



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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December 22, 2021

IN REPLY PLEASE  
REFER TO FILE:

T-4

Mr. Arthur Black  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, CA 92614

Dear Mr. Black:

**16234 FOLGER STREET (VTTM 82159)  
TRANSPORTATION IMPACT ANALYSIS - NOVEMBER 2021  
SITE ACCESS STUDY – NOVEMBER 2021  
UNINCORPORATED HACIENDA HEIGHTS AREA**

Public Works has reviewed the Transportation Impact Analysis (TIA) dated November 2021 and the Site Access Study (SAS) dated November 2021, for the proposed 85 detached single-family dwelling units located at 16234 Folger Street in the unincorporated Hacienda Heights area. The project includes one common Homeowners Association (HOA) open space Lot A and one park site.

### **Project's Transportation Impact**

According to the TIA, the project will have a significant transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

### **Project's Proposed Design Features**

According to the TIA, the project proposed the following project design features.

1. Enhanced remote work and telework features. This measure can facilitate increased remote work and telework (further details on the improvements are in the TIA). Each home would include the following standard features that would further enhance and encourage remote work:
  - Floor plans designed to accommodate a home office

- Certification from the WiFi-Alliance to ensure excellent internet connection throughout the home
- Standard installation of commercial-grade equipment (e.g., Ruckus wireless equipment)

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation.

2. On-site parks. The project incorporates an on-site park/open space area that would be open to the residents and the public for recreational activities (further details on the program are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation.

3. Pedestrian network improvement. The Glen Elder neighborhood includes a new park open to the public that provides pedestrian connections from surrounding streets through the new community. The community also features contiguous sidewalks with a landscaped parkway between the curb and the sidewalk (further details on the improvements are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation.

4. On-site bicycle parking. The project will provide bicycle parking in common areas (further details on the improvements are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation.

The following three (3) programs must adhere to the conditions below:

- The project shall submit a memorandum to Public Works for review and approval detailing the metrics that will be used to measure program participation and the expected frequency of the reporting prior to final map recordation.
- The project shall implement the websites prior to final map recordation.
- The project shall implement the programs prior to final map recordation.

5. *A car-sharing program.* The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate car-sharing by those individuals who wish to offer their car for sharing (further details on the program are in the TIA).
6. *A ride-sharing program.* The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate a ridesharing service that would operate on demand (further details on the program are in the TIA).
7. *A school pool program.* The project would fund, create, and maintain a website in multiple languages describing and coordinating the program that would be available to the greater Hacienda Heights community. The website would encourage and facilitate carpooling to schools and would assist in organizing a “walking school bus” (further details on the program are in the TIA).

### **Project's Proposed Mitigation Measures**

According to the TIA, the project proposed the following mitigation measures to address the transportation impacts.

1. *Bicycle Master Plan.* The project would fund the implementation of or cause the construction of 2.4 miles of Class III bicycle facilities including remediation of pavement deficiencies on identified routes (further details on the improvements are in the TIA).

Improvement plans shall be submitted to Public Works for review and approval prior to final map recordation.

### **Project's Cumulative Transportation Impact**

According to the TIA, the project will not have a significant cumulative transportation impact in the area. We generally agree with the findings in the TIA.

### **Site Access Requirements**

According to the SAS, no operational deficiencies are anticipated as a result of the project. We generally agree with the findings in the SAS.

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According to the SAS, the project does not require a construction phase analysis. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a local residential street cut-through analysis. We generally agree with the findings in the SAS.

According to the SAS, the project does not require a traffic access management study, a traffic queueing analysis, or a traffic event management plan. We generally agree with the findings in the SAS.

The project shall provide ingress and egress access for all driveways within the project boundaries.

### **Other Jurisdictions**

We recommend the project applicant consult with the City of Industry and the California Department of Transportation regarding any potential transportation impacts within their jurisdictions.

If you have any questions, please contact Mr. Stephen Lamm, Traffic Safety and Mobility Division, at (626) 300-4764 or [slamm@pw.lacounty.gov](mailto:slamm@pw.lacounty.gov).

Very truly yours,

MARK PESTRELLA, PE  
Director of Public Works



AMIR IBRAHIM  
Principal Engineer  
Traffic Safety and Mobility Division

JA:dj  
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bc: Land Development (Suarez, Lasso)