

Notice of Completion & Environmental Document Transmittal

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

SCH # **2019079040**

Project Title: Live Oak Arcadia
Lead Agency: Los Angeles County Department of Regional Planning
Mailing Address: 320 W. Temple St.
City: Los Angeles **Zip:** 90012 **County:** Los Angeles
Contact Person: Marie Pavlovic
Phone: (213) 974-6433

Project Location: County: Los Angeles City/Nearest Community: Arcadia
Cross Streets: Live Oak Avenue/Mayflower Avenue Zip Code: 91006
Longitude/Latitude (degrees, minutes and seconds): 118 ° 0 ' 28.584 " N / 34 ° 6 ' 40.608 " W Total Acres: 3.59
Assessor's Parcel No.: 8511-018-018 Section: N/A Twp.: N/A Range: N/A Base:
Within 2 Miles: State Hwy #: 605 Freeway Waterways: Santa Anita Wash/Rio Hondo
Airports: N/A Railways: N/A Schools: Rio Hondo and Plymouth Elementary Schools

Document Type:
CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Mit Neg Dec
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other:
JUL 12 2019

Local Action Type:
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:
STATE CLEARINGHOUSE

Development Type:
 Residential: Units 86 Acres 3.59

Project Issues Discussed in Document:
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other:

Present Land Use/Zoning/General Plan Designation:
H30 (Residential: up to 30 dwelling units/acre)
Project Description: (please use a separate page if necessary)

See attached.

State Clearinghouse Contact: (916) 445-0613 CM
State Review Began: 7 - 12 - 2019
SCH COMPLIANCE 8 - 12 - 2019

Project Sent to the following State Agencies

- Resources
 - Boating & Waterways
 - Central Valley Flood Prot.
 - Coastal Comm
 - Colorado Rvr Bd
 - Conservation
 - CDFW # 5
 - Cal Fire
 - Historic Preservation
 - Parks & Rec
 - Bay Cons & Dev Comm.
 - DWR
- Cal EPA
 - ARB: Airport & Freight
 - ARB: Transportation Projects
 - ARB: Major Industrial/Energy
 - Resources, Recycl. & Recovery
 - SWRCB: Div. of Drinking Water
 - SWRCB: Div. Drinking Wtr #
 - SWRCB: Div. Financial Assist.
 - SWRCB: Wtr Quality
 - SWRCB: Wtr Rights
 - Reg. WQCB # 4
 - Toxic Sub Ctrl-CTC
- Yth/Adlt Corrections
 - Corrections
- Independent Comm
 - Delta Protection Comm
 - Delta Stewardship Council
 - Energy Commission
 - NAHC
 - Public Utilities Comm
 - Santa Monica Bay Restoration
 - State Lands Comm
 - Tahoe Rgl Plan Agency
 - San Gabriel
 - Conservancy
 - Other:
- CalSTA
 - Aeronautics
 - CHP
 - Caltrans# 7
 - Trans Planning
- Other
 - Education
 - Food & Agriculture
 - HCD
 - OES
 - State/Consumer Svcs
 - General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2019079040**
Please forward late comments directly to the Lead Agency

AQMD/APCD 33
(Resources: 7 / 13)

Reviewing Agencies Checklist

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

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

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

Starting Date July 12, 2019 Ending Date August 11, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 07/11/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Description of project: The Project consists of closing a 56-space mobilehome park and constructing 86 townhome condominium units with associated amenities on approximately 3.62-acre site. The Project applicant requests a Vesting Tentative Tract Map, and a Mobile Home Permit from the County of Los Angeles in order to develop the proposed Project. The applicant has volunteered to set aside a total of five (5) units designated for moderate income level affordable housing. The project site is developed with a mobilehome park and accessory structures for storage, laundry, and shade totaling 19,922 square feet. The non-conforming use and structure review permit authorizing the continued operation of a 56-unit mobilehome park expired in 2000; therefore, the park is operating without a required land use permit. As of May 15, 2018, 53 units exist on-site and of 53 units, 23 were occupied. The Project entails closing the mobilehome park and demolishing an 862-square foot storage structure, and a 664-square foot laundry room structure. All mobilehome units would be towed from the site to be relocated or disposed of offsite. Sheds and metal awnings associated with individual mobilehome dwellings, which total approximately 1,587 square feet and 18,396 square feet, respectively, are anticipated to be removed whole or disassembled and removed by owners of those items while vacating the Project site property, unless such additions are turned over to the mobilehome park operator for demolition. Approximate earthwork quantities would be 121 cubic yards (cy) of cut, and 4,758 cy of fill, and 9,286 cy of over-excavation, requiring a net import of 4,637 cy of soil. Transport hauling of import soil would require approximately 422 truckloads (assuming a capacity of about 11 cy per dump truck) arriving at the site, and 422 return trips. A source site for the fill soil has been identified approximately 1.6 miles to the east of the Project site on Arrow Highway at the intersection of Avenida Barbosa. Soil import hauling during grading activities would consist of traveling the 1.6 miles between the source site and the Project site along Arrow Highway, which becomes E. Live Oak Avenue approximately 0.95 miles east of the Project site, and continuing on to the Project site driveway access from E. Live Oak Avenue. Additionally, soil preparation would require over excavation of approximately 9,286 cy and recompaction of 9,286 cy of onsite soils. Refer to Project Description below for additional Project details.