

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	November 27, 2024	
HEARING DATE:	December 11, 2024	AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2022-001261-(4)	
PERMIT NUMBER(S):	Cemetery Permit RPPL2022003672	
SUPERVISORIAL DISTRICT:	4	
PROJECT LOCATION:	4747 Workman Mill Road, Whittier (North Whittier)	
OWNER:	Rose Hills Cemetery	
APPLICANT:	Rose Hills Cemetery	
CASE PLANNER:	Steve Mar, Senior Regional Planner smar@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-001261-(4), Cemetery Permit Number RPPL2022003672, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION ALONG WITH THE REQUIRED FINDINGS OF FACT AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CEMETERY PERMIT NUMBER RPPL2022003672 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Cemetery Permit for new cemetery burials in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

B. Project

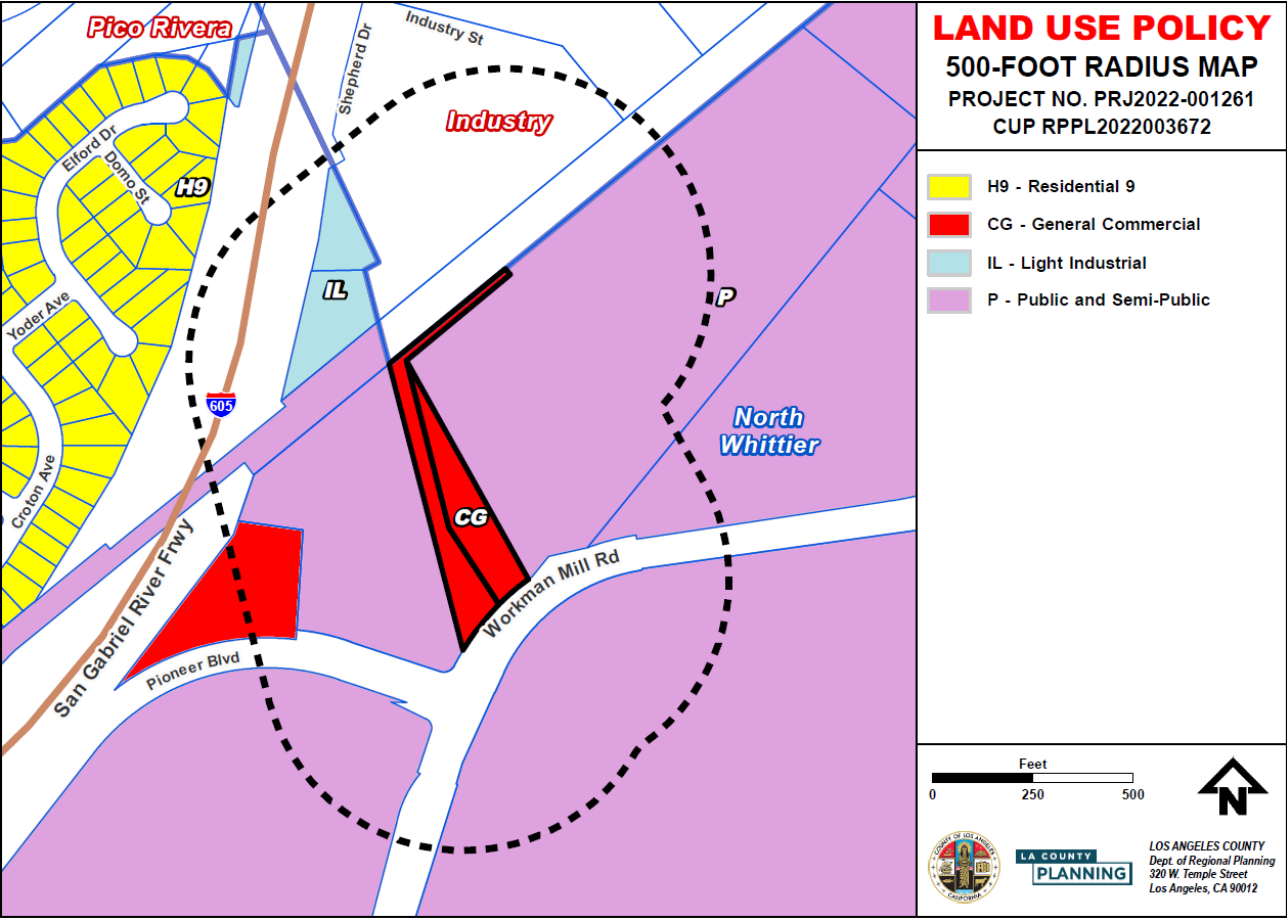
The applicant, Rose Hills Cemetery, requests a cemetery permit to create 2,300 new lawn crypts for cemetery burials on 2.13 acres in the C-3 zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones). The property is currently used by the applicant for employee parking and a maintenance and storage yard for its existing adjacent cemetery uses to the east and south. Primary access to the site will be via an existing entrance/exit driveway on Workman Mill Road located about 0.2 miles to the east which currently provides access to the adjoining Rose Hills cemetery property. An existing interior road on the adjoining cemetery property will provide access into the new cemetery while an existing driveway to the site located off Workman Mill Road will be closed. Grading to remove existing pavement and prepare the site for the cemetery lawn is estimated to be less than 1,000 cubic yards. The site will be landscaped with lawn turf and trees as typically found at a cemetery. Existing chain link fencing located along the site's street frontage will be replaced with new six-foot tall chain link fencing to match the adjoining cemetery property's existing fencing.

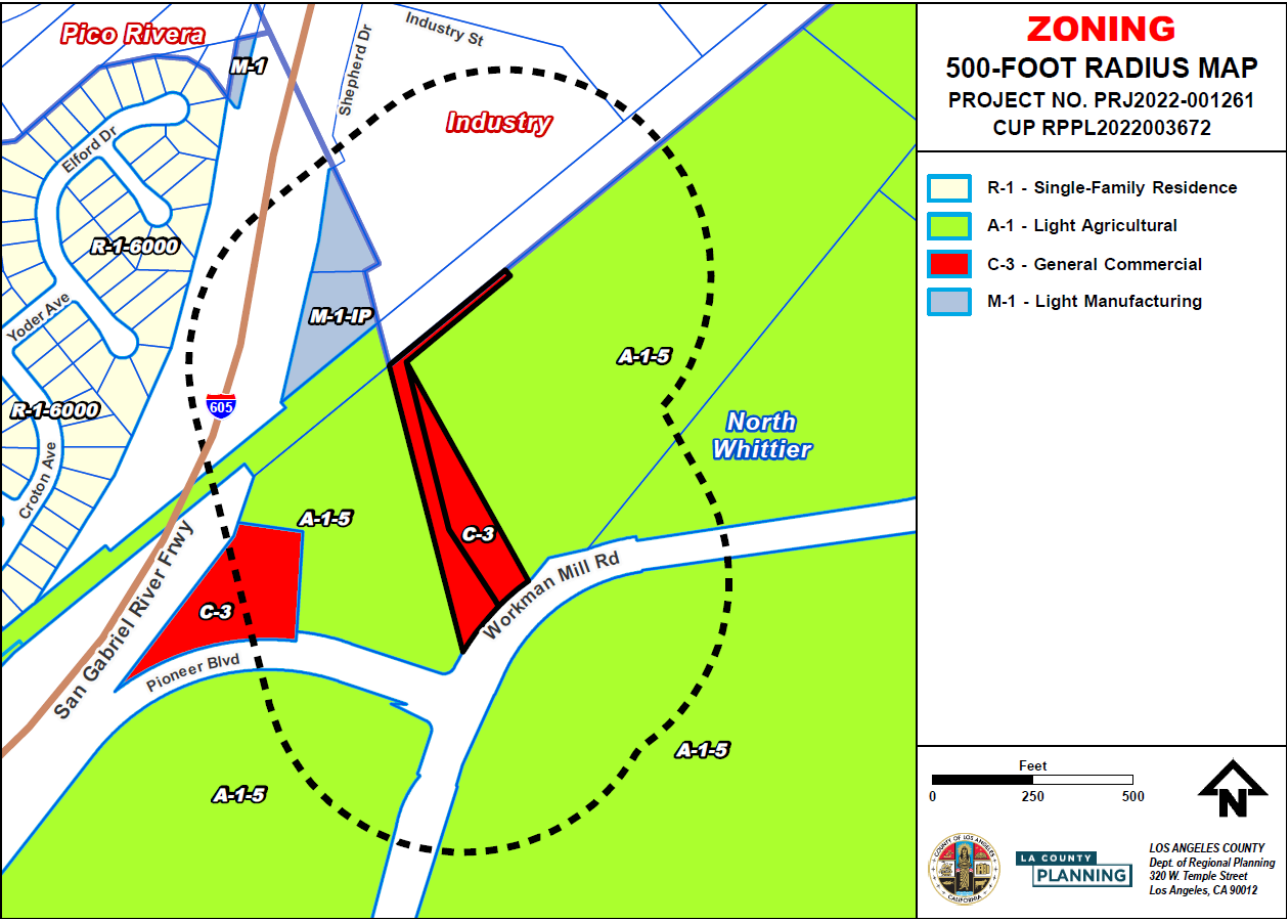
SUBJECT PROPERTY AND SURROUNDINGS

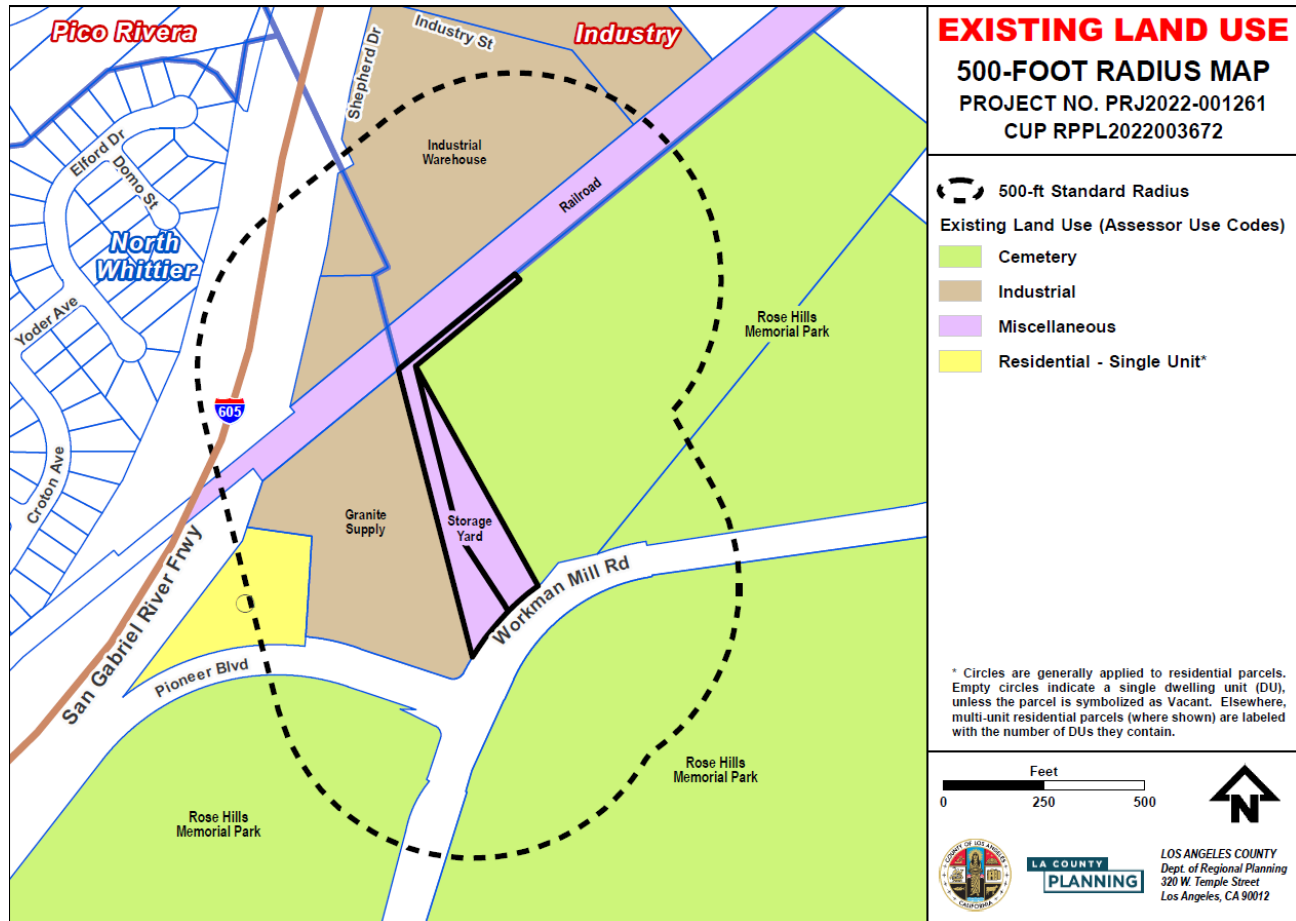
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3	Parking, Outside Storage, Maintenance Yard and Office
NORTH	IL (Light Industrial), City of Industry	M-1-IP (Light Manufacturing - Industrial Preservation), City of Industry	Commercial, Industrial, Railroad
EAST	P (Public and Semi- Public)	A-1-5 (Light Agricultural - Five Acre Minimum Required Lot Area)	Cemetery
SOUTH	P	A-1-5	Cemetery

WEST	P	A-1-5	Commercial, Industrial, Single- Family Residence, I-605 Freeway
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PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5979	A-1-5	6/10/1952
20150043	C-3	10/6/2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Nonconforming Review (NCR) No. 176	To authorize the continued operation of a flower shop.	Approved 1/27/1982
NCR 93190	To authorize the continued operation of a flower shop and a recreational equipment and picnic supply business.	Approved 3/23/1994

Certificate of Compliance No. 200900146	To legalize lot 8124-016- 066.	Recorded 3/22/2010
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C. Violations

There are no zoning violations on record for the property.

ANALYSIS

A. Land Use Compatibility

The proposed cemetery use is compatible with nearby commercial and industrial uses and is identical to the applicant's existing cemetery uses on adjacent properties. The proposed cemetery's 2.13 acres will be a small expansion of the applicant's existing adjacent cemetery uses that currently total over 1,000 acres. The Project Site is in the C-3 zone where cemetery uses are allowed with a cemetery permit. The proposed cemetery use does not conflict with the CG (General Commercial) land use designation of the General Plan.

B. Neighborhood Impact (Need/Convenience Assessment)

The proposed cemetery use on the subject property is compatible with the surrounding neighborhood. The Project Site is located along Workman Mill Road and is surrounded by existing cemetery uses to the east and south as well as mostly commercial and industrial uses to the north and west. The proposed cemetery's 2.13 acres will be a small expansion of the applicant's existing adjacent cemetery uses that currently total over 1,000 acres. The Project site will be integrated into the applicant's existing adjoining cemetery property to the east (operating under Cemetery Permit No. 13).

C. Design Compatibility

The proposed cemetery use is compatible with the applicant's adjoining cemetery use to the east which has existed in the vicinity for more than 60 years. The Project proposes 2,300 new lawn burial crypts as an extension to the applicant's existing adjoining cemetery property. Access to the Project Site is via an existing vehicular driveway located about 0.2 miles to the east on Workman Mill Road which currently provides access to the adjoining cemetery property. An existing internal circulation road will connect the existing adjoining cemetery property to the Project Site, and the existing access driveway off of Workman Mill Road that gives direct access to the Project Site, will be removed. Existing chain link fencing located along the Project Site's street frontage will also be replaced with new six-foot tall chain link fencing to match the adjoining cemetery property's existing fencing. No new landscaping has been formally proposed along the street frontage.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.154.030 (Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the Project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment (Exhibit F – Environmental Determination) to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Cultural Resources: Potential impacts to cultural resources may occur if archaeological resources or human remains, including funerary objects, are encountered during ground disturbance and other construction-related activities. Consultation with the Gabrieleno Band of Mission Indians – Kizh Nation resulted in recommended mitigation measures to reduce potential impacts to cultural resources including retaining a qualified archaeologist to evaluate any potential archaeological resources if encountered during construction and notifying the County of Los Angeles Department of Medical Examiner if human remains are uncovered.
- Tribal Cultural Resources: Potential impacts to tribal cultural resources may occur if tribal cultural resources are encountered during ground disturbance and other construction-related activities. Consultation with the Gabrieleno Band of Mission Indians – Kizh Nation resulted in recommended mitigation measures to reduce potential impacts to tribal cultural resources including retaining a qualified tribal monitor to prepare a Tribal Cultural Resources Monitoring Plan, evaluate any potential tribal cultural resources if encountered during construction, and to attend pre-construction meeting(s) and administer a worker training program to raise awareness of potential tribal cultural resources on site.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Fire Department, in a letter dated October 10, 2022, recommended that the Project proceed to public hearing with required conditions of approval.
2. The County Department of Public Health, in a letter dated February 10, 2023, recommended that the Project proceed to public hearing with required conditions of approval.
3. The County Department of Public Works, in a letter dated April 11, 2023, recommended that the Project proceed to public hearing with required conditions of approval.

B. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

4747 WORKMAN MILL ROAD
WHITTIER, CA 90601
CEMETERY PERMIT

APN: 8124-016-006,8124-016-005

ROSE HILLS MEMORIAL PARK
3888 WORKMAN MILL ROAD
WHITTIER, CA 90601

OWNER'S REPRESENTATIVE
BRUCE LAZENBY
(562)205-4501

ROSE HILLS MEMORIAL PARK
3888 WORKMAN MILL RD
WHITTIER, CA 90601
562-205-4501



REVISIONS	BY

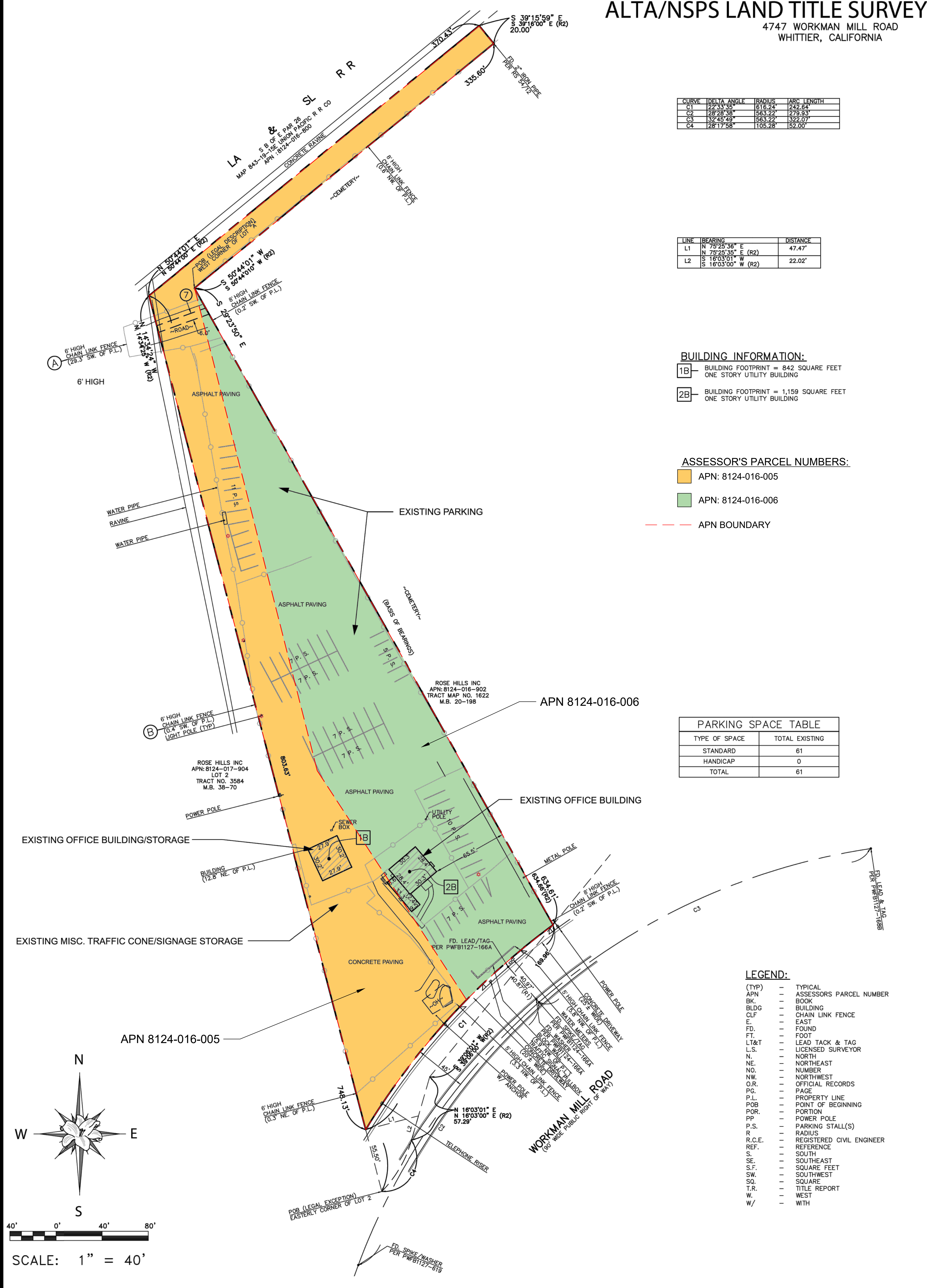
CONTACT INFORMATION	LEGAL DESCRIPTION	LOCATION MAP	SHEET INDEX
<p>OWNER: ROSE HILLS MEMORIAL PARK 3888 WORKMAN MILL ROAD WHITTIER, CA 90601 (562) 205-4501</p> <p>CIVIL ENGINEER FUSCOE ENGINEERING 2850 INLAND EMPIRE BLVD, SUITE B ONTARIO, CA 91764 (909) 581-0676</p>	<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>THAT PORTION OF LOT "A" OF SAID TRACT 1622, AS PER MAP RECORDED IN BOOK 20, PAGE 198 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PORTION OF SAID LOT 7 OF COHN'S PARTITION, AS PER MAP RECORDED IN BOOK 60 PAGE 3 AND 4 OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS BEGINNING AT MOST WESTERLY CORNER OF SAID LOT "A"; THENCE SOUTH 29°23' 50" EAST 634.66 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT "A" AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 39° 06' WEST 169.96 FEET; THENCE SOUTH 16° 03' WEST 57.29 FEET THE TO THE BEGINNING OF THE A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 105.28 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 52 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 7 TO WHICH A RADIAL LINE BEARS SOUTH 45° 39' EAST; THENCE ALONG THE WESTERLY LINE OF SAID LOT 7, NORTH 14° 34' 25" WEST 803.63 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF SAID RAILROAD, THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 50° 44' EAST 370.43 FEET; THENCE SOUTH 39° 16' EAST 20 FEET; THENCE SOUTH 50°44' WEST 335.60 FEET TO THE POINT OF BEGINNING.</p> <p>EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF WORKMAN MILL ROAD, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS FILED IN ROAD BOOK 19 PAGE 168 IN THE OFFICE OF SAID BOARD ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS BEGINNING AT THE MOST EASTERLY CORNER OF LOT 2 OF TRACT 3584, AS PER MAP RECORDED IN BOOK 38 PAGES 70 OF MAPS; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, NORTH 14° 34' 25" WEST 55.50 FEET, THENCE NORTH 75° 25' 35" EAST 47.47 FEET TO A POINT IN THE NORTHWESTERLY LINE OF WORKMAN MILL ROAD, AS SHOWN BY RECORD OF SURVEY MAP FILED IN BOOK 54 PAGE 12, RECORD OF SURVEY; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 16° 03' WEST 22.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.28 FEET; THENCE WESTERLY ALONG SAID CURVE 52 FEET TO THE POINT OF BEGINNING ALSO EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND MINERALS AND OF ALL GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND THE NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING OIL, GAS AND MINERALS THEREON AND THEREUNDER, EXCEPTED AND RESERVED BY FRANCES I TOBEY, A MARRIED WOMAN, IN DEED RECORDED JANUARY 24, 1945 IN BOOK 21620 PAGE 239, OFFICIAL RECORDS THE ABOVE DESCRIBED LAND IS SHOWN AS A PORTION OF PARCEL 2 ON RECORD OF SURVEY MAP FILED IN BOOK 54 PAGE 12 OF RECORD OF SURVEYS.</p> <p>APN: 8124-016-006,8124-016-005</p> <p>FLOOD NOTE</p> <p>ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C1668F, EFFECTIVE ON 09/26/2008.</p> <p>ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING</p> <p>THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.</p>	<p>VICINITY MAP</p> <p>NTS</p>	<p>T 1.0 1.1</p> <p>TITLE EXISTING SITE PLAN PROPOSED SITE PLAN</p> <p>PROJECT DESCRIPTION:</p> <p>CONVERT PROPERTY OWNED BY THE CEMETERY, PREVIOUSLY USED FOR MAINTENANCE, STORAGE, AND FLOWER SHOP OPERATION TO CEMETERY BURIAL, ACCOMMODATING APPROXIMATELY 2,300 LAWN CRYPTS.</p>

PROJECT
4747 WORKMAN MILL ROAD CEMETERY PERMIT
ROSE HILLS MEMORIAL PARK
3888 WORKMAN MILL ROAD
WHITTIER, CA 90601
ATTN: BRUCE LAZENBY (563) 205-4501

SHEET TITLE
TITLE SHEET

DRAWN
AH
CHECKED
MB
DATE
6-10-2022
SHEET

T
1 OF 3 SHEETS



FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C166BF, EFFECTIVE ON 09/26/2008 .

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A) CHAIN LINK FENCE GATE LIES 29.3' SOUTHWEST OF THE PROPERTY LINE.

(B) CHAIN LINK FENCE LIES 0.4' SOUTHWEST OF THE PROPERTY LINE.

LAND AREA:

92,817 SQUARE FEET
2.13 ACRES

REFERENCES:

(R1) - PWF81127-166A
(R2) - LEGAL DESCRIPTION

BASIS OF BEARINGS:

THE BEARING OF N 29°23'50" W, BEING EAST LINE OF PARCEL 2, PER RECORD OF SURVEY RECORDED IN BOOK 54, PAGES 12 IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ZONING INFORMATION:

(PENDING RECEIPT OF ZONING REPORT OR LETTER)

SURVEYOR'S NOTES:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.

AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.

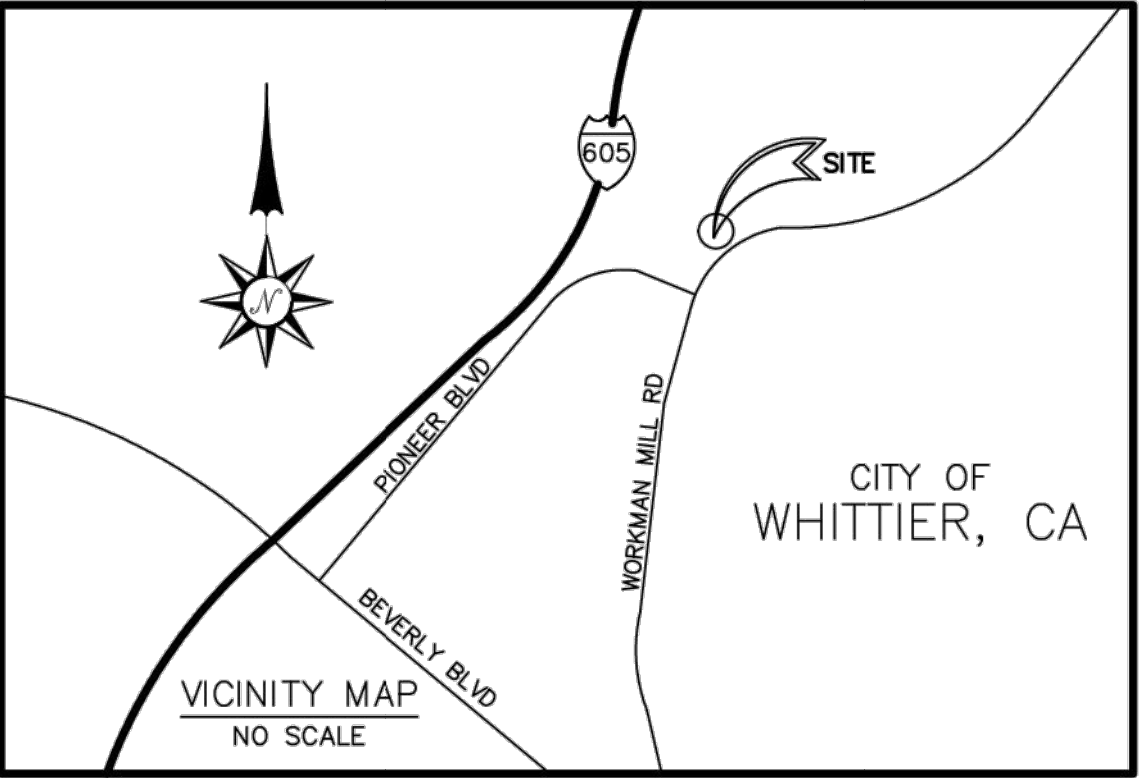
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE LA FILE NO.: 00275454-990-TEO-MAI
3878 W CARSON STREET, SUITE 225, TITLE OFFICER: JOSEPH MANSUETO
TORRANCE, CA 90503 DATED: SEPTEMBER 3, 2020

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(4) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

(5) EASEMENT FOR CONDUITS, RECORDING DATE: JANUARY 31, 1908 RECORDING NO. BOOK 3302 PAGE 149 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY. A PIPELINE DEPICTION IS SHOWN WITHIN THE RECORD DOCUMENT THAT CROSSES THE PROPERTY AND MAY CAUSE BUILDING ENCROACHMENTS. THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE EXHIBIT SKETCH HOWEVER, THE CLIENT AND TITLE COMPANY ARE URGED TO REVIEW SKETCH FOR APPROXIMATE LIMITS OF PIPELINE.

(6) EASEMENT FOR CONDUITS, DECEMBER 21, 1911 RECORDING NO. BOOK 4801 PAGE 285 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY. A PIPELINE DEPICTION IS SHOWN WITHIN THE RECORD DOCUMENT THAT CROSSES THE PROPERTY AND MAY CAUSE BUILDING ENCROACHMENTS. THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE EXHIBIT SKETCH HOWEVER, THE CLIENT AND TITLE COMPANY ARE URGED TO REVIEW SKETCH FOR APPROXIMATE LIMITS OF PIPELINE.

(7) EASEMENT FOR SEWER LINE/INGRESS AND EGRESS RECORDING DATE: AUGUST 3, 2001 RECORDING NO. 2001-1404150 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(9) A CERTIFICATE OF COMPLIANCE, RECORDING DATE: MARCH 22, 2010 RECORDING NO.: 2010-389697 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #/S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "A" OF SAID TRACT 1622, AS PER MAP RECORDED IN BOOK 20, PAGE 188 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PORTION OF SAID LOT 7 OF COHN'S PARTITION, AS PER MAP RECORDED IN BOOK 60 PAGE 3 AND 4 OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS BEGINNING AT MOST WESTERLY CORNER OF SAID LOT "A", THENCE SOUTH 29°23' 50" EAST 634.66 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT "A" AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 39° 06' WEST 169.96 FEET; THENCE SOUTH 16° 03' WEST 57.29 FEET TO THE BEGINNING OF THE A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 105.28 FEET THENCE SOUTHWESTERLY ALONG SAID CURVE 52 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 7 TO WHICH A RADIAL LINE BEARS SOUTH 45° 39' EAST; THENCE ALONG THE WESTERLY LINE OF SAID LOT 7, NORTH 14° 34' 25" WEST 803.63 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF SAID RAILROAD, THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 50° 44' EAST 370.43 FEET; THENCE SOUTH 39° 16' EAST 20 FEET; THENCE SOUTH 50°44' WEST 335.60 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF WORKMAN MILL ROAD, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS FILED IN ROAD BOOK 19 PAGE 168 IN THE OFFICE OF SAID BOARD ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS BEGINNING AT THE MOST EASTERLY CORNER OF LOT 2 OF TRACT 5584, AS PER MAP RECORDED IN BOOK 38 PAGES 70 OF MAPS; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, NORTH 14° 34' 25" WEST 55.50 FEET; THENCE NORTH 75° 25' 35" EAST 47.47 FEET TO A POINT IN THE NORTHWESTERLY LINE OF WORKMAN MILL ROAD, AS SHOWN BY RECORD OF SURVEY MAP FILED IN BOOK 54 PAGE 12, RECORD OF SURVEY, THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 16° 03' WEST 22.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.28 FEET; THENCE WESTERLY ALONG SAID CURVE 52 FEET TO THE POINT OF BEGINNING ALSO EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND MINERALS AND OF ALL GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND THE NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING OIL, GAS AND MINERALS THEREON AND THEREUNDER, EXCEPTED AND RESERVED BY FRANCES I TOBEY, A MARRIED WOMAN, IN DEED RECORDED JANUARY 24, 1945 IN BOOK 21620 PAGE 239, OFFICIAL RECORDS THE ABOVE DESCRIBED LAND IS SHOWN AS A PORTION OF PARCEL 2 ON RECORD OF SURVEY MAP FILED IN BOOK 54 PAGE 12 OF RECORD OF SURVEYS.

APN: 8124-016-006,8124-016-005

SURVEYOR'S CERTIFICATE:

TO: SCI SHARED RESOURCES, LLC AND FIDELITY NATIONAL TITLE

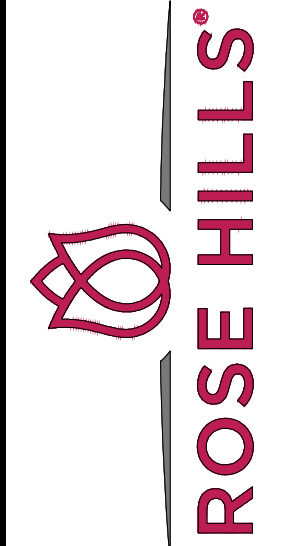
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 6, 2021.

DATE OF PLAT OR MAP: JANUARY 6, 2021.

Kent Cooper
KENT COOPER NO. 9322



ROSE HILLS MEMORIAL PARK
3888 WORKMAN MILL RD
WHITTIER, CA 90601
562-205-4501



BY	REVISIONS

PROJECT
4747 WORKMAN MILL ROAD CEMETERY PERMIT
ROSE HILLS MEMORIAL PARK
3888 WORKMAN MILL ROAD
WHITTIER, CA 90601
ATTN: BRUCE LAZENBY (562) 205-4501

SHEET TITLE
EXISTING SITE PLAN

DRAWN AH
CHECKED MB
DATE 6-10-2022
SHEET

DEVELOPMENT PLAN
2.13 ACRES

2,300 STANDARD
DOUBLE DEPTH
LAWN CRYPTS

QUINN COMPANY
POWER SYSTEMS

UNION PACIFIC R.R.

SAN GABRIEL RIVER FREEWAY

CLIFF'S
TREE SERVICE

PIONEER BLVD

EXISTING
CEMETERY

CEMETERY
CASE #13

EXISTING FENCE
TO BE REPLACED
WITH 6' HIGH
CHAIN-LINK FENCE

APN 8124-016-005

EXISTING ROAD TO BE
IMPROVED & WIDENED

CEMETERY
CASE #13

EXISTING
CEMETERY

APN 8124-016-006

WORKMAN MILL RD

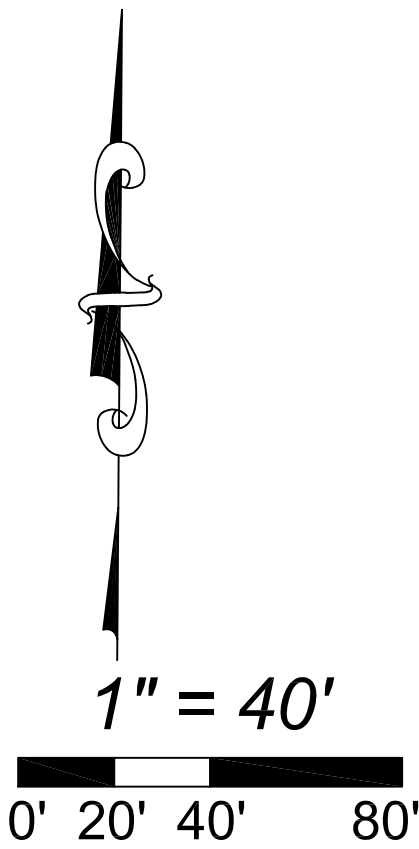
2,300 STANDARD
DOUBLE DEPTH LAWN CRYPTS

EXISTING FENCE TO BE REPLACED
WITH 6' HIGH CHAIN-LINK FENCE

EXISTING STORM
DRAIN EASEMENT

EXISTING ELECTRICAL
EASEMENT

EXISTING
CEMETERY



ROSE HILLS MEMORIAL PARK
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REVISIONS	BY

PROJECT
4747 WORKMAN MILL ROAD CEMETERY PERMIT
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3888 WORKMAN MILL ROAD
WHITTIER, CA 90601
ATTN: BRUCE LAZENBY (562) 205-4501

SHEET TITLE
PROPOSED
SITE PLAN

DRAWN AH
CHECKED VB
DATE 6-10-2022
SHEET



PROJECT NUMBER	HEARING DATE
PRJ2022-001261-(4)	December 11, 2024
REQUESTED ENTITLEMENT(S)	
Cemetery Permit No. RPPL2022003672	
Environmental Assessment No. RPPL2023004748	

PROJECT SUMMARY

OWNER / APPLICANT

Rose Hills Cemetery

MAP/EXHIBIT DATE

6/10/2022

PROJECT OVERVIEW

The applicant, Rose Hills Cemetery, requests a cemetery permit to create 2,300 new lawn crypts for cemetery burials on 2.13 acres in the C-3 (General Commercial) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). The property is currently being used by the applicant for employee parking and a maintenance and storage yard for its existing adjacent cemetery uses.

LOCATION

4747 Workman Mill Road, Whittier (North Whittier)

ACCESS

via Workman Mill Road

ASSESSORS PARCEL NUMBER(S)

8124-016-005, 8124-016-006

SITE AREA

2.13 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Workman Mill

PLANNING AREA

Gateway

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the General Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.154.030 (Cemetery Permit Findings and Decision Requirements)
 - Section 22.20.040 (Development Standards for C Zones)
-

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 893-7009

E-MAIL ADDRESS:

smar@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-001261-(4)
CEMETERY PERMIT NO. RPPL2022003672

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Cemetery Permit No. **RPPL2022003672** on December 11, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Rose Hills Cemetery ("permittee"), requests the cemetery permit to create 2,300 new lawn crypts for cemetery burials (“Project”) on 2.13 acres, on property currently used by Rose Hills Cemetery for employee parking and a maintenance and storage yard for its existing adjacent cemetery uses, located at 4747 Workman Mill Road in the unincorporated community of North Whittier ("Project Site") in the C-3 (General Commercial) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 C (Land Use Regulations for Commercial Zones). The proposed cemetery will be maintained and managed as part of Rose Hills’s existing adjacent cemetery uses.
4. **PREVIOUS ENTITLEMENT(S).** Nonconforming Uses, Buildings and Structures Review (“NCR”) No. 176, approved January 27, 1982, authorized the continued operation of a flower shop. NCR No. 93190, approved March 23, 1994, approved the continued operation of the flower shop and a recreational equipment and picnic supply business. Certificate of Compliance No. 200900146, recorded March 22, 2010, legalized Assessor’s Parcel No. 8124-016-066.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Workman Mill Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones), a Cemetery Permit is required for cemetery uses.
7. **SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial), N/A (City of Industry)	M-1-IP (Light Manufacturing - Industrial	Commercial, Industrial, Railroad

		Preservation), N/A (City of Industry)	
EAST	P (Public and Semi-Public)	A-1-5 (Light Agricultural - Five Acre Minimum Required Area)	Cemetery
SOUTH	P	A-1-5	Cemetery
WEST	P	A-1-5	Commercial, Industrial, Single-Family Residence, I-605 Freeway

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.13 acres in size and consists of two legal lots. The Project Site is irregular in shape with flat topography and is developed with a vacant commercial building, an office trailer, and pavement. The Project Site is surrounded by a chain-link fence.

B. Site Access

The Project Site is accessible via Workman Mill Road, a 100-foot Major Highway on the County Master Plan of Highways, to the south. Primary access to the Project Site will be via an existing entrance/exit driveway on Workman Mill Road located about 0.2 miles to the east which currently provides access to the adjoining cemetery property. An existing driveway to the site located off Workman Mill Road will be closed.

C. Site Plan

The site plan depicts the Project Site as a 2.13-acre irregular-shaped lot along Workman Mill Road adjoining Rose Hill's existing cemetery property to the east. Public access to the Project Site will be achieved by extending an existing interior road on the adjoining cemetery property to the Project Site. The Project will accommodate up to 2,300 lawn crypts accessed by the internal driveway extension. An existing driveway to the site located off Workman Mill Road will be closed. Grading to remove existing pavement and prepare the site for the cemetery lawn is estimated to be less than 1,000 cubic yards. No additional landscaping is being formally proposed nor is required as part of the project. Existing chain link fencing located along the site's street frontage will be replaced with new six-foot tall chain link fencing to match the adjoining cemetery property's existing fencing.

9. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, the Department of Regional Planning ("LA County Planning") staff determined that a Mitigated Negative Declaration ("MND") was the

appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (“MMRP”) prepared for the Project.

The areas of environmental Impact found to be less than significant with project mitigation incorporated include the following:

- **Cultural Resources**. Potential impacts to cultural resources may occur if archaeological resources or human remains, including funerary objects, are encountered during ground disturbance and other construction-related activities. Consultation with the Gabrieleno Band of Mission Indians – Kizh Nation resulted in recommended mitigation measures to reduce potential impacts to cultural resources including retaining a qualified archaeologist to evaluate any potential archaeological resources if encountered during construction and notifying the County of Los Angeles Department of Medical Examiner if human remains are uncovered.
- **Tribal Cultural Resources**. Potential impacts to tribal cultural resources may occur if tribal cultural resources are encountered during ground disturbance and other construction-related activities. Consultation with the Gabrieleno Band of Mission Indians – Kizh Nation resulted in recommended mitigation measures to reduce potential impacts to tribal cultural resources including retaining a qualified tribal monitor to prepare a Tribal Cultural Resources Monitoring Plan, evaluate any potential tribal cultural resources if encountered during construction, and to attend pre-construction meeting(s) and administer a worker training program to raise awareness of potential tribal cultural resources on site.

10. PUBLIC COMMENTS.

Prior to the publication of the Report to the Commission, LA County Planning staff received no public comments regarding the Project.

11. AGENCY RECOMMENDATIONS.

- A. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated October 10, 2022.
- B. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated February 10, 2023.
- C. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated April 11, 2023.

12. LEGAL NOTIFICATION.

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*Whittier Daily News*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On

October 24, 2024, a total of 15 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as eight notices to those on the courtesy mailing list for the Workman Mill Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the CG land use designation is intended for local-serving commercial uses but does not preclude other uses not listed that are deemed compatible. A cemetery use is compatible with local-serving commercial uses and is consistent with the General Plan's CG land use designation.

14. **GOALS AND POLICIES.** The Commission finds:

The following policies of the General Plan are applicable to the proposed project:

- *(Policy LU 4.1) Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The Project will convert an existing lot that is currently used for employee parking and outside storage uses into a cemetery use. The lot is conveniently located adjacent to an existing cemetery use and the existing parking and outside storage uses can be relocated from the site.

- *(Policy LU 6.2) Encourage land uses and developments that are compatible with the natural environment and landscape.*

While the Project Site is located in a developed urbanized area, the Project Site is surrounded on the east and south by existing cemetery burial lawns which provide a more natural landscape than other types of urban development. The Project converts a paved lot with a vacant commercial building into a landscaped burial lawn that will provide more green space and blend seamlessly with the adjoining cemetery use.

- *(Policy LU 7.3) Protect public and semi-public facilities...from incompatible uses.*

The Project will create additional public cemetery space that will blend seamlessly with Rose Hills's adjoining cemetery property. The use is also compatible with Rose Hills's existing adjacent properties consisting of more than 1,000 acres of cemetery development.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-3 zoning classification as cemeteries are permitted in such zone with a Cemetery Permit pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

16. **DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES.** The Commission finds that the required development standards for commercial zones under County Code Section 22.20.040 (Development Standards for Commercial Zone) do not apply to the Project in regards to maximum lot coverage, structure heights, or yard depth because the project is not proposing any buildings or structures. The Project Site will be fully covered by lawn turf and meets the minimum required landscaping of 10 percent of the lot.
17. **PARKING.** The Commission finds that parking standards under County Code Section 22.112.070 (Required Parking Spaces) do not apply to the Project because cemetery uses with no structures or buildings are not required to provide standard parking spaces.
18. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the fences and walls standards pursuant to County Code Section 22.110.070 (Fences and Walls)
19. **TREE PLANTING REQUIREMENTS.** The Commission finds that the standards under County Code Section 22.126.030 (Tree Requirements) do not apply to the Project because the Project is not proposing any structures or paved parking lots.

CEMETERY PERMIT FINDINGS

20. **The Commission finds that the establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will not or may not jeopardize nor adversely affect the public health, safety, comfort, or welfare.** The proposed cemetery use is consistent with the existing adjacent and surrounding cemetery uses used for lawn burials. The proposed cemetery's 2.13 acres will be a small expansion of the applicant's existing adjacent cemetery uses that currently total over 1,000 acres. Vehicular traffic generated as a result of the proposed cemetery use is not expected to have a negative impact on the existing adjacent cemetery uses, commercial uses, and light industrial uses.
21. **The Commission finds that such establishment, maintenance, or extension will not or may not reasonably be expected to be a public nuisance.** The Project will replace a paved lot with vacant structures, with a new cemetery use for lawn burials that is consistent and will blend seamlessly with the applicant's existing cemetery uses adjoining and across Workman Mill Road from the Project Site. The cemetery will be open for public visitations and vehicular traffic generated from the proposed cemetery use is not expected to be a public nuisance to nearby commercial and light industrial uses.
22. **The Commission finds that such establishment, maintenance, or extension will not tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance, or fire equipment, and thus interfere with the convenience of the public or the protection of the lives and property of the public.** The Project will create an extension to the existing cemetery use to the east of the Project Site and will

utilize existing driveways and interior cemetery roadways to access the Project Site. The Project Site will continue to be served by Workman Mill Road, a Major Highway on the County Master Plan of Highways, for vehicular access. The railroad tracks to the north and the adjoining property to the west will not have access to the Project Site.

23. **The Commission finds that the permittee, through the proposed perpetual-care fund or otherwise, demonstrate adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.** The permittee, Rose Hills, is the largest provider of cemetery and funeral services in the nation. Rose Hills's cemetery properties located adjacent to the Project Site make up the largest single location cemetery in the country. The proposed cemetery's 2.13 acres will be a small expansion of the applicant's existing adjacent cemetery uses that currently total over 1,000 acres. Rose Hills maintains an existing perpetual-care fund for its cemetery.
24. The Commission finds that the cemetery permit shall have no termination date due to the scope of the Project.

ENVIRONMENTAL FINDINGS

25. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission. Potential impacts to cultural resources and tribal cultural resources can be reduced to less than significant with mitigation measures proposed in consultation with the Gabrieleno Band of Mission Indians – Kizh Nation.
26. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

28. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will not or may not jeopardize nor adversely affect the public health, safety, comfort, or welfare.
- B. Such establishment, maintenance, or extension will not or may not reasonably be expected to be a public nuisance.
- C. Such establishment, maintenance, or extension will not tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance, or fire equipment, and thus interfere with the convenience of the public or the protection of the lives and property of the public.
- D. The permittee, through the proposed perpetual-care fund or otherwise, demonstrate adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.

THEREFORE, THE COMMISSION:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves **CEMETERY PERMIT NO. RPPL2022003672**, subject to the attached conditions.

ACTION DATE: December 11, 2024

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

MM:SM

PROJECT NO. PRJ2022-001261-(4)
CEMETERY PERMIT NO. RPPL2022003672

EXHIBIT C
FINDINGS
PAGE 8 OF 8

12/11/2024

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-001261-(4)
CEMETERY PERMIT NO. RPPL2022003672**

PROJECT DESCRIPTION

The project is to create 2,300 new lawn crypts for cemetery burials on 2.13 acres adjoining an existing Rose Hills Cemetery property subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 11 and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder's Office"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall have no termination date.** If the permittee proposes any modifications to the use, the permittee shall file a new Cemetery Permit application with LA County Planning. In the event that the permittee seeks to change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

The permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance with the conditions of this grant. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. Within five (5) working days from the day after your appeal period ends **January 2, 2025**, the Permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$2,991.75** (\$2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the Recorder Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.
14. The Permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **February 11, 2025**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

22. This grant shall authorize the creation and operation of a new 2.13-acre cemetery property to accommodate up to 2,300 new lawn crypts for cemetery burials.
23. The Project Site shall be secured by fences and/or walls no more than six feet in height around its perimeter, with the exception of any shared property lines with the existing cemetery property to the east identified as Assessor's Parcel Number ("APN") No. 8124-016-902.
24. All interior vehicular roadways shall be fully paved.
25. No structures or signage are approved under this approval.
26. Access to the site shall be from an existing driveway off of Workman Mill Road through the adjacent cemetery property.

27. A draft covenant shall be submitted to LA County Planning within 30 days of approval to be recorded within 60 days of approval that the two lots that comprise the Project Site (APNs No. 8124-016-005, 8124-016-006) shall be tied together as one lot.
28. A draft covenant shall be submitted to LA County Planning within 30 days of approval to be recorded within 60 days of approval that should the ownership of the Project Site change, an access easement shall be granted from the adjoining Rose Hills property (APN No. 8124-016-902) to the Project Site for reciprocal access.
29. The permittee shall comply with all conditions set forth in the attached Fire Department letter dated October 10, 2022, to the satisfaction of Fire.
30. The permittee shall comply with all conditions set forth in the attached Public Works letter dated April 11, 2023, to the satisfaction of Public Works.
31. The permittee shall comply with all conditions set forth in the attached County Department of Public Health ("Public Health") letter dated February 10, 2023, to the satisfaction of Public Health.

Attachments:

- Exhibit D-1 Fire Letter dated October 10, 2022
- Exhibit D-2 Public Health Letter dated February 10, 2023
- Exhibit D-3 Public Works Letter dated April 11, 2023
- Exhibit D-4 Mitigation Monitoring and Reporting Program



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022003672	PROJECT NUMBER:	Rose Hills Cemetery Permit - 4747 Workman Mill Rd.
CITY/COMMUNITY:	Whittier	STATUS:	Cleared
PROJECT ADDRESS:	4747 Workman Mill Road Whittier, CA 90601	DATE:	10/10/2022

CONDITIONS

1. Submit plans for all proposed structures to the Fire Prevention Engineering Section for review and approval.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

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Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

February 10, 2023

TO: Maria Masis
Supervising Regional Planner
Department of Regional Planning

Attention: Steven Mar

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

SUBJECT: CEMETERY PERMIT REQUEST
CASE: RPPL2022003672
4747 WORKMAN MILL ROAD WHITTIER CA 90601

Thank you for the opportunity to review the subject project for a Cemetery Permit. This project proposes Cemetery Usage at an existing zone C-3 at 4747 Workman Mill Road. This property is contiguous with the existing Rose Hills property Cemetery Use per Case 13. The project proposes to convert the property owned by the cemetery, previously used for maintenance, storage, and flower shop operation, to a cemetery burial, accommodating approximately 2,300 lawn crypts. The proposed project will not use potable water and does not indicate wastewater generation. The site will be supplied with recycled water, as noted in the Los Angeles County Sanitation "Delivery of Recycle Water to Rose Hills Memorial Park" letter dated December 29, 2022. Ensure plumbing and irrigation plans are submitted and approved by Public Health Cross Connection and Water Pollution Control Program at CCWPCP@ph.lacounty.gov or (626) 430-5290. Ensure all asbestos-containing material and lead-based paint identified in Magnolia Environmental, LLC's

Comprehensive Asbestos and Lead Survey Report must be removed by a certified contractor prior to the demolition project.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage before the installation of any interactive water features.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

CC:me
DPH_CLEARED_4747 WORKMAN MILL RD WHITTIER CA 90601_RPPL2022003672_2.10.2023



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

April 11, 2023

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Maria Masis
Puente Whittier Development Services
Department of Regional Planning

Attention Steven Mar

FROM: James Chon 
Land Development Division

CEMETERY PERMIT (RPPL2022003672)
4747 WORKMAN MILL ROAD
ASSESSOR'S MAP BOOK 8124, PAGE 16, PARCELS 5 AND 6
UNINCORPORATED WHITTIER

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes to convert an existing vacant property's use for cemetery expansion purposes including 500 yards of grading.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

1.1.1. Close all unused driveways on Workman Mill Road with standard curb, gutter, and sidewalk to comply with Americans with Disabilities Act guidelines.

1.1.2. Execute an Agreement to Improve for the street improvements.

For questions regarding the street condition, please contact Aissa Carrillo of Public Works Land Development Division, at (626) 458-4935 or aicarrillo@pw.lacounty.gov.

2. Streetlighting

2.1. Prior to issuance of a grading or building permit, comply with the streetlighting conditions, per the attached Public Works, Traffic Safety and Mobility Division, memo dated September 28, 2022.

For questions regarding the streetlighting condition, please contact Danny Le of Public Works, Traffic Safety and Mobility Division, at (626) 300-4811 or dle@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

**LOS ANGELES COUNTY PUBLIC WORKS
TRAFFIC SAFETY AND MOBILITY DIVISION
DEVELOPMENT REVIEW - STREET LIGHTING REQUIREMENTS**

Date: 9/28/2022

TO: Jose Suarez
Road and Grading Section
Land Development Division

Attention Daniel Keyribaryan

FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division


Prepared by Danny Le

STREET LIGHTING REQUIREMENTS

RPPL2022003672 4747 Workman Mill Road L 067-2022

- ☒ The proposed project is within County Lighting Maintenance District 1687 (CLMD 1687) and annexation is not required.
- ☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within TR/PM/L - _____ and around to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
-
- ☒ Provide streetlight(s) on wood pole(s) with overhead wiring along the property frontage on 4747 Workman Mill Road to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. Submit street lighting plans along with existing and/or proposed utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
-
- ☐ Provide streetlights on concrete poles with underground wiring on non-gated "private and public future" street(s) along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
-
- ☐ Provide streetlights on concrete poles with underground wiring on gated "private and future" street(s) _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.
-
- ☐ New streetlights are not required.

STREETLIGHT ACCEPTANCE REQUIREMENTS:

-  ☒ Upon CUP approval (CUP projects only), the applicant (property owner or authorized representative) shall comply with the Conditions of Acceptance for Streetlight Transfer of Billing listed below in order for the County Lighting Districts to pay the future operation and maintenance costs of streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy. Public Works cannot approve the street lighting plans prior to completion of the annexation.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with the "Conditions of Acceptance For Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon tentative tract map/parcel map approval, the applicant (property owner or authorized representative) shall comply with the "Conditions of Acceptance for Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to: 1) submit street lighting plans upon tentative tract /parcel map approval 2) secure approval of the street lighting plans prior to map recordation, 3) notify Traffic Safety and Mobility Division, Street Lighting Section when the final map is recorded.

CONDITIONS OF ACCEPTANCE FOR STREETLIGHT TRANSFER OF BILLING:

Prior to CLMD 1687 assuming responsibility for the operation and maintenance costs of the streetlight(s) and accept the billing transfer from the applicant/property owner/authorized representative's account to the CLMD 1687 account with Southern California Edison, the following requirements must be met or completed:

- (1) Public Works will assume responsibility for the operation and maintenance costs of the streetlight(s) provided that all of the following conditions are met: 1) all required streetlights have been installed per the approved plans and energized to close the Road Encroachment permit, 2) the applicant has provided a written request for transfer of billing, and 3) property tax and assessment revenues are being collected from the benefitted property owner(s). The streetlight acceptance and transfer of billing may be delayed if the above conditions are not met.
- (2) A second field review have been conducted to ensure all streetlight(s) are operational and no knockdowns have occurred.
- (3) County has authorized the release of any remaining streetlight bond, if applicable.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	<p>Archaeological Monitor. If archaeological resources are encountered during construction and the Tribal Monitor has determined that the find is not Native American in origin, all ground disturbance activities within 25 feet of the find shall stop until a qualified archaeologist can evaluate the significance of the find. Upon receiving notification of the find, the Applicant shall retain a qualified archaeologist to evaluate the significance of the find. Thereafter, the qualified archaeologist or a trained archeological monitor, under the supervision of the qualified archaeologist, shall monitor all remaining ground disturbance activities along with the Tribal Monitor. A qualified archaeologist is defined as an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology.</p> <p>If the find is determined significant, the qualified archaeologist shall recommend appropriate measures, subject to County approval, to mitigate potential impacts to cultural resources to less than significant. Such measures may include, but are not limited to, avoidance, preservation in place and data recovery.</p> <p>Where preservation in place is not feasible, treatment may include archaeological data recovery. The qualified archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and</p>	Retain a qualified archaeological monitor	During ground disturbance activities as needed	Applicant	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

		Recreation Site Forms to be filed with the California Historical Resources Information System--South Central Coastal Information Center (SCCIC). Recovered resources that are determined to be significant shall be curated at an appropriate facility that will ensure their long-term preservation and will allow access to interested scholars. If no institution accepts the archaeological resource(s), they shall be offered to a local school or historical society in the area for educational purposes. Within 90 days after monitoring has ended, the qualified archaeologist shall prepare and submit a final monitoring report documenting all encountered archaeological resources, the significance of the resources, and the treatment of the resources to the County and SCCIC.				
5.2	Cultural Resources	<p>Unanticipated Discovery of Human Remains. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended and the construction manager shall immediately notify the County coroner. If the human remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC shall identify and immediately notify the Most Likely Descendant (MLD) of the deceased Native American. Within 48 hours of being granted access to the site, the MLD shall complete the inspection of the site of the discovery and make recommendations to the Applicant/landowner for the treatment or disposition of the human remains and any associated funerary objects. All measures, as required by the County, shall be implemented under the supervision of the MLD and/or Tribal Monitor.</p> <p>If the designated MLD is the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe), the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompass more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains shall be treated in the same manner as bone fragments that remain intact. Associated</p>	Notify County Coronor	During ground disturbance activities as needed	Applicant	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

		<p>funerary objects, as part of the death rite or ceremony of a culture, include objects that are reasonably believed to have been placed with individual human remains either at the time of death or later and other items made exclusively for burial purposes or to contain human remains. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on the Native American human remains. In addition, there shall be no publicity regarding any cultural materials recovered.</p> <p>Treatment Measures: If the Tribe and the landowner mutually agree to an alternate location (reburial location) within the project site for the respectful reburial of the human remains and/or funerary objects, the reburial location shall be protected in perpetuity. Where the human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment shall be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a security guard shall be present onsite during non-construction hours. Each occurrence of human remains and associated funerary objects shall be stored in an opaque cloth bag. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed and temporarily stored in a secured container, on site if possible. These</p>				
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

		<p>items shall be retained and reburied in the reburial location within six months of recovery. Ground disturbing activities within the vicinity of the discovered human remains may resume after recovery is completed.</p> <p>If the project cannot be diverted and reburial within the project site is not feasible, data recovery may be recommended in which the burials would be removed. If data recovery is approved, the Tribal Monitor shall oversee the excavation to ensure that the human remains are treated carefully, ethically and respectfully. Cremations shall either be removed in bulk or by other methods to ensure that all materials are completely recovered. As part of the data recovery measure, the Tribal Monitor shall prepare detailed descriptive notes and sketches of the burials and any other types of documentation required by the County, which shall be incorporated into the final report. Within 30 days after data recovery is completed, the Tribal Monitor shall prepare a final report documenting all activities related to the data recovery. The final report shall be submitted to the Tribe, NAHC, and the County.</p> <p>If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be prepared by the Tribal Monitor, subject to County approval. The Tribal Monitor shall oversee implementation of the approved plan to ensure all requirements are</p> <p>completed in compliance with the approved plan.</p>				
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

18.1	Tribal Cultural Resources	Tribal Monitor. Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor (Tribal Monitor) who is approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government ("Kizh") to provide tribal monitoring/consulting services. The term "ground disturbance activities," as found in these project mitigation measures, refer to activities that may include clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the project site. The Applicant shall submit a letter to the County of Los Angeles (County) to confirm the name and contact information of the Tribal Monitor who is retained for the project.	Retain a qualified tribal monitor	Prior to ground disturbance activities	Applicant	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
18.2	Tribal Cultural Resources	Tribal Cultural Resources Monitoring Plan. Prior to the commencement of any ground disturbance activities, the Tribal Monitor shall prepare and submit a Tribal Cultural Resources Monitoring Plan (Monitoring Plan) to the County for review and approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant.	Submit a Tribal Cultural Resources Monitoring Plan	Prior to ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
18.3	Tribal Cultural Resources	Pre-construction Meeting. Prior to the commencement of any ground disturbance activities, the Tribal Monitor shall attend a pre-construction meeting(s) to obtain pertinent information about the project construction activities, including grading depths/limits, from the construction contractors and to explain the requirements of the Monitoring Plan to the contractors.	Tribal Monitor to attend preconstruction meeting(s)	Prior to ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

18.4	Tribal Cultural Resources	Worker Training. Prior to of the commencement of any ground disturbance activities, all project construction managers and workers shall attend a tribal cultural resources awareness training. The Tribal Monitor shall administer the training to inform construction managers and workers about the types of resources that could be encountered; the procedures to follow if tribal cultural resources are discovered; and the potential penalties for failing to adhere to applicable laws and regulations. Construction managers shall maintain a log to document all construction personnel who have completed the training. The log shall be provided to the County upon request within five business days.	Provide tribal cultural resources training to all project construction managers and workers	Prior to ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
18.5	Tribal Cultural Resources	Tribal Monitoring. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, and any tribal cultural resources encountered. Monitor logs shall identify and describe any discovered tribal cultural resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, as well as any discovered Native American (ancestral) human remains and burial goods. Monitoring shall end upon the latter of the following (1) written confirmation to the Kizh from the Applicant 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 Applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh tribal cultural resources. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to the County.	Complete daily monitor logs of ground disturbance activities	During ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

18.6	Tribal Cultural Resources	Discovery of Tribal Cultural Resources. If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor can evaluate the significance of the find. Construction activities may continue in other areas of the project site. If the discovery proves significant, the Tribal Monitor shall recommend appropriate measures, subject to County approval, to mitigate potential impacts to tribal cultural resources to less than significant. Such measures may include but are not limited to resource avoidance, reburial, and preservation for educational purposes. The Tribal Monitor shall coordinate with the project Applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to the County and the California Native American Heritage Commission.	Evaluation of potential significant tribal cultural resources	During ground disturbance activities as needed	Applicant, Tribal Monitor	Gabrieleeño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	County of Los Angeles Department of Regional Planning



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

CEMETERY PERMIT FINDINGS

Pursuant to Section 22.154.030 (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will not or may not jeopardize nor adversely affect the public health, safety, comfort, or welfare.

Use for this parcel is consistent with surrounding land use. The property is bounded on three sides by

existing cemetery use and one the side it is bounded by workman mill road.

B.2 Such establishment, maintenance, or extension will not or may not reasonably be expected to be a public nuisance.

The clearing of existing nuisance structures and the establishment of a well maintained facility that

is open to the public visitation.

B.3 Such establishment, maintenance, or extension will not tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance, or fire equipment, and thus interfere with the convenience of the public or the protection of the lives and property of the public.

The proposed us will not interfere with the free movement of traffic or emergency equipment. Access

to piq will be through an existing extension of interior cemetery roadways.

Rev. 03/2019

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | planning.lacounty.gov

B.4 The applicant, through the proposed perpetual-care fund or otherwise, demonstrates adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.

The applicatant is the largerest single location cemetery in the United States and is owned by the

largest provider of cemetery and funeral service in the United States. The perpetual care fund is the

is the largest in the state of california. it's purpose is to assure continous care for the cemtery .

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: November 27, 2024
PROJECT NUMBER: PRJ2022-001261-(4)
PERMIT NUMBER(S): Cemetery Permit RPPL2022003672
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 4747 Workman Mill Rd., Whittier (North Whittier)
OWNER: Rose Hills Cemetery
APPLICANT: Rose Hills Cemetery
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

Los Angeles County ("County") completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. The Initial Study indicated that the project could potentially result in significant adverse effects on the environment, but those effects would be avoided or reduced to a less than significant level through project design modification and/or implementation of the recommended feasible mitigation measures. Therefore, the County proposes that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). Accordingly, the enclosed Mitigation Monitoring & Reporting Program (MMRP) will need to be signed by the applicant and returned to the project planner.

Attached: Initial Study – Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program (MMRP)

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “Rose Hills Cemetery Project”/ Project No. PRJ2022-001261-(4) / Environmental Case no. RPPL2023004748, Cemetery Permit Case no. RPPL2022003672

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

Contact Person and phone number: Steve Mar, Senior Regional Planner (213) 974-6435

Project sponsor’s name and address: Gary Ibanez, 2850 Inland Empire Blvd., Unit B, Ontario, CA 91764

Project location: 4747 Workman Mill Rd., Whittier
APN: 8124-016-006, 8124-016-005 **USGS Quad:** El Monte

Gross Acreage: 2.13 acres

General plan designation: CG (General Commercial)

Community/Area wide Plan designation: N/A

Zoning: C-3 (General Commercial), Workman Mill Zoned District

Description of project: The applicant, Rose Hills Cemetery, requests a cemetery permit to convert a 2.13 acre vacant lot previously used by Rose Hills Cemetery as a maintenance and storage yard and a flower shop, and currently used to park security vehicles, into 2,300 new lawn crypts for cemetery burials in the C-3 (General Commercial) zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones). Grading of the site is estimated to be less than 1,000 cu. yd.

Surrounding land uses and setting: The project site is located in an urbanized area and is currently a vacant lot with paved asphalt and vacant structures. The project site is surrounded by industrial and commercial uses to the north, cemetery use to the south and east, and commercial, industrial, and single-family residential uses and the I-605 freeway to the west.

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 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.

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

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____

Reviewing Agencies:*Responsible Agencies*

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

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)

Special Reviewing Agencies

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

County Reviewing Agencies

- ☒ DPW
☐ Fire Department
-Planning Division
- Land Development Unit
☐ 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
☐

Regional Significance

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forestry | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> 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.

Steven Man

Signature (Prepared by)

7/22/2024

Date

Mama B. Nair

Signature (Approved by)

7/22/2024

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not near any designated scenic highways, significant ridgeline, or other identified scenic resources, and would not result in any impacts related to having a substantial adverse effect on a scenic vista. There are no nearby designated riding, hiking, or recreational trails. The project site is located in a fully developed area and is not sited near any rock outcroppings, historic buildings, or undisturbed areas. The project removes existing structures, pavement, trees, and vegetation to be replaced with a cemetery lawn. Existing trees and vegetation are mostly in place for the purpose of creating a buffer between the project site and the neighboring cemetery use to the east and a headstone business to the west. The trees and vegetation are typical of the urban environment and are not considered to be a significant scenic resource for the vicinity. (State of California Dept. of Transportation, California Scenic Highway Program; County of Los Angeles Department of Parks and Recreation, U.S. National Forest Service)

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is located in a fully developed, urbanized area and is not sited near any farmland, forest land, or agriculturally zoned land. (California Department of Forestry and Fire Prevention Management Landscape Map and State of California / Department of Conservation / Division of Land Resource Protection/ Farmland Mapping and Monitoring Program).

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Normal cemetery operations will not create significant air quality impacts nor conflict with any applicable air quality plans. Vehicle emissions from the project will increase due to vehicular traffic coming and going from the site. However, the overall emissions are not expected to exceed SCAQMD thresholds. Site preparation to develop the cemetery will involve the use of construction vehicles and equipment to demolish existing structures and remove existing pavement and vegetation. The construction phase will utilize Best Management Practices to keep short-term vehicle emissions and dust emissions at a minimum. There are no sensitive receptor uses located within a 500-foot radius of the project site. (Southern California Air Quality Management District, California Air Resources Board)

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Coastal Resource Areas (L.A. County General Plan,
Figure 9.3)?

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 located in an urbanized area and is developed with pavement, structures, and landscaping trees and vegetation. Existing trees and vegetation are not part of the site's original natural landscape and are not a natural sensitive community, wetlands, or an oak woodland. There are no known sensitive or special status species that reside on the site. The cemetery use would not substantially interfere with the movement of any migratory fish or wildlife species. Project construction would take place during the non-nesting bird season and a pre-construction survey would be conducted by a qualified biologist. The applicant has established construction operation protocols with California Fish and Wildlife should any concerns with biological resources occur. (California Department of Fish and Wildlife, U.S. Fish and Wildlife, Department of Regional Planning General Plan 2035)

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site has gone through previous grading and development and there are no known specifically identified archaeological, paleontological, national, or state-designated historic resources on the site. Record searches from the South Central Coastal Information Center (SCCIC) indicate that there are no known pre-historic resources or sacred tribal resources on the site. However, the project site lies within an area of known Native American historical significance, specifically to the Gabrieleno Band of Mission Indians – Kizh Nation, and of known early Spanish settlement. The applicant has established operating protocols and mitigation measures if historic archaeological resources, tribal cultural resources, or human remains are discovered including contacting the SCCIC, Native American Heritage Commission, the Gabrieleno Band of Mission Indians – Kizh Nation, and the County Coroner. Construction activities will follow standard halt-work procedures in the event that any potential cultural resources are encountered. (Los Angeles County Historic Properties Database, State Native American Heritage Commission, South Central Coastal Information Center/Cal State Fullerton)

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will develop the site for cemetery burial use which does not consume energy resources.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is not located in or significantly near a seismic zone or earthquake fault. (California Geological Survey Seismic Hazard Zone maps, 1997-2005, California Geological Survey Alquist-Priolo maps, 1974-2007)

- | | | | | |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is not located in or significantly near a seismic zone or earthquake fault. (California Geological Survey Seismic Hazard Zone maps, 1997-2005)

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction and lateral spreading? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located in a known liquefaction zone. However, development of the site for a cemetery use would not expose structures or people to significant impacts from liquefaction. (California Geological Survey Seismic Hazard Zone maps, 1997-2005)

- | | | | | |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is not located within a known landslide zone. (California Geological Survey Seismic Hazard Zone maps, 1997-2005)

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site has a flat topography and is currently fully paved with asphalt. Construction grading is estimated to be less than 1,000 cu. yd and will match the existing grade. Project grading will not result in a substantial change to the existing soil erosion properties of the site and will not result in a significant loss of topsoil.

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?

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The project site is not located within a known landslide zone but is located within a known liquefaction zone. Development of the site for a cemetery use would not expose structures or people to significant impacts from liquefaction (California Geological Survey Alquist-Priolo maps, 1974-2007, California Geological Survey Seismic Hazard Zone maps, 1997-2005)

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?

☐☐☒☐

The project site is not located on a geologic unit or expansive soil that is unstable or would become unstable as a result of the project. The project does not propose any structures that would be at risk to expansive soils.

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

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The project is fully served by public sewers and does not require the use of an on-site wastewater treatment system.

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

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The project site is not located on a hillside and has a flat topography.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project will require the use of large mechanical equipment during its construction phase. All construction equipment used will be required to utilize standard emission controls. Any greenhouse gas emission sources from temporary construction work during the construction phase are expected to be minor and short-term.

Long-term greenhouse gas emissions would be attributed to the project's increase of vehicle trips from visitors. However, long-term greenhouse gas emissions will be less than significant due to the nature of the project site's use as a cemetery.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within an area with inadequate water and pressure to meet fire flow standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) within proximity to land uses that have the potential for dangerous fire hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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The project site does not contain, store, or transport hazardous materials and the project will not handle or produce such materials. The project site is not on a list of hazardous materials sites. The project site is not located within the vicinity of a private airstrip or a public airport. The project scope would not interfere with any adopted emergency response or evacuation plan. The project site is not located within a Very High Fire Hazard Severity Zone (Zone 4). The operation of a hotel will not pose a potentially dangerous fire hazard. (California Department of Toxic Substances, County of Los Angeles Airport Land Use Plan, County of Los Angeles Fire Department – Pre-fire Management Plan)

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

☐☐☒☐

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)?

☐☐☒☐

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

☐☐☐☒

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

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The applicant has a long-standing agreement with the Los Angeles County Sanitation District No. 2 for the purchase of reclaimed water for non-potable uses such as irrigation for their cemetery lawns. The project does not discharge substantial amounts of water and does not violate any water quality standards or waste discharge requirements. The project site is currently completely paved and conversion of the site to cemetery use will replace the existing pavement with a cemetery lawn which will improve groundwater recharge. Stormwater from the project site drains via the local storm drain and landscape bio-filtration will be utilized to improve stormwater runoff quality. The project is not located within a known 100-year flood hazard area, floodway, or floodplain. The project site is not located in a potential dam inundation area which might be flooded after the catastrophic failure of a dam. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows. (FEMA Flood Insurance Rate Map, State of California Department of Conservation, County of Los Angeles CEO / ITS Emergency Management Systems)

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is currently developed with a paved lot with vacant structures and is surrounded by existing cemetery, industrial, and commercial uses. Redevelopment of the site into a cemetery use will connect the site to the adjoining cemetery property and will not physically divide an established community. The proposed use does not conflict with the Los Angeles County General Plan. The project site is not located in a hillside area or in a Significant Ecological Area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site contains no known mineral resources and is not located within or contain an important mineral resource recovery site. (Los Angeles County General Plan – Special Management Areas)

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Normal cemetery operations will not generate excessive noise or vibration. During construction, the project will abide to Los Angeles County Code Title 12 requirements regarding maximum exterior noise levels. The project is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. (Los Angeles County General Plan Noise Element, Los Angeles County Airport Land Use Plan)

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is a proposed cemetery and does not induce population growth nor displace people or housing.

15. PUBLIC SERVICES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed cemetery would not create an increased demand for any of the above public services.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional trail connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not create an increased demand for recreational facilities and will not interfere with regional open space connectivity. (Los Angeles County General Plan Parks and Recreation Element)

17. TRANSPORTATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is not expected to have significant impacts on the existing area's street circulation system, street safety, congestion management program, emergency access, or any other policies regarding public transit, bicycle, or pedestrian facilities. The project site will be accessed via existing driveways located at the existing adjoining cemetery property to the east. The applicant's trip generation study estimates that vehicle trips will increase at about one additional trip per hour at these existing driveways and would not create significant transportation impacts. Although no work is expected to take place within any state rights-of-way, an encroachment permit shall be obtained from the California Department of Transportation (Caltrans) prior to any work within a state right-of-way. If construction traffic is expected to cause issues on any state facilities, a construction traffic control plan shall be submitted to Caltrans. (Trip Generation Study for Cemetery Permit RPPL2022003672, Fuscoe Engineering, December 2022)

18. TRIBAL CULTURAL RESOURCES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See attached Tribal Cultural Resources (“AB 52”) Compliance Checklist

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in an urbanized area and is developed with existing pavement, vacant structures, and landscaping. The site is serviced by existing public utilities and services, including water, sewer, energy, telecommunication, and waste disposal services. The conversion of the site into a cemetery use will increase the demand for water used for the cemetery lawn. The applicant has a long-standing agreement with the Los Angeles County Sanitation District No. 2 for the purchase of reclaimed water for non-potable uses such as irrigation for their cemetery lawns. The project will not discharge substantial amounts of wastewater or generate significant amounts of solid waste.

20. WILDFIRE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not located in a Very High Fire Hazard Severity Zone nor are there geographical or topographical characteristics or installation of project infrastructure that exacerbate wildfire risks. The proposed project is a cemetery use that does not expose people or structures to increased wildfire risks or post-fire hazards. (Los Angeles County General Plan Safety Element)

21. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site is located in an urbanized area and is currently developed with vacant structures, pavement, and landscaping trees and vegetation. Existing trees and vegetation are not part of the site's original natural landscape and there are no known sensitive or special status species that reside on the site. Therefore, impacts on the environment and on any fish or wildlife populations are expected to be less than significant. The site does not contain any known significant historic, paleontological, archaeological, or geological resources, nor are there any known formal or informal cemeteries on or near the project site. However, the project site lies within an area of known Native American historical significance, specifically to the Gabrieleno Band of Mission Indians – Kizh Nation, and of known early Spanish settlement. The applicant has established operating protocols and mitigation measures if historic archaeological resources, tribal cultural resources, or human remains are discovered including contacting the SCCIC, Native American Heritage Commission, the Gabrieleno Band of Mission Indians – Kizh Nation, and the County Coroner. Construction activities will follow standard halt-work procedures in the event that any potential cultural resources are encountered. Therefore, impacts on such resources will be less than significant with implementation of mitigation measures.

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not have any impacts that are individually limited, but cumulatively considerable. Potential impacts to the site and the surrounding area are considered to be less than significant because the site is located in an urbanized area that is served with existing public services and utilities. The proposed cemetery use will replace existing structures and pavement with a burial lawn and does not induce population growth or significantly increase demand for public services.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not result in any environmental effects which will cause substantial adverse effects to human beings. Impacts related to adverse effects on human beings, either directly or indirectly, will be less than significant.

TRIBAL CULTURAL RESOURCES (“AB 52”)

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?

☒ Yes Tribe(s) to notify: Gabrieleno Band of Mission Indians – Kizh Nation

☐ No (End of process)

2. Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on January 11, 2024, which was within 14 days when project application was determined complete or the County decided to undertake a project.

3. Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?

☒ Yes Date: January 19, 2024

☐ No (End of process)

4. Consultation process with the California Native American Tribe(s) consisted of the following: Online meeting March 19, 2024

5. Consultation process concluded on March 27, 2024, by either of the following:

☐ The parties concluded that no mitigation measures are necessary

☒ The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

☐ The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	<p>Archaeological Monitor. If archaeological resources are encountered during construction and the Tribal Monitor has determined that the find is not Native American in origin, all ground disturbance activities within 25 feet of the find shall stop until a qualified archaeologist can evaluate the significance of the find. Upon receiving notification of the find, the Applicant shall retain a qualified archaeologist to evaluate the significance of the find. Thereafter, the qualified archaeologist or a trained archeological monitor, under the supervision of the qualified archaeologist, shall monitor all remaining ground disturbance activities along with the Tribal Monitor. A qualified archaeologist is defined as an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology.</p> <p>If the find is determined significant, the qualified archaeologist shall recommend appropriate measures, subject to County approval, to mitigate potential impacts to cultural resources to less than significant. Such measures may include, but are not limited to, avoidance, preservation in place and data recovery.</p> <p>Where preservation in place is not feasible, treatment may include archaeological data recovery. The qualified archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and</p>	Retain a qualified archaeological monitor	During ground disturbance activities as needed	Applicant	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

		Recreation Site Forms to be filed with the California Historical Resources Information System--South Central Coastal Information Center (SCCIC). Recovered resources that are determined to be significant shall be curated at an appropriate facility that will ensure their long-term preservation and will allow access to interested scholars. If no institution accepts the archaeological resource(s), they shall be offered to a local school or historical society in the area for educational purposes. Within 90 days after monitoring has ended, the qualified archaeologist shall prepare and submit a final monitoring report documenting all encountered archaeological resources, the significance of the resources, and the treatment of the resources to the County and SCCIC.				
5.2	Cultural Resources	<p>Unanticipated Discovery of Human Remains. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended and the construction manager shall immediately notify the County coroner. If the human remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC shall identify and immediately notify the Most Likely Descendant (MLD) of the deceased Native American. Within 48 hours of being granted access to the site, the MLD shall complete the inspection of the site of the discovery and make recommendations to the Applicant/landowner for the treatment or disposition of the human remains and any associated funerary objects. All measures, as required by the County, shall be implemented under the supervision of the MLD and/or Tribal Monitor.</p> <p>If the designated MLD is the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe), the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompass more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains shall be treated in the same manner as bone fragments that remain intact. Associated</p>	Notify County Coronor	During ground disturbance activities as needed	Applicant	Gabrieleeño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-001261-(4) / CEMETERY PERMIT NO. RPPL2022003672 / ENV NO. RPPL2023004748

		<p>funerary objects, as part of the death rite or ceremony of a culture, include objects that are reasonably believed to have been placed with individual human remains either at the time of death or later and other items made exclusively for burial purposes or to contain human remains. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on the Native American human remains. In addition, there shall be no publicity regarding any cultural materials recovered.</p> <p>Treatment Measures: If the Tribe and the landowner mutually agree to an alternate location (reburial location) within the project site for the respectful reburial of the human remains and/or funerary objects, the reburial location shall be protected in perpetuity. Where the human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment shall be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a security guard shall be present onsite during non-construction hours. Each occurrence of human remains and associated funerary objects shall be stored in an opaque cloth bag. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed and temporarily stored in a secured container, on site if possible. These</p>				
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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		<p>items shall be retained and reburied in the reburial location within six months of recovery. Ground disturbing activities within the vicinity of the discovered human remains may resume after recovery is completed.</p> <p>If the project cannot be diverted and reburial within the project site is not feasible, data recovery may be recommended in which the burials would be removed. If data recovery is approved, the Tribal Monitor shall oversee the excavation to ensure that the human remains are treated carefully, ethically and respectfully. Cremations shall either be removed in bulk or by other methods to ensure that all materials are completely recovered. As part of the data recovery measure, the Tribal Monitor shall prepare detailed descriptive notes and sketches of the burials and any other types of documentation required by the County, which shall be incorporated into the final report. Within 30 days after data recovery is completed, the Tribal Monitor shall prepare a final report documenting all activities related to the data recovery. The final report shall be submitted to the Tribe, NAHC, and the County.</p> <p>If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be prepared by the Tribal Monitor, subject to County approval. The Tribal Monitor shall oversee implementation of the approved plan to ensure all requirements are</p> <p>completed in compliance with the approved plan.</p>				
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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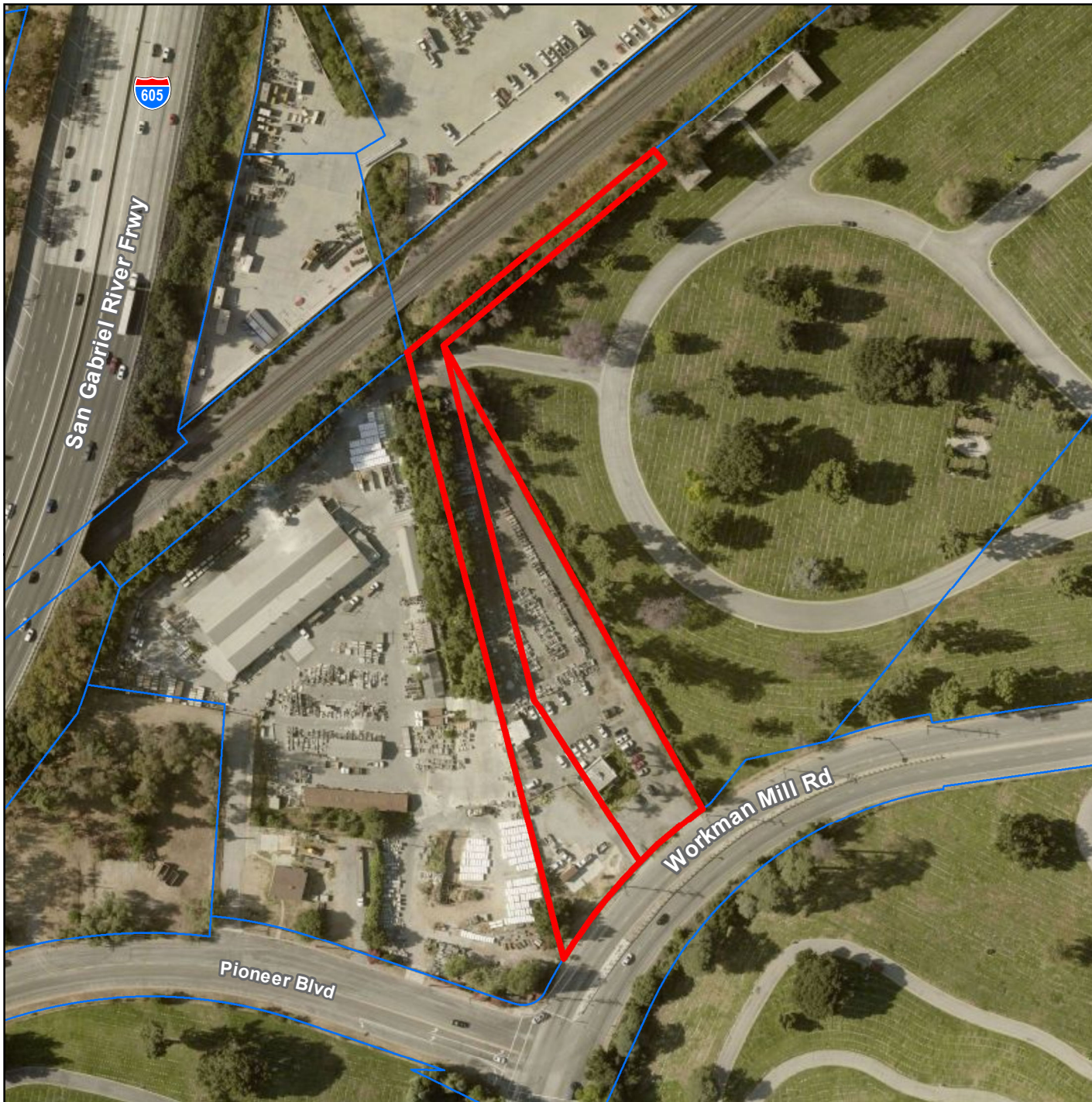
18.1	Tribal Cultural Resources	Tribal Monitor. Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor (Tribal Monitor) who is approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government ("Kizh") to provide tribal monitoring/consulting services. The term "ground disturbance activities," as found in these project mitigation measures, refer to activities that may include clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the project site. The Applicant shall submit a letter to the County of Los Angeles (County) to confirm the name and contact information of the Tribal Monitor who is retained for the project.	Retain a qualified tribal monitor	Prior to ground disturbance activities	Applicant	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
18.2	Tribal Cultural Resources	Tribal Cultural Resources Monitoring Plan. Prior to the commencement of any ground disturbance activities, the Tribal Monitor shall prepare and submit a Tribal Cultural Resources Monitoring Plan (Monitoring Plan) to the County for review and approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant.	Submit a Tribal Cultural Resources Monitoring Plan	Prior to ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
18.3	Tribal Cultural Resources	Pre-construction Meeting. Prior to the commencement of any ground disturbance activities, the Tribal Monitor shall attend a pre-construction meeting(s) to obtain pertinent information about the project construction activities, including grading depths/limits, from the construction contractors and to explain the requirements of the Monitoring Plan to the contractors.	Tribal Monitor to attend preconstruction meeting(s)	Prior to ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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18.4	Tribal Cultural Resources	Worker Training. Prior to of the commencement of any ground disturbance activities, all project construction managers and workers shall attend a tribal cultural resources awareness training. The Tribal Monitor shall administer the training to inform construction managers and workers about the types of resources that could be encountered; the procedures to follow if tribal cultural resources are discovered; and the potential penalties for failing to adhere to applicable laws and regulations. Construction managers shall maintain a log to document all construction personnel who have completed the training. The log shall be provided to the County upon request within five business days.	Provide tribal cultural resources training to all project construction managers and workers	Prior to ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
18.5	Tribal Cultural Resources	Tribal Monitoring. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, and any tribal cultural resources encountered. Monitor logs shall identify and describe any discovered tribal cultural resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, as well as any discovered Native American (ancestral) human remains and burial goods. Monitoring shall end upon the latter of the following (1) written confirmation to the Kizh from the Applicant 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 Applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh tribal cultural resources. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to the County.	Complete daily monitor logs of ground disturbance activities	During ground disturbance activities	Applicant, Tribal Monitor	Gabrieleño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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18.6	Tribal Cultural Resources	Discovery of Tribal Cultural Resources. If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor can evaluate the significance of the find. Construction activities may continue in other areas of the project site. If the discovery proves significant, the Tribal Monitor shall recommend appropriate measures, subject to County approval, to mitigate potential impacts to tribal cultural resources to less than significant. Such measures may include but are not limited to resource avoidance, reburial, and preservation for educational purposes. The Tribal Monitor shall coordinate with the project Applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to the County and the California Native American Heritage Commission.	Evaluation of potential significant tribal cultural resources	During ground disturbance activities as needed	Applicant, Tribal Monitor	Gabrieleeño Band of Mission Indians - Kizh Nation, County of Los Angeles Department of Regional Planning
	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	County of Los Angeles Department of Regional Planning



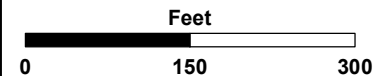
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-001261

CUP RPPL2022003672

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

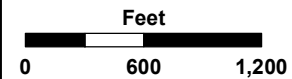
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-001261
CUP RPPL2022003672



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

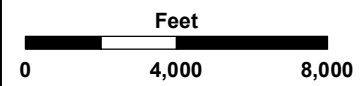


3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-001261

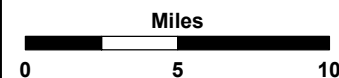
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Whittier, California

 Google Street View

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