

**SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION**

DATE ISSUED: October 3, 2024

HEARING DATE: October 9, 2024 AGENDA ITEM: 7

PROJECT NUMBER: 04-035-(1)

PERMIT NUMBER(S): Tentative Tract Map No. 060973
Conditional Use Permit No. RCUP-200800169
Oak Tree Permit No. RPPL2021002622
Environmental Assessment No. RPPL2021002622

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 2342 Via Cielo and 2027 Vallecito Drive, Hacienda Heights (“Project Site”)

OWNER: Arturo and Juanita Barrera

APPLICANT: Arturo and Juanita Barrera


PUBLIC MEETINGS HELD: 5 of 5

INCLUSIONARY HOUSING ORDINANCE (“IHO”): The Project is not subject to the IHO because it was deemed complete prior to the effective date of the IHO.

CASE PLANNER: Alejandrina Baldwin, Principal Planner
abaldwin@planning.lacounty.gov

PUBLIC COMMENTS RECEIVED

On Friday September 27, 2024, Staff received the email attached as Exhibit A. This email was from Nathan Bello and raised the possibility of using a mitigation bank to mitigate the impacts of the project.

Report Reviewed By: 
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: 
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Public Comment (Email dated September 27, 2024)
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From: [Nathan Bello](#)
To: [Alejandrina Baldwin](#)
Subject: Barrera hacienda Heights
Date: Friday, September 27, 2024 4:11:54 PM

CAUTION: External Email. Proceed Responsibly.

Dear Alejandrina,

My name is Nathan Bello and I manage and support multiple mitigation banks in the region that are established to provide compensatory mitigation for impacts to a variety of biological resources. I do not have a comment on the adequacy of the CEQA document for this project, but I would like to suggest the adoption of alternate Biological Resource mitigation measures that can ensure impacts are adequately mitigated but also provide the flexibility for project proponents to use CDFW approved Mitigation Banks. As currently written, Bio-4, 6, 7, and 9 do not expressly allow for the use of mitigation banks to satisfy compensatory mitigation requirements, however they could be worded to provide more flexibility.

An example of a mitigation measure structure that provides such flexibility is provided below:

Mitigation Measure:

Prior to the issuance of a grading permit or any other construction-related activities that could result in impacts to [specific resource(s), e.g., wetlands, riparian habitat, endangered species habitat], the project proponent shall mitigate for permanent loss or significant impacts to these resources at a minimum ratio of [X:1] (e.g., acres of habitat impacted to acres of habitat restored/preserved). Mitigation shall be achieved through one or more of the following options:

1. *On-Site or Off-Site Restoration/Creation:*

- *The project proponent may restore, create, or enhance [specific resource] habitat on-site or at an off-site location approved by the [lead agency], in consultation with the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS), if applicable. The restoration or creation plan shall include a detailed description of the location, methods, performance standards, and a monitoring plan to ensure the long-term success of the mitigation.*

2. *Purchase of Mitigation Credits from a CDFW-Approved Mitigation Bank:*

- *As an alternative to on-site or off-site restoration, the project proponent may purchase credits from a CDFW-approved mitigation or conservation bank. The mitigation bank must be approved by CDFW and provide the appropriate type of credits to compensate for impacts to the affected biological resource(s).*
 - *Prior to the commencement of construction activities, the project proponent shall provide evidence to the [lead agency] that the required mitigation credits have been purchased.*
 - *The number of credits purchased shall be sufficient to meet or exceed the [X:1] mitigation ratio required for the impacted resource.*

If helpful I would be happy to meet with you and your colleagues to give a presentation on mitigation banks more generally or to present on some of the specific banks in the region that

can serve local projects. I would also be happy to host you and your colleagues on a tour of the [Petersen Ranch Mitigation Bank](#). I know some of your colleagues have visited the bank in the past, not sure if you ever visited? Either way it has been several years I believe so perhaps we are due for another visit!

Please don't hesitate to reach out to discuss any of this, or to schedule a tour of the mitigation bank.

Thank you for your time.

Regards,

Nathan Bello
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