Environmental Checklist Form (Initial Study)-DRAFT

County of Los Angeles, Department of Regional Planning

Project title: "La Subida Residential" / Project No. 2019-001063 /Vesting Tentative Tract Map No. 82160 (RPPL 2019002046), Conditional Use Permit No RPPL 2019002048 / Environmental Assessment No. RPPL 2019002049

Lead agency name and address: Los Angeles County, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Contact Person and phone number: Lynda Hikichi, (213) 974-6433

Project sponsor's name and address: Lennar Homes of California, Inc., Attention Andrew Han, 2000 FivePoint, Suite 365, Irvine, CA, 92618

Project location: 15405 La Subida Drive, Hacienda Heights, CA 91745
APN: 8222-009-900, -901, -902 *USGS Quad*: La Habra

Gross Acreage: 12.58 acres (10.48 net acres)

General plan designation: Hacienda Heights Community Plan

Community/Area wide Plan designation: H-5 (Residential: 0-5 dwelling units per net acre) (Hacienda Heights Community Plan)

Zoning: R-A-10000 (Residential-Agriculture-10,000 Square Feet Minimum Lot Area)

Description of project: The La Subida Residential Project is a proposed 52-unit detached residential condominium development (Project). Lennar Homes (Applicant) proposed to construct 52 detached single-family dwelling units as a condominium ownership and common Homeowner's Association (HOA) on 10.48 net acres (12.58 gross acres, which includes portions of surrounding public streets). The subject site is located in an unincorporated area of Los Angeles County (County) in Hacienda Heights, at 15405 La Subida Drive (Figure 1). The site is located south of the State Route 60 (SR 60, also known as the 60 Freeway or the Pomona Freeway) and the nearest major intersection is South Vallecito and La Subida Drive. The Project site is bound on the north by Regalado Street and on the south by La Subida Drive (Figure 2). The east and west boundaries are adjacent to the rear property lines of existing single-family residences. Single-family residences also exist north of Regalado Street and south of La Subida Drive. The subject property is zoned R-A-10000 (Residential-Agriculture-10,000 Square Feet Minimum Required Lot Area) and has a land use category of H-5 (Residential: 0-5 dwelling units per net acre) within the Hacienda Heights Community Plan.

The new residential development will have access via La Subida Drive and Regaldo Street. The Project site is currently vacant/unoccupied but has four buildings previously used for a public elementary school. The existing buildings are proposed to be demolished. The La Subida Residential Project

entails a tentative tract map to create one multi-family lot with 52 detached residential condominium units and a conditional use permit for grading exceeding 100,000 cubic yards. The Project proposes 258,500 cubic yards of grading consisting of 104,920 cubic yards of cut, 129,250 cubic yards of fill, and 24,330 cubic yards of import.

The Applicant's proposal would require approval of the following entitlements:

- Vesting Tentative Tract Map No. 82160 for the subdivision of 52 detached condominium dwelling units (Figure 3).

- Conditional Use Permit for total grading quantities exceeding 100,000 cubic yards

The proposed Exhibit "A" (Figure 4) depicts the layout for the 52 dwelling units. The Utilities Exhibit (Figure 5) and the Preliminary Landscape Plans (Figure 6) show the proposed utilities and landscaping. The proposed Conceptual Architecture and Dwelling Elevations (Figure 7) provide details of the proposed residential dwellings. As a condominium plan, homeowners would not own their lot, but instead would own their own structure and have air space rights over the dwelling and fenced yard areas. The residential structures are planned as two-story single-family detached homes within the 35-foot height zone requirement. Each unit is expected to have an approximately 67 feet x 105 feet (7,035 sq. ft.) development pad, which includes the residential house and outdoor yard area. Proposed dwelling units range in size between three different floorplans in a general area of 67 feet x 105 feet with approximate dwelling footprint areas from Plan 1 (55 feet x 63 feet), Plan 2 (55 feet x 75 feet), and Plan 3 (55 feet x 70 feet).

The residential dwelling units have aesthetics and design features that complement one another such as, front porches, 3 or 4-car garages and 18-foot driveways. The floor plans have five (5) bedrooms, and four (4) or four-and-a-half (4.5) baths, and total between 3,863 to 4,630 square feet. Four architectural styles are proposed (Spanish, French, Italian, and Santa Barbara), for three different plan types, and the exterior architecture, colors, textures, and building materials reflect those specific styles. Opportunity for solar and energy efficient fixtures and apparatus are supported as well as water efficient irrigation devices for conservation purposes.

Refer to the Dwelling Mix Table below for the balance of unit types.

Table 1. Dwelling Mix Table

Plan Type	Plan Size	Number of dwellings (Mix)	Percent
1	3,863 sq. ft. 5-bedroom, 4-bath, bonus/flex, 3-car garage	15	29%
2	4,195 sq. ft. 5-bedroom, 4.5-bath, bonus/next gen, 3-car garage	17	33%
3	4,630 sq. ft. 5-bedroom, 4.5-bath, bonus/utility/den, 4-car garage	20	38%
Total		**52**	**100%**

All but one (Unit No. 12) of the proposed residential dwellings located on the perimeter of the Project site face, and take access from, the adjoining public street. This allows the proposed dwellings to integrate and complete the surrounding existing neighborhoods, as opposed to orienting the new development inward and placing exterior rear yard walls along the perimeter streets creating a barrier in the community. The dwelling units along the perimeter of the Project site comply with front and side yard setback requirements pursuant to the development standards within the R-A Zone.

The Project site was previously graded and developed with the La Subida Elementary School. The La Subida Elementary School was closed in 1989 and the buildings remain as a decommissioned elementary school owned and maintained by the Hacienda La Puente Unified School District (HLPUSD). The La Subida Elementary School was built in 1965. The facility is currently vacant and not in use. The property consists of three elementary school buildings (classrooms, multipurpose room, and administration) and a separate preschool/kindergarten facility totaling approximately 33,453 square feet. The school buildings and preschool facility are located along the northern portion of the property, with the playground and athletic fields to the south.

Grading and demolition consist of removing all structures and parking areas from the Project site and re-grading the site with appropriate compaction to accommodate future residential structures. Demolition of the approximately 33,453 square feet of classroom buildings would generate approximately 175 truck trips as material is taken to local landfill or recycling center.

Preliminary grading plans anticipate the following earthwork quantities:

Table 2. Earthwork Quantities

	Cut (Cubic Yards)	Fill (Cubic Yards)	Import (Cubic Yards)
Raw Volume	21,700	46,410	24,330
Over-Excavation	78,020	78,020	-
Shrinkage		4,820	-
Subtotal	99,720	129,250	24,330
Spoils (foundations/trenches)	5,200	-	-
Total Earthwork	104,920	129,250	24,330

Of the total earthwork for cut and fill, 156,040 cubic yards (60%) of earthwork is required by the geotechnical engineer. The Geotechnical Evaluation and Design Recommendations report dated July 15, 2019, states, "All existing undocumented artificial fill within the site shall be fully removed to suitable, competent native materials prior to placement of fill to design grades." The report further states that below building pads, the removal and re-compaction of soils must occur to a minimum depth of five (5) feet. Over-excavation is a grading process designed to improve the constructability of the project site and minimize long-term differential settlement and not change the topography of the site. Over-excavation entails the removal of dirt to a depth specified by the geotechnical engineer and replacement of dirt in the same location with higher compaction. This is a standard practice in the building industry and occurs on most development sites. The Geotechnical Evaluation and Design Recommendations report, which has been reviewed and approved by County Geotechnical and

Materials Engineering Division (GMED), recommends the over-excavation to avoid differential settlement in the future, which could cause damage to buildings, streets, and utilities.

Prior to grading, the Project site will be protected with perimeter security fencing. Staging and storage areas will be identified and located as far from existing residential properties as possible. A storm water pollution prevention plan (SWPPP) that includes temporary storm water best management practices (BMPs) would be implemented during construction. BMPs typically installed for this type of project include storm water detention basins, silt fences, fiber rolls, and gravel bags, as appropriate for the site.

The Project proposes an internal private driveway system (Private Driveway "A" and Private Driveway "B") with fire lanes. The right-of-way for Private Driveway "A" measures 54 feet, with 9-foot parkways (5-foot-wide sidewalk and 4-foot-wide landscape parkway, space also for sidewalk separation from property line) on both sides and two 10-foot travel lanes that constitute the fire lane. Parking is permitted on one side of Private Driveway "A". Utilities will be placed outside of pedestrian walking paths and underground where feasible. Two (2) American Disability Act (ADA) parking spaces are located off of Private Driveway "A" and Regalado Street intersection fronting park space. Sidewalks link the neighborhood onto Regalado Street and La Subida Drive, and ADA ramps are provided at street intersections for pedestrian transition.

Direct pedestrian access and private driveways front all streets along the two existing right of ways of Regalado Street and La Subida Drive and the proposed Private Driveway "A". The design purposefully fronts abutting streets to support neighborhood context and neighborhood interaction instead of orienting the proposed development inward and placing exterior rear yard walls along the two streets creating a barrier and isolating the community. Only one dwelling (Unit 12) has a side yard fronting a perimeter street.

Private Driveway "B" is a 46-foot right of way with 10-foot parkways that include 5-foot sidewalk and 5-foot landscaped area. No parking is allowed on Private Driveway "B". The west side of Private Driveway "B" right of way is incorporated into the proposed open space/park area.

Private Courts "C" and "D" have 39-foot right of way and provide direct access to six (6) residential units each. The Private Courts provide 26 feet from curb to curb, which also serves as a fire lane for a portion of the Private Court, and 5-foot sidewalks on both sides to serve residences. Private Court "E" serves three units and provides 34 feet of right-of-way, 26 feet from curb to curb, and sidewalk on one side of the court.

All parking for the dwelling units will be provided in garages with 3-4 enclosed parking spaces dependent on plan type, resulting in 176 garage parking spaces. Based on 52 dwelling units, a minimum of 117 (104 covered and 13 uncovered for guests) parking spaces are required. In addition to the 176 covered spaces within the garages, 20 uncovered guest parking spaces are provided including the ADA parking spaces. The total parking provided is 196 spaces, well in excess of the 117 spaces required by County code.

The Project proposes landscape that supports street tree and lighting fixture requirements for the public street improvements. Street tree spacing and planting within public right-of-way along Regalado and La Subida will comply with County regulations. Front yards of individual dwelling units are

planned to be privately maintained by homeowners. Some landscape areas in the Project may be maintained by the HOA to ensure drainage areas are not blocked. Irrigation systems for water conservation will be incorporated and artificial turf would be permitted. Wall, fence, hedge, and right of way improvements would be influenced by the HOA CC&Rs on what may be installed and maintained. HOA will maintain sight distance areas at the one internal private driveway intersection and where private drives intersect with Regalado and La Subida by keeping walls/hedges/vegetation to remain less than 3-feet in vertical height.

The proposed infrastructures will connect to existing public infrastructure systems that include water, sewer, storm water, electric, gas, and telecommunication (Figure 8).

Private Driveways "A" and "B" are planned to be privately maintained and accessible to the public. Private Driveway "A" with 54 feet of right of way, 9-foot parkways on both sides of the street (5-foot sidewalk adjacent to a 4-foot parkway, space also for sidewalk separation from property line), and two 10-foot travel lanes.

Private Driveway "B" is 46-foot right of way with 10-foot parkways that include east side with 5-foot sidewalk and 5-foot landscaped area, space also for sidewalk separation from property line and the west side the parkway is incorporated as part of Open Space (OS) #1 park site. No parking is allowed on Private Driveway "B".

Private Courts "C" and "D" have 39-foot right of way and provide direct access to six (6) residential units each. The Private Courts provide 26 feet from curb to curb, which also serves as a fire lane for a portion of the Private Court, and 5-foot sidewalks on both sides to serve residences. Private Court "E" serves three (3) units and provides 34 feet of right-of-way, 26 feet from curb to curb, and 5-foot sidewalk on one side of the court. All private driveways provide public access and maintenance easements to the County. HOA will maintain the private driveways and fire lanes. Streetlights are proposed along Private Driveway "A" and "B", Regalado Street, and La Subida Drive and spaced according to the County standards.

Private Driveways "A" through "E" were reviewed by Los Angeles County Fire Department and Los Angeles County Public Works Road Division and both departments concurred with the proposed street design for this Project.

Proposed 6- to 8-inch water pipes are planned to be publicly maintained and will connect to Regalado Street at two points of connection creating an internal loop on Private Driveway "A" and Private Court "E". Laterals connecting directly from residential units fronting along Regalado Street and La Subida Drive are planned to connect to existing water system directly. San Gabriel Valley Water Company provided a will serve letter to support water service to the new La Subida neighborhood. Los Angeles County Fire Department reviewed Fire Flow Test and approved the hydrant locations and volume of water (gpm) provided for the Project site for emergency services.

Proposed 8-inch sewer pipes are planned to be publicly maintained. As planned, a public sewer system connection will be made on Regalado Street and the east entry of Private Driveway "A". Pipes will begin at the northwest corner of the Project area and traverse through Private Driveway "A" and down Private Court "D" through a 10-foot wide sewer easement, connecting at Regalado Street and Jurado Street intersection where the connection to existing sewer pipe will be made. Dwelling units

fronting Regalado Street and La Subida Drive will have laterals connect directly to the existing sewer line system. County of Los Angeles Sanitation District provided a will serve letter to serve the proposed neighborhood.

Proposed storm water flows are planned within the curb and gutter of Private Driveway "A." Catch basins will collect flows in two locations: where the street connects with Regalado Street and at the cul-de-sac at the end of Private Driveway "A" along the eastern Project boundary. At the intersection of Private Driveway "A" and Regalado Street a storm drain pipe will carry flows east to a water quality treatment BMP within OS Area #3. At the end of Private Driveway "A" cul-de-sac a storm drain pipe will carry flows east down slope towards subarea drains located along the east property line that connect into the OS Area #3. A v-ditch at the bottom of the slope will also carry surface flows east and north during storm conditions. Within Private Court "E" a catch basin is located at the northern most end and is connected to the subarea drain along the east property line that then flows to the water quality treatment BMP within OS Area #3. Refer to the approved Low Impact Development Plan.

At the intersection of Private Driveway "B" and La Subida Drive there are two catch basins in Private Driveway "B" to catch a small amount of surface flows from the portion of Driveway B that flows south. The west catch basin receives west to east flows from subarea drain connections for Units 11 to 6. This catch basin connects to the drainage system that eventually connects to the water quality area in OS Area #3. East of Private Driveway "B" an additional storm pipe (subarea drains) along the north side of La Subida Drive carries flows from west to east and down along the eastern property boundary (south to north) to the water quality treatment BMP within OS Area #3.

The proposed project does not collect existing surface flows from La Subida Drive and Regalado Street. Instead, those existing on-street flows continue past the proposed subdivision into the existing storm drain system located downstream near Tetley Street. Storm water within the La Subida residential project flows to all water quality devices that "treat" and control the release of required treated storm flows before the water leaves the site. Treatment devices are located at the intersection of Private Driveways "A" and "B" and in OS Area #3.

Existing storm drain pipes on Tetley Street are downstream of the Project's curb connection on Regalado Street. Tetley Street storm drains have capacity for the new 52 dwellings surface flows as designed.

On-site drainage of individual building areas that have sloped rear yards with retaining walls that act as a barrier are to be maintained by HOA for v-ditch clearance if cross lot drainage occurs. Area drains in rear yards with slopes will carry storm water or nuisance water out to curb core in Private Driveway "A". Regular slope management and maintenance will be the individual property owner responsibility unless access is provided by the HOA particularly along areas with 4-foot high or greater retaining walls. Likewise, for drainage on Private Court "C" and Court "D", the individual building areas will drain to the "Court" and flow south to Private Driveway "A" entering the storm drain system.

Water quality is planned to occur in a sub-surface treatment BMP located in OS Area #3 and at the intersection of Private Driveway "A" and "B". The treatment BMP will collect flows from on-site storm drains, treat flows, and release flows back onto the surface of Regalado Street where it would

surface flow to catch basins collecting water into storm pipes located downstream on Jurado Avenue, Angelcrest Drive, and Tetley Street.

The CC&Rs for the proposed neighborhood would outline the maintenance areas for which the HOA would be accountable.

Proposed dry utility trenches will support telecommunications, electricity and natural gas lines that will serve each residential dwelling unit. Transformers are conceptually located at this time until precise grading and dry utility plans are prepared during improvement plan process. Preliminary alignments are illustrated to reduce potential conflicts.

Surrounding land uses and setting: The subject site is located in an unincorporated area of the County in Hacienda Heights, at 15405 La Subida Drive. The site is located south of the 60 Freeway and the nearest major intersection South Vallecito and La Subida Drive. The Project site is bound on the north by Regalado Street and on the south by La Subida Drive. The east and west boundaries are adjacent to the rear property lines of existing single-family residences. Single-family residences also exist north of Regalado Street and south of La Subida Drive.

Land uses surrounding the Project site are single-family residences.

The Project site is currently the decommissioned La Subida Elementary School operated and maintained by the Hacienda La Puente Unified School District. The La Subida Elementary School was built in 1965, however has been closed since 1989. The property consists of three elementary school buildings (classrooms, multipurpose room, and administration) and a separate preschool/kindergarten facility. The school buildings and preschool facility are located along the northern portion of the property, with the playground and athletic fields to the south. The Project site is approximately 12.58 gross acres.

An abandoned oil well is known to be present in the northwest portion of the property, identified as Continental Oil Co., Turnbull Community Well Number 2 (API No. 03718739). The well is generally located in an unpaved area immediately northwest of the western school building and southeast of the preschool/kindergarten facility. Records indicate the well was capped and plugged back in 1941 according to then approved regulations. Concurrent with the development application, Lennar Homes submitted a well review program application to California Department of Conservation, Geologic Energy Management Division (CalGEM), previously known as Division of Oil, Gas, and Geothermal Resources ("DOGGR"). On May 20, 2019 CalGEM issued a letter indicating the proposed development plan sufficiently avoids the well and provides future access to the well. The CalGEM letter indicated the well is not abandoned consistent with current regulations. Therefore, the existing well is proposed to remain in place, capped below grade on OS #2, which would be designated as an open space area owned and maintained by the HOA via easements in compliance with CalGEM access and space requirements. Furthermore, the well will be re-abandoned to meet current standards.

The Project site is relatively flat, with elevation change occurring generally along the perimeter of the site. As the Project site was developed decades ago, all the current slopes reflect cut and fill grading practices from that time. The existing 2:1 slopes were designed and constructed to level the school site. Thus, there are no natural slopes and the Project site is not subject to the Hillside Management

Areas (HMA) Ordinance. The general slope of the Project site drains from the west and southwest to the northeastern corner of the Project area.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

A formal notification of the proposed Project was sent to the following Native American tribes:

- Gabrieleno Tongva, San Gabriel Band of Mission Indians (Attn.: Anthony Morales, Chief) on April 23, 2020. Received no response.
- Gabrieleno Band of Mission Indians – Kizh Nation (Attn.: Andrew Salas, Chairman) on April 23, 2020. Received response via email on April 24, 2020. A consultation meeting (via virtual) was held on September 9, 2020 and consultation concluded on October 6, 2020.
- The Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission on April 23, 2020. A response dated May 4, 2020 was received via email and stated the following, "A search of the SFL (Sacred Lands File) was completed for the project with negative results."
- A request for Project Review/Quick Check was submitted to the South Central Coastal Information Center (California State University, Fullerton – Department of Anthropology) on November 5, 2018. The results of the Project Review/Quick Check were received on November 7, 2018.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
LA County Sanitation District	Sewer Connection Water Connection
Suburban Water District	
LA County Public Works – Building and Safety	Building Permits

Major projects in the area:

Project/Case No.	*Description and Status*
87283 / CP87283 PKP87283	Conditional Use Permit for a church approved at Regional Planning Commission (RPC) and Parking Permit to eliminate 15 spaces for child care denied at RPC on March 16, 1988, located at 16152 Gale Avenue, Hacienda Heights.
98056 / CP98056	Conditional Use Permit to expand an existing church approved at Hearing Officer on March 9, 1999, located at 16152 Gale Avenue, Hacienda Heights.
R2008-00028 / RCUP 200800002	Conditional Use Permit to continue operation as a church with school approved at Hearing Officer on May 20, 2013, located at 16152 Gale Avenue, Hacienda Heights.
87312 / CP87312	Conditional Use Permit for a fruit and vegetable stand approved at Hearing Officer on November 23, 1987 (business closed on March 9, 1994), located at 1137 S. Stimson Avenue, Hacienda Heights.
99121 / CP99121	Conditional Use Permit for a mini market to sell hard liquor, approved at Hearing Officer on December 14, 1999, located at 16052 Gale Avenue, Hacienda Heights.
99121 / RCUP 200900037	Conditional Use Permit to reauthorize CP99121 for alcohol, approved at RPC on January 20, 2010, located at 16052 Gale Avenue, Hacienda Heights.

Reviewing Agencies:

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ LAFCO

Special Reviewing Agencies

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee
- ☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially significant impacts affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forestry	☒ Hazards/Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☒ Transportation
☒ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☒ Noise	☐ Wildfire
☒ Geology/Soils	☐ Population/Housing	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lynda Hikichi — May 25, 2022

Signature (Prepared by) — Date

May 26, 2022

Signature (Approved by) — Date

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

The project site does not represent a scenic vista. The Project site has been previously developed and is located in an urbanized area zoned for residential development. The Project site is not sited near any designated scenic highways, significant ridgelines, or other identified scenic resources, and would not result in any impacts related to having an adverse impact on a scenic vista. The closest scenic highway to the Project site, which is over seven (7) miles away, is a stretch of State Route 57 through Diamond Bar, which is designated as an "eligible" scenic highway. The closest ridgeline to the Project site as mapped in the Hacienda Heights Community Plan is approximately 0.33 miles to the west. (*Source: State of California Department of Transportation, California Scenic Highway Program, County of Los Angeles General Plan 2035 Figure 9.7, and Hacienda Heights Community Plan, 2011*)

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	☐	☐	☐	☒

The closest regional hiking trail is located approximately 0.8 miles south of the Project site in the Puente Hills, south of SR 60. The proposed Project would not be visible or obstruct views from a regional trail, therefore, no impact would occur. (*Source: Figure 10.1 Regional Trail System, County of Los Angeles General Plan 2035*)

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The Project site consists of a decommissioned elementary school. No significant trees or rock outcroppings are located on the Project site, as shown on the tree survey included in Appendix C. The decommissioned elementary school was evaluated for cultural significance. The structure was built in 1965 to serve the Hudson School District, now Hacienda La Puente Unified School District. The evaluation concluded the school structures do not contain any unique or significant aspects, such as building materials, construction techniques, architectural style, or the architect. Therefore, the structures do not qualify as a historic building and no impacts would occur. (Source: *La Subida Tree Locations,* prepared by Helix Environmental Consulting; *Historic Resources Evaluation for La Subida Elementary School,* prepared by LSA, dated March 4, 2019, included in Appendix D)

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	☐	☐	☒	☐

The Project site is located in a fully developed area, surrounded by existing residential land uses. The proposed Project is a residential subdivision consistent in density and height limit with the standards set forth in the R-A-10000 zoning classification and in the Hacienda Heights Community Plan. Public views of the Project site occur from surrounding streets. However, the Project site itself does not contain any scenic resources. Several existing residents on La Subida Drive have distant views of the San Gabriel Mountains, including Mt. Baldy, across the Project site. Views of the mountains from portions of La Subida Drive and some of the existing residences along the southern side of La Subida Drive will be obstructed by the proposed Project. However, the proposed Project was designed with a large park and road on La Subida Drive, which would create an opening for views of the San Gabriel Mountains from La Subida Drive and several homes along La Subida. Furthermore, views from the existing residences are private views, not public, and therefore not protected or considered a significant impact. Views from La Subida Drive occur from a public street, but not a designated viewpoint. Furthermore, La Subida Drive is not listed as a scenic highway. Therefore, impacts would be less than significant. (Source: *County of Los Angeles General Plan 2035; County of Los Angeles General Plan 2035 Figure 9.7, Scenic Highways, Google Earth*)

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The Project site is located in an urbanized area with numerous nearby light sources. All streets surrounding the Project site have streetlights and the existing residential neighborhoods surrounding the Project site generate light and glare from wall lighting associated with residential uses. The proposed Project would extend the same type of light sources onto the Project site. Internal roadways would have streetlights and each residence would have typical wall lighting associated with residential uses. The light sources included in the proposed Project have the same character and intensity as existing light sources, therefore, impacts would be less than significant. (Source: *Google Earth, site visits, architectural plans*)

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	***Less Than Significant Impact with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The California Department of Conservation and the Natural Resources Agency prepare maps of Prime, Unique, and Farmland of Statewide Importance as part of the Farmland Mapping and Monitoring Program. The Project site is not listed as Prime, Unique, or Farmland of Statewide Importance on the latest map, dated 2016. The Project site is designated in the Hacienda Heights Community Plan, a component of the County of Los Angeles General Plan for residential development. Therefore, no impacts would occur. (Source: *Los Angeles County Important Farmland 2016 map,* prepared by the Department of Conservation and Natural Resources Agency)

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☒

The Project site is zoned for residential use (R-A-10000) and has a land use designation of H-5 residential (0 - 5 dwelling units per net acre), consistent with the Hacienda Heights Community Plan. Furthermore, the Project site was previously developed as an elementary school. Therefore, the proposed Project would not conflict with agricultural zoning or a Williamson Act contract, and no impacts would occur. (Source: *County of Los Angeles General Plan 2035; County of Los Angeles Zoning Map*)

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

Public Resources Code Section 12220(g) defines forest land as: "(g) "Forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for

management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Public Resources Code Section 4526 defines timberland as: "Timberland means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis." The Project site is a decommissioned elementary school that neither provides 10 percent native tree cover nor land which is available for growing a crop of commercial tree species. The Project is designated in the Hacienda Heights Community Plan, a component of the County of Los Angeles General Plan for residential development up to five (5) dwelling units per net acre. Therefore, no impacts would occur. (Source: *Hacienda Heights Community Plan and County of Los Angeles General Plan 2035*)

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The Project site consists of a decommissioned elementary school in an urbanized setting and currently does not contain forest land. Therefore, no impact to forest land would occur. (Source: *Google Earth and field visits*)

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Existing properties surrounding the Project site, at a distance of 500+ feet radius, consist of residential land uses. There are no farmland or forest uses within close proximity to the Project site. Therefore, the proposed Project would not encroach into Farmland or forest land and the proposed Project would not influence existing Farmland or forest land to convert into non-agricultural or non-forest uses. No impact would occur.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

The Project site is located within the South Coast Air Basin, which includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD adopted the *2016 Air Quality Management Plan* (2016 AQMP) in March 2017.

Consistency with the 2016 AQMP for the Basin would be achieved if a Project is consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and state air quality standards. One such plan is the General Plan, which determines land use and land use intensity. The County of Los Angeles General Plan 2035 and Hacienda Heights Community Plan designates the land use on the Project site as H-5 Residential, which permits residential development up to five (5) dwelling units per net acre. The proposed Project has a density of 4.96 dwelling units per acre (52 units on 10.48 net acres), which is less than the maximum permitted density. Since the proposed Project is consistent with the General Plan land use designation and density, it is also consistent with the 2016 AQMP. Furthermore, another test of consistency is whether the proposed Project exceeds SCAQMD daily emissions thresholds. As detailed in Sections b), c), and d) below, emissions generated by the proposed Project would be below emissions thresholds established by AQMD. Therefore, the proposed Project would be consistent with, and would not conflict with or obstruct, implementation of the AQMP. Impacts would be less than significant. (Source: *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California,* prepared by LSA, dated June 11, 2020)

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

California Environmental Quality Act (CEQA) Guidelines §15064(h)(4) states that "The mere existence of cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project's incremental effects are cumulatively considerable." SCAQMD has developed a policy to address the cumulative impacts of CEQA projects. The policy holds that proposed Project impacts would be cumulatively considerable if they were to exceed the project-specific air quality significance thresholds. As discussed in Section (c) below, emissions of criteria pollutants from the proposed Project would be below all SCAQMD CEQA thresholds related to air quality. Therefore, since the proposed Project's emissions are well below significance thresholds, the proposed Project's contribution would not be cumulatively considerable.

Impacts are considered less than significant. (Source: *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California,* prepared by LSA, dated June 11, 2020)

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in SCAQMD's *Air Quality Significance Thresholds* (March 2015). These thresholds apply to both construction and operational emissions, as analyzed in the following report included in Appendix A, *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California,* prepared by LSA, dated June 11, 2020.

Construction emissions occur during demolition, site preparation, grading, building construction, architectural coatings and paving. Based on construction details supplied by the Applicant, the following daily peak emissions were calculated using CalEEMod (Version 2016.3.2). It should be noted that since the original analysis was performed, the CalEEMod model has been updated to Version 2020.4. The CalEEMod 2020.4 includes updated regulatory measures that reduce emissions which are reflected in the emission factors used in the analysis. For example, the latest building code that went into effect in 2020 results in lower emissions associated with building energy use. Additionally, the CO_2 intensity factors were updated to reflect a cleaner power grid, therefore, GHG Emissions under the newer model are much lower. Emission factors for vehicles went up very slightly to account for the latest Safer Affordable Fuel Efficient (SAFE) emission standards, however these increases would be offset for this Project since the opening year would now be extended, and emissions get lower every year. Therefore, the changes to the CalEEMod model would likely produce lower emissions, and therefore, using the older version of the model presents a worst-case analysis.

Table 3. Short-Term Regional Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (lbs/day)							
	VOC	**NOx**	**CO**	**SOx**	**Fugitive PM_{10}**	**Exhaust PM_{10}**	**Fugitive $PM_{2.5}$**	**Exhaust $PM_{2.5}$**
Demolition	2.26	63.35	32.75	0.14	2.80	0.78	0.71	0.77
Site Preparation	1.29	33.77	23.59	0.04	7.25	0.71	3.93	0.71
Grading	3.80	77.71	52.22	0.12	3.27	1.72	1.53	1.67
Building Construction	1.63	25.88	21.11	0.04	0.96	0.68	0.26	0.67
Paving	1.23	20.15	17.78	0.02	0.17	0.50	0.04	0.50
Architectural Coating	71.45	2.39	2.28	0.00	0.16	0.07	0.04	0.07
Peak Daily	**71.45**	**77.71**	**52.22**	**0.14**	**7.96**		**4.64**	
SCAQMD Thresholds	**75.00**	**100.00**	**550.00**	**150.00**	**150.00**		**55.00**	
Significant Emissions?	**No**	**No**	**No**	**No**	**No**		**No**	

Source: Compiled by LSA (June 2020).

CO = carbon monoxide
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SOx = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

As shown in Table 3 above, all phases of the construction operation would result in less peak daily emissions than the SCAQMD thresholds. Therefore, impacts would be less than significant.

Long-term air pollutant emissions impacts are those impacts associated with any change in permanent use of the Project site by on-site stationary and off-site mobile sources that increase emissions. Stationary-source emissions include emissions associated with electricity consumption and natural gas usage. Mobile-source emissions result from vehicle trips associated with a project.

Based on the Institute of Transportation Engineers (ITE) *Trip Generation, 10th Edition (2017)*, the proposed Project would generate 491 total average daily trips during Project operations. Table 4 shows long-term operational emissions associated with the proposed Project compared to SCAQMD thresholds.

Table 4. Peak Daily Operational Emissions

Peak Operational Emissions	Pollutant Emissions (lbs/day)					
	ROCs	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**PM 2.5**
Area Sources	5.05	0.78	4.62	<0.01	0.08	0.08
Energy Sources	0.03	0.21	0.09	<0.01	0.02	0.02
Mobile Sources	0.77	3.34	10.58	0.04	3.59	0.98
Total	**5.85**	**4.34**	**15.29**	**0.04**	**3.69**	**1.08**
SCAQMD Thresholds	**55.0**	**55.0**	**550.0**	**150.0**	**150.0**	**55.0**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Compiled by LSA (May 2020).
Notes: Column totals may not add up due to rounding.
CO = carbon monoxide
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SOx = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

As shown in Table 4 above, long-term operational emissions would result in less peak daily emissions than the SCAQMD thresholds. Therefore, impacts would be less than significant.

Exposure to sensitive receptors occurs when project implementation may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The Project site is primarily surrounded by residential uses. The sensitive receptors nearest to the proposed Project are single-family residences located approximately 30 feet east and west of the Project site boundary. Newton Middle School is located approximately 0.38 miles northeast of the Project site. St. Marks's Lutheran School is located approximately 0.16 miles northwest of the Project site. The SCAQMD has provided guidance on applying CalEEMod results to analysis of localized impacts. It is important to note that the proposed Project would be subject to SCAQMD's standard construction practices (Rules 402 and 403), which require dust suppression techniques to limit fugitive dust through watering or soil stabilizers, halting grading during windy conditions, covering truck loads, etc.

The following Table 5 shows that construction emissions would not exceed localized significance thresholds (LSTs) for the nearest sensitive receptors to the Project site.

Table 5. Construction Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions	69.0	49.0	7.8	4.6
LST	**183.0**	**1814.0**	**14.0**	**9.0**
Significant Emissions?	**No**	**No**	**No**	**No**

Source: Compiled by LSA (May 2020).

Notes: Source Receptor Area 11 – South San Gabriel Valley, 5 acre, receptors at 25 meters.

CO = carbon monoxide
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SOx = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

Table 6 shows that operational emissions would not exceed LSTs for the nearest sensitive receptors.

Table 6. Operational Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions	0.95	5.2	0.26	0.13
LST	**183.0**	**1814.0**	**4.0**	**2.0**
Significant Emissions?	**No**	**No**	**No**	**No**

Source: Compiled by LSA (May 2020).

Notes: Source Receptor Area 11 – South San Gabriel Valley, 5 acre, receptors at 25 meters.

CO = carbon monoxide
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SOx = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

As shown in the prior tables, emissions from the proposed Project would not exceed daily rates for construction and operations and would not exceed localized significance thresholds (LSTs) for the nearest sensitive receptors. Therefore, impacts are less than significant. (Source: *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California*, prepared by LSA, dated June 11, 2020)

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. The proposed Project does not include any of these uses that result in significant odor impacts. Some objectionable odors may occur during construction from diesel engines, paving, and architectural coatings/paint. However, these odors are temporary, limited only to specific construction activities, and dissipate quickly. Since residential uses do not typically generate objectionable odors and the Project site is surrounded by existing residential uses on all sides, no new objectionable odors would be created. Impacts would be less than significant. (Source: *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California*, prepared by LSA, dated June 11, 2020)

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐

The Project site was assessed for sensitive plant and animal species by Helix Environmental Planning and presented in a letter report titled, *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California*, dated November 19, 2018, and included in Appendix B. Biological assessment of the Project site included a data base review and site inspection. The data base review included the Inventory of Rare and Endangered Plants of California (California Native Plant Society [CNPS] 2018), California Natural Diversity Database [CNDDB] (CDFW 2018), and USFWS critical habitat maps (USFWS 2018). A nine-quadrangle database search was conducted on CNDDB and CNPS, which included the following quadrangles: Azusa, Baldwin Park, El Monte, Glendora, La Habra, Mount Wilson, San Dimas, Yorba Linda, and Whittier. In addition, the Los Angeles County's Sensitive Bird Species list (Audubon 2009) was also reviewed.

The Project site consists of a decommissioned elementary school. Vegetation observed on the Project site includes landscaped areas dominated by ornamental vegetation. Ground cover primarily consists of landscaped grass with disturbed areas consisting of ruderal plant species such as spotted spurge (*Euphorbia maculata*), ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis*), Russian thistle (*Salsola tragus*), and common purslane (*Portulaca oleracea*). A number of trees are planted throughout the Project site, including southern magnolia (*Magnolia grandiflora*), weeping bottle brush, tree of heaven (*Alianthus altissima*), evergreen ash, pine (*Pinus* sp.), and Peruvian pepper tree (*Schinus molle*). No oak (*Quercus* sp.) tree species were observed on the Project site.

A total of 38 rare plant species were recorded within the 9-quadrangle database search conducted on CNDDB and CNPS (CDFW 2018, CNPS 2018). Of the 38 rare plant species recorded within the vicinity of the Project site, none of the species are considered to have the potential to occur on the Project site based on geographic range, elevation range, and/or lack of suitable habitat on the Project site.

A total of 41 sensitive animal species were recorded within the 9-quadrangle database search conducted on CNDDB (CDFW 2018). These species are included in Appendix B, *Sensitive Animal Species Potential to Occur.* Of the 41 sensitive animal species recorded within the vicinity of the Project site, none of the species are considered to have the potential to occur due to lack of suitable habitat on the Project site. Additionally, the Project site lacks suitable habitat for sensitive bird species listed on the Los Angeles County's Sensitive Bird Species list (Los Angeles Audubon [LAA] 2009).

While sensitive species are not anticipated, due to a lack of suitable habitat, the Project site does include existing buildings, which could be used by bats as roosting habitat. The following mitigation measures would reduce this potential impact to less than significant.

Mitigation Measure MM BIO-1: To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:

a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.
b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.
c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.
d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.
e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.
f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities.

Mitigation Measure MM BIO-2: Confirmed occupied or formerly occupied bat roosting habitat that is destroyed due to Project construction shall be replace with species-appropriate artificial bat roosts of comparable size and quality, subsequent to identification of the affected species by the bat specialist. The design, location, and maintenance of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.

a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by Los Angeles County Department of Regional Planning (LACDRP) and CDFW.

b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. The monitoring plan shall be approved by LACDRP and CDFW prior to implementation.
c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.

*(*Source: *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California*, prepared by Helix Environmental Consulting and dated November 19, 2018*)*

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒

No sensitive natural communities are located on the Project site. The Project site is a decommissioned elementary school surrounded by existing development. The Project site is vegetated primarily with turf grass, with additional areas of ornamental groundcover and non-native trees. No oak trees occur on the project site, as shown on a tree survey conducted by Helix Environmental and included in Appendix C. No impacts to sensitive natural communities would occur. The closest jurisdictional drainage to the Project site is San Jose Creek, located approximately 1.87 miles north of the Project site. *(*Source: *La Subida Tree Locations*, prepared by Helix Environmental Consulting; and *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California,* prepared by Helix Environmental Consulting and dated November 19, 2018; https://www.fws.gov/wetlands/data/Mapper.html)

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

No state or federal jurisdictional waters or wetlands are located on the Project site. The Project site is a decommissioned elementary school surrounded by existing development. The Project site is vegetated primarily with turf grass, with additional areas of ornamental groundcover and non-native trees. No oak trees or other native riparian habitat occurs on the Project site. The closest jurisdictional drainage to the Project site is San Jose Creek, located approximately 1.87 miles north of the Project site. No impacts would occur. *(*Source: *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California,* prepared by Helix Environmental Consulting and dated November 19, 2018; https://www.fws.gov/wetlands/data/Mapper.html)

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☒ ☐ ☐

The Project site is located in an urban environment completely surrounded by residential development and busy streets. The closest natural area where wildlife movement could occur is the Puente Hills located approximately 0.8 miles southwest of the Project site. Therefore, the combination of the surrounding urbanized land uses and lack of suitable native habitat preclude the use of the Project site as a wildlife corridor by terrestrial species.

The Project site does provide open area in an urbanized environment with non-native trees and shrubs present that could attract avian species. The presence of mature trees and ornamental vegetation has the potential to support nesting birds. The Migratory Bird Treaty Act (MBTA) and Section 3503 of the California Fish and Game Code prohibits the harm or harassment of nesting birds. Therefore, brush clearing and grading activities could result in significant impacts to nesting birds. To minimize impacts to nesting birds to less than significant, the following mitigation measure shall be implemented.

> **Mitigation Measure MM BIO-3**: Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.
>
> If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no more than three (3) days prior to the initiation of project activities to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the juveniles have fledged and there is no evidence of a second attempt at nesting or the nest has failed. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.
>
> If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the

Department of Regional Planning will determine whether to allow a reduced buffer and CDFW will provide, if requested, concurrence of the approach to reduce the buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.

Implementation of Mitigation Measure MM BIO-3 will reduce potential impacts to nesting birds to less than significant. (Source: *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California,* prepared by Helix Environmental Consulting and dated November 19, 2018)

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)? ☐ ☐ ☐ ☒

No oak trees occur on the Project site, as shown on a tree survey conducted by Helix Environmental and included in Appendix C; therefore, no impacts would occur. (Source: *La Subida Tree Locations,* prepared by Helix Environmental Consulting; and *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California,* prepared by Helix Environmental Consulting and dated November 19, 2018)

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)? ☐ ☐ ☐ ☒

The Project site is not located in a Significant Ecological Area (SEA) or area covered by local policies or ordinances protecting biological resources. The closest adopted SEA to the Project site is located approximately 0.8 miles to the southwest in the Puente Hills area. The Project site has been previously developed as a school and is designated on the General Plan and Zoning Code for residential development. Furthermore, no oak trees or other sensitive habitat areas are located on the Project site, thus no conflicts with adopted ordinances or policies would occur. (Source: *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California,* prepared by Helix Environmental

Consulting and dated November 19, 2018; Los Angeles County General Plan Figure 9.3, *Significant Ecological Areas and Coastal Resource Areas Policy Map*)

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?	☐	☐	☐	☒

The Project site is not located in an area covered by an adopted Habitat Conservation Plan (HCP) or Natural Communities Conservation Plan (NCCP), therefore, no impacts would occur. (Source: *Biological Site Assessment for the La Subida Project, Community of Hacienda Heights, Unincorporated Los Angeles County, California, prepared* by Helix Environmental Consulting and dated November 19, 2018)

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒

The Project site is developed with a decommissioned elementary school. La Subida Elementary School was built in 1965 to serve the Hudson School District, now Hacienda La Puente Unified School District. The school structure was evaluated to determine if it qualified as a historical resource. As presented in the report *Historic Resources Evaluation for La Subida Elementary School, prepared by LSA, dated March 4, 2019*, included in Appendix D, the school structures do not contain any unique or significant aspects, such as building materials, construction techniques, architectural style, or the architect. The State of California Department of Parks and Recreation (DPR) has forms used to document and evaluate potential resources. DPR forms are included in Appendix D. Therefore, the structures do not qualify as a historic building and no impacts would occur. (*Source: Historic Resources Evaluation for La Subida Elementary School, prepared by LSA, dated March 4, 2019*)

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

A Phase I Cultural Resources Assessment dated February 2019 was prepared by LSA and is included in Appendix E. The Assessment included a records search through the South Central Coastal Information Center (SCCIC), which determined that no records searches have been performed for the Project site and five (5) cultural resources studies have been conducted on properties within 0.5 mile of the Project site. Previous cultural resource work in the Project vicinity has resulted in no cultural resources being recorded within the project site or within 0.5 mile of the Project site. The Phase I Cultural Resources Assessment also included a pedestrian field survey, which included a detailed field survey of the project site.

No cultural resources were identified on the Project site by records search or the field survey. However, the lack of historical and modern disturbance in the grassy field of the Project site indicates a potential for subsurface cultural deposits. Therefore, to reduce potential impacts to less than significant, the following mitigation measure shall be implemented.

> **Mitigation Measure MM CUL-1**: Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.

Impacts to Tribal Cultural Resources are analyzed in Section 18 of this Initial Study. Formal notification of the Project was sent on April 23, 2020 to the Native American Heritage Commission, Gabrieleno Band of Mission Indians – Kizh Nation, and San Gabriel Band of Mission Indians – Gabrieleno Tongva. A request for consultation was made by the Gabrieleno Band of Mission Indians – Kizh Nation and consultation took place on September 9, 2020. Tribal consultation concluded on October 6, 2020. Section 18 of this Initial Study includes an analysis of impacts on Tribal Cultural Resources and identifies required mitigation measures.

Implementation of Mitigation Measure MM CUL-1 will reduce potential impacts to archaeological resources to less than significant. (*Source: Addendum to the Phase I Cultural Resources Assessment, La Subida Residential Development, Hacienda Heights, Los Angeles County, California,* prepared by LSA, dated June 11, 2020; *Phase I Cultural Resources Assessment, La Subida Residential Development, Hacienda Heights, Los Angeles County, California, prepared by LSA, dated February 2019, included in Appendix E)*

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Project plans, geologic maps of the Project site, and relevant geological and paleontological literature were reviewed to determine which geologic units are present within the Project site and whether fossils have been recovered within the Project site or from those or similar geologic units elsewhere in the region. In addition, a search for known fossil localities was conducted through the Natural History Museum of Los Angeles County (LACM) to determine the status and extent of previously recorded paleontological resources within and surrounding the Project site. The results are presented in a letter from LACM dated December 21, 2018, included as Appendix F.

According to the locality search conducted by the LACM, there are no known fossil localities within the Project site. However, the LACM has a record of a fossil locality nearby from sedimentary deposits similar to those likely present at depth within the Project site. The closest locality in Pleistocene deposits is LACM 1807, northeast of the Project site in Irwindale, between Arrow Highway and Dalton Wash and east of Irwindale Avenue. This locality produced a fossil specimen of mastodon (*Mammut americanum*). The LACM also noted that it is possible to encounter older deposits of the marine Pliocene Fernando Formation and the late Miocene Puente Formation at a modest depth below the surface in the Project site. The LACM has a series of localities from these formations near the Project site. From the Fernando Formation, localities LACM 6350–6361, just northwest of the Project site from the Puente Hills Landfill, produced a suite of fossil marine vertebrates, including great white shark (*Carcharodon carcharias*), herring (*Ganolytes*), hake (*Merluccius*), lanternfish (*Diaphus* and *Lampanyctus*), mackerel (Scombridae), swordfish (*Coelorhynchus scaphopsis*), flounder (Pleuronectidae), and whale (Cetacea). The next closest locality from the Fernando Formation is LACM 1897, near Penn Park in northeastern Whittier, west-southwest of the Project site. This locality produced a fossil specimen of dolphin (Odontoceti). The closest vertebrate fossil localities from the Puente Formation are LACM 5837, LACM 6170, LACM 6907–6908, and LACM 7046 from east of the Project site near San Jose Creek. These localities have produced bonito shark (*Isurus oxyrinchus*), topsmelt (*Atherinops barkeri* and *Atherinopsis*), saury (Scomberesocidae), herring (*Etringus scintillans* and *Ganolytes cameo*), cod (*Eclipes*), anglerfish (*Acentrophryne longidens*), lanternfish (Myctophidae), jack (*Decapterus*), snake mackerel (*Thyrsocles kriegeri*), croaker (*Seriphus lavenbergi* and *Lompoquia*), sanddab (Pleuronectiformes), deep sea smelt (Bathylagidae), viperfish (*Chauliodus eximius*), bristlemouth (*Cyclothone*), pipefish (*Syngnathus emeritus*), and whale.

No paleontological resources or unique geologic features are known to exist within or near the Project site. The Project site is located in a previously disturbed area that was mass graded for the development of the existing school. Based on the topography of the Project site and surrounding area, the western half of the site sits approximately 25 feet below the top of the slope, which was cut to make a level ground surface for the school. Artificial Fill is noted in the eastern portion of the Project site, ranging in depth from 0 to 11 feet below existing grade, where it was placed during construction of the school to assist in making the ground level. In the Preliminary Geotechnical Report for the Project, LGC Geotechnical, Inc., recommends the removal of all Artificial Fill and all sediments to a depth of approximately five (5) feet below the original topographic grade. Because the Project site was previously excavated over 20 feet, based on the surrounding current topography, new excavation activities have the potential to occur in older, Pleistocene sediments that may be present below the surficial Young Alluvial Fan Deposits, Unit 3. Therefore, any excavation into these deposits has the potential to impact scientifically significant paleontological resources. Therefore, to ensure that potential impacts to undiscovered paleontological resources remain less than significant, monitoring of construction activities would be required as outlined in the following mitigation measures below.

> **Mitigation Measure MM CUL-2**: Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.
>
> **Mitigation Measure MM CUL-3**: Excavation and grading activities in deposits with high paleontological sensitivity (i.e., Young Alluvial Fan Deposits, Unit 3) shall be monitored by a paleontological monitor following a Paleontological Resources Impact Mitigation Program (PRIMP). No monitoring is required for excavations in deposits with no or low paleontological sensitivity (i.e., Artificial Fill). If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected, and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field.
>
> **Mitigation Measure MM CUL-4**: Collected scientifically significant resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program and prior to issuance of the first building permit, a report of findings shall be prepared to document the results of the monitoring program and shall be submitted to the Director of Regional Planning, or designee.

Implementation of Mitigation Measure MM CUL-2, CUL-3, and CUL-4 will reduce potential impacts to paleontological resources to less than significant. (*Source: Paleontological Locality Search for the La Subida Residential Development Project, Hacienda Heights, Los Angeles County, California,* prepared by LSA dated December 7, 2018; *LACM letter dated December 21, 2018 re Paleontological Resources Records Check for the proposed La Subida Residential Development Project, LSA Project # LHC1803, in Hacienda Heights, Los Angeles County, project area,* included in Appendix F*)*

d) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☒ ☐ ☐

Although no conditions exist that suggest human remains are likely to be found on the Project site, development of the Project site could result in the discovery of human remains and potential impacts to these resources. If human remains are found, those remains would be required to conduct proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Sections 7050.5 to 7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission (NAHC) and consultation with the individual identified by the NAHC to be the "most likely descendant (MLD)." The MLD would have 48 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with existing State regulations, which detail the appropriate actions necessary in the event human remains are encountered, and adherence to Mitigation Measure MM CUL-5, would reduce impacts to less than significant.

> **Mitigation Measure MM CUL-5**: If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the NAHC. The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Energy use would occur both during construction and operation of the Project, which is documented in the *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California,* prepared by LSA, dated June 11, 2020, included as Appendix A. Construction requires demolition, site preparation, grading, building construction, paving, and architectural coating activities during construction. Construction also requires energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the building. All or most of this energy would be derived from nonrenewable resources. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. However, construction activities are not anticipated to result in an inefficient use of energy, as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the Project. Energy (i.e., fuel) usage on the Project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources.

Transportation energy represents the largest energy use during construction and would occur from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction worker vehicles that would use petroleum fuels (e.g., diesel fuel and/or gasoline). Therefore, the analysis of energy use during construction focuses on fuel consumption. Diesel fuel usage from construction off-road equipment was calculated using the CalEEMod assumptions used in the Air Quality and GHG Analysis. CalEEMod utilized the same construction equipment assumptions as used for the Air Quality and GHG analyses. As detailed in the *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California,* prepared by LSA, dated June 11, 2020, included as Appendix A, the total fuel usage from construction off-road equipment is estimated to be 69,651 gallon (gal), the consumption of which would occur over the 20 months of construction. The greatest amount of fuel (35,524 gal) would be consumed by off-road equipment during the building construction. Total fuel consumption in Los Angeles County totaled 4,818 billion gal in 2018. Vehicle consumption accounts for the majority of the total fuel consumption in California. In 2018, 620.5 million gal of diesel fuel and 4,197.5 million gal of gasoline were consumed from vehicle trips in Los Angeles County based on EMFAC2017. Compared to the annual fuel consumption from vehicle trips in Los Angeles County, the peak annual fuel consumption of 69,651 gal from off-road construction equipment during construction would be a small fraction of the annual fuel consumption in Los Angeles County. Fuel use from construction trucks and construction worker vehicles traveling to the project site also represents a small fraction of fuel consumption. Total diesel fuel consumption would be 24,079 gal from construction truck trips. Total gasoline consumption would be 19,504 gal from construction worker vehicle trips. During the construction period, an estimated 43,583 gal of fuel would be consumed. In 2018,

620.5 million gal of diesel fuel and 4,197.5 million gal of gasoline were consumed from vehicle trips in Los Angeles County based on EMFAC2017. Therefore, peak annual gasoline demand generated by on-road trips during construction would be less than 0.001 percent of the total annual gasoline and diesel fuel consumption in Los Angeles County.

Given the temporary and relatively small amount of fuel consumption compared to Los Angeles County's overall usage, construction of the proposed Project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources, and construction-related impacts would be less than significant. No mitigation is required.

Operational energy consumption would be associated with natural gas use, electricity consumption, and fuel used for vehicle trips associated with the Project. The Project is anticipated to generate a total of 414,609 kilowatt-hours (kWh) of electricity use per year. The amount of electricity demand has not been offset by solar systems on each house. Electricity is provided in the State through a complex grid of power plants and transmission lines. In 2018, California's in-state electric generation totaled 194,842 GWh; the State's total system electric generation, which includes imported electricity, totaled 285,488 GWh (CEC 2019c). The project's energy use represents a small fraction of state-wide electric use.

The estimated potential increased natural gas demand associated with the proposed Project is 847,422 thousand British Thermal Units (kBTU) per year. Total natural gas consumption in Los Angeles County in 2018 was 2,920 trillion BTUs. Therefore, natural gas demand associated with the proposed Project would be less than 0.001 percent of the Los Angeles County demand.

Implementation of the proposed Project would increase the Project-related annual gasoline demand by 66,588 gal. However, new automobiles purchased by residents and visitors driving to and from the Project site would be subject to fuel economy and efficiency standards applied throughout the State. As such, the fuel efficiency of vehicles associated with the Project site would increase throughout the life of the proposed Project.

Therefore, operation of the proposed Project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources, and operation-related impacts would be less than significant. No mitigation is required. (Source: *Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California,* prepared by LSA, dated June 11, 2020)

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐

In 2010, the County adopted the Green Building Standards Code (Title 31) to establish green building development standards for new projects with the intent to promote a healthier environment by encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality. In January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

The proposed Project has been designed and will comply with the County's Green Building Standards and the State's CALGreen Building Code. By virtue of compliance with these codes, the Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources.

Additionally, the California Energy Commission (CEC) adopted the 2019 Integrated Energy Policy Report, which provides the results of the CEC's assessments of a variety of energy issues facing California. Because California's energy conservation planning actions are conducted at a regional level, and because the proposed Project's total impact on regional energy supplies would be minor, the proposed Project would not conflict with or obstruct California's energy conservation plans as described in the CEC's 2019 Integrated Energy Policy Report.

Therefore, the proposed Project will not conflict with or obstruct a state or local plan, and by virtue of compliance with state and local plans, the proposed Project will not cause wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts are less than significant. (*Source: Los Angeles County Code Title 31; California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations; proposed building plans; Air Quality, Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Project, County of Los Angeles, California*, prepared by LSA, dated June 11, 2020)

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The subject site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during the geotechnical evaluation conducted by LGC (*Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019*) included in Appendix G. The closest active faults to the Project site are the Walnut Creek Fault, approximately 2.2 miles, and the Whittier Fault, approximately 1.1 miles. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site. Therefore, impacts would be less than significant. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019 and Department of Conservation GIS fault mapping)*

ii) Strong seismic ground shaking?	☐	☐	☒	☐

The Project site, like many areas in Southern California, are subject to strong seismic ground shaking. While the Project site does not have any faults on the property, several nearby faults, such as Whittier Fault, Puente Hills Fault, and the San Andreas Fault, all have the potential to generate strong ground shaking. The closest active faults to the Project site are the Walnut Creek Fault, approximately 2.2 miles, and the Whittier Fault, approximately 1.1 miles.

The construction of two-story single family residential homes is common in earthquake prone areas like Southern California, including the Project site. The geotechnical analysis included in Appendix G included an evaluation of site seismic characteristics in accordance with Chapter 16, Section 1613 of the 2016 California Building Code (CBC). Based on the site seismic characteristics, the CBC provides building code guidelines to minimize the effects of seismic ground shaking. With adherence to the building code standards, impacts associated with seismic ground shaking would be less than significant. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019 and Department of Conservation GIS fault mapping)*

iii) Seismic-related ground failure, including liquefaction and lateral spreading? ☐ ☒ ☐ ☐

The Project site does not have earthquake faults on the property, therefore, the potential for seismic rupture is very low. The closest active faults to the Project site are the Walnut Creek Fault, approximately 2.2 miles, and the Whittier Fault, approximately 1.1 miles. However, the Project site is located with a liquefaction hazard zone as mapped by the State of California Seismic Hazard Zone mapping. Subsurface field data indicates that the site contains generally thin sandy layers susceptible to liquefaction interfingered with fine-grained non-liquefiable soils and very dense sands. The recent explored groundwater elevation of 50 feet below existing grade and historic high groundwater elevation of 25 feet below existing grade were both used in the liquefaction analysis. The liquefaction analysis determined that total seismic settlement could reach 1 inch or less. Differential seismic settlement has been estimated to be half of the total estimated settlement (1/2 = 0.5 inches) over a horizontal span of approximately 40 feet. Lateral spreading, which is a type of liquefaction, may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. Due to the depth to groundwater and low potential for shallow liquefaction, the potential for lateral spreading is considered low.

The potential for liquefaction and differential settlement constitutes a significant impact. To reduce the potential impact to less than significant, the LGC Geotechnical Report included in Appendix G contains a list of recommendations. One recommendation that directly pertains to liquefaction and differential settlement is the requirement (Section 4.1.2) to uniformly remove, over-excavate, and recompact a minimum of five (5) feet below existing grade or a minimum of three (3) feet below finished grade, whichever is deeper. Therefore, to mitigate impacts to less than significant, the following Mitigation Measure shall be implemented.

> **Mitigation Measure MM GEO-1**: The Project Applicant shall implement the recommendations contained in the *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California,* prepared by LGC Geotechnical, dated July 15, 2019 to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.

Implementation of Mitigation Measure MM GEO-1 will reduce impacts to less than significant. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019 and Department of Conservation GIS fault mapping)*

iv) Landslides? ☐ ☐ ☐ ☒

The Project site is relatively flat, without large slopes on or adjacent to the property. The site was previously graded as part of construction of the existing decommissioned elementary school. There is no evidence of landslides on or adjacent to the Project site. The State Department of Conservation Reported California Landslides maps the closest reported landslide to the Project site approximately 14 miles north in the San Gabriel Canyon. The closest potential landslide as mapped by Koordinates for Los Angeles County occurs in Turnbull Canyon located approximately 0.5 miles west of the Project site. Therefore, no impacts associated with landslides would occur. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC*

Geotechnical, dated July 15, 2019; Los Angeles County Landslide Zones Koordinates; and Department of Conservation Reported California Landslides)

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

The Project site is relatively flat, without large slopes on or adjacent to the property. The site was previously graded as part of construction of the existing decommissioned elementary school. Furthermore, the Project site is surrounded by existing residential streets and single-family residences. Given current site conditions, the potential for soil erosion or loss of topsoil is low. Furthermore, during grading when the highest risk of loss of topsoil and/or erosion would occur, silt fencing, sandbags, waddles, and other BMPs will be installed as part of the Stormwater Pollution Prevention Plans (SWPPP). Impacts are considered less than significant. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019)*

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☒ ☐ ☐

The Project site is not located on a geologic unit that is unstable or could become unstable. The Project site consists of a design cut excavated into pre-existing native soils, and design fill placed over previously existing topography (original native soil elevations). The soils consist of layers of fine-grained clay, sandy clay and sandy silt, with varying amounts of sand with gravel. While the closest potential landslide as mapped by Koordinates for Los Angeles County occurs in Turnbull Canyon located approximately 0.5 miles west of the Project site and is not considered a potential impact the Project site is subject to seismically induced liquefaction and differential settlement as described in iii) above. Implementation of Mitigation Measure MM GEO-1 would reduce impacts to less than significant. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019; Los Angeles County Landslide Zones - Koordinates; and Department of Conservation Reported California Landslides)*

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? ☐ ☒ ☐ ☐

Based on laboratory testing of on-site soils, the Project site has a Medium (Expansion Index of 90 or less per ASTM D4829) expansion potential. The Medium expansive soils have the potential to impact on-site structures. Design recommendations are necessary for foundations and site improvements like concrete flatwork to minimize the impacts of expansive site soils. Therefore, implementation of Mitigation Measure MM GEO-1, which requires adherence to design recommendations, would reduce impacts to less than significant. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019)*

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? ☐ ☐ ☐ ☒

The Project site is located in an area served by sewer and would not rely on septic or other non-sewer wastewater treatment systems. A Will Serve letter was provided by the County Sanitation Districts of Los Angeles County on April 1, 2022. No impact would occur. *(Source: Tentative Tract Map 082160)*

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)? ☐ ☐ ☐ ☒

The Project site is relatively flat and is not subject to the Hillside Management Area Ordinance, which regulates development in hillsides of 25 percent slope or greater. *(Source: Tentative Tract Map 082160)*

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The South Coast Air Quality Management District (SCAQMD) convened a GHG CEQA Significance Threshold Working Group (Working Group). At its last meeting in September 2010, the Working Group established for non-exempt projects, such as the proposed Project, a screening level threshold of 3,000 metric tons of CO_2e ($MTCO_2e$) and land use specific thresholds, which for residential projects, was established at 3,500 $MTCO_2e$. Greenhouse gas emissions occur from the following four sources for residential projects: construction; gas, electricity, and water uses; solid waste disposal; and motor vehicle use. Since construction operations are temporary, short-term emissions, the total construction emissions are amortized over 30 years per Working Group guidance.

As documented in the report, *Air Quality Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Development Project, County of Los Angeles, California* prepared by LSA, dated June 11, 2020, and included in Appendix A, total GHG emissions for the proposed Project would be less than the screening level threshold of 3,000 $MTCO_2e$ and the land use specific threshold of 3,500 $MTCO_2e$, as shown in the following table.

Table 7. Total Greenhouse Gas Emissions

Emissions	Pollutant Emissions (MT/yr)					
	Bio-CO_2	**NBio-CO_2**	**Total CO_2**	**CH_4**	**N_2O**	**CO_2e**
Construction Emissions Amortized over 30 Years	0	36.67	36.67	<0.01	0	36.85
Operational Emissions, Area	0	11.50	11.50	<0.01	<0.01	11.58
Operational Emissions, Energy	0	146.23	146.23	<0.01	<0.01	147.01
Operational Emissions, Mobile	0	669.66	669.66	0.03	0	670.41
Operational Emissions, Waste	3.10	0	3.10	0.18	0	7.68
Operational Emissions, Water	0.86	13.13	13.99	0.09	<0.01	16.88
Total Project Emissions	**3.96**	**877.18**	**881.14**	**0.30**	**0**	**890.41**
					SCAQMD Tier 3 Threshold	**3,500**
					Significant?	No

Source: Compiled by LSA (May 2020).
Note: Column totals may not add up due to rounding.

Bio-CO2 = biologically generated CO_2
CH4 = methane
CO2 = carbon dioxide
CO2e = carbon dioxide equivalent
MT/yr = metric tons per year
N2O = nitrous oxide
NBio-CO2 = non-biologically generated CO_2
SCAQMD = South Coast Air Quality Management District

With total GHG emission of 890 $MTCO_2e$, which is less than the threshold of 3,500 $MTCO_2e$ recommended by SCAQMD, impacts would be less than significant. (Source: *Air Quality Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Development Project, County of Los Angeles, California* prepared by LSA, dated June 11, 2020)

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Plans and policies addressing GHG emissions have been adopted by the County, the Air Resources Board (ARB), the Southern California Association of Governments (SCAG), and SCAQMD. The County has specifically prepared and adopted a 2020 Community Climate Action Plan (CCAP) on October 6, 2015, and is currently being updated, which is a long-range plan to reduce communitywide GHG emissions from activities within the County limits, in order to comply with other state-wide policies and plans.

The proposed Project includes the following list of GHG reduction measures listed in Project Design Features, PDF GHG-1 below.

PDF GHG-1 The Project shall incorporate the following green building design features, or substitute equivalently effective features, to reduce GHG emissions during project construction and operations.

- Install high efficiency appliances
- Recycle Job Site Construction & Demolition/ Waste
- Salvage Reusable Building Materials
- Implement construction Site Stormwater Practices
- Protect Water Quality with Landscape Design
- Design Resource-Efficient Landscapes and Gardens
- Install High-Efficiency Irrigation Systems
- Provide for On-Site Water Catchment/ Retention
- Use Wood I-Joints for Floors and Ceilings
- Use OSB Subfloors and Sheathing
- Use Treated Wood that does not contain Chromium/Arsenic
- Insulate Hot Water Pipes
- Install Faucets and Showerheads with Flow Reducers
- Install Gas Tankless Water Heater
- Install On-Demand Hot Water Circulation Pump
- Install IC-AT Recessed Fixtures with CFLs
- Install Lighting Controls
- Install Energy Star Dishwasher
- Install Energy-Efficient Windows Double-Paned; Low Emissivity (Low E) and Low Conductivity Frames
- Vent Range Hood to the Outside
- Install Sealed Combustion Units on Furnaces and Water Heaters
- Install 13 SEER/11 EER or Higher AC with a TXV
- Install AC with Non-HCFC REFRIGERANTS

- Select Safe and Durable Roofing Materials
- Install Radiant Barrier
- Use Low/No VOC Paint
- Use Low VOC, Water-Based Wood Finishes
- Use Low/No VOC Adhesives
- Use Engineered Sheet Goods with no added Urea Formaldehyde
- Use Finger-Jointed or Recycled-Content Trim
- Install Recycled Content Carpet with low VOCs (standard carpet only)
- Install Solar Photovoltaic panels
- Pre-wire for electric car charging

The following table demonstrates the proposed Project's consistency with applicable policies from the County's CCAP, based on implementation of the Project Design Features listed above. It should be noted the County's CCAP includes an Implementation Program with five (5) strategy areas and 26 new actions, all of which are strategies to be implemented by the County to further reduce GHG emissions.

Table 8. Project Consistency with County CCAP Policies Related to Greenhouse Gas Emissions

Community Climate Action Plan	Project Consistency
Green Building Development. Promote and incentivize at least Tier 1 voluntary standards within CALGreen for all new residential and nonresidential buildings. Develop a heat island reduction plan and facilitate green building development by removing regulatory and procedural barriers.	**Consistent.** The 2019 Building and Energy Efficiency Standards is effective January 1, 2020, and would be applicable to the proposed Project. Pursuant to the County's Green Building Ordinance, residential buildings would be required to achieve the Tier 1 energy standards as outlined in the California Building and Energy Efficiency Code. The proposed Project would meet or exceed Title 24 energy use requirements with implementation of Project Design Features.
Solar Installations. Promote and incentivize solar installations for new and existing homes, commercial buildings, carports and parking areas, water heaters, and warehouses.	**Consistent.** The current Building and Energy Efficiency Standards mandate that new homes have solar panels. The proposed Project would meet or exceed Title 24 energy use requirements with implementation of Project Design Features.
Electric Vehicle Infrastructure. Install electric vehicle (EV) charging facilities at residence parking area and/or garages.	**Consistent.** The current Building and Energy Efficiency Standards now require installation of EV charging spaces in new residential homes (2019 CALGreen). The proposed Project would meet or exceed 2019 CALGreen requirements with implementation of Project Design Features.

Source: Community Climate Action Plan (County of Los Angeles 2015c).
CalGreen = Green Building Standards Code
EV = electric vehicle

In 2008, the California Air Resources Board (CARB) approved a *Climate Change Scoping Plan* as required by AB32. The *Climate Change Scoping Plan* proposed a "comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health." The *Climate Change Scoping Plan* (2008) has a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and nonmonetary incentives, voluntary actions, market-based mechanisms (e.g., a cap-and-trade system), and an AB 32 implementation fee to fund the program. The proposed Project's compliance with California Building and Energy Efficiency Code, as detailed in PDF GHG-1, would make the proposed Project consistent with AB 32 and the 2008 *Climate Change Scoping Plan*.

In April 2016, the Regional Council of SCAG adopted the *2016–2040 Regional Transportation Plan/ Sustainable Communities Strategy* (RTP/SCS). The proposed Project would support and be consistent with relevant and applicable GHG emission reduction strategies in SCAG's *Sustainable Communities Strategy*. These strategies include providing residences in an urban infill location and within a relatively short distance of existing transit stops. Within the immediate area of the Project site (1.0 mile), bus stops are currently located near the intersections of S. Hacienda Boulevard/La Subida Drive and Hacienda Boulevard /Tetley Street North.

Lastly, consistency with SCAQMD's policies and plans is tied to the draft screening value for residential use of 3,500 $MTCO_2e$. As documented in a) above, the proposed Project would generate a total of 890 $MTCO_2e$, which is less than the threshold of 3,500 $MTCO_2e$ recommended by SCAQMD. Therefore, the proposed Project is consistent with County, ARB, SCAG, and AQMD policies designed to reduce GHG emissions. Impacts would be less than significant. (Source: *Air Quality Energy, and Greenhouse Gas Emissions Analysis: Proposed La Subida Residential Development Project, County of Los Angeles, California* prepared by LSA, dated June 11, 2020)

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☒	☐	☐

Residential projects are not operators or generators of hazardous materials. Thus, operation of the proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes. Grading and construction activities may involve limited transport, use, and disposal of hazardous materials such as fuel for construction equipment. However, construction activities are short-term and hazardous materials used during construction would be transported, used, and disposed of according to federal, State, and local health and safety requirements.

Previous Asbestos, Lead and Miscellaneous Toxic Materials (universal wastes) Surveys were conducted for the subject property by Masek Consulting Services, Inc. (MCS), in May 2017. The surveys revealed various building materials to contain asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs). The transport and disposal of the existing construction materials has the potential for release of hazards. To mitigate impacts to less than significant, the following Mitigation Measure shall be implemented.

> **Mitigation Measure MM HAZ-1**: Prior to the demolition of existing structures, an updated survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted and any such materials shall be removed and disposed of properly by qualified technicians.

The existing hazardous waste management (HWM) infrastructure in the County is inadequate to handle the hazardous waste currently being generated. As the proposed Project may generate additional household hazardous waste, including any product labeled toxic, poison, combustible, corrosive, flammable or irritant; these may be disposed of improperly which could adversely impact existing HWM infrastructure. To mitigate impacts to less than significant, the following Mitigation Measure shall be implemented.

> **Mitigation Measure MM HAZ-2**: At the time of occupancy, Educational Material on the proper management and disposal of household hazardous waste material shall be provided to new homeowners.

Therefore, with implementation of the MM HAZ-1 and MM HAZ-2 impacts would be less than significant. (*Source: Phase I Environmental Site Assessment and Limited Soil Investigation, prepared by EEI Engineering Solutions, March 15, 2018; County of Los Angeles Public Works Household Hazardous Waste Collection Program pw.lacounty.gov/epd/hhw)*

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment? ☐ ☒ ☐ ☐

Residential projects are not operators or generators of hazardous materials. The proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes during operations. Hazardous materials used during construction would be used in accordance with federal, State, and local regulations. Previous Asbestos, Lead and Miscellaneous Toxic Materials (universal wastes) Surveys were conducted for the subject property by Masek Consulting Services, Inc. (MCS), in May 2017. The surveys revealed various building materials to contain asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs). The transport and disposal of the existing construction materials has the potential for release of hazards. Implementation of Mitigation Measure MM HAZ-1 would reduce impacts to less than significant.

Neither the Project site conditions, nor Project activities, would result in a reasonably foreseeable accident condition, given the minimal use of hazardous materials during the limited construction phase of the Project. Impacts would be less than significant with mitigation. (*Source: Phase I Environmental Site Assessment and Limited Soil Investigation, prepared by EEI Engineering Solutions, March 15, 2018)*

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses? ☐ ☒ ☐ ☐

Residential projects are not operators or generators of hazardous materials. The proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes during operations. Hazardous materials used during construction would be used in accordance with federal, State, and local regulations. Previous Asbestos, Lead and Miscellaneous Toxic Materials (universal wastes) Surveys were conducted for the subject property by Masek Consulting Services, Inc. (MCS), in May 2017. The surveys revealed various building materials to contain asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs). The transport and disposal of the existing construction materials has the potential for release of hazards. Implementation of Mitigation Measure MM HAZ-1 would reduce impacts to less than significant. Neither the Project site conditions, nor Project activities, would result in a reasonably foreseeable accident condition, given the minimal use of hazardous materials during the limited construction phase of the Project. Impacts would be less than significant with mitigation. (*Source: Phase I Environmental Site Assessment and Limited Soil Investigation, prepared by EEI Engineering Solutions, March 15, 2018)*

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☒ ☐ ☐

A Phase I Environmental Assessment (*Phase I Environmental Site Assessment and Limited Soil Investigation, prepared by EEI Engineering Solutions, March 15, 2018*) was prepared for the Project site, which is included in Appendix H. The purpose of the Phase I ESA was to assess the presence or likely presence of any hazardous substances

or petroleum products in, on, or at the Project site: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment, which would be considered a recognized environmental condition (REC). Historical aerial photographs were analyzed, and data bases searched, for prior uses that could result in a REC on the Project site. The analysis determined no National Priority site list (NPL) were located within one mile of the Project site.

To examine the potential effects from contaminated groundwater, the Phase I included a Vapor Encroachment Screen (VES), which is used to determine whether a vapor contamination occurs, called a Vapor Encroachment Condition (VEC), from chemicals of concern. The results of the screening determined that the former oil well on the subject property was high enough to be considered a Potential Vapor Encroachment Condition (pVEC) for the Project site. To address the pVEC, a Tier 2 Screening was performed to assess whether documented soil and groundwater contamination is located within the critical distance to the subject property such that it could result in a VEC. The presence of the former oil well at the Project site presents a potential concern for methane gas and/or soil contamination.

An abandoned oil well is known to be present in the northwest portion of the property, identified as Continental Oil Co., Turnbull Community Well Number 2 (API No. 03718739). The well is generally located in an unpaved area immediately northwest of the western school building and southeast of the preschool/kindergarten facility. Records indicate the well was capped and plugged back in 1941 according to then approved regulations. Concurrent with the development application, Lennar Homes submitted a well review program application to California Department of Conservation, Geologic Energy Management Divisions (CalGEM), previously known as Division of Oil, Gas, and Geothermal Resources ("DOGGR"). On May 20, 2019 CalGEM issued a letter indicating the proposed development plan sufficiently avoids the well and provides future access to the well. The CalGEM letter indicated the well is not abandoned consistent with current regulations. Therefore, the existing well is proposed to remain in place, capped below grade on Open Space #2, which would be designated as an open space area owned and maintained by the HOA via easements in compliance with CalGEM access and space requirements.

To reduce the impacts associated with the existing well to less than significant, the onsite well will be re-abandoned in accordance with current CalGEM requirements as specified in the following Mitigation Measure.

> **Mitigation Measure MM HAZ-3**: Based on the date of the reported abandonment of the oil well (1941), the Project Applicant shall re-abandon the well in accordance with current CalGEM requirements. If stained or suspicious soil is encountered during abandonment activities, the material should be segregated and evaluated and if deemed necessary, characterized for proper disposal. Any potential encroachment upon the well location should be coordinated through the County of Los Angeles Planning Department, or its designee, and CalGEM to ascertain proper abandonment and construction review requirements.

Implementation of Mitigation Measure MM HAZ-3 will reduce impacts to less than significant. Re-abandonment of the well in accordance with MM HAZ-3 will not cause any new or additional impacts. The re-abandonment work would occur within the Project site and the re-abandonment activities fall within the analysis of on-site construction activities analyzed in this document.

Given the site's historical agricultural use, the Phase I included ten (10) soil samples for potential chemicals of concern. The results of the soil sampling identified the presence of Total Arsenic in three (3) of the ten (10) samples; however, no concentrations exceed Department of Toxic Substances Control (DTSC) screening value of 12 mg/kg which is used in the evaluation of school sites. The samples identified the presence of Total Lead in 4 of the 10 samples, however no concentrations exceed DTSC residential samples and the concentrations appear to represent background levels inherent to the site vicinity. None of the ten (10) samples identified concentrations of Organochlorine Pesticide. Therefore, no significant impacts would occur.

The results of the Phase I analysis determined the Project site is not included on a list of hazardous materials sites pursuant to Government Code § 65962.5, and the Project site does not contain, and is not subjected to, hazardous materials that could be a hazard to the public. Impacts are less than significant. (*Source: Phase I Environmental Site Assessment and Limited Soil Investigation, prepared by EEI Engineering Solutions, March 15, 2018)*

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

The Project site is not located within an airport land use plan. No impact would occur. (*Source: A-NET – LA County's Airport Land Use Commission mapping*)

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The Project site is surrounded by residential streets and a residential neighborhood. As a former elementary school, the Project site was previously evaluated for emergency response. Furthermore, the Hacienda Heights Community Plan, which designates the Project site for residential use (H-5), was evaluated through the adoption of a Mitigated Negative Declaration (Project Number R2008-01137), which did not identify any deficiencies in emergency response for the Project site. According to the County's General Plan, Figure 12.6, the closest disaster routes to the Project site include S. Hacienda Blvd to the east, Peck Road to the west, SR-60 to the north and Whittier Blvd to the south. Therefore, since the proposed Project would not change the surrounding street system or interfere with an emergency response plan, impacts would be less than significant. *(Source: Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137, County of Los Angeles General Plan Figure 12.6)*

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a high fire hazard area with inadequate access?	☐	☐	☐	☒

The Project site is not located within a Very High Fire Hazard Severity Zone according to mapping prepared by CalFire and Los Angeles County. No impact would occur. (*Source: CalFire Fire Hazard Severity Zones Maps; Los Angeles County GIS-NET)*

ii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☒	☐

The proposed Project is located within an urbanized area, surrounded by residential neighborhoods. Furthermore, the Project site was developed with a now decommissioned elementary school that was required to meet required fire flow standards for a public school. As documented in the *15405 La Subida Drive Test #1 and 15405 La Subida Drive Test #2* letters from San Gabriel Valley Water Company, dated February 5, 2019 (Appendix O) and the Will Serve Letter from San Gabriel Valley Water Company (Appendix Q), the fire flow requirement was determined by the Los Angeles County Fire Department. The proposed water system provides pressures greater than 20 psi during maximum day demands plus 1250 gpm fire flow events as required by the Los Angeles County Fire Department. Two fire hydrants were tested for fire flow adequacy. The first of the fire hydrants tested (Test #1) is located off La Subida Drive, and the second hydrant tested (Test #2) is located on Regalado Street. The minimum residual pressure experience for the worst-case 1250 gpm fire flow event during Test #1 is 67 psi and 63 psi during Test #2. Therefore, the Project site is adequately served by domestic water at pressures that meet fire flow standards. A less than significant impact would occur. The Los Angeles County Fire Department approved the proposed site plan and proposed fire hydrant locations based on water line sizing and fire flow tests. (Source: *15405 La Subida Drive, Test #1 and 15405 La Subida Drive Test #2 letters from* San Gabriel Valley Water Company *dated February 5, 2019; Will Service Letter for 15405 La Subida Drive dated March 14, 2022,* San Gabriel Valley Water Company*)*

iii) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐

The proposed Project is immediately surrounded by residential streets and residential neighborhoods. The Project site currently has a decommissioned school that is vacant. Vacant buildings can attract vandals, homeless, or other illicit uses that could constitute a fire hazard. Therefore, potential impacts of the proposed Project are considered less than significant. *(Source: Phase I Environmental Site Assessment and Limited Soil Investigation, prepared by EEI Engineering Solutions, March 15, 2018)*

h) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

The proposed use is residential, which is not considered a potentially dangerous fire hazard. Residential uses surround the Project site. Current building codes require all residential structures include automatic fire sprinklers. Furthermore, the Project site is not located within a Very High Fire Hazard Severity Zone. Therefore, impacts would be less than significant. (*Source: CalFire Fire Hazard Severity Zones Maps; Los Angeles County GIS-NET)*

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

To address water quality, a Low Impact Development (LID) Plan was prepared for the proposed Project and is included in Appendix J. In compliance with the National Pollutant Discharge Elimination System (NPDES) program, the Regional Water Quality Control Board, Los Angeles Region, adopted Order No. R4-2012-0175, also referred to as Municipal Separate Storm Sewer System (MS4) Permit, which regulates municipal stormwater and urban runoff discharges within the County of Los Angeles. In order to comply with the MS4 Permit, cities and unincorporated County territory must prepare a stormwater quality management program with the goal of fulfilling the requirements of the permit and reducing the amount of pollutants in stormwater and urban runoff. The LID Plan provides details of how the proposed Project would comply with the permit.

As described in the LID Plan, the Project site's infiltration rate ranges from 0.1 to 0.3 inches per hour, which is a very low infiltration rate. Therefore, infiltration Best Management Practices (BMPs) are not feasible. Harvesting and use of BMPs, which capture irrigation and other runoff for later use as irrigation, are also not feasible given the limited landscaping area and drought-tolerant plant material. Given the site limitations, the Project proposes to use a Filterra treatment system or a Modular Wetland System, both of which are sub-surface retention and water treatment systems. The Los Angeles County Department of Public Works has approved the use of the Filterra system, which is detailed in the Drainage Concept/Hydrology Study, included in Appendix I and the LID Plan included as Appendix J. The Regional Water Quality Control Board issued written approval on August 7, 2019 for the Modular Wetland System. Therefore, impacts from the proposed Project on water quality would be less than significant. (*Source: Low Impact Development Plan, ESTU2019000170 La Subida –Tract No. 82160, prepared by Hunsaker & Associates, dated February 15, 2019 and Revised July 13, 2020; Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated July 10, 2020*)

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

A large portion of the Project site is currently open turf area, previously used as fields for the elementary school. The turf area constitutes pervious surface that could percolate rainfall to underground aquifers. The proposed Project would reduce the amount of pervious surface and increase the amount of impervious surface, decreasing the opportunity for percolation. The following table summarizes the change in pervious surface with the proposed Project.

POST DEVELOPMENT					
Impervious Area	7.12	Acres	Percent Impervious	55	%
Pervious Area	5.82	Acres	Percent Pervious	45	%
PRE DEVELOPMENT					
Impervious Area	2.2	Acres	Percent Impervious	17	%
Pervious Area	10.74	Acres	Percent Pervious	83	%

The reduction in pervious surface with the proposed Project would not cause a significant reduction in groundwater recharge for several reasons. First, the infiltration rates on the Project site range from 0.1 to 0.3 inches per hour, therefore, the soil conditions do not allow for efficient or effective infiltration to groundwater basins. Second, groundwater has been measured at 50 feet below ground surface, which indicates a deep groundwater basin and confirms the lack of infiltration. Therefore, impacts would be less than significant. (*Source: Low Impact Development Plan, ESTU2019000170 La Subida –Tract No. 82160, prepared by Hunsaker & Associates, dated February 15, 2019 and Revised July 13, 2020*)

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
(i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

As documented in the *Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated May 27, 2020* (Appendix I) which was approved by Los Angeles County Department of Public Works on July 16, 2020, the Project site currently drains from south/southwest to north/northeast (i.e. from the La Subida Drive/Cardilo Avenue intersection toward the Regalado Street/Angelcrest Drive intersection). Runoff from the Project site discharges into Regalado Street and continues easterly along Regalado Street via street gutters allowing street flows. There is no existing storm drain system in the immediate vicinities of the Project site. The proposed condition will maintain the same development pattern and convey flows as the existing conditions, discharging into Regalado Street. The southern portion of the site will collect runoff from the development area into an area drain, which would flow from west to east parallel to La Subida Drive, and at the property boundary flow from south to north to connect with the water quality treatment within OS Area #3. Street right of way runoff is conveyed to the existing inlet near the intersection of Angelcrest Drive and Tetley Street. Given the lack of erosive materials, relatively flat conditions, and conveyance of storm flows into an existing storm drain conditions, impacts from erosion or siltation are considered less than significant. (*Source: Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated July 10, 2020*)

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐

The proposed Project would result in a change in impervious surface, which would increase the amount of runoff. Currently, the Project site is approximately 17% impervious. The proposed Project would increase that to approximately 55% impervious as summarized in the following table.

POST DEVELOPMENT					
Impervious Area	7.12	Acres	Percent Impervious	55	%
Pervious Area	5.82	Acres	Percent Pervious	45	%
PRE DEVELOPMENT					
Impervious Area	2.2	Acres	Percent Impervious	17	%
Pervious Area	10.74	Acres	Percent Pervious	83	%

The change in impervious area in the post development condition result in an increase in the amount of runoff. Runoff is typically measured in cubic feet per second (cfs). The following table summarizes the amount of increase in runoff associated with the proposed Project.

Table 9. Hydrology Summary Table – Change in Runoff with Vesting Tentative Tract Map (VTTM) 82160

Area	**25-yr Storm**
A	-2.23 cfs
B	3.05 cfs
Total	**0.82 cfs**

Area A consists of the onsite drainage patterns, while Area B consists of the offsite drainage patterns. The 25-year storm is the critical storm event to measure storm drain capacity. As shown in the table above, the onsite peak runoff during a 25-year storm event is 2.23 cfs less than what currently exists onsite. The overall peak flow rates for both onsite and offsite during a 25-year storm event is an increase of 0.82 cfs. The increase of 0.82 cfs is minor in nature and would not cause flooding on- or off site. Therefore, as documented in the Hydrology Report approved by the Los Angeles County Department of Public Works (Appendix I) drainage A, which is the Project site, decreases the runoff by 2.23 cfs, while the overall onsite and offsite runoff has a minor increase during the 25-year storm. However, the Project's runoff would not cause flooding on- or off-site and impacts would be less than significant. (*Source: Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated July 10, 2020*)

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ☐ ☐ ☒ ☐

The proposed Project would not contribute runoff that would exceed the capacity of the stormwater drainage system. The total allowable flow from the Project site into the existing storm drain is 2.23 cfs. The overall peak flow rates for both onsite and offsite during a 25-year storm event is an increase of 0.82 cfs. The increase of 0.82 cfs is minor in nature and would not cause flooding on- or off site. Please see the discussion in (ii) above for further details. Furthermore, the proposed Project would not contribute additional sources of polluted runoff. The proposed Project proposes to use either a Filterra treatment system or a Modular Wetland System, both of which are sub-surface retention and water treatment systems, at four (4) locations on the Project site. The Los Angeles County Department of Public Works has approved the use of the Filterra system, which is detailed in the LID Plan included in Appendix J. Please see the discussion in (a) above for further details.

(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding? ☐ ☐ ☒ ☐

The Project site does not have any drainage courses on the Project site and the site is located in Flood Zone X as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Zone X, as shown on VTTM 82160, is not located within a 100-year Floodplain or the County Capital Flood floodplain. Zone X represents "areas of minimal flood hazard" according to FEMA. Therefore, no housing would be put at significant risk of loss or damage involving flooding and impacts would be less than significant. (*Source: Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated July 10, 2020; FEMA FIRM program*)

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements? ☐ ☐ ☒ ☐

The Project site is located in Flood Zone X as shown on VTTM 82160, which is not located within a 100-year Floodplain or the County Capital Flood floodplain and represents a "minimal flood hazard" as documented on FEMA FIRM maps. Therefore, no housing would be put at significant risk of loss or damage involving flooding and impacts would be less than significant. (*Source: Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated July 10, 2020*)

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? ☐ ☐ ☒ ☐

As described in the LID Plan, the Project site's infiltration rate ranges from 0.1 to 0.3 inches per hour, which is a very low infiltration rate. Therefore, infiltration Best Management Practices (BMPs) are not feasible. Harvesting and use of BMPs, which capture irrigation and other runoff for later use as irrigation, are also not feasible give the limited landscaping area and drought-tolerant plant material. Given the site limitations, the Project proposes to use either a Filterra treatment system or a Modular Wetland System, both of which are sub-surface retention and water treatment systems. The Los Angeles County Department of Public Works approved the use of the Filterra system on July 16, 2020, which is detailed in the LID Plan included in Appendix J. As included in Appendix K, the Regional Water Quality Control Board issued written approval on August 7, 2019 for the Modular Wetland System. Therefore, impacts from the proposed Project on water quality would be less than significant. (*Source: Low Impact Development Plan, ESTU2019000170 La Subida –Tract No. 82160, prepared by Hunsaker & Associates, dated February 15, 2019 and Revised July 13, 2020; and Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated July 10, 2020)*

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g., high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒

The proposed Project does not include on-site wastewater treatment systems, such as septic tanks. The proposed Project will connect to an existing sewer system. No impacts would occur. *(Source: Vesting Tentative Tract Map No. 82160)*

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☐ ☒

The Project site is not located in flood hazard area. Furthermore, the Project site is located over 19 miles from the Pacific Ocean and no other large waterbodies are located nearby; therefore, no impacts from tsunami or seiche would occur. No impacts would occur. (*Source: Google Earth Pro*)

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☐ ☐ ☒ ☐

As described in the LID Plan, the Project site's infiltration rate ranges from 0.1 to 0.3 inches per hour, which is a very low infiltration rate. Therefore, infiltration Best Management Practices (BMPs) are not feasible. Harvesting and use of BMPs, which capture irrigation and other runoff for later use as irrigation, are also not feasible give the limited landscaping area and drought-tolerant plant material. Given the site limitations, the Project proposes to use either a Filterra treatment system or a Modular Wetland System, both of which are sub-surface retention and water treatment systems. The Los Angeles County Department of Public Works approved the use of the Filterra system on July 16, 2020, which is detailed in the LID Plan included in Appendix J. As included in Appendix K, the Regional Water Quality Control Board issued written approval

on August 7, 2019 for the Modular Wetland System. Therefore, impacts from the proposed Project on water quality would be less than significant. (*Source: Low Impact Development Plan, ESTU2019000170 La Subida –Tract No. 82160, prepared by Hunsaker & Associates, dated February 15, 2019 and Revised July 13, 2020; and Drainage Concept/Hydrology Study, ESTU2019000170 "La Subida" Vesting Tentative Tract Map No. 82160, 15405 La Subida Drive, County of Los Angeles, prepared by Hunsaker & Associates, dated July 10, 2020*)

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐

The proposed Project plans to convert a decommissioned elementary school to a new residential community, surrounded by an existing residential neighborhood on all four sides. The Project site is bound on the north by Regalado Street and on the south by La Subida Drive. The east and west boundaries are adjacent to the rear property lines of existing single-family residences. Single-family residences also exist north of Regalado Street and south of La Subida Drive. The proposed Project is not gated and includes new sidewalks on internal streets (private driveways inside the development) and along frontages of existing public streets (Regalado Street and La Subida Drive) that would be available to existing surrounding residents. The proposed Project is consistent with the land use designation per the Hacienda Heights Community Plan (adopted by the Board of Supervisors on May 24, 2011 and effective on June 23, 2011). The Hacienda Heights Community Plan, which designates the Project site for residential use (H-5), was evaluated through the adoption of a Mitigated Negative Declaration (Project Number R2008-01137), which determined the designation of H-5 on the Project site would not physically divide an established community. Therefore, impacts are less than significant. (*Source: County of Los Angeles General Plan 2035 and Hacienda Heights Community Plan; and Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137)*

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

The Project site is located within the Hacienda Heights Community Plan, a component of the Los Angeles County General Plan, and has a land use category of "H-5" (Residential: 0-5 dwelling units per net acre). The proposed Project is consistent with the current land use category. The proposed residential Project maintains the established community character of residential developments in the neighborhoods. Thus, the proposed Project is consistent with the Hacienda Heights Community Plan in keeping with the established residential community character.

The establishment of the H5 residential designation in the Hacienda Heights Community Plan, which the Project is consistent with, was evaluated through the adoption of a Mitigated Negative Declaration (Project Number R2008-01137, which determined no impacts or conflicts with adopted County plans. Therefore, impacts are less than significant. (*Source: County of Los Angeles General Plan 2035 and Hacienda Heights Community Plan; and Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number R2008-01137)*

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	☐	☐	☐	☒

The Project site is not located within a Hillside Management Area or Significant Ecological Area. Therefore, no impacts would occur. (*Source: County of Los Angeles General Plan 2035 Figure 9.8*)

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

The Project site does not contain known mineral resources that would be valuable to the region. The Project site was previously graded for construction of an elementary school in 1965. According to the geotechnical report included in Appendix G, the Project site consists of a design cut excavated into pre-existing native soils, and design fill placed over previously existing topography (original native soil elevations). The soils consist of layers of fine-grained clay, sandy clay and sandy silt, with varying amounts of sand with gravel. No mineral resources were identified as part of the subsurface geologic exploration. Furthermore, the Project site is not listed on Figure 9.6, Mineral Resources, in the Los Angeles County General Plan 2035. Therefore, impacts are less than significant. (*Source*: *Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated March 13, 2018; and Figure 9.6 – Mineral Resources, Los Angeles County General Plan 2035)*

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

Los Angeles County General Plan 2035 Figure 9.6 – Mineral Resources does not identify any areas of potential mineral resources or oil and gas resources on the Project site. Furthermore, the Project site is designated H5 for residential use on the Hacienda Heights Community Plan, a component of the Los Angeles County General Plan. Therefore, impacts are less than significant. (*Source: Figure 9.6 – Mineral Resources, Los Angeles County General Plan 2035)*

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☒	☐	☐

Noise impacts can occur from construction operations, long-term operations of a project, which for residential consists of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, *Noise and Vibration Impact Analysis, La Subida Residential Development, Hacienda Heights, Los Angeles County, California*, prepared by LSA, dated June 2020, and included in Appendix L. Noise is regulated by the County of Los Angeles General Plan and Title 12 of the Los Angeles County Code. The County General Plan (Chapter 11) includes the following noise policies:

Policy N 1.3: Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).

Policy N 1.4: Enhance and promote noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards and other applicable noise standards.

Policy N 1.5: Ensure compliance with the jurisdictions of State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or Ldn) noise exposure contours.

Policy N 1.9: Require construction of suitable noise attenuation barriers on noise sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.

Policy N 1.12: Decisions on land adjacent to transportation facilities, such as the airports, freeways and other major highways, must consider both existing and future noise levels of these transportation facilities to assure the compatibility of proposed uses.

Section 12.08.390 of the Los Angeles County Code regulates exterior noise levels and Section 12.08.400 regulates interior noise standards. Both code sections and analysis are provided in *Noise and Vibration Impact Analysis, La Subida Residential Development, Hacienda Heights, Los Angeles County, California*,, prepared by LSA, dated June 2020, and included in Appendix L.

Construction noise can occur from two general sources. One source is road noise associated with construction crew's commutes to the Project site and transport of equipment and materials. During the grading phase, which would have the highest number of daily haul truck trips, it is estimated that on average 230 haul truck trips would occur per day. Although there would be high single-event noise exposure potential at a maximum level of 84 dBA L_{max} from trucks passing at 50 ft, the effect on longer-term (hourly or daily) ambient noise levels would be small compared to existing hourly and daily traffic volumes. Based on the above assumptions, an increase of 230 daily heavy trucks would result in an increase of approximately 1 dBA CNEL. Because construction-related vehicle trip noise impacts would not increase by 3 dBA and would not be considered perceptible to the human ear in an outdoor environment, short-term construction-related impacts associated with worker commutes and equipment transport to the project site would be less than significant.

The second source of noise is from the demolition, site preparation, grading, building construction, architectural coating, and paving on the Project site. In general, the direct construction activities can result in higher construction noise levels than road noise sources. To determine potential impacts, construction noise levels were analyzed by using noise levels from construction equipment and the distance to the surrounding sensitive receptors. It is expected that noise levels for the residences to the south, approximately 23 feet away, may approach 91 dBA L_{max} when typical equipment such as excavators are used near the Project boundary; however, the average construction noise level that would occur for a much longer duration would be 67 dBA L_{max} when measured at the center of the Project site, a distance of 380 feet from surrounding uses. Specialty equipment such as concrete saws may produce higher noise levels but are not expected to be used in close proximity of the surrounding residents. An average maximum noise level of 69 dBA L_{max} would not exceed the County construction noise standard of 75 dBA L_{max}.

Although Project construction noise has the potential to be higher than ambient noise in the Project vicinity at times, it would cease to occur once Project construction is completed. The following best business practices related to construction noise would further reduce noise levels to the surrounding environment:

Best Business Practices

- Staging and delivery areas shall be located as far as feasible from existing residences.
- Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.
- To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment instead of diesel powered equipment shall be used for exterior construction work
- Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.
- For smaller equipment (such as, air-compressors and small pumps), line-powered (electric) equipment shall be used to the extent feasible.

Further, the contractor would be required to implement the construction noise mitigation measures as outlined in Mitigation Measure MM NOI-1 below, which identifies hours of construction and possible screening, in order to comply with the County's construction noise requirements, which would reduce impacts to less than significant.

Long-term operational impacts for residential developments tend to occur from traffic noise. The proposed Project will generate traffic on local streets, which could impact existing sensitive receptors. The guidelines included in the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) were used to evaluate highway traffic-related noise conditions along roadway segments in the

Project vicinity. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry, to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The inputs into the model are outlined in the *Noise and Vibration Impact Analysis* included in Appendix L.

With the assumption that half of the daily trips would access the site from Regalado Street and the other half would access the site from La Subida Drive, an increase of approximately 5.5 dBA CNEL is expected along Regalado Street and an increase of approximately 0.5 dBA CNEL is expected along La Subida Drive. A noise level increase of less than 1 dBA would not be perceptible to the human ear; therefore, the traffic noise increase along La Subida Drive would be less than significant. While the noise increase on Regalado Street has the potential to be clearly perceptible, the overall noise level experienced at sensitive receptors bordering the roadway to the north and south would be well below 65 dBA CNEL; therefore, noise impacts related to operational traffic would be less than significant.

Given the location of the Project site and the existing noise environment, each proposed dwelling unit would include mechanical ventilation in the form of air conditioning. Such equipment has the potential to generate noise levels in excess of the County's standard of 55 dBA when measured at the neighboring property. As presented in Mitigation Measure MM NOI-2, documentation shall be presented to the Building and Safety Department that the air conditioning / mechanical equipment proposed for each unit has a reference level of 55 dBA Leq or lower when measured at a distance of five (5) feet, or the building plans incorporate noise reducing features such that a noise level of 55 dBA Leq is achieved at neighboring residential properties, which would reduce impacts to less than significant.

Based on the noise monitoring results included in the *Noise and Vibration Impact Analysis*, existing noise levels at the Project site approach 56 dBA CNEL. To provide a conservative analysis, it can be expected that noise levels will increase by 1 to 2 dBA CNEL under build-out conditions due to annual increases in traffic on roadways in the Project area. With the estimated increase, future noise levels at the proposed homes along the southern and northern property lines may experience noise levels approaching 58 dBA CNEL. The proposed Project would have no exterior noise impacts or require any property line walls because noise levels would be well below the 65 dBA CNEL exterior noise level standard requiring mitigation.

In order to reduce impacts associated with construction noise, air conditioner noise, and to comply with the County of Los Angeles noise standards, the following mitigation measures shall be implemented.

Mitigation Measure MM NOI-1: Construction Noise. Prior to issuance of construction permits, the County Department of Public Works - Building and Safety shall verify that all construction plans include the following measures. The measures may include but are not limited to the following:

- Construction shall only occur between 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction is not allowed on Sundays, federal, or state holidays.
- All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
- Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾-inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the southern site perimeter.

Mitigation Measure MM NOI-2: Ventilation Requirements. Prior to the issuance of building permits, documentation shall be provided to the County Department of Public Works - Building and Safety, or designee, demonstrating that Project buildings meet ventilation standards required by the California Building Code (CBC) with the windows closed. It is likely that a form of mechanical ventilation, such as an air-conditioning system, will be required as part of the Project design for all units. Additionally, in order to comply with the County's noise standard for residential air conditioning or refrigeration equipment, it shall be confirmed that the mechanical equipment to be installed has a reference level of 55 dBA L_{eq} or lower when measured at a distance of 5 feet or building plans shall incorporate noise reducing features such that a noise level of 55 dBA L_{eq} is achieved at neighboring residential properties.

With implementation of Mitigation Measures MM NOI-1 and NOI-2 impacts would not result in exposure of persons to, or generation of, noise levels in excess of standards identified in Title 12 of the Los Angeles County Code and Chapter 11 of the Los Angeles County General Plan, and therefore, would be less than significant. (*Source*: *Noise and Vibration Impact Analysis, La Subida Residential Development, Hacienda Heights, Los Angeles County, California*, prepared by LSA, dated June 2020; and *Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137)*

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

The potential for ground-borne vibration impacts occurs during construction activities. Once construction activities cease, no further ground-borne vibration impacts would occur for residential uses. Ground-borne noise and vibration from construction activity has the potential to be high when activities occur near Project boundaries. However, activity at the Project boundary is limited and most construction activities are more central to the Project site. The *Noise and Vibration Impact Analysis, La Subida Residential Development, Hacienda Heights, Los Angeles County, California*, prepared by LSA, dated June 2020, and included in Appendix L relies on vibration data and thresholds established by the California Department of Transportation (Caltrans) Transportation and Construction Vibration Guidance Manual (Caltrans 2013).

As detailed in the *Noise and Vibration Impact Analysis*, vibration level up to 0.3 in/sec peak particle velocity (PPV) is considered safe for older residential buildings. Therefore, 0.3 in/sec PPV is the threshold used to determine significance of vibration impacts. The Project site is bounded by immediately adjacent existing residential uses to the east and west and existing residential uses across from roadways to the north and south. The closest structures are approximately 15 feet from the Project construction area limits. Utilizing the analysis presented in the *Noise and Vibration Impacts Analysis*, the operation of typical heavy construction equipment such as large bulldozers and jackhammers would generate ground-borne vibration levels of 0.191 in/sec PPV. However, those levels would not exceed the 0.3 in/sec PPV threshold that is considered safe for older residential buildings.

As documented in the *Noise and Vibration Impact Analysis*, the proposed Project would not result in exposure of persons to, or generation of, noise levels in excess of the standards identified in Title 12 of the Los Angeles County Code and Chapter 11 of the Los Angeles County General Plan. Therefore, impacts would be less than significant. (*Source*: *Noise and Vibration Impact Analysis, La Subida Residential Development, Hacienda Heights, Los Angeles County, California*, prepared by LSA, dated June 2020)

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The Project site is not located within the vicinity of a private airstrip. The closest airstrip to the Project site is the Los Alamitos Joint Forces Training Base located approximately 15 miles away. No impact would occur. (*Source: Los Angeles County General Plan 2035 Figure 6.2 Airport Influence Areas Policy Map*)

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The proposed Project would increase the population of the area by proposing new homes on a site where no homes previously existed. However, the population growth is not unplanned or substantial. The Project site is designated in the Hacienda Heights Community Plan as H5, which permits residential density up to five (5) dwelling units per net acre. Since the proposed Project is consistent with the land use designation, the population growth associated with the proposed Project is neither unplanned nor substantial. The Hacienda Heights Community Plan was evaluated through the adoption of a Mitigated Negative Declaration (Project Number R2008-01137), which determined the designation of H5 on the Project site did not cause a significant impact from population growth. Furthermore, the Project site is located within a residential community with residential properties of a similar type and density. Therefore, the proposed Project is consistent with the surrounding land uses and impacts are less than significant. (*Source: County of Los Angeles General Plan 2035 and Hacienda Heights Community Plan; and Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137)*

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The Project site is not currently developed with housing and people do not currently live on the Project site. The Project site was previously developed with an elementary school which has been closed and decommissioned. Therefore, development of the Project site would not displace existing people or housing and no impact would occur.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

The proposed Project would not cause an adverse impact to fire protection. The nearest fire station is Los Angeles County Fire Department Station 91 located at 2691 Turnbull Canyon Road, Hacienda Heights, which is approximately is 0.75 miles driving distance away from the Project site. The Project site was previously developed with an elementary school; therefore, emergency response was already planned for the Project site. Furthermore, the Los Angeles County Fire Department has reviewed the proposed plans and approved hydrant locations, right-of-way for emergency access, and fire flows. The proposed Project is responsible to install three (3) new fire hydrants on the Project site along internal street Private Driveway "A". Therefore, impacts would be less than significant. (*Source: County of Los Angeles General Plan 2035 and Hacienda Heights Community Plan; and Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137)*

Sheriff protection?	☐	☐	☒	☐

The Los Angeles County Sheriff's Department currently provides police protection to the Project site and the surrounding residential neighborhood. According to the Los Angeles County Sheriff's Department website, the Project site is served by the Industry Station located at 150 North Hudson Avenue, City of Industry, which is approximately 4.6 miles driving distance from the Project site. Police protection is currently supplied to the existing surrounding residential neighborhood and the Project site. The proposed Project has the potential to increase service calls, however, the Project site has been planned for residential development as part of the County's General Plan 2035 and the Hacienda Heights Community Plan. Therefore, the potential incremental increase in service calls has been accounted for in long-range plans and impacts would be less than significant. *(Source: County of Los Angeles General Plan 2035 and Hacienda Heights Community Plan; and Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137; ; LA County Sheriff's website: Stations | Los Angeles County Sheriff's Department (lasd.org))*

Schools?	☐	☐	☒	☐

The proposed Project will generate an estimated 28.6 students as provided in the Table 10. The Hacienda La Puente Unified School District (District) commissioned a student generation study conducted by Decisioninsite (https://decisioninsite.com/) in 2017.

Table 10. Student Generation Numbers

School Grade	Student Generation Rate[1]	Generation Number as a result of the Project (52 dwellings)
Elementary (K-5)	0.33	17.16
Middle (6-8)	0.09	4.68
High (9-12)	0.13	6.76
TOTAL	**0.55**	**28.6**

1. Student Generation Rate as provided by the Hacienda La Puente Unified School District Study conducted by Decisioninsite.

The Project site is currently owned by the Hacienda La Puente Unified School District ("District") and the District decided to close and decommission the elementary school in 1989 due to declining enrollment. Based on the District's decision to sell the surplus property for residential development, the District has determined sufficient school space is available to accommodate the students generated by the proposed Project. Students generated by the Project would most likely attend Los Altos Elementary School (K-5th grade) located 0.7 miles from the Project site; Newton Middle School (grades 6-8) located 0.6 miles from the Project site; and Los Altos High (grades 9-12), located 1.4 miles from the Project site. Therefore, impacts would be less than significant. (*Source: personal communication with Gary Matsumoto from the Hacienda La Puente Unified School District on December 17, 2018)*

Parks? ☐ ☐ ☒ ☐

The proposed Project includes common park/open space areas in the northwest, northeast, and center of the Project site. The total open space measures approximately 42,650 square feet, the park area includes group picnic space with an overhead structure, multi-age play structure, turf area/flex outdoor fitness area, charcoal barbeques, and walking paths. No additional parks or trails are required of the Project. The private park spaces would be privately maintained by the future homeowner's association (HOA). Additionally, the proposed Project would pay the Los Angeles County local park code fees to satisfy the Quimby Act requirements. The nearest existing park is Manzanita Park, approximately 0.9 miles from the Project site. Therefore, impacts would be less than significant.

Libraries? ☐ ☐ ☒ ☐

The County of Los Angeles Public Library system has approximately 84 libraries. The primary funding sources for libraries are property taxes and library development fees, which both will be generated by the proposed Project. The addition of 52 new residences represents a very small fraction of the population served by the library system. The closest County library to the Project site is the Hacienda Heights Library located at 16010 La Monde Street, Hacienda Heights, which is approximately 1.2 miles driving distance. Therefore, impacts to libraries would be less than significant.

Other public facilities? ☐ ☐ ☒ ☐

The proposed residential subdivision would generate little demand for other County facilities. The proposed Project will have private streets/driveways, landscaping, and streetlights, all maintained by a private HOA. Therefore, the design of the proposed Project minimizes the impact of the residential development on other County services. Impacts would be less than significant.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

The proposed Project has the potential to increase the use of existing neighborhood and regional parks, however the proposed Project provides its own private park that would reduce demand on other County parks. The Project's three private parks/open space total approximately 1.09 acres (47,480 square feet) with group picnic space with an overhead structure, multi-age play structure, turf area/flex outdoor fitness area, charcoal barbeques, and walking paths.

The County's park system, including facilities that are owned, operated, and maintained by the County, totals approximately 70,000 acres. The population increase associated with the proposed Project represents a very small percentage of the overall County population and the population of park users. Therefore, any increase in demand on County parks from the proposed Project would be negligible.

The County of Los Angeles General Plan 2035 Parks and Recreation Element includes Policy 3.1, which requires that development provide parkland equivalent to four (4) acres per 1,000 residents generated by the Project. Given the size of the proposed Project, the Applicant has decided to pay park in-lieu fees, also referred to as Quimby Fees, to offset the demand for parkland generated by the proposed Project. Payment of Quimby Fees would reduce impacts to less than significant.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

The proposed Project includes a private neighborhood park (0.60 acre) to be owned and maintained by the HOA. The proposed Project does not generate enough park demand to require construction of or expansion of new or existing County facilities. The proposed Project will pay Quimby Fees to offset the increase in park demand, therefore, impacts are less than significant.

c) Would the project interfere with regional trail connectivity?	☐	☐	☐	☒

The Project site is an infill site, surrounded by existing residential neighborhoods, and developed with a decommissioned elementary school. No regional open space or connectivity is located in the vicinity of the Project site. According to the County of Los Angeles General Plan Figure 10.1, Regional Trails are located along the San Gabriel River, approximately five (5) miles west of the Project site and extending from Turnbull Canyon into Shabarum Regional Park, approximately one (1) mile south of the Project site. No impacts would occur. (*Source: County of Los Angeles General Plan 2035 Figure 10.1 and Hacienda Heights Community Plan; Google Earth Pro)*

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

The proposed Project plans to convert a decommissioned elementary school to a new residential community, surrounded by an existing residential neighborhood on all four sides. The Project site is surrounded by local streets and new residences are planned to front on to Regalado Street and La Subida Drive, which would integrate the new residences into the existing neighborhoods. The proposed Project is not gated and includes new sidewalks on internal streets/private driveways and along frontages of existing streets that would be available to existing surrounding residents.

The proposed Project is consistent with the current land use category. The proposed residential Project maintains the established community character of residential development in the neighborhoods. Thus, the proposed Project is consistent with the Hacienda Heights Community Plan in keeping with the established residential community character. The Hacienda Heights Community Plan, which designates the Project site for residential use (H-5), was evaluated through the adoption of a Mitigated Negative Declaration (Project Number R2008-01137), which determined the designation of H5 on the Project site would not cause a conflict with adopted policies and ordinances addressing the Circulation System.

The County of Los Angeles General Plan includes a Mobility Element that describes the circulation system within the County. Most of the policies pertain to the broader circulation system that the proposed Project would not impact. However, within the Project site, the plans are consistent with the policies to accommodate all forms for circulation. The Project provides sidewalks on all streets, including adding sidewalks to the existing perimeter streets where they don't current exist, adequate parking both within private garages and for guests in designated guest parking stalls, and private driveway sections that meet County design criteria. Therefore, impacts are less than significant. (*Source: County of Los Angeles General Plan 2035 and Hacienda Heights Community Plan; and Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137*)

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☒	☐	☐

Following the adoption of Senate Bill 743 and the inclusion of CEQA Guidelines section 15064.3, the County of Los Angeles Department of Public Works established *Transportation Impact Analysis Guidelines* (County Guidelines) in 2020 to be consistent with Senate Bill 743 and changes in the CEQA Guidelines. The County Guidelines provide a methodology for analyzing project impacts according to vehicle miles traveled (VMT). For residential projects, the County Guidelines establish a screening threshold of 110 daily vehicle trips. Since the proposed Project will generate approximately 491 daily vehicle trips, the proposed Project is subject to a VMT study and cannot be screened from the analysis. Therefore, to analyze VMT a *Transportation Impact*

Analysis, 15405 La Subida Drive, Hacienda Heights, Los Angeles County, California, prepared by LSA, dated January 2022, is included in Appendix M.

The County Guidelines established a threshold of significance of 16.8 percent below the existing VMT baseline. The County Guidelines split Los Angeles County into two areas, the North County area and the South County area. The Project site is located in the South County area. The baseline for the South County area is 12.7 VMT per capita. After applying the 16.8 percent reduction, the threshold of significance is 10.6 VMT per capita.

The Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) Regional Travel Demand Model determined that existing residential development surrounding the Project site generates 20.2 VMT per capita. Since infill projects would likely generate the same travel demand as the existing neighborhood, the same VMT rate would apply to the proposed Project. The County Guidelines relies on the County's Department of Parks and Recreation projection of household size based on the United States Census data to determine the Project population. For single family homes, the estimate is 3.51 persons per single family dwelling unit. For the 52-unit proposed Project, the projected population is 183 persons.

Without Project design features or mitigation measures, the Project would exceed the VMT impact threshold by 9.6 VMT per capita (20.2 – 10.6 = 9.6). Applied to the Project population, the total VMT in excess of the threshold of significance is 1,757 VMT (183 persons X 9.6 VMT per capita).

The proposed Project includes Project Design Features (PDFs) to reduce VMT. The PDFs include physical design elements as well as programs to be implemented by the Project's future homeowner's association (HOA). The methodology for quantifying VMT reduction for each of the PDFs is provided in detail in the *Transportation Impact Analysis, 15405 La Subida Drive, Hacienda Heights, Los Angeles County, California*, prepared by LSA, dated January 2022 and Approved on January 13, 2022, included in Appendix M. The primary source of quantifying VMT reduction is from the report California Air Pollution Control Officers Association (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures*, August 2010, referred to as the CAPCOA Manual. Other sources of quantifying VMT reduction based on substantial evidence are also provided in the *Transportation Impact Analysis*. The following summarizes the PDFs.

On-Site VMT Reduction PDFs:

- **Enhanced Remote Work and Telework Features (Similar to CAPCOA Manual Strategy TR-6)** – This measure promotes and facilitates increased remote work and telework to minimize commuter trips. Features include floor plans designed to accommodate a home office; certification from the Wi-Fi Alliance the internet connection throughout the home; and installation of commercial-grade equipment (Ruckus wireless equipment). Additionally, the Project would post on the La Subida HOA website and work to add links to the Hacienda Heights Improvement Association (HHIA) and/or other community group websites for information and support materials to encourage telecommuting.

- **On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3)** – The proposed Project incorporates a new park open to the public in an area without nearby parks. The closest park to the Project site is Manzanita Park approximately one (1) mile away. The provision of on-site park space would eliminate a 2-mile round trip for park users.

- **Pedestrian Network Improvements (CAPCOA Strategy SDT-1)** - The proposed Project includes pedestrian connectivity, landscaped parkways, highly visible crosswalks, and on-site park that all contribute to an enhanced pedestrian experience that encourages walking by new residents of La Subida. The enhanced pedestrian connectivity may also encourage residents to walk within the existing adjacent neighborhoods by providing a more pleasing experience as well as a shorter route through the neighborhood.

- **On-Site Bicycle Parking (CAPCOA Manual Strategy SDT-7)** – The proposed Project will incorporate bicycle parking in common areas in addition to private garages.

- **On-Site Transportation Demand Management (TDM) Programs** – The proposed Project includes TDM strategies that apply to on-site VMT reduction as well as off-site VMT reduction. These programs include a car-sharing and ridesharing program and a school pooling program. These programs would be administered by the future HOA and directly marketed to future Project residents.

Off-Site VMT Reduction PDFs:

- The proposed Project will create and host a website in multiple languages encouraging and facilitating three VMT reduction programs for its residents and the greater Hacienda Heights community. The benefit of the local website is 1) a central resource for multiple forms of VMT reduction and 2) local matching specific to the Project site, surrounding neighborhood, and local Hacienda Heights community. The website will encourage and facilitate a **Car-Sharing Program (Similar to CAPCOA Manual Strategy TRT-9)** by those individuals who wish to offer their car for sharing. The website would also provide information and links to companies offering on-demand rideshare services. The website will encourage and facilitate a **Ride-Sharing Program (CAPCOA Manual Strategy TRT-3)** including matching for commute and midday trips to shopping and medical appointments. The website would encourage and facilitate a **School Pool Program (CAPCOA Manual Strategy TRT-10)** including carpooling to schools and assisting the community in organizing a "walking school bus" program and coordinating volunteers. The program would start with six of the 20 public schools in the Hacienda Heights area.

- **On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3)** – In addition to serving the future Project residents, the on-site parks would provide an amenity to the existing surrounding neighborhood. The Los Angeles County General Plan indicates that neighborhood parks such as the park proposed on the Project site serves a radius of approximately 0.25 mile. By providing a new neighborhood park, the Project would reduce VMT from park users within that 0.25-mile radius who would otherwise travel to Manzanita Park, saving a 2-mile round trip.

The PDF's incorporated as part of the proposed Project would provide a combined 1,654 VMT reduction. The details of the effectiveness of the on-site and off-site PDFs are provided in the *Transportation Impact Analysis, 15405 La Subida Drive, Hacienda Heights, Los Angeles County, California*, prepared by LSA, dated November 2021, included in Appendix M. After applying the VMT reduction associated with the PDFs (1,654 VMT reduction) against the total VMT in excess of the threshold of significance (1,757 VMT), the proposed Project would continue to exceed the County VMT threshold by 103 VMT, resulting in a significant impact.

To mitigate for the significant impact, the Project proposes to implement **Mitigation Measure MM TRANS-1**, which provides funding (or actual construction if no funding program is in place) for the

construction of 1.8 miles of new Class III bicycle facilities. In 2012 the County Board of Supervisors approved the Bicycle Master Plan, which includes bicycle facility programs, including the construction of missing segments of Class III bicycle facilities. The County's Bicycle Master Plan includes calculations for VMT reduction due to bicycle infrastructure. Based on the methodology provided in the Bicycle Master Plan, which is summarized in Appendix M, VMT reduction associated with 1.8 miles of Class III bicycle facilities would result in a reduction of 212 VMT, providing excess mitigation and resulting in a less than significant impact.

> **Mitigation Measure MM TRANS-1**: Prior to the recordation of the Final Map, the Applicant shall fund the construction of 1.8 miles of new Class III bicycle facilities, including surveys of pavement conditions. If no funding program is available at the time of Final Map recordation, the Applicant shall cause the construction of the 1.8 miles of new Class III bicycle facilities, including pavement condition surveys. The Class III bicycle facilities identified for this mitigation include: Newton Street from Angelcrest Drive to Hacienda (Project 19); Angelcrest Drive from Newton Street to La Subida Drive (Project 47); and La Subida Drive from Vallecito Drive to Hacienda Boulevard (Project 48). The bicycle facility projects may be modified by the Public Works Director provided the modified bicycle facilities total 1.8 miles of Class III bicycle facilities. If prior to implementation of this Mitigation Measure, the County revises the VMT threshold of significance methodology resulting in a lower baseline VMT, the Applicant and County may review the extent of mitigation to ensure sufficient VMT reduction is achieved to reduce impacts to less than significant.

Implementation of MM TRANS-1 will provide a total VMT reduction of 1,866 VMT when combined with PDFs. Therefore, the Project would provide a surplus of VMT reduction of 109 VMT, resulting in a less than significant impact. (Source: *Transportation Impact Analysis, 15405 La Subida Drive, Hacienda Heights, Los Angeles County, California*, prepared by LSA, dated January 2022)

c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐

The proposed Project includes an internal roadway network designed to meet County roadway criteria. The intersections with existing roadways (La Subida and Regalado) meet design standards and therefore, do not create a roadway hazard. No additional off-site roadway improvements are included as part of the Project. The proposed Project consists of 52 single-family residences, consistent with the surrounding neighborhood. The Project is also consistent with the land use designation of the Hacienda Heights Community Plan. Therefore, the Project would not cause an incompatible use that could result in roadway hazards. Impacts are less than significant. (Source: *Hacienda Heights Community Plan, 2011)*

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

The Project site is surrounded by residential streets and a residential neighborhood. The Hacienda Heights Community Plan, which designates the Project site for residential use (H5), was evaluated through the adoption of a Mitigated Negative Declaration (Project Number R2008-01137), which did not identify any deficiencies in emergency response for the Project site. According to the County's General Plan, Figure 12.6, the closest disaster routes to the Project site include S. Hacienda Blvd to the east, Peck Road to the west, SR-60 to the north and Whittier Blvd to the south. Therefore, since the proposed Project would not change the surrounding street system or interfere with an emergency response plan, impacts would be less than significant. *(Source: Hacienda Heights Community Plan Mitigated Negative Declaration, Project Number: R2008-01137. County of Los Angeles General Plan Figure 12.6)*

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	☐	☐	☒	☐

The Project site is developed with a decommissioned elementary school. La Subida Elementary School was built in 1965 to serve the Hudson School District, now Hacienda La Puente Unified School District. The school structure was evaluated to determine if it qualified as a historical resource. As presented in the report *Historic Resources Evaluation for La Subida Elementary School, prepared by LSA, dated March 4, 2019*, included in Appendix D, the school structures do not contain any unique or significant aspects, such as building materials, construction techniques, architectural style, or the architect. The State of California Department of Parks and Recreation (DPR) has forms used to document and evaluate potential resources. DPR forms are included in Appendix D. Therefore, the structures do not qualify as a historic building and no impacts would occur. (*Source: Historic Resources Evaluation for La Subida Elementary School, prepared by LSA, dated March 4, 2019*)

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

A Phase I Cultural Resources Assessment dated February 2019 was prepared by LSA and is included in Appendix E. The Assessment included a records search through the South Central Coastal Information Center (SCCIC), which determined that no records searches have been performed for the Project site and no cultural resources studies have been conducted on properties within 0.5 mile of the Project site. The Phase I Cultural Resources Assessment also included a pedestrian field survey, which included a detailed field survey of the Project site. No cultural resources were identified on the Project site by records search or the field survey.

Formal notification of the Project was sent on April 23, 2020 to the Native American Heritage Commission, Gabrieleno Band of Mission Indians – Kizh Nation, and San Gabriel Band of Mission Indians – Gabrieleno Tongva. A request for consultation was made by the Gabrieleno Band of Mission Indians – Kizh Nation and consultation took place on September 9, 2020. Tribal consultation concluded on October 6, 2020. Through consultation with the Gabrielano Band of Mission Indians – Kizh Nation, the tribal group provided a letter (Appendix E) outlining the following mitigation measure to address the potential for impacts to Tribal Cultural Resources on the Project site.

Mitigation Measure MM TRC-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

A. The project applicant/owner shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
D. On-site tribal monitoring shall conclude upon (1) written confirmation to the Kizh from a designated point of contact for the project applicant/owner that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.
E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

Mitigation Measure MM TRC-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects.

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.
C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)
E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Mitigation Measure MM TRC-3 Procedures for Burials and Funerary Remains.

A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.
B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.
D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed, as described in item E.

E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

With implementation of Mitigation Measure MM TRC-1, MM TRC-2, and MM TRC-3 potential impacts to Tribal Cultural Resources will be reduced to less than significant. (*Source: Phase I Cultural Resources Assessment, La Subida Residential Development, Hacienda Heights, Los Angeles County, California, prepared by LSA, dated February 2019, included in Appendix E; Tribal Cultural Resources Mitigation Measures within Kizh Nation Tribal Territory)*

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

The proposed Project is located in a developed portion of Hacienda Heights surrounded by existing development and existing utility infrastructure, and the Project proposes to connect to public water and sewer facilities. The Project site was previously developed with an elementary school that relied on the same wet and dry utilities needed for the proposed residential subdivision. Domestic water service is provided by San Gabriel Valley Water Company, who has issued a Will Serve Letter on March 14, 2022, included as Appendix Q to provide domestic water to the Project site.

Wastewater flow from the Project site will rely on the existing sewer system, which consists of 8-inch gravity sewer lines within La Subida Drive, Regalado Street, Jurado, and a portion of Tetley Street. The sewer mains increase in size to 18-inch to 21-inch in Richdale Avenue, Newton Street, Hacienda Boulevard, Galemont Avenue, and Three Palms Street. The local sewer line connects to the Los Angeles County Sanitation District's JOA-1A District 21 Interceptor Sewer, located in Parriot Place just east of Hacienda. The District's 42-inch trunk sewer main has a capacity of 55.6 million gallons per day. As documented in the *Preliminary Sewer Area Study, La Subida Single Family Homes, Tentative Tract 082160, 15405 La Subida Drive, Hacienda Heights, CA 91745*, prepared by Hunsaker & Associates, dated October 15, 2019 and included in Appendix N, the existing sewer system has adequate capacity to accommodate wastewater flows from the project site. Furthermore, the County Sanitation Districts of Los Angeles County provided a *Will Serve Letter for La Subida Project, Vesting Tentative Tract Map No. 082160* on April 1, 2022 (Appendix P), which confirms the existing sewer system's available capacity to accommodate the proposed Project. The Will Serve letter also indicated wastewater would be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 261.1 mgd. The proposed Project is anticipated to generate 13,780 gallons per day, a small fraction of the available treatment capacity. Therefore, sufficient utility capacity is available to serve the proposed Project and impacts are less than significant.

As documented in Section 10 – Hydrology and Water Quality, the surrounding storm drain system has adequate capacity to accommodate the proposed Project. No new storm drain facilities are necessary, and the impact is less than significant.

As documented in Section 6- Energy, the demand for energy (electricity natural gas, or fuel) represents a fraction of existing demand in the County of Los Angeles. Facilities for all utilities and communications exist on the Project site and surrounding neighborhood. No new or expanded utility facilities are required to serve this Project. Less than significant impacts would occur.

(Source: *Will Serve Letter*, San Gabriel Valley Water Company, March 14, 2022; *Preliminary Sewer Area Study, La Subida Single Family Homes, Tentative Tract 082160, 15405 La Subida Drive, Hacienda Heights, CA 91745*, prepared by Hunsaker & Associates, dated October 15, 2019; County Sanitation Districts of Los Angeles County *Will Serve Letter for La Subida Project, Vesting Tentative Tract Map No. 082160* on April 1, 2022)

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

The proposed Project is too small (52 dwelling units) to warrant preparation of a Water Supply Assessment, which is required for large projects (500 dwelling units) or high water users. San Gabriel Valley Water Company supplies domestic water to the Project site. They have reviewed the proposed development and issued a Will Serve letter on March 14, 2022 (Appendix Q), which states they have adequate water supply to service the Project.

The Project has also been evaluated to determine if sufficient water supplies are available for fire suppression. Included in Appendix O are *15405 La Subida Drive Test #1 and 15405 La Subida Drive Test #2* letters from San Gabriel Valley Water Company, dated February 5, 2019, which document sufficient fire flows existing for the proposed Project.

Impacts are less than significant. (Source: *Will Serve Letter*, San Gabriel Valley Water Company, March 14, 2022; *15405 La Subida Drive Test #1 and 15405 La Subida Drive Test #2* letters from San Gabriel Valley Water Company, dated February 5, 2019)

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

The County Sanitation Districts of Los Angeles County serves the Project site as part of its District No. 21. Wastewater generated by the proposed Project will be treated at the Joint Water Pollution Control Plant located in the City of Carson. The County Sanitation District stated in a *Will Serve Letter for La Subida Project, Vesting Tentative Tract Map No. 082160* on April 1, 2022 (Appendix P) Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 261.1 mgd. The proposed Project is anticipated to generate 13,780 gallons per day, a small fraction of the available treatment capacity. Therefore, impacts would be less than significant. (Source: *Preliminary Sewer Area Study, La Subida Single Family Homes, Tentative Tract 082160, 15405 La Subida Drive, Hacienda Heights, CA 91745*, prepared by Hunsaker & Associates, dated October 15, 2019; County Sanitation Districts of Los Angeles County *Will Serve Letter for La Subida Project, Vesting Tentative Tract Map No. 082160* on April 1, 2022)

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐

The proposed Project will generate solid waste consistent with other residential development projects. Curbside trash collection and curbside recycling will occur for the proposed Project similar to the existing surrounding neighborhoods. Solid Waste from the County of Los Angeles is sent to several different landfills in the area, which has remaining life, including:

- Chiquita Canyon Landfill – remaining life is 59 million tons and 30 years
- Sunshine Canyon City/County Landfill – remaining life is 68 million tons and 20 years
- Savage Canyon Landfill – remaining life is 4.7 million tons and 38 years
- El Sobrante Landfill – remaining life is 85 million tons and 45 years
- Mid-Valley Sanitary Landfill – remaining life is 38 million tons and 15 years
- San Timoteo Sanitary Landfill – remaining life is 7 million tons and 25 years

The Savage Canyon Landfill is the closest to the Project site, approximately 2.5 miles southwest.

The generation of solid waste from a residential Project does not exceed State or local standards. The Project site is designated H5 for residential development in the Hacienda Heights Community Plan, for which solid waste disposal projections are based. Landfill space is available to accommodate the proposed Project. Therefore, impacts are less than significant. (Source: *Waste Disposal by Jurisdiction of Origin at Permitted Municipal Solid Waste Facilities in Southern California* from the *Countywide Integrated Waste Management Plan, 2017 Annual Report dated April 2019*)

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

The County of Los Angeles has prepared the Countywide Integrated Waste Management Plan (2017) to address long-term solid waste needs and compliance with State mandates such as AB 939. The California Integrated Waste Management Act of 1989, also known as Assembly Bill 939 (AB 939), mandates jurisdictions to meet a diversion goal of 50 percent by the year 2000, and thereafter. One strategy required of residents of residential communities, such as the proposed Project, is curbside separation of trash into recyclable, green waste, and solid waste. The County also implements free disposal days, waste tire processing, Christmas tree collection, household hazardous waste centers, used oil collection centers. Furthermore, the County's Green Building Program's requires recycling and diversion from landfills, which would apply during construction of the proposed Project. Therefore, the proposed Project would not conflict with federal, state, and local ordinances in place designed to reduce solid waste generation. Impacts would be less than significant. (Source: *Countywide Integrated Waste Management Plan, 2017 Annual Report* dated April 2019; *Integrated Waste Management Act* of 1989 (AB 939))

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

The Project site is not located in or near state responsibility areas or land classified as very high fire hazard severity zones. The closest mapped Very High Fire Hazard Severity Zone to the Project site is approximately 0.34 miles west. No impact would occur. (*Source: CalFire Fire Hazard Severity Zones Maps; Los Angeles County GIS-NET; Los Angeles County General Plan Figure 12.5)*

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

The Project site is not located in or near state responsibility areas or land classified as very high fire hazard severity zones. The proposed Project is an infill Project surrounded by residential development. Fires in the general Los Angeles area could expose occupants to smoke. However the proposed Project would not exacerbate wildfire risks. Impacts would be less than significant. (*Source: CalFire Fire Hazard Severity Zones Maps; Los Angeles County GIS-NET)*

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

The Project site is not located in or near state responsibility areas or land classified as very high fire hazard severity zones. No fuel modification, fire breaks, etc. are required of the proposed Project.

The Project has also been evaluated to determine if sufficient water supplies are available for fire suppression. Included in Appendix O are *15405 La Subida Drive Test #1 and 15405 La Subida Drive Test #2* letters from San Gabriel Valley Water Company, dated February 5, 2019, which document sufficient fire flows existing for the proposed project.

No impact would occur. (*Source: CalFire Fire Hazard Severity Zones Maps; Los Angeles County GIS-NET; 15405 La Subida Drive Test #1 and 15405 La Subida Drive Test #2* letters from San Gabriel Valley Water Company, dated February 5, 2019*)*

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

The Project site is not located in or near state responsibility areas or land classified as very high fire hazard severity zones. The Project site is not located adjacent or near hillside areas that could burn and generate flooding, mudflows, or landslides. The Project site is relatively flat and does not pose a risk of flooding. Therefore, no impact would occur. (*Source: CalFire Fire Hazard Severity Zones Maps; Los Angeles County GIS-NET; Google Earth site topography)*

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

The Project site is not located in or near state responsibility areas or land classified as very high fire hazard severity zones. The Project site is located approximately 0.34 miles east of the closest Very High Fire Hazard Severity Zone. The proposed Project is an infill project surrounded by residential development and would not expose people or structures to wildland fires. The risk of embers carrying from that distance is less than significant. (*Source: CalFire Fire Hazard Severity Zones Maps; Los Angeles County GIS-NET; Google Earth)*

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No biological or cultural resources are located on the Project site; therefore, impacts would be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

The proposed Project includes a residential subdivision in an infill location on a site that was previously developed with an elementary school that has been decommissioned. Cumulative impacts have been analyzed in this Initial Study. Reasonably foreseeable projects have been incorporated into the traffic, air quality, noise, and greenhouse gas studies, all of which have shown that impacts can be reduced to less than significant. Furthermore, no significant resources, such as cultural or biotic, exist on the Project site and therefore no cumulative impact would occur. Impacts would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The proposed Project includes a residential subdivision in an infill location on a site that was previously developed with an elementary school that has been decommissioned. Direct, indirect, and cumulative impacts have been analyzed in this Initial Study. The analysis, which includes reasonably foreseeable projects, has determined that impacts can be reduced with mitigation to less than significant.

The proposed Project does not cause any significant unavoidable short-term or long-term impacts. The proposed Project proposes much needed housing during a critical time of State need. The State Legislature has stated in Government Code, § 65009 (a)(1), "The Legislature finds and declares that there currently is a housing crisis in California and it is essential to reduce delays and restrains upon expeditiously completing housing projects." The proposed Project is able to achieve this long-term goal of providing an additional 52 dwelling units to the County housing stock without causing significant short-term or long-term environmental impacts. Therefore, impacts are considered less than significant.

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Appendix I Hydrology Report, "La Subida" Vesting Tentative Tract Map No. 82160
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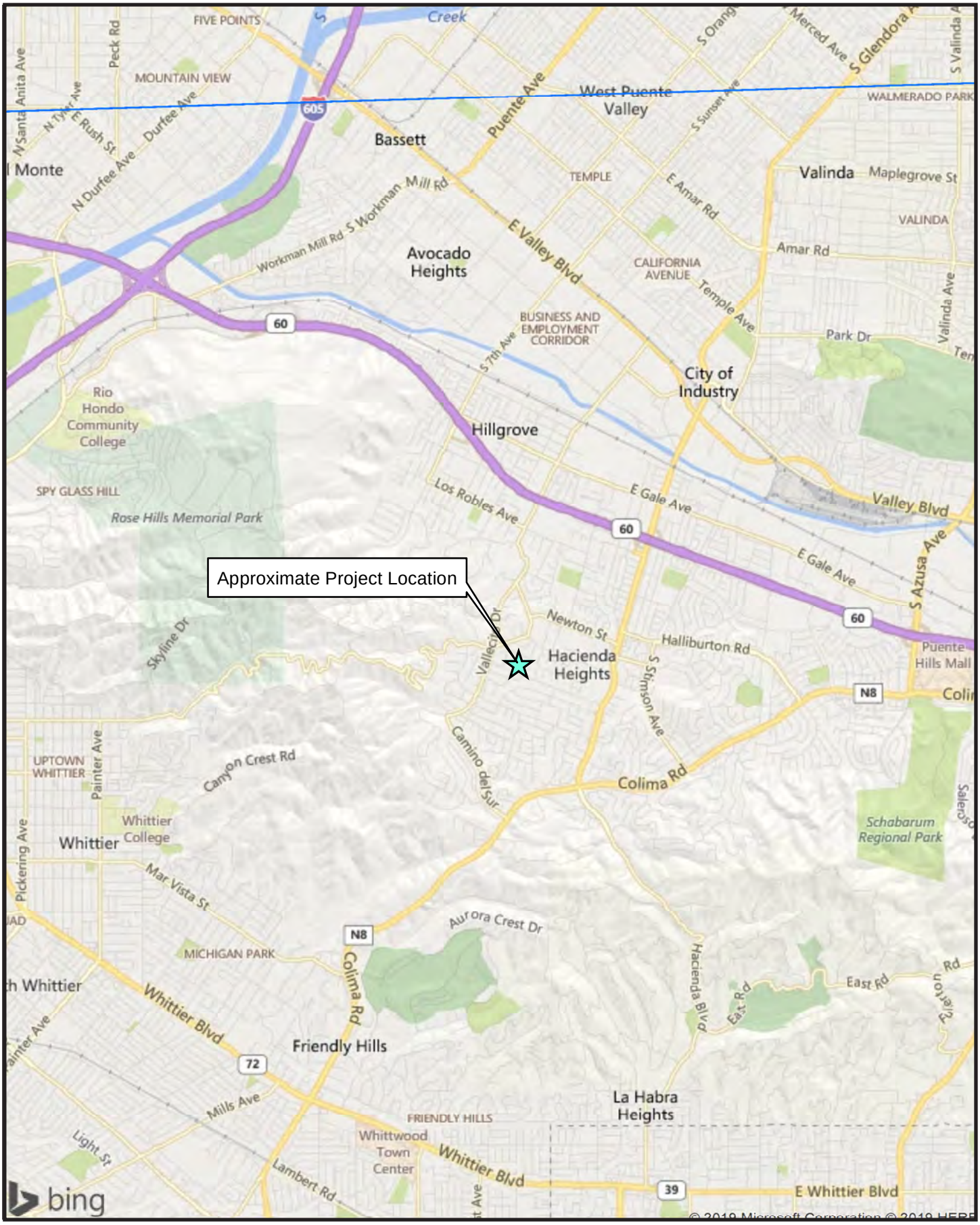


Figure 1. Regional Location Map

Source: Carlson Strategic Land Solutions (11/01/2021).

Figure 2. Project Vicinity Map

Source: Carlson Strategic Land Solutions (11/01/2021).

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 82160
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 5 AND 6 OF TRACT NO. 2472, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 96 AND 97 OF MAPS; AND LOT 19 OF TRACT NO. 2768, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES:
1. APN: 8222-009-900,-901,-902
2. CURRENT ADDRESS: 15405 LA SUBSIDE DRIVE, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
6. NO. OF EXISTING LOTS: 3
7. COMMUNITY PLAN: HACIENDA HEIGHTS COMMUNITY PLAN (HHCP)
8. EXISTING AND PROPOSED GENERAL PLAN HHCP COMMUNITY: HS-RESIDENTIAL (0-5 DU'S/ ACRE). NO CHANGE.
9. EXISTING LA COUNTY ZONE: R-A-10000 RESIDENTIAL.
   a. PROPOSED DENSITY: 4.1 DU'S/ ACRE
10. NO. OF PROPOSED LOTS: 1
11. NUMBER OF PROPOSED DWELLINGS 52
12. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
13. NO OAK TREES ON SITE. NO SENSITIVE SPECIES.
14. LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING. MAY REQUIRE AN AMENDMENT/REVISED MAP.
15. EXISTING BUILDINGS 33,453 SQ.FT. TO BE REMOVED.
16. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT.
17. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
18. RESERVE RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, SEWER, WATER, UTILITIES, RIGHT TO GRADE, AND MAINTENANCE PURPOSES, IN DOCUMENTS OVER THE COMMON PRIVATE DRIVEWAYS TO THE SATISFACTION OF PUBLIC WORKS.
19. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE CONFIRMED DURING IMPROVEMENT STAGE.
20. SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
21. WATER SYSTEM SHALL BE DESIGNED, AND HYDRAULIC ANALYSIS / WATER STUDY, BY SAN GABRIEL VALLEY WATER COMPANY IN COORDINATION WITH LENNAR HOMES AND LOS ANGELES COUNTY PUBLIC WORKS WATER DIVISION.
22. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
23. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN FOR GUIDANCE ON WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
24. PRIVATE WATER QUALITY DEVICES ALONG REGALADO STREET, LA SUBSIDE DRIVE, AND PROPOSED PRIVATE DRIVEWAY 'A' ARE IN PROJECT SITE. HOA MAINTAINED.
25. CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS IF NECESSARY FOR BMP OR LID NEEDS. CROSS LOT DRAINAGE PERMITTED IN SLOPED AREAS OF REAR YARDS MAINTAINED BY HOA. ACCESS TO SLOPES PROVIDED THROUGH COR'S.
26. POST BOX (MAILBOX) RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
27. HOA COR'S REGULATE AND DESIGNATE MAINTENANCE AREAS FOR DRAINAGE DEVICES AND FIXTURES.
28. NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND "B".
29. RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DRE.
30. REFER TO LANDSCAPE PLAN FOR WALL AND FENCE PLAN.
31. THIS SUBDIVISION (TRACT) IS A CONDOMINIUM PROJECT FOR 52 DWELLINGS WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD UNDIVIDED INTEREST IN COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.
32. PRIVATE DRIVES AND COURTS ARE HOA MAINTAINED.
33. COMMUNITY OPEN SPACE MAINTAINED BY HOA.

PROPOSED EASEMENTS
(1) EASEMENTS FOR ACCESS (INGRESS/EGRESS), RIGHT TO GRADE, MAINTENANCE FOR DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY DEVICES, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE, FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.
(2) ON-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PRIVATELY MAINTAINED IN PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE AND PRIVATE COURTS C, D, AND E.

EXISTING EASEMENT NOTE:
NOTE – EASEMENTS TO BE QUITCLAIMED PRIOR TO FINAL MAP RECORDING.
(A) EXISTING EASEMENT FOR CONDUIT PURPOSES RESERVED BY WHITTIER EXTENSION COMPANY RECORDED IN BOOK 7078, PAGE 284 OF DEEDS –EASEMENT TO BE QUITCLAIMED

EXISTING RIGHTS OF WAY AND EASEMENTS FOR ROADS AND PIPELINE RESERVED BY CONTINENTAL OIL COMPANY OVER THE EASTERLY (1/2) OF LOT 5 TRACT NO. 2472 RECORDED IN BOOK 22509, PAGE 21 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE. –EASEMENT TO BE QUITCLAIMED – 6,394 SF

EXISTING RIGHTS OF WAY AND EASEMENTS FOR ROADS AND PIPELINE AND LOT 19 OF TRACT NO. 2768 RECORDED IN BOOK 22425, PAGE 414 OF RESERVED BY CONTINENTAL OIL COMPANY OVER LOT 6 OF TRACT NO. 2472 OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE. –EASEMENT TO BE QUITCLAIMED

(B) EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLECITO WATER COMPANY PER RECORDING NO. 1199 –EASEMENT TO BE QUITCLAIMED – 1,340 SF
(C) EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLECITO WATER COMPANY PER RECORDING NO. 1200 –EASEMENT TO BE QUITCLAIMED – 3,720 SF
(D) EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLECITO WATER COMPANY PER RECORDING NO. 1083 –EASEMENT TO BE QUITCLAIMED – 3,847 SF
(E) EXISTING EASEMENT FOR UTILITY PURPOSES RESERVED BY SOUTHERN CALIFORNIA EDISON PER RECORDING NO. 2370 –EASEMENT TO BE QUITCLAIMED – 620 SF
(F) EXISTING LA COUNTY EASEMENT FOR ROAD AND HIGHWAY PURPOSES PER RECORDING NO. 3201. –EASEMENT TO REMAIN – 17,389 SF

PROPOSED EARTHWORK

	CUT:	FILL:
RAW VOLUME	21,700 CYS	46,410 CYS
9" OVER EXCAVATION (1" IN STREETS)	78,020 CYS	78,020 CYS
2.5% LOSS ON ALL EXCAVATION		2,490 CYS
.1' SUBSIDENCE		2,070 CYS
2.5% LOSS ON 6" OF SCARIFICATION		260 CYS
ESTIMATED TOTALS	99,720 CYS	129,250 CYS
SHORT	29,530 CYS	

NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS

SETBACK INFORMATION: LOT 1
FRONT – 20' ON REGALADO STREET AND LA SUBIDA DRIVE
REAR – 15' EAST AND WEST TRACT BOUNDARY LINE

PROJECT SUMMARY

GROSS AREA	12.58 AC
RESIDENTIAL AREA	9.5 AC
PRIVATE DRIVEWAY A & B AND COURTS "C", "D" & "E" AND SEWER EASEMENT	2.1 AC
NET AREA (GROSS – PRIVATE DRIVEWAY A & B & COURTS C, D, & E AND SEWER EASEMENT	10.48 AC
COMMUNITY OPEN SPACE AREAS	
COMMUNITY OPEN SPACE AREA 1	0.60 AC
COMMUNITY OPEN SPACE AREA 2	0.26 AC
COMMUNITY OPEN SPACE AREA 3	0.23 AC
TOTAL COMMUNITY OPEN SPACE AREA	1.09 AC

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80–81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016

BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCH MARK NUMBER FG4812 DESCRIBED AS; "L&T IN W. CB N. END CB 5 FT S/O BCR @ SW COR LA SUBIDA DR & HACIENDA BL." ELEVATION = 469.339 (NAVD88)

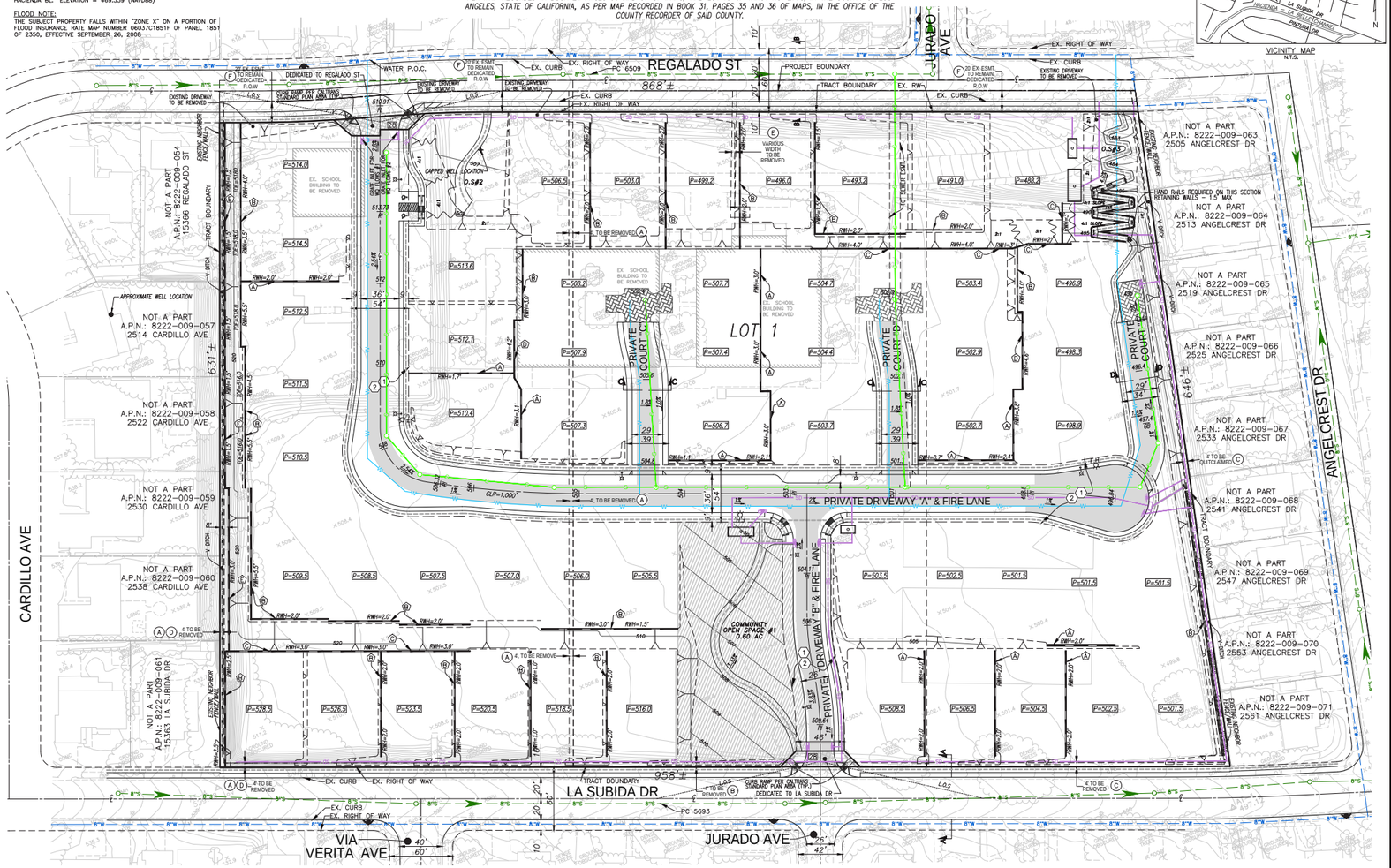
FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008.

UTILITY INFORMATION:
WATER – SAN GABRIEL VALLEY WATER COMPANY
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – AT&T
CABLE TV – CHARTER CO.
FIRE – COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF – COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL – HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

PROJECT NUMBER
2019–001063

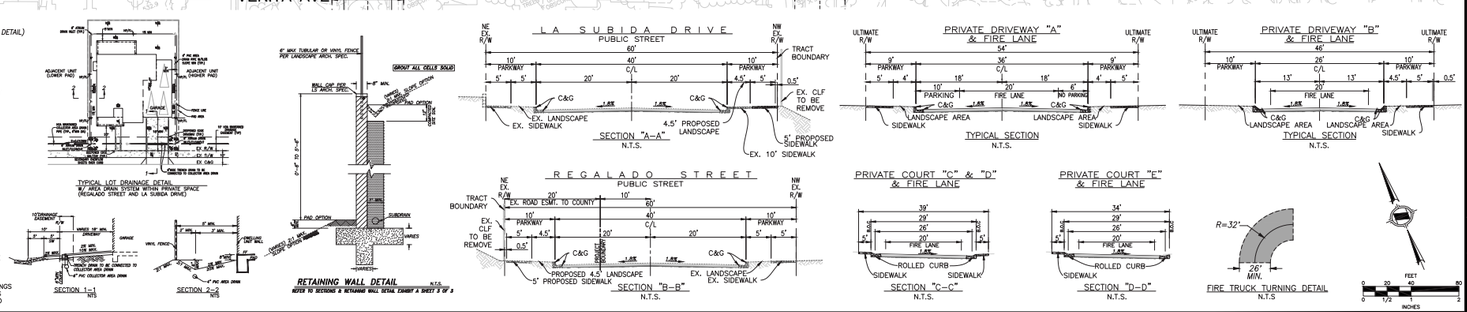
REQUESTED ENTITLEMENTS
VESTING TENTATIVE TRACT MAP NO. 82160/RPPL 2019002046
ENVIRONMENTAL ASSESSMENT NO. RPPL 2019002049
CUP NO. RPPL2019002048

VICINITY MAP
N.T.S.



LEGEND/SYMBOLS

ASPH	ASPHALT PAVING	(R)	RETAINING WALL CALL OUT (REFER TO EXHIBIT D FOR WALL DETAIL)
CB	CATCH BASIN		FIRE LANE
CONC	CONCRETE		END OF FIRE LANE
MH	MANHOLE		COMMON SPACE
MWS	MODULAR WETLAND SYSTEM		DEDICATED TO PUBLIC STREET
RWH	RETAINING WALL HEIGHT		PROPOSED FIRE HYDRANT SUBJECT TO LACFD
R/W	RIGHT-OF-WAY		EXISTING FIRE HYDRANT
TOP	TOP OF SLOPE		PROPOSED STREET LIGHT
TOE	TOE OF SLOPE		CAPPED WELL
L.O.S	LINE OF SIGHT		EXISTING STREET LIGHT
	TOP OF SLOPE		EXISTING STREET LIGHT
	TOE OF SLOPE		SIGN
	PROJECT BOUNDARY		POWER POLE
	TRACT BOUNDARY		METER
	PROPOSED RIGHT OF WAY		EXISTING CATCH BASIN
	PROPOSED CENTERLINE		VALVE
	PROPOSED EASEMENT		MANHOLE
	RETAINING WALL		EXISTING FENCE
	ADA PATH OF TRAVEL		TREE LINE
	WATER LINE		EXISTING BUILDINGS OR STRUCTURES TO BE REMOVED
	SEWER LINE		
	PROPOSED PRIVATE STORM DRAIN		
	GRATE INLET FOR WQ FLOWS		
	EXISTING 8" WATER LINE		
	EXISTING 8" SEWER LINE		
P=508.4	PAD ELEVATION		
	FILTERRA BIOFILTRATION UNIT		



NO.	DATE	REVISIONS
5		
4		
3		
2		
1		

DESIGNED: SY / VK
DRAWN: AM
CHECKED: RG
DATE: 09/13/2019

SUBDIVIDER:
LENNAR
15151 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8100

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, SAN DIEGO, RIVERSIDE, PALM DESERT
PLANNING, ENGINEERING, SURVEYING
UNDER THE SUPERVISION OF:
SHAWN YO, R.C.E. 87339

REGISTERED PROFESSIONAL ENGINEER
SHAWN YO
No. C87339
EXP. 12-31-20
CIVIL
STATE OF CALIFORNIA

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 82160
FOR CONDOMINIUM PURPOSES
15405 LA SUBIDA DR, HACIENDA HEIGHTS, CA 91745
APN: 8222-009-900, 901, 902

SUBMITTAL DATE:

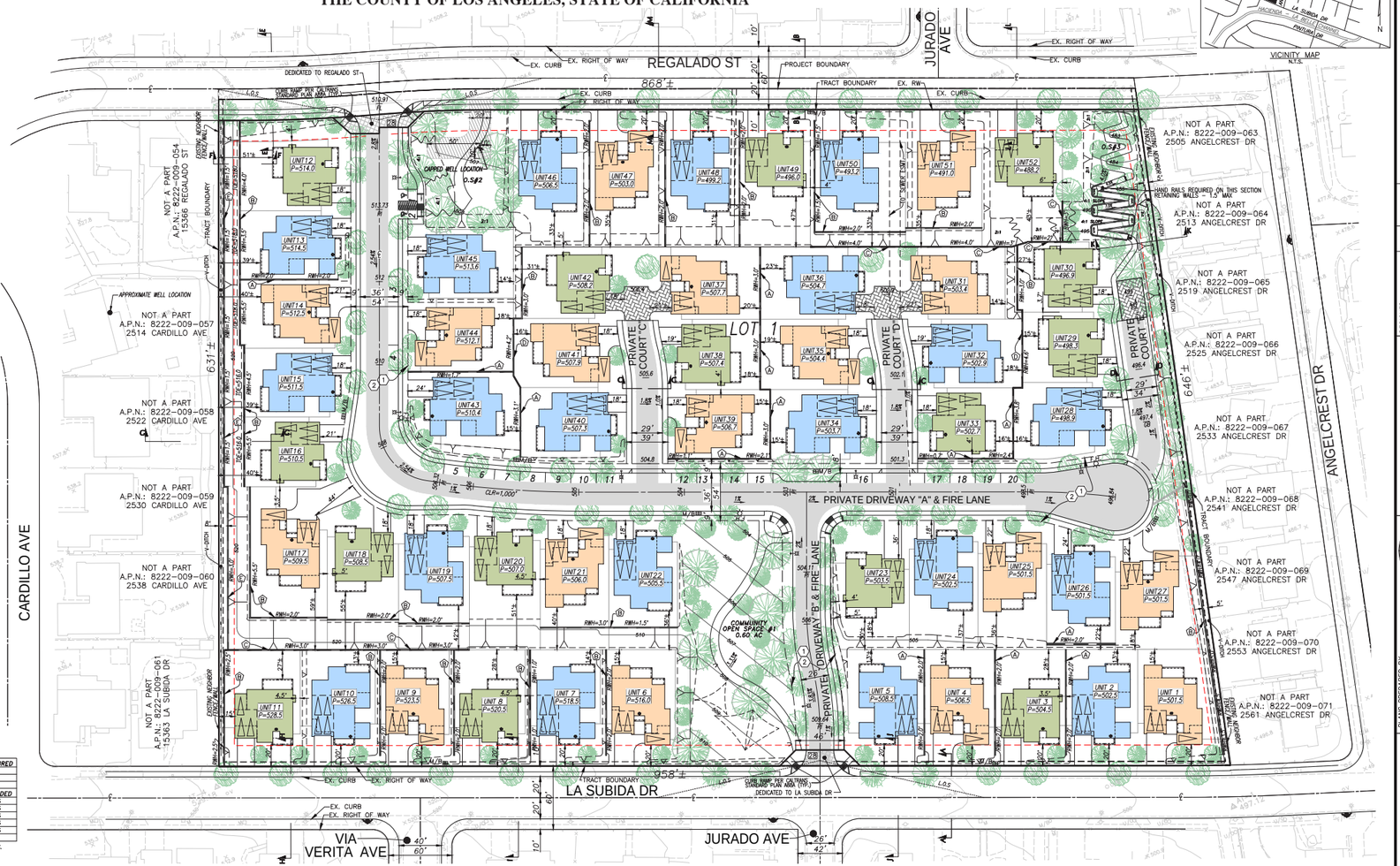
SHEET 1 OF 1

W.O. 3916-29X LA SUBIDA TENTATIVE TRACT MAP

PLOTTED BY: Alex Martinez DATE: Jul. 06, 2020 05:25:20 PM FILE: F:\1038\Planning\SA_TTM_082160\Exh_TTM\Sht-1_TTM_082160.dwg

Figure 3. Vesting Tentative Tract Map 82160 for Condominium Purposes
Source: Hunsaker&Associates (07/07/2020).

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 82160
FOR CONDOMINIUM PURPOSES
EXHIBIT "A"
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



GENERAL NOTES:
1. APN: 8222-009-900,-901,-902
2. CURRENT ADDRESS: 15405 LA SUBSIDE DRIVE, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
6. NO. OF EXISTING LOTS: 3
7. COMMUNITY PLAN: HACIENDA HEIGHTS COMMUNITY PLAN (1/HCP)
8. EXISTING AND PROPOSED GENERAL PLAN H/CP COMMUNITY: HS-RESIDENTIAL (0-5 DU'S/ ACRE), NO CHANGE.
9. EXISTING LA COUNTY ZONE: R-A-10000 RESIDENTIAL.
   a. PROPOSED DENSITY: 4.1 DU'S/ ACRE
10. NO. OF PROPOSED LOTS: 1
11. NUMBER OF PROPOSED DWELLINGS 52
12. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
13. NO OAK TREES ON SITE. NO SENSITIVE SPECIES.
14. LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING. MAY REQUIRE AN AMENDMENT/REVISED MAP.
15. EXISTING BUILDINGS 33,453 SQ.FT. TO BE REMOVED.
16. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT.
17. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
18. RESERVE RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, SEWER, WATER, UTILITIES, RIGHT TO GRADE, AND MAINTENANCE PURPOSES, IN DOCUMENTS OVER THE COMMON PRIVATE DRIVEWAYS TO THE SATISFACTION OF PUBLIC WORKS.
19. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE CONFIRMED DURING IMPROVEMENT STAGE.
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21. WATER SYSTEM SHALL BE DESIGNED, AND HYDRAULIC ANALYSIS / WATER STUDY, BY SAN GABRIEL VALLEY WATER COMPANY IN COORDINATION WITH LENNAR HOMES AND LOS ANGELES COUNTY PUBLIC WORKS WATER DIVISION.
22. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
23. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN FOR GUIDANCE ON WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
24. PRIVATE WATER QUALITY DEVICES ALONG REGALADO STREET, LA SUBSIDE DRIVE, AND PROPOSED PRIVATE DRIVEWAY "A" ARE IN PROJECT SITE. HOA MAINTAINED.
25. CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS IF NECESSARY FOR BMP OR LID NEEDS. CROSS LOT DRAINAGE PERMITTED IN SLOPED AREAS OF REAR YARDS MAINTAINED BY HOA. ACCESS TO SLOPES PROVIDED THROUGH COR'S.
26. POST BOX (MAILBOX) RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
27. HOA COR'S REGULATE AND DESIGNATE MAINTENANCE AREAS FOR DRAINAGE DEVICES AND FIXTURES.
28. NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND "B".
29. RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DRE.
30. REFER TO LANDSCAPE PLAN FOR WALL AND FENCE PLAN.
31. THIS SUBDIVISION (TRACT) IS A CONDOMINIUM PROJECT FOR 52 DWELLINGS WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD UNDIVIDED INTEREST IN COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.
32. PRIVATE DRIVES AND COURTS ARE HOA MAINTAINED.
33. COMMUNITY OPEN SPACE MAINTAINED BY HOA.

PROPOSED EASEMENTS
(1) EASEMENTS FOR ACCESS (INGRESS/EGRESS), RIGHT TO GRADE, MAINTENANCE FOR DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY DEVICES, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE. FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.
(2) ON-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PRIVATELY MAINTAINED IN PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE AND PRIVATE COURTS C, D, AND E.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80–81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016

BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCH MARK NUMBER FG4812 DESCRIBED AS; "L&T IN W, CB N. END CB 5 FT S/O BCR @ SW COR LA SUBIDA DR & HACIENDA BL." ELEVATION = 469.339 (NAVD88)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008

PROPOSED EARTHWORK

	CUT:	FILL:
RAW VOLUME	21,700 CYS	46,410 CYS
5" OVER EXCAVATION (1" IN STREETS)	78,020 CYS	78,020 CYS
2.5% LOSS ON ALL EXCAVATION		2,490 CYS
.1' SUBSIDENCE		2,070 CYS
2.5% LOSS ON 6" OF SCARIFICATION		260 CYS
ESTIMATED TOTALS	99,720 CYS	129,250 CYS
SHORT	29,530 CYS	

NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS

SETBACK INFORMATION: LOT 1
FRONT – 20' ON REGALADO STREET AND LA SUBIDA DRIVE
REAR – 15' EAST AND WEST TRACT BOUNDARY LINE

RESIDENTIAL PLAN INFORMATION EXHIBIT A – SITE PLAN

	PLAN 1	PLAN 2– NEXTGEN	PLAN 3
DWELLING AREA SQ. FT.	3,893	4,195	4,630
BEDROOM	5	5	5
BATHROOM	4	4.5	4.5
GARAGE PARKING (NOT INCLUDED 2 ADDITIONAL SPACES IN DRIVEWAY)	3	3	4
HOMES	15	17	20
TOTAL	52 HOMES (4.1 DU/AC)		

STREET TREE REQUIREMENTS

EXISTING STREET FRONTAGE	LINEAR FEET	TREES REQUIRED
REGALADO STREET	812 LI FT	32 TREES
LA SUBIDA DRIVE	1,065 LI FT	43 TREES
TOTAL TREES REQUIRED		75 TREES
PROPOSED STREET FRONTAGE	**LINEAR FEET**	**TREES PROVIDED**
REGALADO STREET	812 LI FT	34 TREES
LA SUBIDA DRIVE	1,065 LI FT	33 TREES
PRIVATE DRIVEWAY "A"	1,975 LI FT	65 TREES
PRIVATE DRIVEWAY "B"	404 LI FT	13 TREES
TOTAL	4,151 LI FT	145 TREES
TOTAL PROVIDED TREES – 145 TREES		

NOTE: REFER TO CONCEPTUAL LANDSCAPE PLANS FOR PLACEMENT OF TREE LOCATIONS. ILLUSTRATION SHOWS APPROXIMATE LOCATION

UTILITY INFORMATION:
WATER – SAN GABRIEL VALLEY WATER COMPANY
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – AT&T
CABLE TV – CHARTER CO.
FIRE – COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF – COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL – HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

LEGEND/SYMBOLS

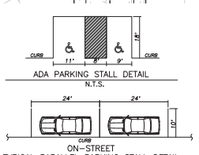
ASPH ASPHALT PAVING
CB CATCH BASIN
CONC CONCRETE
MH MANHOLE
MWS MODULAR WETLAND SYSTEM
RWH RETAINING WALL HEIGHT
R/W RIGHT-OF-WAY
TOP TOP OF SLOPE
TOE TOE OF SLOPE
LI.O.S LINE OF SIGHT
TOP OF SLOPE
TOE OF SLOPE
PROJECT BOUNDARY
TRACT BOUNDARY
PROPOSED RIGHT OF WAY
PROPOSED CENTERLINE
PROPOSED EASEMENT
RETAINING WALL
SETBACK LINE
UNIT 12 P=526.5 UNIT NUMBER / PAD ELEVATION
F.H. PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED STREET LIGHT
(B) RETAINING WALL CALL OUT (REFER TO EXHIBIT B FOR WALL DETAIL)
FIRE LANE
END OF FIRE LANE
COMMON SPACE
DEDICATED TO PUBLIC STREET
MB/M PROPOSED MAIL BOX 6–8 CLUSTER
EXISTING STREET LIGHT
EXISTING STREET LIGHT
SIGN
POWER POLE
M METER
CB EXISTING CATCH BASIN
V VALVE
MH MANHOLE
EXISTING FENCE
TREE LINE
EXISTING BUILDINGS OR STRUCTURES TO BE REMOVED

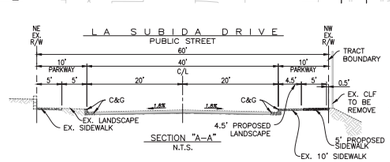
PROJECT SUMMARY

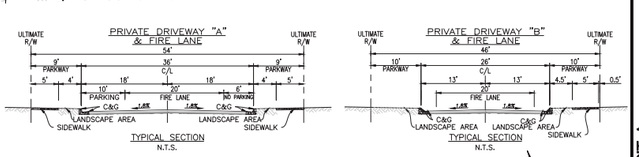
GROSS AREA	12.58 AC
RESIDENTIAL AREA	9.5 AC
PRIVATE DRIVEWAY A & B AND COURTS "C", "D", & "E" AND SEWER EASEMENT	2.1 AC
NET AREA (GROSS – PRIVATE DRIVEWAY A & B & COURTS C, D, & E AND SEWER EASEMENT	10.48 AC
COMMUNITY OPEN SPACE AREAS	
COMMUNITY OPEN SPACE AREA 1	0.60 AC
COMMUNITY OPEN SPACE AREA 2	0.26 AC
COMMUNITY OPEN SPACE AREA 3	0.23 AC
TOTAL COMMUNITY OPEN SPACE AREA	1.09 AC

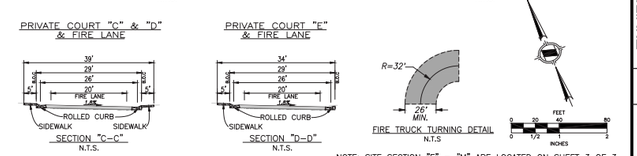
PARKING SUMMARY

	NUMBER OF UNITS	SPACES REQUIRED/ DWELLING	REQUIRED PARKING	GARAGE PARKING PROVIDED	PARKING PROVIDED
PLAN 1	15	2	30	3/du	45
PLAN 2	17	2	34	3/du	51
PLAN 3	20	2	40	4/du	80
GUEST PARKING (1 PER 4 DU)			13		20
TOTAL			117		196
ADA PARKING (INCLUDED IN GUEST PARKING REQUIREMENT)			2		2
NOTE: DOES NOT INCLUDE DWELLING DRIVEWAY SPACE.					









NOTE: SITE SECTION "E" – "M" ARE LOCATED ON SHEET 3 OF 3.

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NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

DESIGNED: SY / VK
DRAWN: AM
CHECKED: RG
DATE: 09/13/2019

SUBDIVIDER: LENNAR
15131 ALTON PARKWAY, STE 365
IRVINE, CA 92618
(949) 349-8100

PLANS PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING 3 HUGHES • IRVINE, CA 92618 • (949) 583-1010
UNDER THE SUPERVISION OF: SHAWN YU R.C.E. 81339
CIVIL ENGINEER — No. C81339 — EXP. 06/30/21 — STATE OF CALIFORNIA

EXHIBIT A
VESTING TENTATIVE TRACT NO. 82160
FOR CONDOMINIUM PURPOSES
15405 LA SUBIDA DR, HACIENDA HEIGHTS, CA 91745
APN: 8222-009-900, 901, 902

SUBMITTAL DATE:

SHEET 1 OF 3

W.O. 3916-2PX LA SUBIDA TENTATIVE TRACT MAP

Figure 4. Exhibit A for 52 dwellings
Source: Hunsaker&Associates (07/07/2020).

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 82160
EXHIBIT B
UTILITY EXHIBIT
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

STREET TREE REQUIREMENTS

EXISTING STREET FRONTAGE	LINEAR FEET	TREES REQUIRED
REGALADO STREET	812 LI FT	32 TREES
LA SUBIDA DRIVE	1,065 LI FT	43 TREES
TOTAL TREES REQUIRED		75 TREES
PROPOSED STREET FRONTAGE	**LINEAR FEET**	**TREES PROVIDED**
REGALADO STREET	812 LI FT	34 TREES
LA SUBIDA DRIVE	1,065 LI FT	33 TREES
PRIVATE DRIVEWAY "A"	1,975 LI FT	65 TREES
PRIVATE DRIVEWAY "B"	404 LI FT	13 TREES
TOTAL	4,151 LI FT	145 TREES
TOTAL PROVIDED TREES – 145 TREES		

NOTE: REFER TO CONCEPTUAL LANDSCAPE PLANS FOR PLACEMENT OF TREE LOCATIONS. ILLUSTRATION SHOWS APPROXIMATE LOCATION

TREE LEGEND:
EXISTING TREES TO BE REMOVED

- A – ALEPPO PINE (PINUS HALEPENSIS)
- B – ARIZONA CYPRESS (HESPEROCYPARIS ARIZONICA)
- C – ASH (FRAXINUS SP.)
- D – BRAZILIAN PEPPER TREE (SCHINUS TEREBINTHIFOLIUS)
- E – CALLERY PEAR (PYRUS CALLERYANA)
- F – CANARY ISLAND PINE (PINUS CANARIENSIS)
- H – CARROT WOOD (CUPANIOPSIS ANACARDIOIDES)
- I – CHINESE ELM (ULMUS PARVIFOLIA)
- J – CITRUS TREE (CITRUS SP.)
- K – COMMON CRAPE MYRTLE (LAGERSTROEMIA INDICA)
- L – FLAXLEAF PAPERBANK (MELALEUCA LINARIIFOLIA)
- N – GOLDEN RAIN TREE (KOELREUTERIA PANICULATA)
- O – HOLLY OAK (QUERCUS ILEX)
- Q – LAUREL SUMAC (MALOSMA LAURINA)
- S – MULBERRY (MORUS ALBA)
- U – SIBERIAN ELM (ULMUS PULMIA)
- W – SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
- Y – WEEPING BOTTLEBRUSH (MELALEUCA VIMINALIS)
- – UNIDENTIFIED CULTIVATED TREE

LEGEND:

- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN & GRATE INLET FOR WQ FLOWS
- PROPOSED STORM DRAIN & CATCH BASIN
- EXISTING WATER (SIZE VARIES)
- EXISTING SEWER (SIZE VARIES)
- EXISTING STORM DRAIN & CATCH BASIN
- OPTIONAL WATER CONNECTION
- DMA AREAS
- PROPOSED FIRE HYDRANT (600' L.F. OR LESS)
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- DRY UTILITY TRENCH AREA
- 10'x15.5' TRANSFORMER PAD AREA (PROPOSED)
- PROPOSED TREES
- M/B PROPOSED MAIL BOX 6-8 CLUSTER
- FILTERRA BIOFILTRATION UNIT

FEET 0 20 40 80 | 0 1/2 1 2 INCHES

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

DESIGNED: SY / VK.
DRAWN: AM
CHECKED: R.S.
DATE: 09/11/2019

SUBDIVIDER:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8100

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
3 HUGHES, SUITE 100, IRVINE, CA 92618
(949) 583-1010
UNDER THE SUPERVISION OF:
SHAWN YU R.C.E. 61339

EXHIBIT B UTILITY EXHIBIT
VESTING TENTATIVE TRACT NO. 82160
FOR CONDOMINIUM PURPOSES
15405 LA SUBIDA DR, HACIENDA HEIGHTS, CA 91745
APN: 8222-009-900, 901, 902

SUBMITTAL DATE:

SHEET 1 OF 1

H:\D...5316-20\X-LA SUBIDA TENTATIVE TRACT MAP

PLOTTED BY: Alex Martinez DATE: Jul. 06, 2020 05:47:16 PM FILE: F:\1038\Planning\SA_TTM_082160\Exh_TTM\Sht-1_TTM_082160_Utility Exhibit.dwg

Figure 5. Utilities Exhibit
Source: Hunsaker&Associates (07/07/2020).

Community Stats

	PLAN 1	PLAN 2	PLAN 3
SIZE (S.F.)	3,893	4,195	4,630
BED	5	5	5
BATH	4	4.5	4.5
GARAGE *TWO ADDITIONAL SPACES IN DRIVEWAY	3	3	4
HOMES	15	17	20
TOTAL	52 HOMES (4.1 DU/AC)		

Conceptual Plant Palette

STREET TREES	
Afrocarpus gracilior	Yew Pine
Arbutus marina	Marina Strawberry Tree
Cinnamomum camphora	Camphor Tree
Jacaranda mimosifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Laurus nobilis	Bay Laurel
Lophostemon confertus	Brisbane Box
Platanus racemosa	California Sycamore
Quercus ilex	Holly Oak
COMMUNITY CHARACTER AND OPEN SPACE TREES	
Arbutus unedo	Strawberry Tree
Geijera parvifolia	Australian Willow
Laurus nobilis	Bay Laurel
Lophostemon confertus	Brisbane Box
Melaleuca quinquenervia	Caiaput Tree
Pinus species	Pine Tree
Platanus x hispanica 'Bloodgold' Bloodgood	London Plane Tree
Quercus agrifolia	California Coast Live Oak
Quercus ilex	Holly Oak
Jacaranda mimosifolia	Jacaranda
Agonis flexuosa	Peppermint Tree
Parkinsonia 'Desert Museum'	Desert Museum Palo Verde
SHRUBS (Builder installed and HOA maintained)	
Acacia redolens 'Desert Carpet'	Prostate Acacia
Acmispom glaber	Deerweed
Agave americana	Century Plant
Aloe arborescens	Torch Aloe
Aloe barbadensis	Aloe Vera
Aloe cameroni	Starfish Aloe
Aristida purpurea	Purple Three Awn
Baccharis consanguinea	Coyote Brush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Baccharis salicifolia	Mule Fat
Baccharis 'starn'	Starn Coyote Brush
Carex divulsa	Berkeley Sedge
Carex praegracilis	California Field Grass
Ceanothus 'Frosty Blue'	Frosty Blue California Lilac
Ceanothus 'Joyce Coulter'	Joyce Coulter Ceanothus
Ceanothus thyrsiflorus var Grieseus 'Yankee Point'	Yankee Point Ceanothus
Cistanthe grandiflora	Rock Purslane
Crassula multicava	Fairy Crassula
Crassula ovata	Jade Plant
Crassula ovata 'Gollom'	Gollom Jade
Crassula ovata 'Hummel's Sunset'	Golden Jade
Crassula ovata 'Pink Beauty'	Pink Jade Plant
Crassula ripple	Ripple Jade
Elaegnus pungens	Fruitland Silverberry
Encelia californica	Coast Sunflower
Eriogonum fasciculatum	California Buckwheat
Eschscholzia californica	California Poppy
Festuca longifolia	Hard Fescue
Festuca mairei	Atlas Fescue
Festuca microstachys	Small Fescue
Festuca rubra	Red Fescue
Festuca rubra 'Molate'	Creeping Red Fescue
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Hesperaloe parviflola	Red Yucca
Heteromeles arbutifolia	Toyon
Isocoma menziesii	Menzie's Goldenbrush
Juncus effusus	Common Rush
Juncus patens	California Gray Rush
Juncus textilis	Basket Rush
Lantana montevidensis	Trailing Lantana
Lasthenia californica	California Goldfield
Leymus condensatus 'Canyon Prince'	Canyon Prince Giant Wild Rye
Leymus triticoides	Creeping Wild Rye
Lupinus bicolor	Miniature Lupine
Mahonia aquifolium	Oregon Grape
Mimilus aurantiacus	Sticky Monkey Flower
Muhlenbergia capilaris	Pink Muhlygrass
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deer Grass
Pennisetum orientaly 'Tall Tales'	Tall Tail Foutain Grass
Pennisetum spathiolatum	Slender Veldt Grass
Portulacaria afra 'Minima'	Dwarf Elephant Food
Rhamus californica 'Eve Case'	Coffeeberry
Rhus integrifolia	Lemonade Berry
Salvia 'Allen Chickering'	Allen Chickering Sage
Salvia 'Bee's Bliss'	'Bee's Bliss Sage
Salvia chamaedryoides	Germander Sage
Salvia clevelandii	Blue Sage
Salvia mellifera	Black Sage
Senecio serpens	Blue Chalksticks
Sisyrinchium bellum	Western Blue-eyed Grass
Trachelospermum jasminoides	Star Jasmine
VINES	
Grewia occidentalis	Lavender Star Flower
Hardenbergia Violacea 'Happy Wanderer'	Purple Vine Lilac
Lonicera hildebrandiana	Giant Burmese Honeysuckle
Macfadyena unguis cati	Cats Claw Vine
Distictis buccinatoria	Blood Trumpet Vine
NOTE: CONCEPTUAL PLANT PALETTE SUBJECT TO CHANGE	
Private Homeowner Backyard (Homeowner Installed and Maintained)	
Private Homeowner Frontyard (Homeowner Installed and Maintained)	
Enhanced paving - interlocking pavers or stamped concrete	
Open Space Turf Area (Builder Installed and HOA Maintained)	

Figure 6. Preliminary Landscape Plans
Source: BrightView (07/07/2020).

Spanish

Santa Barbara

Italian

French

Note: Artist's Conception; Colors, Materials And Application May Vary.

Figure 7. Conceptual Architecture Elevations Plan 1
Source: WHA (09/13/2019).

Spanish

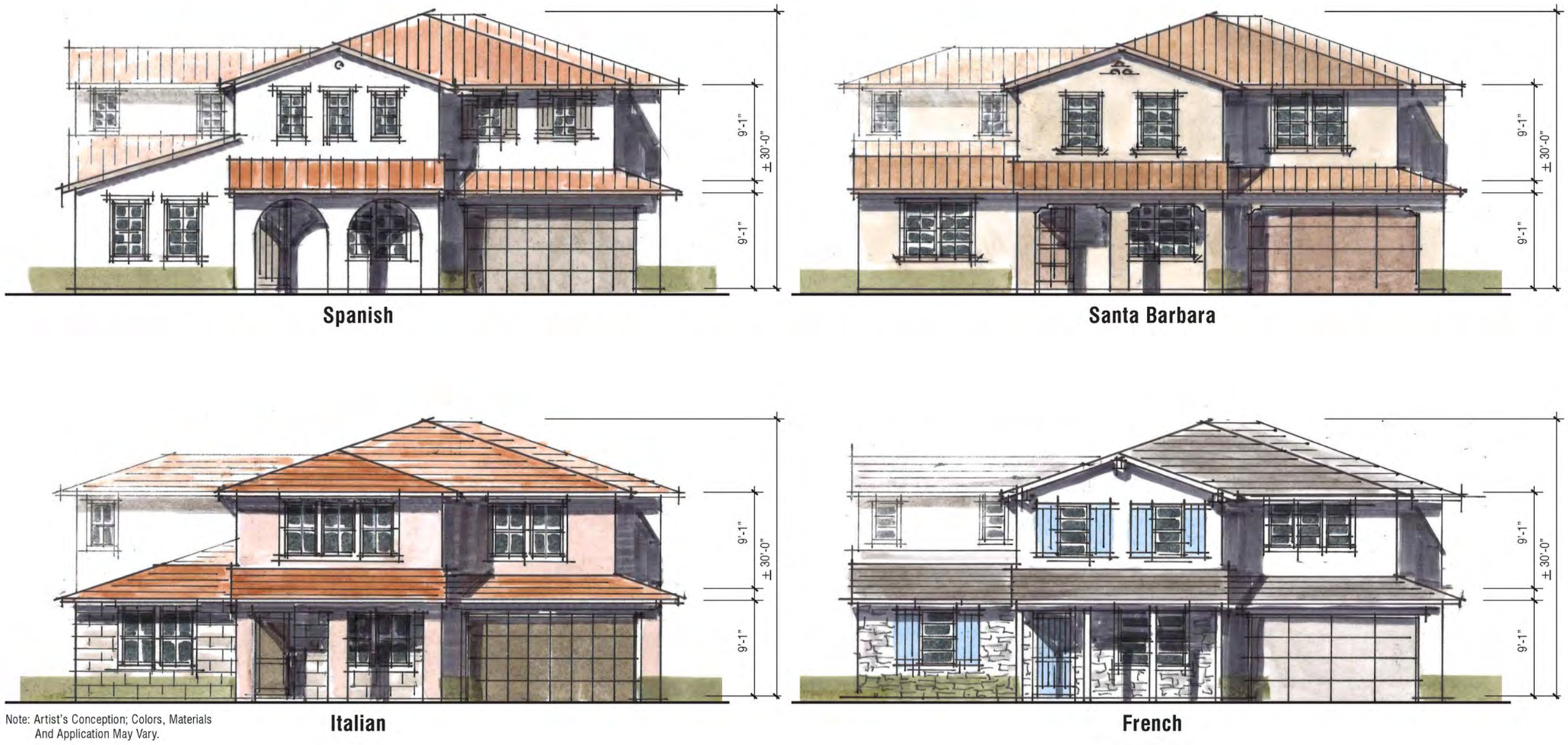
Santa Barbara

Note: Artist's Conception; Colors, Materials And Application May Vary.

Italian

French

Figure 8. Conceptual Architecture Elevations Plan 2
Source: WHA (09/13/2019).



Note: Artist's Conception; Colors, Materials And Application May Vary.

Figure 9. Conceptual Architecture Elevations Plan 3
Source: WHA (09/13/2019).

Figure 10. Wall and Fence Plan
Source: BrightView (07/07/2020).