

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET, MS # 16

LOS ANGELES, CA 90012-3606

PHONE: (213) 897-6696

FAX: (213) 897-1337

*Flex your power!
Be energy efficient!*

IGR/CEQA No. 100448AL, Preliminary IS
Hacienda Heights Community Plan
Vic. LA-60/PM 14.26 to 17.97

May 18, 2010

Ms. Lisbeth Sinclair
Department of Regional Planning
Los Angeles County
320 West Temple Street, Room 1354
Los Angeles, CA 90012

Dear Ms. Sinclair:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced 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 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 and 19,954 units allowed under the adopted 1978 Community General Plan.

The California Department of Transportation (Caltrans) as the State agency responsible for planning, operations, and maintenance of State highways, shares similar transportation goals with the County. In the spirit of mutual and collaborative planning, we offer our expertise in the areas of transportation modeling, mainline freeway analysis, system and corridor planning, environmental and community impact assessment, as well as identifying critical operational deficiencies affecting freeway congestion, speed, and delay.

For your information, please see excerpts below from the California Environmental Resource Evaluation System website http://ceres.ca.gov/planning/genplan/gp_chapter3.html#circulation that provides information regarding General Plans that you may find helpful:

“Caltrans is particularly interested in the transportation planning roles of local general plans and suggests that the following areas be emphasized.

- Coordination of planning efforts between local agencies and Caltrans districts.
- Preservation of transportation corridors for future system improvements; and
- Development of coordinated transportation system management plans that achieve the maximum use of present and proposed infrastructure.”

Circulation Element

It is widely known that Southern California highways are heavily congested especially during morning and evening peak periods. We realize that to improve mobility there is the need for capacity enhancing project as well as other innovative alternatives.

New development will increase use of local and regional roadways and the circulation element can identify strategies the County will pursue to maintain good levels of service. We understand that mitigating cumulative traffic impacts may present some challenges. Given that the Los Angeles County's CMP debit and credit system has been suspended, we recommend the County consider an alternate local funding plan towards regional transportation improvements. Local funding efforts may include a region or community wide traffic impact program. We request the County consider implementing a funding program to contribute to improvements on the State highway system, including impacted State Route 60, and on/off ramps. Usually, when local matching funds are offered improvements can be streamlined and/or expedited. The County may take this opportunity to include policies that allow it to procure funds towards regional transportation improvements.

Procuring funds toward freeway segments, freeway interchanges, freeway on/off-ramps, as well as for bus and rail transit facilities should also be in the goals of the County.

We request inclusion in the environmental review process of land use projects within the County General Plan area and all projects that have the potential to significantly impact traffic conditions on State highways. To avoid delays and any misunderstandings in the traffic impact analysis, we request to be involved in its development.

The thresholds for significance on State highway facilities are different than those applied in the Los Angeles County Management Program (CMP). For State thresholds and guidance on the preparation of acceptable traffic studies, please refer to the Statewide Guide for the preparation of Traffic Impact Studies at:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

If significant impacts were anticipated on the State highway system the Department would work with the County and applicants to identify appropriate traffic mitigation measures.

Traffic mitigation alternatives may include vehicular demand reducing strategies, such as incentives for commuters to use transit i.e. park-and-ride lots, discounts on monthly bus and rail passes, vanpools, etc.

Land Use Element

As you are aware, there is a critical relationship between land use and transportation. The quality of the State transportation system operation can affect the quality of the local circulation system operation. The Circulation Element of the General Plan needs to be consistent with the Land-Use and Housing Elements of the General Plan. During the past couple decades, population and economic growth has been strong in Los Angeles County. Projections show that this growth will continue.

We recommend that special attention be given to the jobs-and-housing balance concept. Communities with predominantly residential allocations should be encouraged to set aside areas

for office, commercial/retail, and open space uses. Benefits of balanced communities include: reduction of long morning and evening commutes on State highways, shorter trips which in turn would reduce the consumption of fuel and air pollutants. It may also change direction of trips. Instead of most traffic traveling in one direction during peak periods, some trips may be diverted in the opposite direction. Other land use strategies may include Transit-Oriented Developments (TODs).

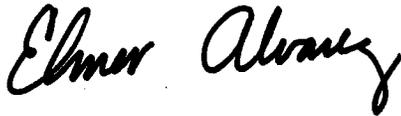
Housing Element

As we indicated previously, continued high growth is expected for Los Angeles County, which will have impacts to our State transportation facilities. For large development projects, we ask that efforts be made to provide affordable housing for young workers and seniors to ensure that substantial numbers of employees can afford to purchase homes and live in proposed projects. We also ask that project proponents be encouraged to provide job information on jobs provided along with housing development phases.

We look forward to reviewing the traffic study. We expect to receive a copy from the State Clearinghouse when the Draft EIR is completed. However, to expedite the review process, and clarify any misunderstandings, you may send a copy in advance to the undersigned.

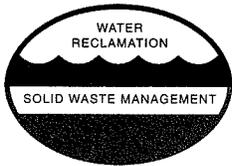
If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 100448AL.

Sincerely,



ELMER ALVAREZ
IGR/CEQA Program Manager

cc: Scott Morgan, State Clearinghouse



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

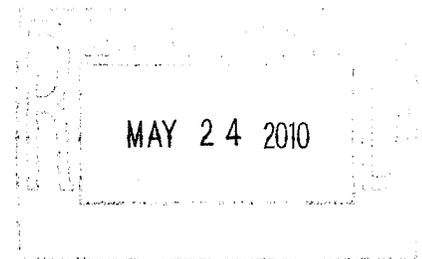
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

May 21, 2010

File No: 15-18-21-00.04-00

Ms. Lisbeth Sinclair
Community Studies I
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012



Dear Ms. Sinclair:

Hacienda Heights Community Plan Update

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Initial Study for the subject project on April 22, 2010. We offer the following comments:

RESOURCES – 2. Air Quality

- Page 16, Item “d” states: *“Hacienda Heights contains the Puente Hills Landfill, which periodically generates obnoxious odors, dust, and/or hazardous emissions.”* Puente Hills Landfill 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. It is not necessarily accurate to state that hazardous emissions are generated without also adding that the landfill has a “state-of-the-art” gas control system and is in full compliance with SCAQMD Rule 1150.1. The Districts conducts routine monitoring of the landfill surface, below ground along the perimeter, and the ambient air to ensure maximum gas collection efficiency.
- Page 16, Item “d” states: *“The Plan contains policies to ensure remediation of the landfill site before new uses are established.”* 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. However, we do not believe that “remediation” is an entirely accurate term. “Remediation” connotes that the site itself is hazardous and requires cleanup before public access is allowed. The Puente Hills Landfill is operated in an environmentally sound manner, and will continue to do so through closure and the post closure maintenance period.

RESOURCES – 6. Agriculture Resources

- Page 23, Item “b” states: *“...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 Native Habitat Restoration Authority and to accurately depict the future planned use of the Puente Hills Landfill as a public park.”* Pursuant to a contract with the Los Angeles County

Department of Parks & Recreation, any potential public park use will be located on filled areas only. LACSD will continue to operate the Puente Hills MRF and other facilities on non-fill portions of the property.

SERVICES – 2. Sewage Disposal

- Page 28, Item “b” states: *“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.”* Availability of sewer capacity depends upon project size and timing of connection to the sewerage system and should be verified as projects advance. Copies of proposed project build-out schedules should be submitted to the undersigned to ensure the projects are considered in planning future sewerage system relief and replacement projects. 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. Therefore, the availability of capacity within the Districts’ sewerage system should be verified as proposed projects develop.

OTHER FACTORS – 2. Environmental Safety

- Page 34, Item “d” states: *“The Puente Hills Landfill, located in the western portion of the community, may indicate residual soil toxicity. The proposed Community Plan contains policies to ensure remediation of the landfill site before new uses are established.”* 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. However, we do not currently believe that toxic soil conditions exist that require remediation. The Puente Hills Landfill is operated in an environmentally sound manner, and will continue to do so through closure and the post closure maintenance period.

Similar statements regarding remediation and future use are also included in the Draft Community Plan (specifically, page 20). The comments given above also apply here.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



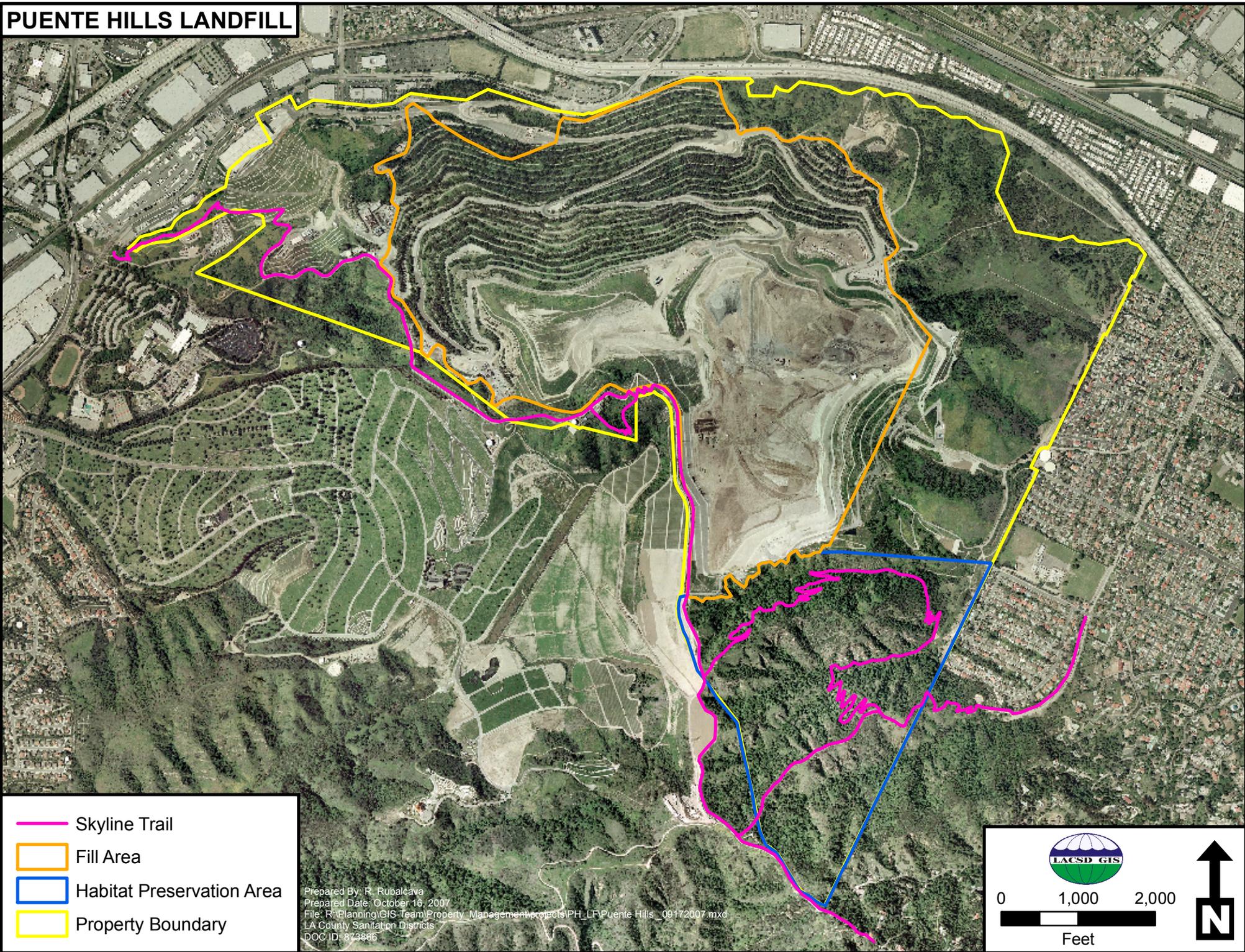
Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

c: D. Bogdanoff

Senior Regional Planner
Los Angeles County
Department of Regional Planning
Community Studies I
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p: 213-974-6425
f: 213-626-0434
e: lsinclair@planning.lacounty.gov

PUENTE HILLS LANDFILL



-  Skyline Trail
-  Fill Area
-  Habitat Preservation Area
-  Property Boundary

Prepared By: R. Rubalcava
Prepared Date: October 16, 2007
File: R:\Planning\GIS-Team\Property_Management\projects\PH_LF\Puente Hills_09172007.mxd
LA County Sanitation Districts
DOC ID: 873886



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Feet





County of Los Angeles Public Library ■ www.colapublib.org
7400 East Imperial Hwy., Downey, CA 90242 ■ (562) 940-8400



Margaret Donnellan Todd
County Librarian

May 26, 2010

TO: Lisbeth Sinclair
Senior Regional Planning Assistant
Department of Regional Planning

FROM: Terri Maguire 
Chief Deputy County Librarian

SUBJECT: **DRAFT INITIAL STUDY OF THE DRAFT HACIENDA HEIGHTS
COMMUNITY PLAN UPDATE**

This is to provide you with written comments on the Draft Initial Study of the Draft Hacienda Heights Community Plan Update.

- We agree with your recommendation for an environmental finding of a Mitigated Negative Declaration.
- On page 29, Section 3.d. of the Initial Study, the box for "Yes" - not "Maybe" – should be marked. While we understand that the Community Plan Update project by itself would not directly affect libraries, increased population and demand will always have an impact on library services.
- The mobile library van proposed by the Community Plan Update for the expansion of library services in the community will not meet the current and future needs of the Hacienda Heights community. Based on a service area population of 70,438, the community will need a 35,219 sq. ft. library facility. The size of the existing Hacienda Heights Library is 10,398 sq. ft.
- The County Library's current service level guidelines for planning purposes are a minimum of 0.50 gross square foot of library facility space per capita, 2.75 items (books and other library materials) per capita, and 1.0 public access computer per 1,000 people served.

Lisbeth Sinclair
May 26, 2010
Page 2

If you have any questions or need additional information, please feel free to contact Malou Rubio at (562) 940-8450 or mrubio@library.lacounty.gov.

TM:YDR:MR:MB:vm

U:\STAFFSERVICES\DEVELOPER FEE\EIR\Hacienda Heights Community Plan Update.doc

c: Yolanda De Ramus, Assistant Director, Administrative Services
Malou Rubio, Head, Support Services
Robert Seal, Library Administrator, Public Services Administration



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

May 21, 2010

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

MAY 24 2010

Dear Ms. Sinclair:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Hacienda Heights Community Plan Update

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD 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 SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. 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, off-road mobile sources (e.g., heavy-duty construction 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 (e.g., boilers), area sources (e.g., solvents and coatings), 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 be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address:
http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

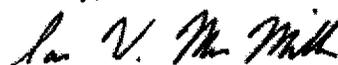
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD'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. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



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

IM
LAC100429-08
Control Number



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

May 25, 2010

Sent via e-mail: lsinclair@planning.lacounty.gov

TO: Lisabeth Sinclair
Senior Regional Planning Assistant, Community Studies Section
Department of Regional Planning

FROM: Joan Rupert 
Section Head, Environmental & Regulatory Permitting Section
Department of Parks and Recreation

SUBJECT: **DRAFT INITIAL STUDY FOR THE
DRAFT HACIENDA HEIGHTS COMMUNITY PLAN UPDATE**

The Draft Initial Study and the Draft Community Plan for the subject project have been reviewed for potential impact on the facilities of this Department for which we offer the following comments.

Draft Initial Study

Page 37, Other Factors, 4. Population/ Housing/ Employment/ Recreation, e: Please collaborate with this Department for any future plans that include new or expanded recreational facilities.

Draft Community Plan

Page 16, Policy LU 3.1: Add "multi-use paths", "community gardens" and "open space nodes" as part of proposed park elements.

Open space nodes are defined as follows in the Draft Parks and Recreation Element of the General Plan (please see attachment):

Open space nodes are small pieces of open space that serve as public destinations, connections, and community defining spaces. Nodes provide physical and visual breaks to the urban landscape and connect various spaces such as waterways, streets, trails, and greenways. Open space nodes are used as gathering and rest areas, and serve as opportunities for social and cultural exchange. Examples of open space nodes include: equestrian and hiking trail heads, bike rest stops and stations with lockers and repair areas, neighborhood focal points, and passive amenities such as plazas, rest areas, playgrounds, landmarks, and public art installations.

Also, please describe what "non-traditional parks" are.

Ms. Lisabeth Sinclair
May 25, 2010
Page 2

Page 18, Policy M 1.2: Add “multi-use regional trails” as destinations.

Page 21, Policy C 4.1: Add “ecological construction materials” as an element to support conservation and energy efficiency.

Page 23, Goal PS-4: We would suggest adding “Promote physical and educational enrichment opportunities for seniors at local County facilities and parks.”

Page 23, Policy PS 6.4: Add the use of “water conserving irrigation materials and equipment” as a water conserving measure.

Table 3, Implementation Strategies, Appearance, #3: We do not currently have a “Parks Master Plan”; we have prepared a draft Parks and Recreation Element of the General Plan. Change strategy to: “Where appropriate and feasible, develop community open space nodes as defined in the Parks and Recreation Element of the General Plan.”

Table 3, Implementation Strategies, Mobility, #11: The Department of Public Works alone is the lead agency in the update of the Bikeway Master Plan. The contact is: Abu Yusuf, Bikeway Coordinator, Programs Development Division, phone: (626) 458-3940, fax: (626) 458-3192, email: ayusuf@dpw.lacounty.gov

The Department of Parks and Recreation is involved in the process, but is not the lead agency.

Table 3, Implementation Strategies, Open Space and Recreation, #3: Again, please note that we do not currently have a “Parks Master Plan”; we have prepared a draft Parks and Recreation Element of the General Plan. We suggest changing the strategy to: “Coordinate with DPR to review available open space and recreational opportunities in the Hacienda Heights community.”

Table 3, Implementation Strategies, Public Health and Safety, #10: Change the strategy to: “Promote the development of a series of community gardens.”

Table 3, Implementation Strategies, Public Services and Facilities, #8: Change the strategy to: “Offer nutrition and cooking classes at County parks and recreational facilities.”

Thank you for including this Department in the review process. If we may be of further assistance, please contact Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

JR:JY:tl

c: Parks and Recreation (N. E. Garcia, L. Hensley, J. Mendoza, B. Warner, A. Lopez, C. Lau, J. Yom)

Attachment: Draft Parks and Recreation Element of the General Plan

Sinclair, Lisbeth

From: Ken Habaradas [khabaradas@ph.lacounty.gov]
Sent: Monday, June 07, 2010 1:36 PM
To: Sinclair, Lisbeth
Subject: Re: Follow up on your preliminary review of the Draft Hacienda Heights Community Plan Update and Dra

Hi Liz:

I apologize for the last response.

Public Health-Environmental Health has reviewed the subject documents and has no comments at this time. We look forward to the opportunity to review and comment on any subsequent drafts of the Hacienda Heights Community Plan. If you have any questions, please let me know.

Regards,

Ken Habaradas, M.S., REHS
Acting EHSS, Bureau of Environmental Protection Environmental Health Division 5050 Commerce
Dr.
Baldwin Park, CA 91706
(626) 430-5262
(626) 960-2740 Fax

>>> "Sinclair, Lisbeth" <LSinclair@planning.lacounty.gov> 6/7/2010 12:16

>>> PM >>>

Dear Mr. Habaradas,

I hope this finds you well. I am writing to follow up with you on the status of your preliminary review of the Draft Hacienda Heights Community Plan Update and Draft Initial Study, which were mailed to you on April 19th.

We hope that you have had the opportunity to read and comment on the documents and that you will share your feedback with us, should you have any, at this time. If, for any reason, you have not received or reviewed the materials, please let us know that, as well. We would like to work with you to make that initial review happen, if possible, so that we have the benefit of your insights before we complete the Draft materials in preparation for a public release later this month.

Of course, you and your colleagues will have another opportunity to review and comment upon the drafts, concurrent with the public review.

However, having your feedback as soon as possible would be a great benefit to us. We appreciate your participation in the preliminary review and your support of the Hacienda Heights Community Plan Update program.

Please contact us anytime with any questions or suggestions.

Thank you,

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



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

June 1, 2010

IN REPLY PLEASE
REFER TO FILE: **LD-1**

TO: Lisbeth Sinclair
Community Studies I
Department of Regional Planning

FROM: ^{for} Steve Burger
Land Development Division
Department of Public Works

**DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
PROJECT NO. R2008-01137
HACIENDA HEIGHTS COMMUNITY PLAN UPDATE**

We reviewed the Initial Study for Project No. R2008-01137. The project intends to update the existing Hacienda Heights General Plan, which was adopted in 1978, and to implement the land-use policy in the Community Plan. The proposed project also intends to increase the total allowable units that can be developed within the community to 20,306 as compared to 16,294 units currently built and 19,954 units allowed under the adopted 1978 Community General Plan.

The following comments are for your consideration and relate to the environmental document only:

Services-Traffic/Access

We believe the proposed project has the potential to significantly impact County roadways and intersections in the area. We would like the opportunity to review the related environmental documents and traffic study upon their completion. The County's methodology shall be used when evaluating the County and/or County/City intersections. The study shall also address the cumulative impacts generated by this and nearby developments and include the Level of Service analysis for the affected intersections. A copy of our Traffic Impact Analysis Report Guidelines may be obtained on the Public Works' website at <http://dpw.lacounty.gov/traffic>.

If you have any questions regarding traffic/access comment, please contact Isaac Wong at (626) 300-4796 or by e-mail at iswong@dpw.lacounty.gov.

Other-Environmental Safety

1. Landfill Section Issues:

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.

2. Hazardous Waste:

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

3. Industrial Waste:

- Should any operation within the subject project include the construction, installation, modification, or removal of industrial waste treatment or disposal facilities, Environmental Programs Division must be contacted for required approvals and operating permits.
- 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.

If you have any questions regarding environmental safety comments, please contact Corey Mayne at (626) 458-3524 or by e-mail at cmayne@dpw.lacounty.gov.

At this time, the following Public Works divisions have not commented on the review of this project and may have additional comments. Their contact information is included for your reference and follow up:

- Building and Safety Division-contact Mitch Miller at (626) 458-6390 or by e-mail at mmiller@dpw.lacounty.gov.

Lisbeth Sinclair
June 1, 2010
Page 3

- Land Development Division-Contact Andy Narag at (626) 458-4921 or by e-mail at anarag@dpw.lacounty.gov.

If you have any additional questions or require more information, please contact Toan Duong at (626) 458-4945 or by e-mail at tduong@dpw.lacounty.gov.

JY:ca

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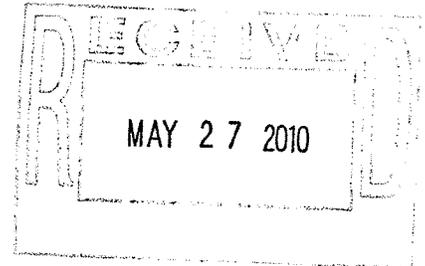
Erroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

*4700 Ramona Boulevard
Monterey Park, California 91754-2169*



May 24, 2010



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

Dear Ms. Sinclair:

**REVIEW COMMENTS
DRAFT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
HACIENDA HEIGHTS COMMUNITY PLAN UPDATE**

This letter is transmitted in response to your request for comments, dated April 19, 2010, on the Draft Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed Hacienda Heights Community Plan Update. The proposed project will result in changes to the Community Plan's land use map. Changes to goals and policies that extend beyond land use, including public services, will also be part of the proposed project.

Please see the attached comments, dated May 5, 2010, from Captain Michael R. Claus of the Industry Station of the Los Angeles County Sheriff's Department (LASD).

In summary, the Industry Station has reviewed the Draft IS/MND and does not expect the proposed project to have any direct impacts to law enforcement services as they pertain to staffing, response times or special problems. Indirect impacts of the proposed project, however, such as increases in population, housing, traffic, density, etc., should be accompanied by an appropriate increase in law enforcement assets.

The station has no other comment at this time, but reserves the right to address this matter in subsequent reviews of the proposed project.

A Tradition of Service Since 1850

Thank you for including LASD in the environmental review process for the proposed project. We look forward to further reviews as the process moves forward.

Should you have any additional questions regarding this matter, please contact Mr. Lester Miyoshi, of my staff at (626) 300-3098 and refer to Tracking Number 10-008.

Sincerely,

LEROY D. BACA, SHERIFF

A handwritten signature in black ink, appearing to read "Gary T.K. Tse". The signature is written in a cursive style with some loops and flourishes.

Gary T.K. Tse, Director
Facilities Planning Bureau

near dedicated county streets, response times would not be impacted.

The last question asked for input on whether other factors should be considered. Lieutenant Yokoyama recommended that in general, any factors which would cause an increase in the density of population or vehicular traffic, such as additional housing units, increased commercial establishments, or newly established public parks, should be met with an equal increase in law enforcement assets, using generally accepted contract law principles.

Should you have any questions, please contact me at (626) 934-3005.

MRC:HY:hy

Chapter 7: Parks and Recreation Element

I. Introduction

The purpose of the Parks and Recreation Element is to plan and provide for an integrated parks and recreation system that meets the needs of residents in Los Angeles County. The parks and recreational facilities of the County are a vital part of maintaining a high quality of life for County residents. The goals and policies set forth in this Element address the growing and diverse recreation needs of the communities served by the Los Angeles County Department of Parks and Recreation (DPR). The Department of Parks and Recreation owns and operates parks and recreational facilities in both unincorporated areas and cities. These facilities are intended to meet the local needs of communities in the unincorporated areas as well as the regional needs of the County as a whole.

II. Background

Park and recreation planning in Los Angeles County is guided in part by several important plans and studies. The full history of these park planning efforts can be found in the Technical Appendix. Two important documents that currently guide County park planning are the Parks and Recreation Strategic Plan and the Strategic Asset Management Plan (SAMP).

In 1992, the Department of Parks and Recreation prepared the Parks and Recreation Strategic Plan for 2010 to guide the decision-making process for future development of parks and implementation of recreation programs. Specifically, the Strategic Plan: assessed existing park acreage and future recreation needs; identified goals, objectives, and policies for appropriate future actions; and developed conclusions based on needs, goals and public involvement to guide the future direction of parks and recreation in County. In 2003, the Department of Parks and Recreation developed an updated Strategic Plan to create a road map to meet the various community recreational needs as the population continued to grow and change. The document identified important trends and opportunities, while setting the Department's direction for a five-year period.

In 2004, the Department prepared the Strategic Asset Management Plan (SAMP) for 2020 to provide County decision-makers, park planners, and the public with updated information and analysis to prioritize the allocation of scarce economic resources in the provision of parks, recreation facilities, and open space. The SAMP includes park inventories, needs, and recommendations for each Park Planning Area and each Supervisorial District.

The Parks and Recreation Strategic Plan and the Strategic Asset Management Plan for 2020 can be found on the Department of Parks and Recreation's web site, located at <http://www.lacountyparks.org>.

Parkland Classifications

For planning purposes, parks are classified by type based on the size, use, and physical characteristics of the land. The County's park system, including facilities owned, operated, and maintained by the County, totals 26,947 acres, including local and regional parks. A complete inventory of local parks operated by the Department of Parks and Recreation can be found in the Technical Appendix.

The traditional template of local and regional parks has been expanded to capture diverse opportunities for acquisition and development of parkland. Table 7.1 summarizes the acreage of local and regional parkland, by Planning Area.

Table 7.1: Existing County Parkland by Planning Area

Planning Area	Parkland		Total
	Local	Regional	
Antelope Valley	49	3,226	3,275
East San Gabriel Valley	239	3,170	3,409
Gateway	61	784	845
Metro	97	392	489
Santa Clarita Valley	109	14,529	14,639
San Fernando Valley	8	500	509
Santa Monica Mountains/Coastal	0	38	38
South Bay	20	568	588
Westside	20	384	404
West San Gabriel Valley	44	3,224	3,268
Total	647	26,816	27,463

The County standard for the provision of parkland is four (4) acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six (6) acres of regional parkland per 1,000 residents of the County's total population.

The County offers a wide variety of parks and recreation resources. These facilities generally fall under two systems: local system and regional system.

Local System

The local system consists of parks of varying sizes that meet local needs and offer opportunities for daily recreation. This system includes community parks, neighborhood parks, pocket parks, and open space nodes, and is summarized in Table 7.2.

Community Parks: Community parks are typically 10-20 acres, and serve several neighborhoods within a 1 to 2 miles radius of the park. Where community parks are located in residential neighborhoods, they serve both the needs of the community park service radius and neighborhood park service radius. Community parks serve a wide variety of active and passive recreation activities communitywide. The amenities programmed into a community park are focused on meeting the needs of several neighborhoods or large sections of the community. They allow for group activities and recreational opportunities that may not be feasible in neighborhood parks. Amenities for community parks can include informal open play areas, children's play apparatus, family and group picnic areas with overhead shelters, barbecues, lighted sports fields, basketball courts and tennis courts, public restrooms, concession building, maintenance building, onsite parking and information kiosks.

Neighborhood Parks: Neighborhood parks are typically 3-10 acres, and serve residents living within a half-mile radius of the park. Neighborhood parks provide space and recreation activities to create healthy social networks within residential communities via programs and facilities. The common objective of all neighborhood parks is to bring people together to recreate and socialize close to home. Ease of access and walking distance uninterrupted by major roads and other physical barriers are important factors in locating neighborhood parks. Neighborhood parks should be well connected to other public facilities such as schools and libraries. Amenities for neighborhood parks can include informal open play areas, children's play apparatus, picnic tables, picnic shelters, barbecues, practice sports fields, basketball, tennis and volleyball courts, public restrooms, information kiosks, recreation offices, and onsite parking.

Pocket Parks: Pocket parks are less than three acres in size, and serve residential or business areas within a quarter-mile radius or within a walking distance. They are best used to meet limited or specialized recreational needs. Pocket parks can provide landscaped public use areas in industrial and commercial areas, scenic overlooks, linkage to a community pathway system, and urban infill sites in park-poor communities. Pocket parks generally do not have on-site parking. Amenities for pocket parks can include both active and passive features, depending on the community's setting and needs, such as children's play apparatus, picnic areas, fountains and seating areas. Due to the limited amenities included in pocket parks, they are typically not included in the service radius analysis.

Open Space Nodes: Open space nodes are small pieces of open space that serve as public destinations, connections, and community defining spaces. Nodes provide physical and visual breaks to the urban landscape and connect various spaces, such as waterways, streets, trails, and greenways. Open space nodes are used as gathering and rest areas, and serve as opportunities for social and cultural exchange. Examples of open space nodes include equestrian and hiking trail heads, bike rest stops and stations with lockers and repair areas, neighborhood focal points, and passive amenities such as plazas, rest areas, playgrounds, landmarks, and public art installations.

Table 7.2: Local Park System Summary

Facility	Typical Park Features and Amenities
<p>Community Park</p> <p>Acres Per Thousand Population:4 / 1,000</p> <p>Suggested Acreage:10-20 acres</p> <p>Service Area:1□2 mile</p>	<p>Passive park amenities including but not limited to: informal open play areas, children’s play apparatus, family and group picnic areas with overhead shelters, barbecues.</p> <p>Active sports activities including but not limited to: lighted sports fields, basketball courts and tennis courts. Additional amenities may include aquatics complex, skate park, arena soccer, roller hockey, community gardens, and dog parks.</p> <p>Park facilities including but not limited to: public restrooms, concession building, community buildings, maintenance building and on-site parking and informational kiosks.</p>
<p>Neighborhood Park</p> <p>Acres Per Thousand Population:4 / 1,000</p> <p>Suggested Acreage:3-10 acres</p> <p>Service Area:1□2 mile</p>	<p>Passive park amenities including but not limited to: informal open play areas, children’s play apparatus, family picnic areas with overhead shelters, barbecues.</p> <p>Active park amenities including but not limited to: practice sports fields, basketball, tennis, and volleyball courts.</p> <p>Park facilities including but not limited to: public restroom, on-site parking and informational kiosks.</p>
<p>Pocket Park</p> <p>Acres Per Thousand Population:4 / 1,000</p> <p>Suggested Acreage: less than 3 acres</p> <p>Service Area:1/4 mile</p>	<p>Passive park amenities including but not limited to: picnic areas and seating areas</p> <p>Active park amenities, including but not limited to: children’s play apparatus</p>
<p>Open Space Node</p> <p>Acres Per Thousand Population:4 / 1,000</p> <p>Suggested Acreage:1/4 acre or less</p> <p>Service Area: no service radius area</p>	<p>Varies, can include: plazas, rest areas, playgrounds, landmarks and public art installations</p>

Regional System

The regional system is intended to meet the park and recreation needs of residents and visitors throughout the County. This system consists of community regional parks, regional parks, and special use facilities, and is summarized in Table 7.3.

Community Regional Parks: Neighborhood parks are typically 20-100 acres, and have a service radius of 20 miles. Community regional parks protect natural resources, preserve open spaces, and provide recreational facilities that are not available in neighborhood or community parks. Amenities for community regional parks can include a jogging exercise course, informal open play areas, children’s play apparatus, family and group picnic areas with overhead shelters, barbecues, lighted

sports fields, basketball courts and tennis courts, information kiosks, public restrooms, concession building, recreation offices, maintenance buildings, and on-site parking. Community regional parks may also have one or more of the following features: multiple sports facilities, aquatics center, fishing lake, community building and gymnasium, and outstanding views and vistas.

Regional Parks: Regional parks are typically greater than 100 acres in size, and have a service radius of 25 miles or more. They include unique areas such as lakes, wetlands, auditoriums, water bodies, and campgrounds, in addition to active recreational facilities often offered in community and community regional parks. Many of the recreation activities are associated with experiencing the natural environment. A regional park may also perform important ecological and environmental functions, including serving as wildlife habitats. The connection of these parks to natural areas is often vital to ensuring a healthy ecological system. Amenities for regional parks can include: picnic areas, nature centers, trail systems, scenic drives, campgrounds, water areas for swimming, fishing and boating, and in some cases, sport fields.

Special Use Facilities: Special use facilities are generally single purpose facilities that serve the greater regional recreational or cultural needs in the County. One notable example of such a facility is the Hollywood Bowl. Special use facilities require adequate public access and sufficient buffers to protect adjacent residential users and to insulate the park from commercial or industrial development. Special use facilities can provide both passive (e.g. historic and cultural facilities, natural areas, habitat preservation areas, arboreta and botanical gardens, and nature centers) and active (e.g. golf courses and driving ranges, equestrian centers, off-highway vehicle (OHV) parks, water parks or aquatic facilities, and skate parks) needs within the region. There are no size criteria or service area associated with special use facilities.

Table 7.3: Regional Park System Summary

Facility	Typical Park Features and Amenities
<p>Community Regional Park</p> <p>Acres Per Thousand Population:6 / 1,000</p> <p>Suggested Acreage:20-100 acres</p> <p>Service Area: up to 20 miles</p>	<p>Passive park amenities including but not limited to: informal open play areas, children's play apparatus, family and group picnic areas with overhead shelters, barbecues.</p> <p>Active sports activities including but not limited to: lighted sports fields, basketball courts and tennis courts.</p> <p>Additional amenities may include one or more of the following features: multiple sports facilities, aquatics center, fishing lake, community building and gymnasium, and outstanding views and vistas.</p> <p>Park facilities including but not limited to: public restrooms, concession building, community buildings, maintenance building and on-site parking and informational kiosks.</p>
<p>Regional Park</p> <p>Acres Per Thousand Population:6 / 1,000</p> <p>Suggested Acreage: greater than 100 acres</p> <p>Service Area:25□ acres</p>	<p>Passive park amenities including but not limited to: group picnic areas with overhead shelters, barbecues.</p> <p>Additional amenities may include one or more of the following features: lakes, wetlands, auditoriums, water bodies for swimming, fishing and boating, and sports fields.</p>
<p>Special Use Facility</p> <p>Acres Per Thousand Population:6 / 1,000</p> <p>Suggested Acreage: no size criteria</p> <p>Service Area: no assigned service radius area</p>	<p>Generally, single purpose facilities. Can include passive features such as: wilderness parks, nature preserves, botanical gardens and nature centers.</p> <p>Active uses can include: performing arts, water parks, aquatic facilities, skate parks, golf driving ranges and golf courses.</p>

Trails

Los Angeles County has unique trail user opportunities that showcase the diverse scenery with connectivity to the many parks, open spaces, cultural resources, and wilderness areas. The County has an ideal climate for trail user activities on most days of the year.

Typical trail uses range from hiking and walking, to mountain biking and horseback riding, with many users participating in more than one activity. The quality of the trail experience is directly proportional to the state of the visual, natural, and educational environment through which the trail passes. The wide variety of experiences, include but are not limited to, exercise, solitude, spiritual practices, physical and mental well being, building social networks with family and friends, testing athletic skills, and experiencing nature.

The County has four classifications for regional and community trails: A, B, C, and D. All County trails are multi-use and are accessible to all non-motorized users including equestrians, mountain bicyclists, and hikers. Specific guidelines are provided in Table 7.4 for each classification and include information such as easement width, tread width, trail grade, trail cross slope, and vertical

clearance that influences the design, construction, and maintenance of County trails. When pursuing trail construction, conducting repair or maintenance activities on existing trails, please review the Trail Classifications and Design Guideline Matrix within Table 7.4.

Table 7.4: Trail Classifications and Trail Design Guideline Matrix

Specification	Type A Urban/Suburban	Type B Rural	Type C Primitive	Type D Shared Pathway/ Service Road
Tread Width	6'□10'	4'□8'	2' or □	10'□12'
Easement Width	12'□15'	12'□20'	□20' (Variable Width or Blanket Easement)	10'□20'
Function	Recreation	Recreation	Remote Recreation	Limited Recreation
Grade	□ 10 □	□ 15 □ Note: 15 □ grade at more than 300 ft. permitted on a case by case basis per review per DPR Trails Section	□ 15 □ Note: 15 □ or higher grade permitted on a case by case basis per DPR Trails Section review	□ 15 □
Cross Slope	2-3 □	2-5 □	2-5 □	1-2 □
Surface Material	Decomposed Granite (D.G.) with Binding Agent or Suitable Native Soil	Suitable Native Soil	Suitable Native Soil	D.G. with Binding Agent, Asphalt, or Concrete
Anticipated User Volume	High	Medium	Medium□Low	High
Horizontal Clearance	2' Beyond Tread Edge	2' Beyond Tread Edge	1' Beyond Tread Edge	At Edge
Vertical Clearance	12'	12'	12'	12'

All trails should have design guidelines established for tread width, easement width, function, cross slope, grade, anticipated user volume, horizontal clearance, and vertical clearance as well as adequate signage, fencing, staging areas and additional trail features. The objective of the design guidelines is to be efficient, effective, and feasible with respect to initiating, implementing, and managing trails, while attempting to satisfy the greatest number of users with the least amount of acquisition and construction cost per user.

Other Recreation Facilities

In addition to local and regional parks and trails, County residents are also served by the following types of recreation facilities: Multi-benefit parks, city parks and facilities, private recreational facilities, and greenways.

Multi-Benefit Parks: Multi-benefit parks and open spaces are created through collaborative efforts among city, County, state, and federal agencies; private organizations; schools; private landowners; and industries. These parks are characterized as having more than one function and contributing to multiple program goals. There are a number of applications of multi-benefit parks including: utility corridors and flood control basins that can serve as areas for active or passive recreation; school sites located adjacent to parks that can share facilities, such as parking and park amenities; watershed areas that can protect critical wildlife habitats, preserve open space, provide trails for recreation, and contribute to water conservation objectives; and water districts, where trails can be located adjacent to flood control channels and trailhead parks.

School Sites: The County works with school districts to organize, promote, and conduct joint recreational and educational programs. These community recreation agreements are a form of joint-use agreement where either a school or park facility may be put to some recreational use by the other party in exchange for some facility improvement and/or maintenance participation being provided. A park does not have to be adjacent to a school (i.e., share a common boundary) for these arrangements to be viable.

City Parks and Facilities: Where city parks and facilities are located close to the borders of the unincorporated areas, those facilities are enjoyed by city and County residents alike. Similarly, local County parks located within or close to the borders of cities provide recreational amenities for both populations. This overlap in local park service radius is an important factor to consider in the placement of new local County parks.

Private Recreational Facilities: Private recreational facilities play an important role in meeting the recreational needs of the County. The network of private recreational facilities within the County consists of churches, health and fitness clubs, and other organizations that offer a variety of programs and facilities. This Element does not include an inventory of private recreational facilities, as the County does not control, maintain, or program private recreational facilities, these resources are not credited toward satisfaction of the County's acreage goals for public parks.

Greenways: Greenways provide a linear area along natural corridors, and often follow features such as rivers, man-made waterways, drainage channels, and utility easements. Greenways can accommodate various modes of uninterrupted pedestrian travel on pathways, including walking, jogging, and bicycling, and can include recreation areas and natural landscape features.

Recreation Programs

Along with access to parks and recreation facilities, the availability of a wide range of recreation programs is critical to the quality of life in any community. A comprehensive offering of effective recreation programs benefit individuals, families, neighborhoods, and households of all ages, income levels, cultures and abilities by:

Offering opportunities to play, grow, and learn;

- Providing a sense of place and of belonging; promoting health and wellness, including obesity prevention;
- Improving neighborhood and community connections and problem solving;
- Enhancing community cohesiveness while honoring diversity; and
- Helping protect natural environments.

Recreation programs can range from organized sports, tournaments, scheduled classes, and special events, to more individualized, casual leisure activities such as family picnics and walking. Effective

recreation programs promote the constructive use of leisure time and a lifelong commitment to a healthy lifestyle.

The Department of Parks and Recreation offers a wide variety of recreation programs to meet the diverse needs of County residents. These programs serve a diverse group of stakeholders including, but not limited to: pre-school aged children, elementary school aged youth, middle school aged youth, high school aged youth, adults, seniors, and households. A complete inventory of programs offered by the Department of Parks and Recreation at each County park can be found in the Technical Appendix.

Parkland Dedication and Funding

This section describes the County's parkland dedication requirements as well as funding mechanisms for the planning and development of parks and recreation facilities in the County.

Quimby Act

The Quimby Act, which is a section within the Subdivision Map Act, applies to residential subdivisions and permits the County, by ordinance, to require the dedication of land or payment of fees for park and recreational purposes. As part of its approval of a subdivision, the County may require the subdivider to provide land to serve the park and recreational needs of future residents of the subdivision.

The Quimby Act establishes a standard of dedicating 3 acres of parkland per 1,000 residents for subdivisions. However, as a condition of zone change approval, General Plan amendment, or specific plan approval, the County may require a subdivider to dedicate land according to the following General Plan standards: 4 acres of local parkland per 1,000 residents in the unincorporated areas and 6 acres of regional parkland per 1,000 residents. This requirement is justified as long as an appropriate nexus between the project and the dedication can be shown.

Quimby fees may be used to acquire land for local park purposes, improve local parkland (including existing local parks), or both acquire and develop local parkland. To convert a Quimby obligation in land (acres) into the Quimby fee, the land obligation is multiplied by the Representative Land Value (RLV) per acre for the Park Planning Area (PPA) in which the subdivision is located. RLVs are adjusted annually based upon changes in the Consumer Price Index.

Because of the need for usable public parkland for active recreation purposes, the Department of Parks and Recreation rarely gives any Quimby credit for parkland exceeding a slope of 3 percent and instead gives credit for the net park acreage (maximum slope 3%) the County receives. In addition, the Department of Parks and Recreation does not accept undeveloped park sites from developers. This means that the developer is required to provide a developed park to the County on a turnkey basis and receives credit for the costs of developing the public park up to and against any remaining Quimby obligation after accounting for the net acreage dedicated to the County.

The unincorporated areas are divided into 47 Park Planning Areas (PPAs), based on location and neighborhood characteristics. These divisions implement the County's Quimby Act Ordinance, which applies to residential subdivisions and requires developers to dedicate land or pay fees for park and recreation purposes. Parkland dedication and the payment of Quimby fees are calculated based on the representative land value per acre established by the County for each PPA. The Quimby fees generated in one PPA may not be spent in another area.

Proposition A Funds

Proposition A Funds may be used to fund the development, acquisition, improvement, restoration and maintenance of parks, recreational, cultural and community facilities and open space lands

within the County. These funds are administered by the Los Angeles County Regional Park and Open Space District. The Open Space District was created when voters approved Proposition A in the November 3, 1992, General Election. Proposition A authorized an annual assessment on nearly all of the 2.25 million parcels of real property in the County. Proposition A funded \$540 million for the acquisition, restoration or rehabilitation of real property for parks and park safety, senior recreation facilities, gang prevention, beaches, recreation, community or cultural facilities, trails, wildlife habitats, or natural lands, and maintenance and servicing of those projects. On November 5, 1996, the County's voters approved another Proposition A to fund an additional \$319 million of parks and recreation projects and additional funds for maintenance and servicing of those projects.

Landscaping and Lighting District (LLADS)

The 1972 Landscaping and Lighting Act authorizes local legislative bodies to establish benefit-related assessment districts, and to levy assessments for the construction, installation, and maintenance of certain public landscaping and lighting improvements. LLADs may be established to maintain local public parks.

Mello-Roos District

A developer may apply to the County to form a Mello-Roos District pursuant to the 1982 Mello-Roos Community Facilities Act to develop and maintain park improvements. Pursuant to County guidelines, the parks should be regional in nature, having an impact or benefit beyond the associated subdivision.

III. Issues

Park Planning For a Diversity of Needs

Parks and recreational facilities are used for a variety of purposes by a diversity of people and groups. Because the needs of park users are diverse, no individual park or recreational facility can meet the needs of all users. Therefore, a diverse and comprehensive system of facilities is needed to provide a wide range of recreational opportunities.

There is often a mistaken assumption that park and recreation planning only involves looking at population projections and then providing more of what already exists. However, numerous studies have shown that parks and recreation needs and preferences vary by age, race and ethnicity, and other factors. In addition, the physical distribution of parkland and park accessibility by underrepresented groups and underserved populations, including low income and transit-dependent communities, are important considerations as well. The County must understand and plan for these diverse park and recreation needs.

Based on data from a wide variety of sources, outdoor recreation activities with learning components, trail-related experiences, and water recreation will increase. Motorized recreation, augmented with navigational equipment, will also continue to grow. As the population evolves and changes, there will be many new supporters and advocates for outdoor recreation and opportunities for partners to contribute to Californians' high quality of life. Cooperation and partnerships between public, private, and nongovernmental service providers can ensure a seamless and comprehensive system of outdoor recreation opportunities and experiences for all Californians.

Acquisition and Development of Additional Parkland

There are large areas of Los Angeles County that are underserved by parks and recreational facilities. Nearly two out of three children in the County do not live within walking distance (one-quarter mile) of a park, playground, or open space. As part of this General Plan Update, the

Department of Parks and Recreation conducted a preliminary gaps analysis to determine the County's need for additional parks and to identify park-poor areas. The Gap Analysis Study shows that the County faces significant deficits in local and regional parkland: 3,108 acres for local parkland and 30,300 acres for regional parkland, as shown in Table 7.5 and Figures 7.1 and 7.2. Based on the General Plan's population projections, these deficits will increase to 5,948 acres in local parkland and 47,216 acres in regional parkland by the year 2035 if no new parks are created.

Figure 7.1: Local Parkland Gap Analysis

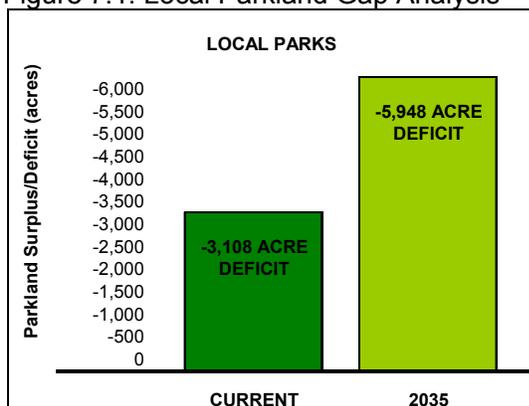
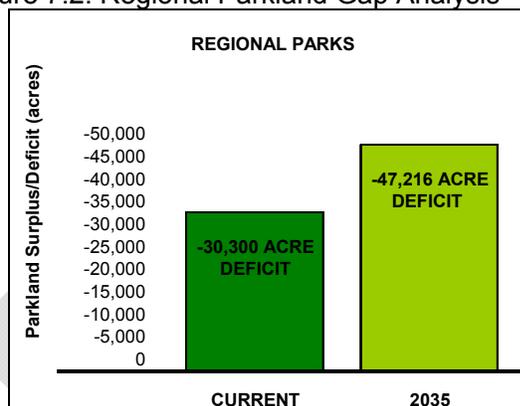


Figure 7.2: Regional Parkland Gap Analysis



The Gap Analysis Study represents a first step toward identifying park deficient neighborhoods in the unincorporated areas. Figures 7.3, 7.4 and 7.5 show the service radius for local and regional parks. Areas that do not lie within the service radius are considered underserved by park and recreation facilities.

Table 7.5: Existing County Parkland by Planning Area, In Acres

Planning Area	Local Parkland Standard 4 Acres / 1,000 Population			Regional Parkland Standard 6 Acres / 1,000 Population		
	Population (2000)	Parkland Acreage	Surplus / Deficit (current)	Population (2000)	Parkland Acreage	Surplus / Deficit (current)
Antelope Valley	64,826	49	-218	303,012	3,227	1,409
East San Gabriel Valley	25,815	8	-74	86,612	500	20
Gateway	99,996	20	-384	887,431	384	4,941
Metro	42,428	0	-179	765,690	38	4,556
Santa Clarita Valley	204,636	239	-679	930,399	3,170	2,412
San Fernando Valley	116,801	61	-395	1,858,562	784	10,367
Santa Monica Mtns./Coastal	265,882	97	-1,136	1,825,679	392	10,562
South Bay	29,444	44	-63	961,696	3,224	2,546
Westside	22,373	20	71	1,696,454	568	9,611
West San Gabriel Valley	66,627	109	-95	203,789	14,529	13,306
Total	938,828	647	-3,295	9,519,324	26,816	30,300

Figure 7.3: Community Regional and Regional Park Service Radius Map (Forthcoming)

Figure 7.4: Neighborhood and Pocket Park Service Radius Map (Forthcoming)

Figure 7.5: Community Park Service Radius Map (Forthcoming)

A good community parks and recreation system is based on the quality of facilities and services provided, as well as the ability to anticipate and respond to changing trends. According to the state's *Park and Recreation Trends in California 2005*, changes in the size and composition of California's population will drive the impacts on the delivery of park and recreation services in the future.

A more in-depth gap analysis will be conducted as part of the County's future *Parks and Recreation Master Plan*. This analysis will involve a detailed review of demographic, geographic, land use, and transportation data for each Planning Area to determine its park deficiencies in terms of acreage, accessibility, and suitability.

Improved Trail Systems

Trails offer opportunities for people to hike/walk, run or ride, and encourage people to connect with nature. As linear parks, trails help make our region more livable and provide communities access to increased health and fitness activities.

As the County's population continues to grow and the region becomes increasingly urbanized, the demand for outdoor recreation opportunities and trails, in particular, is increasing. One way to meet this demand is to create and maintain an adequate multi-use trail system that is accessible to all County residents and to provide continuous enjoyment through increased and expanded connectivity. Additional trails are also needed closer to population centers in the central and southwestern portions of the County, where more residents could conveniently access and reap the recreation, health, and mobility benefits of trails.

Multi-use trails are used by equestrians, cyclists, hikers, and runners alike. As the amount of public land decreases, the need for multi-use trails is growing, as is the need to find solutions to possible user conflicts. For example, equestrians and cyclists often find themselves at odds over multi-use trails, as one user can have negative impacts on the others use of the trail. An expanded multi-use trail system will alleviate these conflicts while also providing increased access to this important health and fitness system.

Protection of Historical, Natural, and Educational Resources on County Park Properties

Many County parks contain important historical, natural, and educational resources that must be protected.

Historic resources on County park properties include buildings, collections, landscapes, bridges, and other physical features. The maintenance, repair, rehabilitation, restoration, or reconstruction of historical resources are carried out in a manner consistent with the most current Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Natural resources include natural areas, sanctuaries, and open space preserves. There is a need to establish linkages that will promote connectivity to enhance the movement of wildlife and promote genetic health among native species of plants and animals. Continuous efforts to expand the

regional park system are necessary to protect natural resources regardless of the required park acreage based upon park standards.

Open space areas established to conserve nature, such as wildlife sanctuaries, provide a greater benefit than the relative location of the site to populated areas. In the regional park system, a key consideration is the ecological health of natural environments. Accessibility to regional facilities is also important. Access may be enhanced by providing improved public transportation to connect population centers with regional parks.

Education resources include facilities for educational purposes, including a variety of classes and after-school programs. Integrate a range of cultural arts programs into existing activities, and partner with multicultural vendors and organizations.

Threats to these resources include both intentional and unintentional acts, such as deferred maintenance, renovation or improvements that significantly alter or damage the resource, acts of vandalism and theft, or overuse by park users.

Enhanced Collaboration

Traditionally, park and recreation agencies have addressed the shortage of parks by trying to increase the number and acreage of parks in underserved areas. This approach focuses on the development of new parks, requires substantial financial and land resources, and assumes the government is the only supplier of recreational opportunities. Due to ongoing budget and land constraints, this traditional approach to parks development is no longer appropriate or feasible.

Enhanced collaboration refers to the idea of providing more and improved park and recreation services through multiple-use facilities and partnerships with other public, non-profit, and private organizations. DPR must work with other agencies to leverage financial, land, and other resources to meet the growing and diverse recreation needs of County residents.

Sustainability

County park properties must also contribute to the goals of sustainability, carbon footprint reduction, water conservation, and energy conservation. Sustainable design and management are necessary to promote responsible environmental practices, enhance social benefits, and reduce the cost of ownership and management.

Any park project, no matter how large or how small, must be considered within its surrounding context. Landscapes need to be treated as interdependent and interconnected spaces that share systems of soil, topography, vegetation, and water. By understanding these larger patterns and employing a comprehensive approach, parks can be designed in a way that helps to repair and restore ecosystems rather than detract from them. For example, designing a park to take advantage of natural processes is one way to achieve sustainability through site design.

Funding is the main challenge facing the design and implementation of sustainable strategies. However, sustainable design and management practices will help reduce operation and maintenance costs in the long run. In addition, regular maintenance and preventative measures can prolong the life of existing buildings and facilities on County park properties, and reduce the need for new or expanded facilities.

IV. Goals and Policies

Goal P/R-1: Enhanced active and passive park and recreation opportunities for all users.

- Policy P/R 1.1: Provide opportunities for public participation in designing and planning parks and recreation programs.
- Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.
- Policy P/R 1.3: Consider emerging trends in parks and recreation when planning for new parks and recreation programs.
- Policy P/R 1.4: Build on existing recreation programs to increase the Department's capacity and efficiency.
- Policy P/R 1.5: Ensure that County parks and recreational facilities are clean, safe, inviting, usable and accessible.
- Policy P/R 1.6: Improve existing parks with needed amenities and address deficiencies identified through the park facility inventories.
- Policy P/R 1.7: Ensure adequate staffing, funding, and other resources to maintain satisfactory service levels at all County parks and recreational facilities.
- Policy P/R 1.8: Enhance existing parks to offer balanced passive and active recreation opportunities through more efficient use of space and the addition of new amenities.
- Policy P/R 1.9: Offer more lighted playing fields using energy-efficient light fixtures where appropriate to extend playing time.
- Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.

Goal P/R-2: Acquisition and development of additional parkland.

- Policy P/R 2.1: Acquire and develop additional local and regional parkland to meet the following County standards: four (4) acres of local parkland per 1,000 residents in the unincorporated areas and six (6) acres of regional parkland per 1,000 residents of the County's total population.
- Policy P/R 2.2: Encourage developers of residential subdivisions to provide parkland, instead of in lieu fees, to meet the County's park standards and classifications for local and regional parkland above and beyond their Quimby obligations.
- Policy P/R 2.3: Require as a condition of residential project approval that a subdivider create a Landscaping and Lighting Act District to maintain the park.
- Policy P/R 2.4: Provide additional parks in communities with insufficient local parkland as identified through the gap analysis.
- Policy P/R 2.5: Expand the supply of regional parks by acquiring land that would: 1) provide a buffer from potential threats that would diminish the quality of the recreational experience; 2) protect watersheds; and 3) offer linkages that enhance wildlife movements and biodiversity.
- Policy P/R 2.6: Collaborate with other public, non-profit, and private organizations to acquire land for parks.
- Policy P/R 2.7: Pursue a variety of opportunities to secure property for parks and recreational facilities, including purchase, grant funding, private donation, easements, surplus public lands for park use, and dedication of private land as part of the development review process.

Goal P/R-3: Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

- Policy P/R 3.1: Expand multi-purpose trail networks for all users.
- Policy P/R 3.2: Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.
- Policy P/R 3.3: Develop a network of feeder trails into backbone trails.

- Policy P/R 3.4: Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users to insure safe circulation flow.
- Policy P/R 3.5: Collaborate with other public, non-profit, and private organizations in the development of a comprehensive trail system.

Goal P/R-4: Protection of historical, natural, and educational resources on County park properties.

- Policy P/R 4.1: Preserve all historic resources on County park properties, including buildings, collections, landscapes, bridges, and other physical features.
- Policy P/R 4.2: Expand the collection of historical resources under the jurisdiction of the Department of Parks and Recreation where appropriate.
- Policy P/R 4.3: Preserve all natural resources on County park properties, including natural areas, sanctuaries, and open space preserves.
- Policy P/R 4.4: Preserve and develop facilities that serve as educational resources that improve community understanding of and appreciation for natural areas, including watersheds.
- Policy P/R 4.5: Promote the use of County parks and recreational facilities for educational purposes, including a variety of classes and after-school programs.
- Policy P/R 4.6: Ensure maintenance, repair, rehabilitation, restoration, or reconstruction of historical resources in County parks and recreational facilities are carried out in a manner consistent with the most current Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
- Policy P/R 4.7: Integrate a range of cultural arts programs into existing activities, and partner with multicultural vendors and organizations.

Goal P/R-5: Enhanced multi-agency collaboration to leverage resources.

- Policy P/R 5.1: Develop joint-use agreements with other public agencies to expand recreation services.
- Policy P/R 5.2: Establish new revenue generating mechanisms to leverage County resources to enhance existing recreational facilities and programs.
- Policy P/R 5.3: Build multi-agency collaborations with schools, libraries, non-profit, private, and other public organizations to leverage capital and operational resources.
- Policy P/R 5.4: Support the use of school and library facilities for County-sponsored and community-sponsored recreational programs and activities.
- Policy P/R 5.5: Support the development of multi-benefit parks and open spaces through collaborative efforts among entities such as cities, County, state, and federal agencies, private groups, schools, private landowners, and other organizations.
- Policy P/R 5.6: Foster partnerships with other public agencies, private entities, and community groups to create a safer environment in County parks.
- Policy P/R 5.7: Participate in joint powers authorities (JPAs) to develop multi-benefit parks as well as regional recreational facilities.
- Policy P/R 5.8: Increase communication and partnerships with local law enforcement agencies and neighborhood watch groups to improve safety in parks.

Goal P/R-6: A sustainable parks and recreation system.

- Policy P/R 6.1: Reduce the use of potable water at existing parks for landscape irrigation use and transition to recycled water for all County parks.
- Policy P/R 6.2: Reduce the use of energy at existing parks and transition to alternative sources of energy such as wind and solar sources.
- Policy P/R 6.3: Prolong the life of existing buildings and facilities on County park properties through preventative maintenance programs and procedures.

- Policy P/R 6.4: Ensure all new buildings on County park properties meet the goals of environmental sustainability, carbon footprint reduction, water conservation, and energy conservation.
- Policy P/R 6.5: Ensure the routine maintenance and operations of County parks and recreational facilities are carried out in a manner that optimizes water and energy conservation.

Text Boxes

Parks, Playgrounds, and Beaches in the Los Angeles Region (1930)

The Olmsted Brothers and Bartholomew report entitled *Parks, Playgrounds, and Beaches in the Los Angeles Region* was the first comprehensive parks and open space plan for the greater Los Angeles area. The report proposed a system of parks, parkways, children's playgrounds, and public beaches. It was a model of ambitious, intelligent, and sensitive planning commissioned at a time when land was available. However, only segments of the report have been implemented to date. Through its planning efforts and collaboration with other agencies and jurisdictions, the Department of Parks and Recreation hopes to revive and fulfill the Olmsted-Bartholomew vision to the maximum extent possible.

Green Visions Plan (2007)

Green Visions is a joint venture between the University of Southern California and the region's land conservancies, including the Rivers and Mountains Conservancy, Santa Monica Mountains Conservancy, Coastal Conservancy, and the Baldwin Hills Conservancy. The Green Visions Plan offers a guide to habitat conservation, watershed health and recreational open space for the Los Angeles metropolitan region. The electronic tools and data developed as part of Green Visions are intended to expand the analytic and planning capabilities of local agencies and organizations to, among other things, reduce the fragmented, piecemeal approach to regional resource planning.



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June 9, 2010

Lisbeth Sinclair
Senior Regional Planning Assistant
Community Studies I,
Department of Regional Planning
320 W. Temple St., Los Angeles, CA 90012

RE: DRAFT INITIAL STUDY OF THE HACIENDA HEIGHTS COMMUNITY PLAN UPDATE

This is in response to your request for comments regarding the Draft Initial Study for the development project identified above that was forwarded to this Department.

Land Use Program of Environmental Health has reviewed the information submitted and has no objection to the referenced development with the understanding that the wastewater disposal for the entire project site shall be accommodated through public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District. Where public sewer connection is available within 200 feet of any part of the proposed building or building's exterior drainage within the Community Plan, all future sewage drainage and piping from any land development shall be connected to such public sewer.

This preliminary review encompasses issues that pertain to Land Use Program; other potential environmental impacts associated with the development of this project should be addressed by their respective programs/units.

We would like to receive and review future subsequent documents that will be prepared for this project.

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

Respectfully,

Patrick Nejadian, REHS
Land Use Program

Sinclair, Lisbeth

From: Ian MacMillan [imacmillan@aqmd.gov]
Sent: Tuesday, August 03, 2010 6:34 PM
To: Sinclair, Lisbeth
Cc: Daniel Garcia
Subject: Hacienda Heights Community Plan

Lisbeth,

Thanks for taking the time to speak with me earlier today. As we discussed, there are a few potential deficiencies in the Draft MND for the Hacienda Heights Community Plan Update based on my preliminary review. It appears that air quality impacts have not been quantified, nor have greenhouse gases been explicitly discussed in the Draft MND. Without quantifying impacts, it is not clear if the Community Plan Update is consistent with the current 2007 AQMP. Nor is it clear that the greenhouse gas analysis complies with CEQA Guidelines 15064.4 without quantification and comparison with significance criteria. This may be especially relevant as the project proposes to increase housing by 848 units above what is already approved in the current Community Plan.

Information regarding preparation of air quality analyses in CEQA documents can be found in Chapter 12 of the AQMD CEQA Air Quality Handbook. Additional information is also available here:

<http://www.aqmd.gov/prdas/agguide/agguide.html>

Feel free to contact Dan Garcia at (909) 396-3304 if you should have any questions.

Regards,
Ian MacMillan

Program Supervisor - CEQA Intergovernmental Review
South Coast Air Quality Management District

(909) 396-3244

Sinclair, Lisbeth

From: Andrea Gullo [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
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