

## NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the Los Angeles County Department of Regional Planning is circulating Initial Study/Mitigated Negative Declaration (MND) for public comment.

**Project/Location:** 2342 Via Cielo, Hacienda Heights, Hacienda Heights, CA

**Project Description:** The Project Site is comprised of three parcels, two of which are currently developed with a single-family home. The Project would subdivide the Site to create a total of ten single-family residential lots with gross areas that range from 43,889 gross (40,005 net) square feet to 92,959 gross (76,262 net) square feet. The Project Site is 12.35 acres in size based on a land survey (Los Angeles County Assessor's Property Assessment Information System notes the Project Site as 12.25 acres). The Project would grade and construct an internal private drive/fire lane originating at Vallecito Drive and ending in a cul-de-sac with an emergency-use gated passage from the cul-de-sac to Via Cielo. The private drive would have ungated access from Vallecito Drive. Construction of the roadway would require retaining walls along portions of the roadway with heights of approximately 6 feet along a segment in the central portion of the Site, and maximum heights of up to 15 feet along a segment near the southern Site boundary. The Project would allow for the construction of eight new single-family homes, for a total of 10 homes within the subject property. The County is requiring a Conditional Use Permit for development in a hillside management area and for retaining wall heights within the property exceeding the six feet County Code standard. In compliance with Los Angeles County Code Section 22.104.050, more than 70 percent of each lot created within the Project area (approximately 76 percent of the total Project Site) will be retained as open space. The Project would avoid removal of all 29 existing ordinance-size oak trees on the Site and would submit future Oak Tree Permits for changes in encroachments into the protected zones of twelve oak trees. The Project's Grading Plan, which shows the proposed Tentative Tract Map lot divisions, roadway, and home locations.

Grading, consisting of 8,368 cubic yards of cut and 8,425 cubic yards of fill, and construction of the private drive roadway is anticipated to begin after tentative map and final map approval. Construction of three new single-family residences on the new lots created for this subdivision are anticipated to occur at a rate of approximately one home per year for the first three years following completion of the roadway. The construction of homes on the remaining five lots would not be anticipated to occur until unknown dates farther into the future. However, to avoid under-estimating potential Project impacts, this evaluation will conservatively assume that the eight new single-family homes will be constructed concurrently following construction of the proposed roadway.

The single-family home footprints are conceptual based on the allowable buildable area of each lot and avoidance of oak trees, as well as the topography and locations where individual driveways could connect to the proposed roadway. The conceptual footprints of the eight new single-family homes have also been designed to accommodate two-story homes that would average approximately 4,600 square feet. The footprint and design of each of the eight homes to be constructed would be determined at the time that applicable permits are requested for each individual single-family home.

The Project will be served by existing utilities including the San Gabriel Valley Water Company and the Los Angeles County Sanitation District No. 15. Project grading for construction of the roadway and the conceptual home lot footprints would require approximately 11,086.29 cy cut and 11,086.29 cy fill, which would be balanced onsite.

**Document Availability:** The Initial Study/MND will be available for review at the following location beginning on Wednesday 27, 2023:

- LA County Planning Department website:  
<https://planning.lacounty.gov/environmental-review/public-notice/>

**Public Review Period: The 30-day public review period for the Initial Study/MND is from Wednesday 27, 2023 to January 25, 2024.**

**Comments:** Any person who wishes to comment on the County's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Thursday, January 25, 2024. Written comments may be sent to: Alejandrina Baldwin, Principal Planner, LA County Planning, 320 W. Temple Street, Los Angeles, CA 90012

**Project Impacts:** Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impact to biological resources, cultural resources, noise, tribal cultural resources, mandatory findings of significance. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

**Public Hearing:** The date, time, and place of future public hearings will be appropriately notified per Couthy and CEQA requirements.

*Para asistencia en español, por favor de contactar 213.974.6411.*

