in the CMP Land Use Analysis Program. [See Initial Study response to [Traffic/Access](#) 1.e]

Services 2- Sewage Disposal

9. Applicants for all development projects shall submit copies of proposed project build-out schedules to the Facilities Planning Department of the Los Angeles County Sanitation Districts to ensure the projects are considered in planning future sewerage system relief and replacement projects. The applicant shall verify availability of capacity within the Districts' sewerage system as proposed projects develop. [See Initial Study response to [Sewage Disposal](#) 2.a and 2.b]

Sources

CEQA Guidelines Sections Proposed to be Added or Amended
http://www.opr.ca.gov/ceqa/pdfs/PA_CEQA_Guidelines.pdf

2007 Air Quality Management Plan
<http://www.aqmd.gov/aqmp/07aqmp/07AQMP.html>

Emissions Factors & AP 42, Compilation of Air Pollutant Emission Factors
<http://www.epa.gov/ttnchie1/ap42/>

CEQA Guidelines Appendix G: Environmental Checklist Form
http://www.califaep.org/resources/Documents/CEQA_Appendix%20G_2010.pdf

Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, May 6, 2005
<http://www.aqmd.gov/prdas/aqguide/aqguide.html>

Puente Hills Landfill Native Habitat Preservation Authority Website
<http://www.habitatauthority.org/>

2010 California Environmental Quality Act (CEQA) Statute and Guidelines
<http://www.califaep.org/resources/Documents/FINAL%20CEQA%20Handbook%20HighQuality.pdf>

Office of Historic Preservation Website
http://ohp.parks.ca.gov/?page_id=1056

E-Net
<http://10.2.8.229:8080/imf51/sites/e/jsp/launch.jsp>

Hacienda Heights Community Plan Update Land Use Report
http://planning.lacounty.gov/assets/upl/general/E_HHCPU_LandUseReport_and_Maps_040110.pdf

Hacienda Heights Community Plan Update Background Report
http://planning.lacounty.gov/assets/upl/general/F_HHCPU_BackgroundReport_and_Maps_040110.pdf

County of Los Angeles Draft General Plan
<http://planning.lacounty.gov/generalplan>

County of Los Angeles Green Building Ordinances
http://planning.lacounty.gov/view/green_building_program

Hacienda Heights Community Plan Update
 Summary of Agency Comments Received Since August 12, 2010
 Updated August 24, 2010

No.	Organization	Contacted By	Type	Date	Comments	Response / Proposed Resolution
1	Puente Hills Native Habitat Authority	Andrea Gullo, Executive Director	Phone call	8/12/2010	(1) Requested clarification re: SEA boundaries and policies (confusion resulted from using a new name to refer to the two adopted SEAs within the community). (2) Indicated that the Habitat Authority does not support the addition of new trails or trailheads and provided details regarding their position. (3) Indicated that there are additional preservation lands that were not reflected on the Proposed Land Use Map.	(1) Changed the text in the Draft Plan to refer the adopted SEAs – Sycamore and Turnbull Canyon and Powder Canyon – and removed reference to the Puente Hills SEA (which is currently under discussion). Corrected the Proposed Land Use Map and Land Use Overlays Map to accurately reflect the adopted SEA boundaries. (2) Revised the policies re: trails to be consistent with HA's position and long-range facilities management plan. (3) Edited the Proposed Land Use Map to accurately reflect the additional preservation lands, according to new GIS layers provided by the HA.
2	South Coast Air Quality Management District	Ian MacMillan, Dan Garcia	Phone call	8/19/2010	(1) Requested clarification re: build out analysis and net impact of adopted versus proposed land uses on development potential. (2) Recommended staff quantifies emissions from GHG and criteria pollutants using URBEMIS or similar model. (3) Recommended staff compares estimated quantities to significance thresholds.	(1) Provided clarification on analysis and calculations. Discussed refinements to clarify DIS/MND discussions. (2) Collected reference information and conferring with Impact Analysis on a methodology. (3) Since no county or regional thresholds exist, will refer to AB32 target of a 30% reduction in emission by 2020.

Hacienda Heights Community Plan Update
 Summary of Agency Comments Received Since August 12, 2010
 Updated August 24, 2010

No.	Organization	Contacted By	Type	Date	Comments	Response / Proposed Resolution
3	South Coast Air Quality Management District	Ian MacMillan	Letter	8/20/2010	(1) Concern re: lack of quantification of criteria pollutants (2) Concern about localized air quality and health risk impacts for proposed land use changes. (3) Concern re: lack of quantification of greenhouse gas emissions. (4) If concluding that some air quality impacts are significant, enforceable mitigation measures the can reduce the magnitude of the impacts to a less than significant level must be included in MND. (5) Request for written responses to all comments.	(1) Suggestion to quantify both construction and operational emissions (e.g., using the URBEMIS Model), convert them to air quality metrics (e.g., using the CA Climate Action Registry General Reporting Protocol) and compare them to applicable significance thresholds (e.g., AB 32 emission reduction goals). Advised to include both direct and indirect sources. (2) Add policies to the Draft Plan that strictly adhere to all applicable advisory recommendations for sensitive land uses provided in the CARB Handbook. (3) Suggestions to quantify greenhouse gas emissions, make a determination of significance, and add feasible mitigation measures. (4) Refine draft mitigation measures to be more specific and enforceable and re-circulate the MND prior to certification (e.g., see AQMD CEQA Air Quality Handbook). (5) Will provide written responses to all comments.
4	County of Los Angeles Library	Maulo Rubio	Call	08/24/10	(1) Request for extension to 09/02/10 (2) Indicated that request in previous letter from Preliminary Review to change (d) under educational services from Maybe to Yes was not met.	(1) Extension granted. (2) Explained that Maybe was checked because population increases are not assured by the Plan; however, in recognition of potential impacts on library services, staff can change the response, as requested, and explore the possibility of additional mitigations, as needed.

Hacienda Heights Community Plan Update
Summary of Public Written Comments
Updated August 24, 2010

Date	Question/Comment	Response	Name
8/14/10 email	Generally in agreement with Draft Plan, but raised concerns re: an individual's constitutional rights with reference to proposed constraints on future development in undeveloped hillsides (p 9) and SEAs (p 12). Indicated that individual rights should never be usurped by community interest. Objected to the term mansionization (not defined). Asked for clarification re: where information proposed zone changes could be found.	Replied that all comments will be reviewed, considered and provided to the RPC. Provided links to the information re: zone changes.	Vern Grimshaw
8/18/10 email	Question re: inclusion of cell towers in the Comm Plan. Follow up email indicated the particular issues include: obstructed views and aesthetics from multiple antennas and maintenance facilities, risk of fire, disruptions to residents and wildlife.	Replied that cell phone towers had not previously been identified as an issue, but appropriate to address. Staff will explore the options and consider adding new policies.	Cheryl Sowards

Hacienda Heights Community Plan Update
Public Comment Phone Log
Updated August 24, 2010

Date	Question/Comment	Response	Caller Name	Contact Information
8/16/10	Caller requested clarification re: date of public hearing. Indicated a discrepancy in the announcements in the SGVT Briefings and HHIA Newsletter.	Contacted SGVT to ensure proper details were on record and clarified with HHIA (at HHIA meeting).	N/A	N/A
8/16/10	Caller inquired about logistics of public hearing and whether she would need reservation to speak.	Explained that public hearing is open to all who attend and that only a speaker card, filled out at the hearing, is required to give testimony.	N/A	N/A
8/24/10	Caller asked what a Mitigated Negative Declaration is; what the project is; and, whether any drastic changes are proposed.	Provided answers to all questions.	N/A	N/A

Sinclair, Lisbeth

From: Andrea Gullo [agullo@habitatauthority.org]
Sent: Thursday, August 12, 2010 3:04 PM
To: Sinclair, Lisbeth
Cc: Siranosian, Veronica; 'Shannon Lucas'
Subject: RE: HH Community Plan

Liz-

Thank you for your time on the phone as well - Is the Hacienda Heights Plan suggesting that the old (current) SEA Ordinance be applied to the new SEA boundaries? If so - we'll need to review the old ordinance keeping in mind how it relates to the new boundaries.

Thank you

Andrea Gullo
Executive Director, Habitat Authority
(562) 945-9003
www.habitatauthority.org

From: Sinclair, Lisbeth [mailto:LSinclair@planning.lacounty.gov]
Sent: Thursday, August 12, 2010 2:46 PM
To: Andrea Gullo
Cc: Siranosian, Veronica
Subject: RE: HH Community Plan

Hi, Andrea,

Thank you for your time on the phone today to share your impressions of the Draft Plan, and to explain your position re: the SEA and trails, in particular. We will clarify the issues you raised regarding the SEA boundary and program references (the adopted General Plan SEA program is available [here](#)); and, we will keep in mind your perspective as we review again the proposed policies relating to trails. We also look forward to receiving the remainder of your comments at the end of the month.

In the meantime, please email us the latest GIS layer depicting your lands so that we can accurately reflect them all on the land use map.

Once again, thank you for taking the time to conduct a careful review and share your feedback. Please contact us any time with additional questions or for discussion.

Thanks,
Liz

From: Andrea Gullo [mailto:agullo@habitatauthority.org]
Sent: Thursday, August 12, 2010 1:53 PM
To: Sinclair, Lisbeth
Cc: Siranosian, Veronica; COMMPLAN
Subject: RE: HH Community Plan

Liz-

In reading the Hacienda Heights Community Plan it references the SEA program as an attachment. Can that be emailed to me?

A

Andrea Gullo
Executive Director, Habitat Authority
(562) 945-9003
www.habitatauthority.org

From: Sinclair, Lisbeth [mailto:LSinclair@planning.lacounty.gov]
Sent: Monday, August 09, 2010 2:22 PM
To: Andrea Gullo
Cc: Siranosian, Veronica; COMMPLAN
Subject: RE: HH Community Plan

Hi, Andrea,

Thank you for the update. What you propose sounds fine – we appreciate you and your colleagues taking the time to do a thorough review, and we look forward to receiving your comments at the end of the month.

FYI, the first public hearing will be on the evening of August 25 (which drove the original deadline for comments) – we will advise the Regional Planning Commission that your comments are forthcoming, and we will update them regarding your input at or before the second public hearing on September 22. If there's anything you'd like to discuss in the meantime, please do not hesitate to call.

Thank you once again,
Liz

From: Andrea Gullo [mailto:agullo@habitatauthority.org]
Sent: Friday, August 06, 2010 3:13 PM
To: Sinclair, Lisbeth
Subject: HH Community Plan

Hello Lisbeth-

I was wondering if the deadline for comments on the Hacienda Heights Community Plan for the Draft Initial Study can be extended to August 30? We have a Board meeting on the 26th - where our draft minutes will be reviewed - and then can be submitted the following Monday.

Thank you,

Andrea

Andrea Gullo
Executive Director, Habitat Authority
(562) 945-9003
www.habitatauthority.org

COMMPLAN

From: vgrimshaw@aol.com
Sent: Saturday, August 14, 2010 3:06 PM
To: COMMPLAN
Cc: VGrimshaw@aol.com
Subject: Hacienda Heights Community PPlan Update

August 14, 2010

To: Department of Regional Planning, Los Angeles County

From: Vern Grimshaw

Re: Hacienda Heights Community Plan Update

I am generally in agreement with the content of the subject update, but need to express some concerns I have with some of the proposed statements. They seem to have the potential of usurping an individual's constitutional rights, and that must never be permitted. Some examples:

- *From page 9: [with respect to future growth] “. . . . and the remaining undeveloped hillside and environmentally sensitive areas are sparse and should be preserved.”*

To the extent that private properties exist within these areas, arbitrarily preserving them as undeveloped prevents the individual from utilizing the property to his/her entitled benefit.

- *From page 12: One newly formed SEA is designated in Hacienda Heights. The SEA includes and most of the undeveloped land in the Puente Hills”*

If there is private property within this undeveloped land, does this new designation impinge on the owner's rights of property utilization?

- *From page 16: “. . . . the Plan's goals and policies define how those uses should function to best meet the needs of the community.”*

Meeting the “best needs of the community” has negative overtones, in my opinion. Community interest” should never usurp individual rights in our society.

- *Policy LU 1.1: Protect the character of existing single-family neighborhoods by avoiding **mansionization**.*

That term has absolutely no place in this plan - it carries a negative impression that seems to imply that single family homes must be kept small and not appear to be luxurious. This deprives property owners the right to build a large home even when the lot size is commensurate with the building set back and other zone requirements. If I own adequately sized property in our beautiful community I should have the right to build my mansion to suit my preferences; and I should not be forced to downsize to satisfy someone who thinks large homes are politically incorrect.

One final comment: The hearing notice indicates some zone changes are proposed. I do not find what they are and where they are located. Please clarify this issue.

Respectfully,

Vern Grimshaw
15449 Los Molinos

Hacienda Heights, CA 91745

626-968-4464

vgrimshaw@aol.com

Sinclair, Lisbeth

From: vernon sewards [vsewards@roadrunner.com]
Sent: Wednesday, August 18, 2010 4:19 PM
To: Sinclair, Lisbeth
Subject: Re: Hello

Hello Lisbeth,

I'll try and make this as short as I can, but there is so much;

Our neighborhood has been under attack by T-Mobile for two years from installing 12 antennas and a maintenance building in the middle of our neighborhood. We won our last appeal in October of last year, but now T-Mobile is going to court over this in December to overturn that decision by the County Board of Supervisors.

Our neighborhood is located in the hills overlooking San Gabriel Valley and Orange County. We are very fortunate to have the views we do. Aesthetically, to put 12 antennas and a maintenance building in this neighborhood it would be an eyesore. The direct result would be a decline in our property values and as you know it is the biggest investment that most people have.

This area is also considered a very high fire and fault area. As in the Malibu fire couple of years ago, it was caused by a down cellular tower. Our community is part of the Puente Hills Habitat and wildlife corridor which would impact the wildlife including the red tail hawk in their annual nesting area. The Schbaum horse trail also runs along this area. T-Mobile would have to maintain the antennas every month at anytime they want which would disturb not only the residents but the wildlife.

Cellular companies are very aggressive and will do anything to put antennas anywhere they please regardless of the people directly affected. We are not alone in this fight to keep cellular antennas out of neighborhoods there are a lot of communities that are adopting ordinances in their community plans regarding this, such as Glendale, Pasadena, Alta Dena, San Pedro, Oceanside, Windsor Hills, Chino Hills and that is only a few. You can go to their websites which explains more and also their fights with cellular companies.

www.getthecelloutofhere.com
www.westsanpedro.org
www.ocafn.org/information
<http://sunroomdesk.com/wirelessfacility-issues-links-and-background/>
www.myspace.com/neighborhoodcoalition
<http://www.ci.glendale.ca.us/pdf/DraftOrdinanceGMCsection12.08.037.pdf>

Cellular companies are in a fight to be the number one. They will place cellular towers and antennas anywhere, even in front of your home. The cellular companies biggest justification is that the community did not have an ordinance restricting cellular antennas in neighborhoods. There are plenty of areas where these cellular companies can place their antennas. We need to adopt a restriction of cell towers and antennas in neighborhoods and adopt an ordinance for our Community Plan.

I am so sorry that I am so late in bring this important information to the committee about our community plan but I have had health problems and my doctors are out of state. I just got back on Monday. Mr Simmons can feel you in. It has been a very busy last year for myself and family.

I want to thank you for considering this and I hopefully will meet with you on the 25th.

Thank you,

Cheryl Swards

(626)330-8365

vsewards@roadrunner.com

----- Original Message -----

From: [Sinclair, Lisbeth](#)

To: vsewards@roadrunner.com
Cc: [Siranosian, Veronica](#) ; [Sanabria, Jon](#) ; [Simmons, Dick](#) ; [Moore, Julie](#)
Sent: Wednesday, August 18, 2010 12:36 PM
Subject: RE: Hello

Dear Mr. and Mrs. Swards,

Thank you for your interest in the Hacienda Heights Community Plan Update. You are actually the first to raise the issue of cell towers in the context of the Community Plan, and we appreciate your bringing it to our attention.

Since it was not previously identified as an issue, the Draft Plan did not include policies regarding cell towers. However, we agree that cell towers are an important land use issue and think it would be appropriate to address them. The project team will consider adding a new policy or policies into the Revised Draft Plan, which we are working on now and will present to the Regional Planning Commission at the August 25th public hearing.

To help us effectively address cell towers in Hacienda Heights, perhaps you can share with us more information about the issue(s) they currently present to yourselves and other residents. That would assist us in crafting an appropriate solution within the Revised Draft.

If you have additional feedback, questions or suggestions, please do not hesitate to contact me directly at lsinclair@planning.lacounty.gov. You are also welcome to call 213-974-6425 for further discussion.

Thank you once again,
Liz Sinclair

Lisbeth K. Sinclair
Senior Regional Planner
Los Angeles County
Department of Regional Planning
Community Studies I
320 W. Temple Street, Room 1340
Los Angeles, CA 90012
p: 213-974-6425
f: 213-626-0434
e: lsinclair@planning.lacounty.gov

From: lisbeth sinclair [mailto:lsin5678@gmail.com]
Sent: Wednesday, August 18, 2010 11:57 AM
To: Sinclair, Lisbeth
Subject: Fwd: Hello

----- Forwarded message -----

From: **Simmons, Dick** <DSimmons@lacbos.org>
Date: Wed, Aug 18, 2010 at 10:32 AM
Subject: RE: Hello
To: verson sewards <vsewards@roadrunner.com>, lisbeth sinclair <lsin5678@gmail.com>
Cc: "Moore, Julie" <JMoore@lacbos.org>

Welcome home. I am copying Lisbeth Sinclair, from Regional Planning, to get her comments on cell tower issues for the Community Plan.

As you know T-Mobile appealed the denial and I believe the court date is in December.

Looking forward to seeing you on Wednesday.

Hope all is well with you guys!

From: vernon sewards [mailto:vsewards@roadrunner.com]

Sent: Wednesday, August 18, 2010 10:17 AM

To: Simmons, Dick

Subject: Hello

Hello Mr. Simmons,

Well, were back in California, we were delayed for a while, Vern ended up in the hospital with an infection in his leg. I received a postcard regarding the Hacienda Heights Community Plan on the 25th of this month. How can I request a submission to the plan regarding cell towers in our neighborhoods?

Thanks for all your help and will see you on the 25th.

Cheryl Swards



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

E-mailed: August 19, 2010
lsinclair@planning.lacounty.gov

August 19, 2010

Ms. Lisbeth Sinclair
Senior Regional Planning Assistant
County of Los Angeles
Department of Regional Planning
Community Studies I
320 West Temple Street, Room 1354
Los Angeles, California 90012

Review of the Draft Mitigated Negative Declaration (MND) for the Hacienda Heights Community Plan Update Project

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are intended to provide guidance to the lead agency and should be incorporated into the final CEQA document as appropriate.

AQMD staff is concerned that the lead agency failed to quantify criteria pollutant and greenhouse gas emissions from the proposed project. As a result, the lead agency may not have enough information to determine if air quality or greenhouse gas impacts are significant pursuant to Section 15064 of the CEQA Guidelines. Therefore, AQMD staff recommends that the lead agency revise the draft MND to present a more accurate description of potential air quality impacts. Further, AQMD staff is concerned about the potential localized air quality and health risk impacts from the land use changes proposed in the community plan update. As a result, AQMD staff requests that the lead agency adopt policies in the community plan update that strictly adhere to all applicable advisory recommendations for sensitive land uses provided in the California Air Resources Board's Air Quality and Land Use Handbook (CARB Handbook). Lastly, if the lead agency concludes that some air quality impacts are significant, enforceable mitigation measures that can reduce the magnitude of these impacts to a less than significant level must be included with the project if the lead agency uses a MND to satisfy CEQA requirements.

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD with written responses to all comments contained herein prior to the adoption of the final CEQA document. Further, staff is available to work with the lead agency to address these issues and any other air quality questions that may arise. Please contact Dan Garcia, Air

Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,

A handwritten signature in black ink that reads "Ian V. MacMillan". The signature is written in a cursive style.

Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment

[IM:DG](#)

LAC100723-02
Control Number

Quantification of Air Quality Impacts

1. The lead agency did not quantify potentially significant adverse regional construction or operational air quality impacts from the proposed project. On page 16 of the draft MND the lead agency states that the project may increase traffic congestion and exceed the AQMD's thresholds of significance. Also, on page 17 and 18 of the draft MND the lead agency states that the proposed project will increase the total allowable units that can be developed within the Hacienda Heights Community by 848 units. Further, the lead agency indicates that goals and policies contained in the community plan update may offset the increase in air quality impacts caused by new development in the proposed project, however, the lead agency failed to quantify these air quality impacts and offsets. To adequately evaluate air quality impacts, it is necessary to quantify both construction and operational emissions and compare them to applicable significance thresholds. Since the lead agency failed to quantify construction and operational related air quality impacts they have not demonstrated that air quality impacts from the proposed project are insignificant.

AQMD staff requests that the lead agency identify all potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project in the final MND. Specifically, AQMD staff recommends the lead agency calculate air quality impacts from both construction (including demolition, if any) and operational activities. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings used for striping traffic lanes or any associated structures, off-road equipment and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should also be included in the analysis.

As discussed in a phone call between lead agency staff and AQMD staff, all proposed new land uses should be evaluated in the revised CEQA document. This could include new housing in some areas, reduced housing in other areas, and incremental changes in areas where a previously designated land use (e.g., residential) is replaced by another use (e.g., school).

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the lead agency use this Handbook as guidance when preparing its revised draft or final air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720. Additionally, the lead agency may be able to use other resources such as the URBEMIS 2007 Model (www.urbemis.com), or the California Climate Action Registry General Reporting Protocol Version 3.1 available at: www.climateregistry.org.

Siting Criteria and Future Project Planning

2. The proposed project is a community plan update that proposes numerous land use changes. The AQMD staff recognizes the proposed project may provide localized air quality benefits by implementing specific goals and policies that guide future development, for example, LU 5.1-Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools. Further, AQMD staff recognizes that some of these land uses are non-conforming uses that will be updated with the proposed project. However, some of these land use changes may allow increased residential uses in close proximity to commercial uses and the 60 Freeway. This future juxtaposition may expose local residents to potentially significant sources of emissions. Therefore, AQMD staff requests that the lead agency reduce future potential project related localized and health impacts by adopting policies in the community plan update that strictly adhere to all applicable advisory recommendations for sensitive land uses provided in the CARB Handbook (available at: <http://www.arb.ca.gov/ch/landuse.htm>).

3. Greenhouse Gas Emissions

Based on the description provided on page 18 of the draft MND, the proposed project may increase the number of building units in the Hacienda Heights Community by 848 units above what is approved in the current community plan. However, the lead agency did not quantify the potential greenhouse gas emissions from the proposed project in the draft MND. Without quantifying greenhouse gas emissions from the proposed project it is not clear that the draft MND complies with CEQA Guidelines 15064.4.

The California Attorney General's Office has entered into a number of lawsuits and settlements with lead agencies because they failed to analyze greenhouse gas emissions, failed to make a determination of significance (absence of a significance threshold does not relieve the lead agency of the obligation to make a significance determination), and/or failed to provide sufficient greenhouse gas mitigation measures. Therefore, AQMD staff requests that the lead agency revise the draft MND to include a quantitative analysis of greenhouse gases, a determination of significance, and if necessary, feasible mitigation measures.

4. Air Quality Mitigation

In the event that the lead agency's revised draft or final air quality analysis requested in comment #1 demonstrates that any criteria pollutant emissions from the regional construction or operational emissions analysis create significant adverse impacts CEQA Sections 15070 and 15073.5 require that the lead agency identify and commit to mitigation measures that will reduce these impacts to a less than significant level and that the MND be re-circulated prior to its certification.

To assist the lead agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. A list of mitigation measures can also be

found on the AQMD's CEQA webpage at the following internet address:

www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.htm

Additionally, AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required.