



Sean Rogan
Executive Director

COMMUNITY DEVELOPMENT COMMISSION
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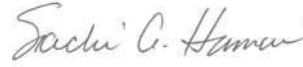
ADOPTED

Community Development Commission

November 03, 2010

#18 NOVEMBER 3, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012


SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**ADOPT ENVIRONMENTAL ASSESSMENT AND MITIGATED NEGATIVE DECLARATION AND
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM FOR THE POTRERO
HEIGHTS PARK COMMUNITY AND SENIOR CENTER IN THE CITY OF MONTEBELLO
(FIRST DISTRICT) (3 VOTES)**

SUBJECT

This letter recommends adoption of environmental documents related to the proposed construction of the Potrero Heights Park Community and Senior Center at Potrero Heights Park in the City of Montebello.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration for the Potrero Heights Park Community and Senior Center together with any comments received during the public review process, and find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.
2. Adopt the mitigation monitoring and reporting program, find that the mitigation monitoring and reporting plan is adequately designed to ensure compliance with the mitigation measures during project implementation, and find on the basis of the whole record before your Board that there is no substantial evidence that the project will have a significant effect on the environment.
3. Adopt the Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act for the construction of the project at Potrero Heights Park, located at 8051 Arroyo Drive in the City of Montebello.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Adoption of the Environmental Assessment/Mitigated Negative Declaration (EA/MND) prepared by the Community Development Commission is being done in advance of and to facilitate upcoming Board Actions pertaining to the Potrero Heights Park Community and Senior Center project, including: the request for approval of a Lease Agreement between the County of Los Angeles and the Montebello Unified School District, as well as the request for approval to award a construction contract.

FISCAL IMPACT/FINANCING

There is no fiscal impact.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed project involves the construction of an approximately 3,000 square foot community and senior center at Potrero Heights Park. Eighteen new parking spaces will be provided to accommodate the new center. Offsite improvements will include utilities, driveway approach, curbs and sidewalks, and landscaping

The community and senior center is designed as a park pavilion, to enhance the surrounding Potrero Heights Park, and neighboring Arroyo Drive and the Potrero Heights Elementary School, by creating a sustainable center that will accommodate a broad range of age groups and activities. The paths leading to the center and out to the park will be replanted with native California grasses and drought tolerant plants. The new Community Center will be operated by the County's Department of Community and Senior Services, and jointly used by the County of Los Angeles and City of Montebello.

ENVIRONMENTAL DOCUMENTATION

To address requirements of the National Environmental Policy Act of 1969, an Environmental Assessment was prepared for this project. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on December 18, 2008. Following the required public and agency comment period, the U.S. Department of Housing and Urban Development issued a Release of Funds for the project on January 7, 2009.

Consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in place of an Initial Study to satisfy CEQA requirements. The EA/MND was circulated for public review as required by state and local law, and the EA/MND, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

Prior to the release of the EA/MND, revisions in the project were made or agreed to in the areas of archeological resources and water supply which would avoid the significant effects or mitigate the effects to a point where clearly no significant effects would occur. The Environmental Assessment and project revisions showed that there is no substantial evidence in light of the whole record before the County that the project as revised may have a significant effect on the environment. Based on the Environmental Assessment and project revisions, an MND was prepared for this project.

Public Notice was published in the Los Angeles Daily News on November 28, 2008, pursuant to Public Resources Code Section 21092.3. One comment was received from the Los Angeles County Department of Parks and Recreation indicating that the project will not affect facilities under their jurisdiction.

The documents and other materials related to this matter are located at the Los Angeles County Community Development Commission at 2 Coral Circle, in Monterey Park. The custodian of these documents and materials is Donald Dean, Environmental Officer for the Community Development Commission.

The project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. Upon your Board's adoption of the MND, the Commission will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing and processing fees with the County Clerk in the amount of \$2010.25.

Upon your Board's approval, the Commission will file a Notice of Determination with the County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Adoption of the EA/MND and the Mitigation Monitoring and Reporting plan will enable the project to proceed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

SR:aa

Enclosures

**County of Los Angeles
Community Development Commission**

**MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: Potrero Heights Senior Center

PROJECT DESCRIPTION: The proposed project involves the construction of an approximately 5,000 square foot senior center at Potrero Heights Park. Thirteen new parking spaces would be provided to accommodate the senior center. Offsite improvements would include utilities, driveway approach, curbs and sidewalks, and landscaping.

The site is zoned R1. A zone change is not needed.

PROJECT LOCATION: The project site is located at 8051 Arroyo Drive in the City of Montebello, Los Angeles County, California.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

- 1. Archaeological Resources.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
- 2. Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - Landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
- 3. Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

HUD – NEPA - Environmental Assessment

Project Name: Potrero Heights Senior Center

HUD – NEPA- ENVIRONMENTAL ASSESSMENT

Project Name: Potrero Heights Senior Center

Project Location: The project site is located at 8051 Arroyo Drive in the City of Montebello, Los Angeles County, California. Figure 1 shows the project site within the greater Los Angeles region. Figure 2 shows the location of the project site within the site vicinity.

**Assessor's Parcel
Number(s):** 5275-009-900

Statement of Need: The project is consistent with the guidelines of the CDBG program. The proposed project would provide recreational and community services for senior citizens in the Montebello area.

Project Description: The proposed project involves the construction of an approximately 5,000 square foot senior center at Potrero Heights Park. Thirteen new parking spaces would be provided to accommodate the senior center. Offsite improvements would include utilities, driveway approach, curbs and sidewalks, and landscaping.

The site is zoned R1. A zone change is not needed.

HUD – NEPA - Environmental Assessment

Project Name: Potrero Heights Senior Center

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Land Development							
Conformance With Comprehensive Plans and Zoning	X						The site is zoned R1 under the City of Montebello Municipal Code. A zone change is not needed (a).
Compatibility and Urban Impact	X						The project site is bordered by Potrero Heights Park's ball fields to the north, the Orange Street cult-de-sac and residences to the east, Arroyo Drive to the south, and residences on Astra Drive to the west. The proposed senior center would be compatible with the scale and type of surrounding development.
Slope	X						The project site is generally flat (b). The proposed development would not involve major topographic modifications or create any significant erosion or sedimentation problems.
Erosion	X						There is no evidence of any substantial erosion problems onsite (b).
Soil Suitability	X						There is no evidence of soil suitability problems on the project site (b). Routine soil tests would need to be conducted to determine foundation design parameters for new structures.
Hazards and Nuisances, Including Site Safety	X						<p>The following databases were checked for known hazardous materials contamination at the project site:</p> <ul style="list-style-type: none"> Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database (c) Geotracker search for leaking underground fuel tanks, Spills-Leaks-Investigations-Cleanups (SLIC) and Landfill sites (d) Cortese list of Hazardous Waste and Substances Sites (e) The Department of Toxic Substances Control's Site Mitigation and Brownfields Database (f). <p>No results were found. In addition, neither the site nor surrounding properties appear to, and are not known to, have supported industrial or other uses that are likely to have resulted in soil or groundwater contamination.</p>
Energy Consumption	X						Project operation would incrementally increase the consumption of electricity and natural gas. However, because these resources are available both locally and regionally, no significant impact to the availability of energy resources is expected over the long-term. The project would comply with state energy conservation requirements.

HUD – NEPA - Environmental Assessment

Project Name: Potrero Heights Senior Center

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Noise							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X						<p>Project construction would generate temporary noise level increases. Local noise ordinances would apply.</p> <p>The proposed project involves the development of a senior community center and is not expected to generate substantial noise. The proposed senior center is not a noise sensitive use.</p>
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						<p>The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM₁₀). People who attend the proposed senior center would be exposed to potentially unhealthy ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of state or federal air quality standards (g).</p> <p>Existing South Coast Air Quality Management District (SCAQMD) regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements.</p>
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						The proposed project would involve the development of a senior community center. Surrounding land uses consist of residential development, institutional development and parkland (b). The project would be compatible with the visual context of the existing neighborhood.
Historic, Cultural, and Archaeological Resources					X		Historic and archaeological evaluations were conducted for the project site (see attached reports prepared by San Buenaventura Research Associates [h] and Conejo Archaeological Consultants [i]). Based on the historic resources evaluation, the project site is not eligible for listing on the National Register of Historic Places. Conejo Archaeological Consultants determined that no known archaeological resources would be adversely affected by project implementation. However, during grading, or any other earth moving events, discovery of any archaeological finds would require immediate cessation of activities and review by a qualified professional of the find for recommendations.
Socioeconomic Conditions							
Demographic/Character Changes	X						The proposed project includes the development of a senior community center intended to serve current area residents.

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Project Name: Potrero Heights Senior Center

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							The proposed project would not affect the area population. No change to the demographic character of the area would occur.
Displacement	X						Development of the proposed project would not displace any residences. No impact would occur.
Employment and Income Patterns	X						The proposed project would generate temporary employment opportunities during construction and long-term employment opportunities at the community center. No adverse impacts to employment or income patterns would occur.
Community Facilities and Services							
Educational Facilities	X						The proposed project is a senior community center. It would not generate additional students at area schools. However, the developer would be required to pay State-mandated school impact fees.
Commercial Facilities	X						The proposed project would not adversely affect commercial facilities.
Health Care	X						The proposed project is a senior community center and would not affect health care facilities or services.
Social Services		X					The proposed project would increase social services for senior citizens in the Montebello area.
Solid Waste	X						The proposed project may incrementally increase onsite solid waste generation as compared to existing conditions. This increase is not expected to significantly affect area landfills as the senior center would participate in existing recycling programs.
Waste Water	X						The proposed project would incrementally increase wastewater generation as compared to the current use of site. However, it is expected that the current wastewater infrastructure would be adequate to accommodate this increase. Any needed system improvements would be made in conjunction with site development.
Storm Water	X						The project site is currently covered in pervious surfaces. The proposed project would add impervious surfaces, thereby increasing stormwater generation over current conditions. Storm drains would be installed on the site as part of project development and would be sized adequately to accommodate runoff from the site. The project would comply with local, state, and federal requirements pertaining to control of stormwater runoff. Therefore, significant impacts are not anticipated.
Water Supply					X		The proposed project would incrementally increase water consumption as compared to the current use but is not expected to significantly affect water supply. Nevertheless, because of ongoing concerns about water supply in the Southern California region, water conservation measures shall be incorporated into the design of the project.

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Project Name: Potrero Heights Senior Center

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Public Safety Police	X						The Montebello Police Department, located approximately 2 miles southwest of the project site on 1600 West Beverly Boulevard, provides police protection services in the project vicinity (j). The proposed project may incrementally increase demand for police protection services. However, this increase would be nominal and no adverse impacts to police services are expected.
Fire	X						The Montebello Fire Department Station would provide fire protection, paramedic and emergency medical technician services to the project site. The station is located at 600 North Montebello Boulevard, approximately 2 miles south of the project site (j). The proposed project would incrementally increase the demand for fire protection services; however, the site is within the existing service area. Assuming compliance with Fire Department requirements, no adverse impacts to fire protection services are anticipated from development of the project.
Emergency Medical	X						The Montebello Fire Department provides emergency medical service in the area. Emergency victims would be taken to the Beverley Hospital emergency rooms, located at 309 West Beverly Road, approximately 2 miles south of the project site. No adverse impact to emergency medical service is anticipated as the proposed senior center would serve the current area population.
Open Space And Recreation Open Space	X						The proposed project would not adversely affect any areas designated as public open space.
Recreation	X						The project site is currently occupied by Potrero Heights Park, a public recreation facility (b). Figure 3 shows photos of existing onsite conditions. Project development would involve demolition of park facilities and construction of a senior center. Therefore, project implementation would constitute a change in the type of recreational facilities provided onsite. However, because the recreational use of the site would be retained, significant impacts to recreation would not occur.
Cultural Facilities		X					The proposed project would not adversely affect any cultural facilities (b). It would add a senior center to serve the existing area senior population.
Transportation	X						The approximately 1.5-acre project site is currently used as a city park. Based on the <i>Institution of Transportation Engineer's</i> (ITE) average daily trip (ADT) rate for city parks, an estimated 2 ADT are generated by the existing use (h). Based on ITE's ADT rate for recreational community

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							centers, the proposed senior center would generate an estimated 82 ADT, which would be a net increase of 80 ADT over the site's current use (h). This would incrementally increase traffic on roadways in the immediate project vicinity, but is less than the 500-trip threshold at which the County of Los Angeles normally requires a traffic study. Significant impacts to the area circulation system are not anticipated.
Natural Features							
Water Resources	X						The proposed project would not affect water resources (b).
Surface Water	X						No surface water is located onsite (b). Therefore, no impacts to surface water would occur.
Watercourses	X						There are no watercourses within the vicinity of the project area (a, b). No impact to watercourses is anticipated.
Unique Natural Features and Agricultural Lands	X						The project site is in a highly urbanized area. The proposed project would not affect any natural features. No active agricultural lands or agriculturally zoned lands are present within the project area (a, b).
Vegetation and Wildlife	X						The project site is in a highly urbanized area. No important biotic communities are present and no wildlife was observed onsite (b). Therefore, the project would not significantly affect vegetation or wildlife.
Long-Term Effects							
Growth-Inducing Impacts	X						The proposed project involves the development of a senior community center that would serve the existing area senior population. As such, it would not induce population growth. The project would not require the extension of infrastructure or roadways since the site is within an urbanized area already served by urban infrastructure. No impact would occur.
Cumulative Effects	X						The proposed project would provide senior recreational facilities in an area where such facilities are currently lacking. It would not result in any significant impacts that would be cumulatively considerable.

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Project Name: Potrero Heights Senior Center

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)					X	Historic and archaeological evaluations were conducted for the project site (see attached reports prepared by San Buenaventura Research Associates [h] and Conejo Archaeological Consultants [i]). Based on the historic resources evaluation, the project site is not eligible for listing on the National Register of Historic Places. Conejo Archaeological Consultants determined that no known archaeological resources would be adversely affected by project implementation. However, during grading, or any other earth moving events, discovery of any archaeological finds would require immediate cessation of activities and review by a qualified professional of the find for recommendations.
2. Floodplain Management 42 FR 26951	X					The project site is located within flood zone C or X, FEMA panel0601410001C, indicating minimal flood potential and no flood insurance requirement (l).
3. Wetlands Protection 42 FR 26951	X					No wetlands are located on or near the project site (b).
4. Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located in a coastal zone (m).
5. Sole Source Aquifers 42 U.S.C. 201, 300(g) and 21 U.S.C. 349	X					No impact to primary drinking water sources is anticipated. The project site is not located near any sole source aquifers (n).
6. Endangered Species 16 U.S.C. 1531	X					The project site is in an urbanized area. No endangered species are located onsite or in the site vicinity.
7. Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the site vicinity (o).

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Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
8. Air Quality Protection 42 U.S.C. 7401	X					<p>The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM₁₀). People who attend the senior center would therefore be exposed to potentially unhealthy ambient air as this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of state or federal air quality standards (g).</p> <p>Existing SCAQMD regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements.</p>
9. Farmland Protection 7 U.S.C. 4201	X					No agricultural uses are located onsite or in the vicinity of the project site.
10. Environmental Justice Executive Order 12898	X					The proposed project would provide recreational opportunities for seniors in the area. The project would not expose low-income or minority populations to any environmental justice concerns.
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B	X					<p>Project construction would generate temporary noise level increases. Local noise ordinances would apply.</p> <p>The proposed project is a senior community center and is not expected to generate substantial noise. The project is not a noise sensitive use.</p>
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to any known landfill hazards (b, c, f).
c. Upset Hazards 24 CFR 51B	X					The project site is not subject to any known upset hazards, nor would the proposed use create any significant upset hazards (b).
d. Flammable Oper. 24 CFR 51C	X					The project site is not subject to any known flammable operations or explosives (b).

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Project Name: Potrero Heights Senior Center

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
e. Toxic/Radioactivity HUD Notice 79-33	X					<p>The following databases were checked for known hazardous materials contamination at the project site:</p> <ul style="list-style-type: none"> • Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database (c) • Geotracker search for leaking underground fuel tanks, Spills-Leaks-Investigations-Cleanups (SLIC) and Landfill sites (d) • Cortese list of Hazardous Waste and Substances Sites (e) • The Department of Toxic Substances Control's Site Mitigation and Brownfields Database (f). <p>No results were found. In addition, neither the site nor surrounding properties appear to, and are not known to, have supported industrial or other uses that are likely to have resulted in soil or groundwater contamination.</p>
f. Airport Clear Zones 24 CFR 51D	X					<p>The project site is not in an airport clear zone (a).</p>

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Project Name: Potrero Heights Senior Center

Summary of Findings and Conclusions:

The proposed project involves the construction of an approximately 5,000 square foot senior center at Potrero Heights Park. Thirteen new parking spaces would be provided to accommodate the senior center. Offsite improvements would include utilities, driveway approach, curbs and sidewalks, and landscaping. The site is zoned R1. A zone change is not needed. Neighboring land uses consist of residential development, a public school and parkland. The proposed project would be compatible with the scale and visual character of the surrounding area.

The project site is generally flat. No watercourses or water resources are located in the project area. No threatened or endangered wildlife was observed on the site.

The proposed project would not significantly affect public facilities. Implementation of the project would create temporary employment opportunities during construction and long-term employment opportunities during operation of the proposed senior center. Although the proposed project is not expected to disturb either historic or archaeological resources, mitigation is required in the event that unknown cultural resources are unearthed during construction.

The proposed project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The project is located outside the 500-year flood area, indicating minimal flood potential in the area.

The proposed project would conform to all applicable federal, state, and regional air pollution control regulations, and would not significantly affect local or regional air quality. The project would incrementally increase daily traffic volumes in the immediate area; however, project-generated traffic would not significantly affect local roadways.

Summary of Environmental Conditions:

The project site is a park located within an urbanized area. No wildlife was observed onsite.

Project Modifications and Alternatives Considered:

No unavoidably significant impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

Mitigation Measures Required:

The following mitigation measures are required:

1. **Archaeological Resources.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor

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Project Name: Potrero Heights Senior Center

any archaeological field work associated with Native American materials. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

2. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - Landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
3. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

HUD – NEPA – Environmental Assessment

Project Name: Potrero Heights Senior Center

References

- a. City of Montebello, Official Website, www.cityofmontebello.com, accessed online September 2007. (ELECTRONIC)
- b. Rincon Consultants, site visit, September 27, 2007. (SITE VISIT)
- c. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, <http://www.epa.gov/superfund/sites/cursites/>, accessed online September 26, 2007. (ELECTRONIC)
- d. Geotracker search for leaking underground fuel tanks, Spills-Leaks-Investigations-Cleanups (SLIC) and Landfill sites, <http://geotracker.swrcb.ca.gov/search/>, accessed online September 26, 2007. (ELECTRONIC)
- e. Cortese list of Hazardous Waste and Substances Sites, http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed online September 26, 2007. (ELECTRONIC)
- f. Department of Toxic Substances Control's Site Mitigation and Brownfields Database <http://www.epa.gov/enviro/html/bms/index2.html>, accessed online September 26, 2007. (ELECTRONIC)
- g. South Coast Air Quality Management District, <http://www.aqmd.gov>, accessed online September 2007. (ELECTRONIC)
- h. San Buena Ventura Research Associates, *Potrero Heights Senior Center Project*, October 9, 2007. (PRINTED)
- i. Conejo Archaeological Consultants, *Potrero Heights Senior Center Project*, October 4, 2007. (PRINTED)
- j. City of Montebello Official Website, <http://www.cityofmontebello.com/>, accessed online, October 2007. (ELECTRONIC)
- k. Institute of Transportation Engineers, *Trip Generation*, 7th Edition, 2003.
Project-generated traffic was calculated by multiplying the project size (square feet) by the applicable trip generation rate. The average daily traffic (ADT) rate for a recreational community center is 16.4 trips per 1,000 square feet. Therefore, given that the proposed senior center would be approximately 5,000 square feet, an estimated 82 trips would be generated by the proposed project.
- l. FEMA Mapping Service, <http://www.msc.fema.gov/>, accessed online September 27, 2007. (ELECTRONIC)

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Project Name: Potrero Heights Senior Center

- m. California Coastal Commission, www.coastal.ca.gov, accessed online October 2007.
(ELECTRONIC)
- n. Sole Source Aquifers - U.S. Environmental Protection Agency, Designated Sole Source Aquifers in EPA Region IX., www.epa.gov/safewater/swp/ssa/reg9.html, accessed online September 2007.
(ELECTRONIC)
- n. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online October 2007.
(ELECTRONIC)

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Project Name: Potrero Heights Senior Center

1. Is the project in compliance with applicable laws and regulations? ☒ Yes ☐ No
2. Is an EIS required? ☐ Yes ☒ No
3. A Finding of No Significant Impact (FONSI) can be made. The project will not significantly affect the quality of the human environment. ☒ Yes ☐ No

Basic Reasons Supporting Decision:

The proposed project would provide recreational and community services for senior citizens in the Montebello area. Based on the Environmental Assessment, it has been determined that with implementation of recommended mitigation measures, the proposed project would not generate any significant environmental impacts.

The following mitigation measures are required:

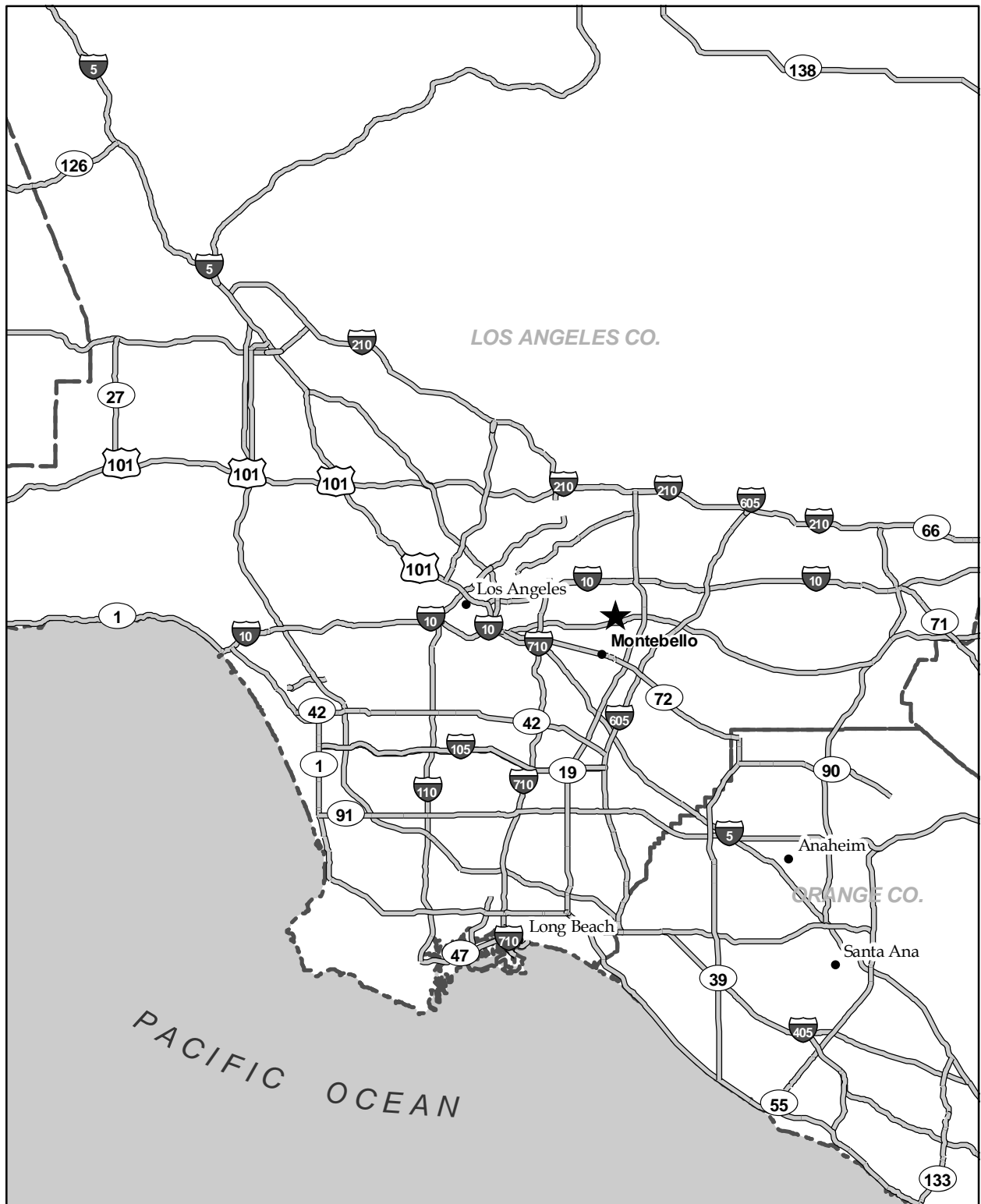
1. **Archaeological Resources.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
2. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - Landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
3. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

HUD – NEPA - Environmental Assessment

Project Name: Potrero Heights Senior Center

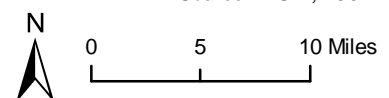
Prepared by:	<u>Sean Wazlaw</u>	Title:	<u>Environmental Planner</u>
Date:	<u>October 15, 2007</u>		
Concurred in:	<u>Donald Dean</u>	Title:	<u>Environmental Officer</u>

Attachments: Figures, Historic Report, Archeological Report



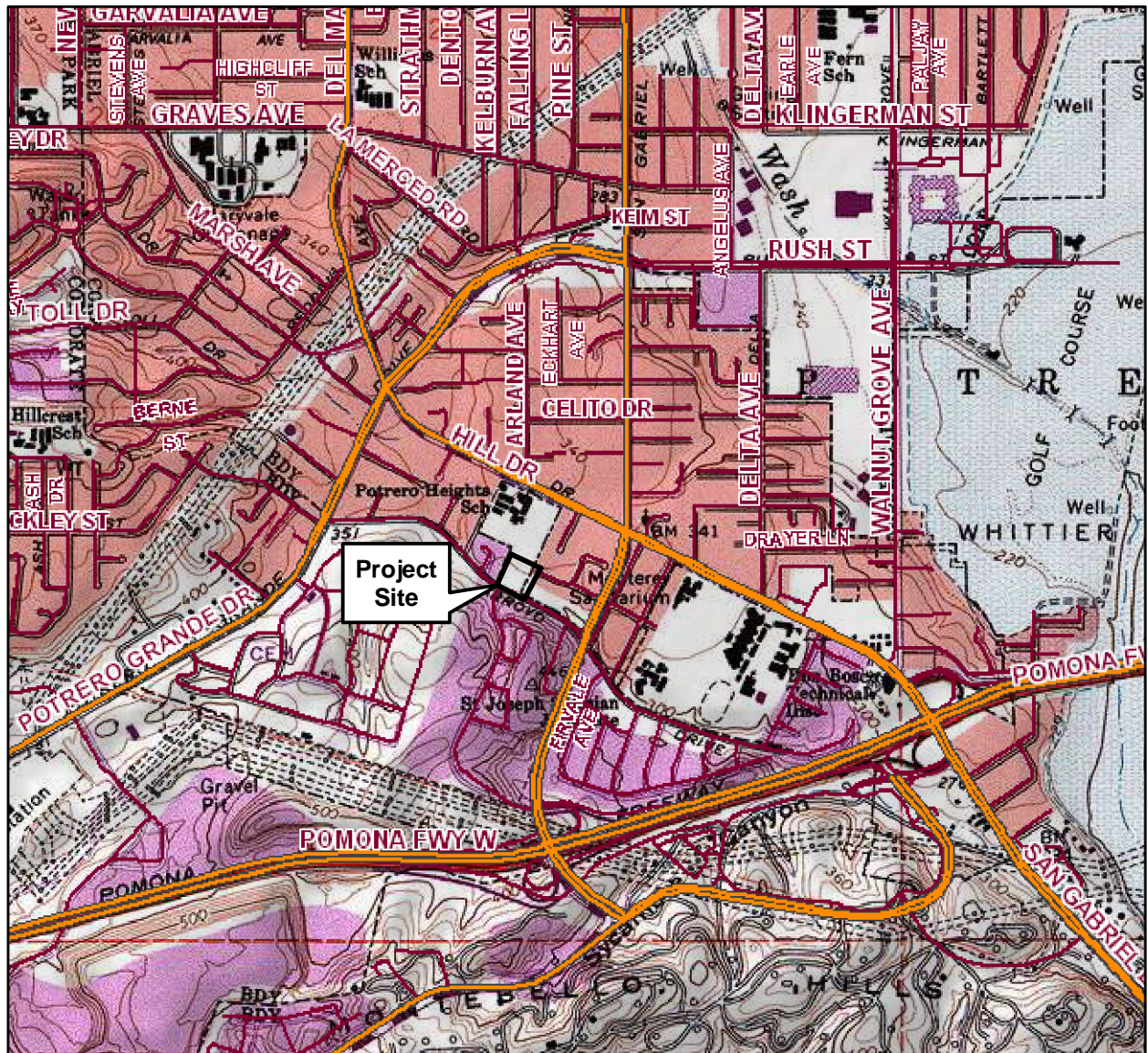
Source: ESRI, 2004.

★ Project Location



Regional Location

Figure 1



Source: National Geographic TOPOI, El Monte, CA, 1994.



Site Location

Figure 2



Source: Rincon Consultants, Inc., October, 2007.

Photo 1 - View of project site looking east from Arroyo Drive.



Photo 2 - View of project site looking northwest from southwest corner of site.

Site Photographs

Figure 3
LACDC



SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

1328 Woodland Drive • Santa Paula CA • 93060

805-525-1909
Fax/Message 888-535-1563
sbra@historicrosources.com
www.historicrosources.com

To: Joe Power, Rincon Consultants
From: Judy Triem, San Buenaventura Research Associates
Date: 9 October 2007
Re: Potrero Heights Senior Center Section 106 Report

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to construct a new approximately 5,000 square foot senior center at Potrero Heights Park located at 8051 Arroyo Drive, Montebello. Thirteen new parking spaces will be provided to accommodate the senior center. Offsite improvements include utilities, driveway approach, curbs, sidewalks, and landscaping.

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site itself (APN 5275-009-900), and the adjacent properties. [Figure 1]

3. Description of Location of Undertaking

The project site is an approximately two acre park located at the southern portion of an 11.47 acre site owned by the Montebello School District with frontage on Arroyo Drive [Photo 1] Adjacent to the project site, to the north is the school playing fields. [Photo 2] The only permanent building on the site is the restroom. [Photo 3] Adjacent to the park on the east and west sides is a residential neighborhood from the 1960s and 1970s. [Photo 4-5]

4. Historic Resources/National Register Determination

Historical Background

Montebello was established in 1899 as part of a 1,200 acre tract by Harris Newmark and Kaspar Cohn who had purchased the land with five other capitalists from the estate of Alessandro Repetto. The actual townsite of 40 acres was called Newmark and the remainder of the tract divided into five acre parcels called Montebello. The name Montebello means "beautiful hills" in Italian. Agriculture was the major industry in the town. From 1900 until the 1920s, Montebello was known for its fields of flowers, berries, fruits and vegetables as well as its flower nurseries. The name of Montebello was more popular with the citizens and eventually Newmark was no longer used. In 1920 the town incorporated under the name Montebello.

Oil was discovered in the Baldwin Hills in the Montebello area in 1917 by the Standard Oil Company and went on to become a very productive field, replacing much of the agriculture. Following World War II, the Montebello area was developed in housing tracts, with the little remaining agriculture being replaced by houses.

Sun Village Section 106 Report

Physical Description

The project site has only one small restroom building, constructed in the 1960s, in addition to several portable metal storage containers and playground equipment. Adjacent to the site, within the APE, are residential buildings all dating from primarily the 1960 and 1970s and a school playing field. The park is separated from the school site by a chain link fence and numerous mature trees.

National Register Eligibility

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

The minimum age criterion for the National Register of Historic Places (NRHP) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as “exceptional,” as defined by the NRHP procedures. The buildings within the APE are not fifty years of age, nor are they exceptional.

Conclusion

There are presently no known properties within the APE that are listed or eligible for listing on the National Register of Historic Places.

5. Information from Local Organizations

No information was collected from local organizations.

6. Selected Sources

California Historical Landmarks, 1990

Ethnic Survey, Los Angeles County entries.

Federal Register Listings through January, 2007

Los Angeles Assessor's Office website for parcel information and dates of construction.

Steele, Trent. "Community History: Montebello." Montebello Chamber of Commerce, 1977-78.

White, Gerald T. *Standard Oil Company of California: Formative Years in the Far West*. New York: Appleton-Century-Crofts, 1962.

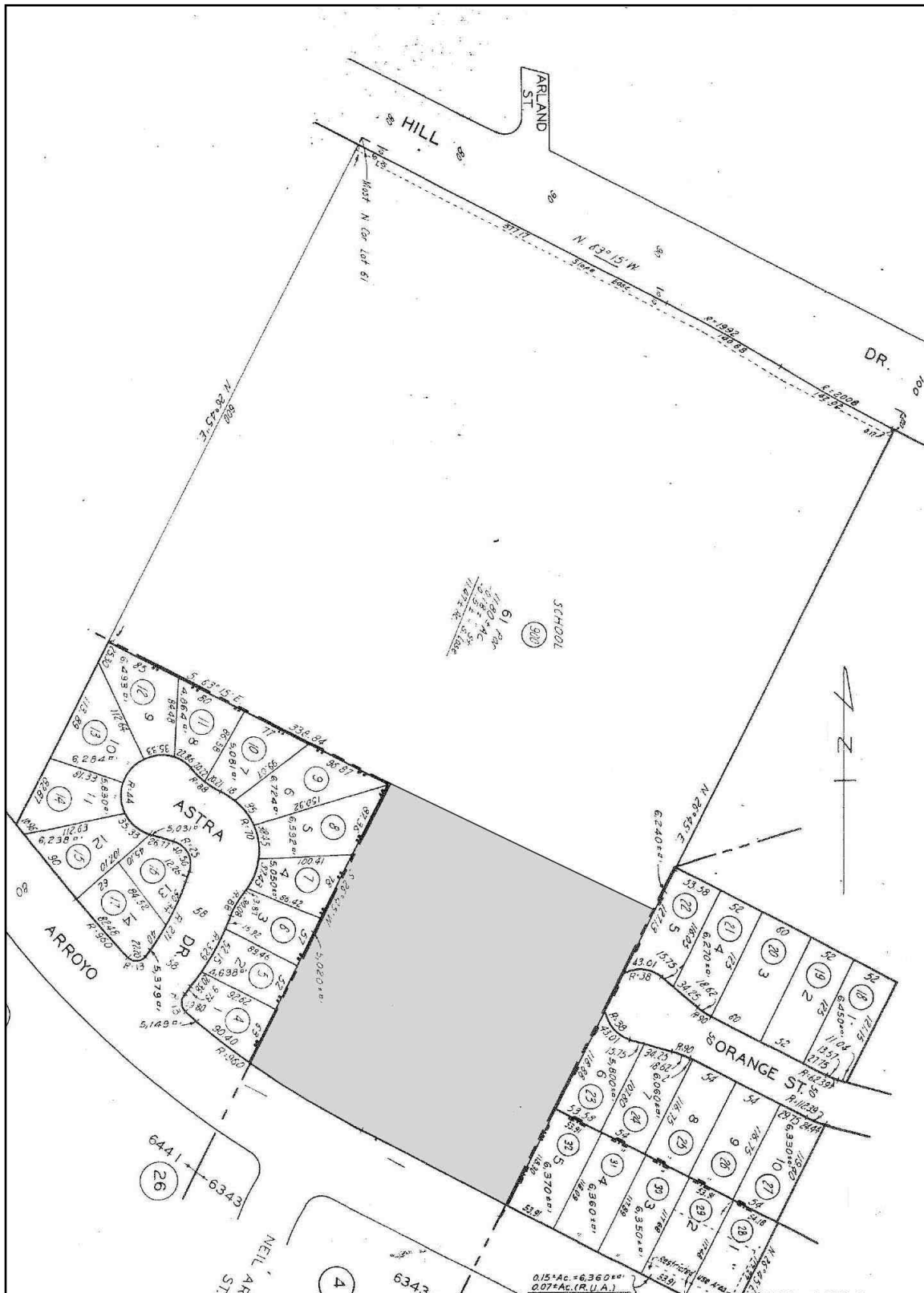




Photo 1. View of project site, facing west-northwest.



Photo 2. North end of project site, view to west showing school playing fields.



Photo 3. Restroom building in Potrero Heights Park, facing east.



Photo 4. View of residences located east-southeast of project site.



Photo 5. View of residences west of project site on Astra Drive.



**ARCHAEOLOGICAL SURVEY REPORT
OF APPROXIMATELY 2.3-ACRES FOR THE
POTRERO HEIGHTS SENIOR CENTER PROJECT
POTRERO HEIGHTS PARK, 8051 ARROYO DRIVE
CITY OF MONTEBELLO, LOS ANGELES COUNTY
CALIFORNIA
(USGS 7.5' El Monte Quadrangle)**

Prepared for:
**Los Angeles County
Community Development Commission**
2 Coral Circle
Monterey Park, California 91755
Contact: Donald Dean

Prepared by:
Conejo Archaeological Consultants
2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309
Author: Mary Maki

I. INTRODUCTION WITH PROJECT DESCRIPTION AND LOCATION

CDC Project Name/No.: Potrero Heights Senior Center	Location: 8051 Arroyo Drive, City of Montebello, Los Angeles County	Thomas Bro. Grid: Pg. 636, F4,5	Assessor Parcel No. 5275-009-900	CDC Contact: Donald Dean Environmental Officer (323) 890-7186
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This report was prepared at the request of Donald Dean of the Los Angeles County Community Development Commission (CDC). It presents the results of a Phase I archaeological investigation conducted by Conejo Archaeological Consultants (Conejo) for the Potrero Heights Senior Center. Public funds will be used in the construction of the new senior center at 8051 Arroyo Drive in the City of Montebello, Los Angeles County (Exhibits 1, 2 & 3). Thirteen new parking spaces will be provided to accommodate the proposed approximately 5,000 square feet senior center. The project is located within the southern quarter of Potrero Heights Park. Offsite improvements may include pavement repair, curbs, gutters, sidewalks, and utility installation.

This archaeological study was undertaken in compliance with Section 106 of the National Historic Preservation Act and its implementing regulations under 36 CFR 800 (as amended). This study also complies with Section 21083.2 of the California Environmental Quality Act.

II. STUDY FINDINGS

Based on the South Central Coastal Information Center's (SCCIC) record search results, Conejo's survey findings and the extent of previous ground disturbance within the project's area of potential effect (APE), the proposed Potrero Heights Senior Center will not impact any known archaeological resources. Therefore, no further archaeological investigations are warranted prior to project approval. In the unexpected event that prehistoric and/or historic cultural materials are encountered during construction, all earth disturbing work within the vicinity of the find must be temporarily halted until a qualified archaeologist can evaluate the nature and significance of the find, as detailed in Section VI of this report.

III. ENVIRONMENTAL SETTING

Physical Environment: The project is located on the USGS 7.5' El Monte Quadrangle, Range 12W, Township 1S, within the historic territory of Rancho Potrero Grande. The project's approximate 2.3-acre APE consists of Assessor Parcel Number 5275-009-900 (Exhibit 2). The APE is located in the southern quarter of Potrero Heights Park in the City of Montebello. Potrero Heights Park is a rectangular shaped community park with ball fields, a small playground, restrooms, parking lot, and picnic tables, located in a residential area. The APE is bordered by the park's ball fields to the north, the Orange Street cult-de-sac and residences to the east, by Arroyo Drive to the south,

and by residences and Potrero Heights School to the west.

A small one-story concrete structure with public restrooms, a children's playground, storage sheds, grassy picnic areas, and an existing parking lot are currently located within the APE. A low fence divides this area from the park's ball fields to the north. The park is landscaped with grass, and ornamental shrubs and trees. There are no stands of native vegetation within the project APE.

Cultural Environment:

Prehistory. The project site lies within the historic territory of the Native American group known as the Gabrielino, one of the wealthiest, most populous, and most powerful ethnic nationalities in aboriginal southern California (Bean and Smith 1978). The Gabrielino followed a sophisticated hunter-gatherer lifestyle, and were a deeply spiritual people (McCawley 1996). The Gabrielino territory included the Los Angeles Basin (which includes the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers), the coast from Aliso Creek in the south to Topanga Creek in the north, and the four southern Channel Islands. For in depth information on the Gabrielino, the reader is referred to McCawley's (1996) *The First Angelinos, The Gabrielino Indians of Los Angeles*.

IV. SOURCES CONSULTED

Results:

South Central Coastal Information Center

A record search was conducted at the South Central Coastal Information Center housed at California State University Fullerton on October 1, 2007. The record search identified no prehistoric or historic sites within a 0.5-mile radius of the project's APE.

Eight archaeological surveys have been conducted within a 0.5-mile radius of the project APE. None of these surveys included or were adjacent to the project APE.

Federal, State & Local Historic Listings

The listings of the National Register of Historic Places (NRHP) includes no properties within or adjacent to the project APE (National Park Service 2007). There are no California Historical Landmarks or Points of Historical Interest located within or adjacent to the project APE (Office of Historic Preservation 2007a, 1992). The California State Historic Resources Inventory lists no evaluations for Arroyo Drive in the City of Montebello (Office of Historic Preservation 2007b).

Historian Judy Triem is in the process of conducting a Section 106 review of the APE's built

environment.

Historic Maps

No Sanborn Fire Insurance Maps were found for the project area. The 1900 USGS 15' Pasadena Quadrangle shows no development within the project area. The 1966 USGS 7.5' El Monte Quadrangle shows the project area as not developed, but Potrero Heights School is present and the general area to the north and east of the park is developed. The 1981 USGS 7.5' El Monte Quadrangle indicates that the area immediately to the west of the APE and the general area south of the park are now also developed.

V. FIELD METHODS

Approximately 2.3 acres of Potrero Heights Park was surveyed by Mary Maki on March 12, 2007 (Exhibits 2 & 3). Ms. Maki is certified by the Register of Professional Archaeologists (RPA) and has over 17 years archaeological experience in southern California.

Survey methodology consisted of walking linear transects spaced approximately 3 meters (10 ft.) apart across the APE. The APE was landscaped with grass and scattered trees. There were many worn/bare spots in the grass and also some large patches of bare soil by the building and parking lot. The soil on the project site was a silty sand. No prehistoric or historic archaeological resources were observed. The ground surface throughout the project APE was disturbed by grading and trenching associated with the construction of the park and landscaping.

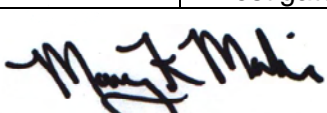
VI. REMARKS

Based on the SCCIC record search findings and Conejo's survey results, in combination with the extent of past ground disturbances within the Potrero Heights Park, no impact to archaeological resources is anticipated from project development. Therefore, no further archaeological investigation is warranted prior to project implementation as long as the following two recommendations are included as conditions of project approval.

1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the

necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

VII. CERTIFICATION

Prepared By: Mary K. Maki	Title: Principal Investigator	Qualification: RPA Certified 17 Years So. CA arch experience
Signature: 		Date: October 4, 2007

VIII. MAPS

Project Vicinity ☒ USGS 7.5' El Monte Quadrangle ☒ Archaeological APE/APN ☒

IX. PHOTOGRAPHS

Yes ☒ No ☐ Attached Yes ☒ No ☐ (See Title Page)

X. CITATIONS

Bean, Lowell John and Charles R. Smith

1978 Gabrielino. In *Handbook of North American Indians: California*, Volume 8. Edited by R.F. Heizer, pp. 505-508. W.G. Sturtevant, general editor. Smithsonian Institution, Washington D.C.

Los Angeles County Assessor

2007 <http://assessormap.lacountyassessor.com/mapping/viewer.asp>

McCawley, William

1996 *The First Angelinos, The Gabrielino Indians of Los Angeles*. Malki Museum Press, Morongo Indian Reservation, Banning, California.

National Park Service

2007 National Register of Historic Places. Department of the Interior.
[http://www.nr.nps.gov/iwisapi/explorer.dll?IWS_SCHEMA=NRIS1&IWS_LOGIN=1
&IWS_REPORT=100000039](http://www.nr.nps.gov/iwisapi/explorer.dll?IWS_SCHEMA=NRIS1&IWS_LOGIN=1&IWS_REPORT=100000039).

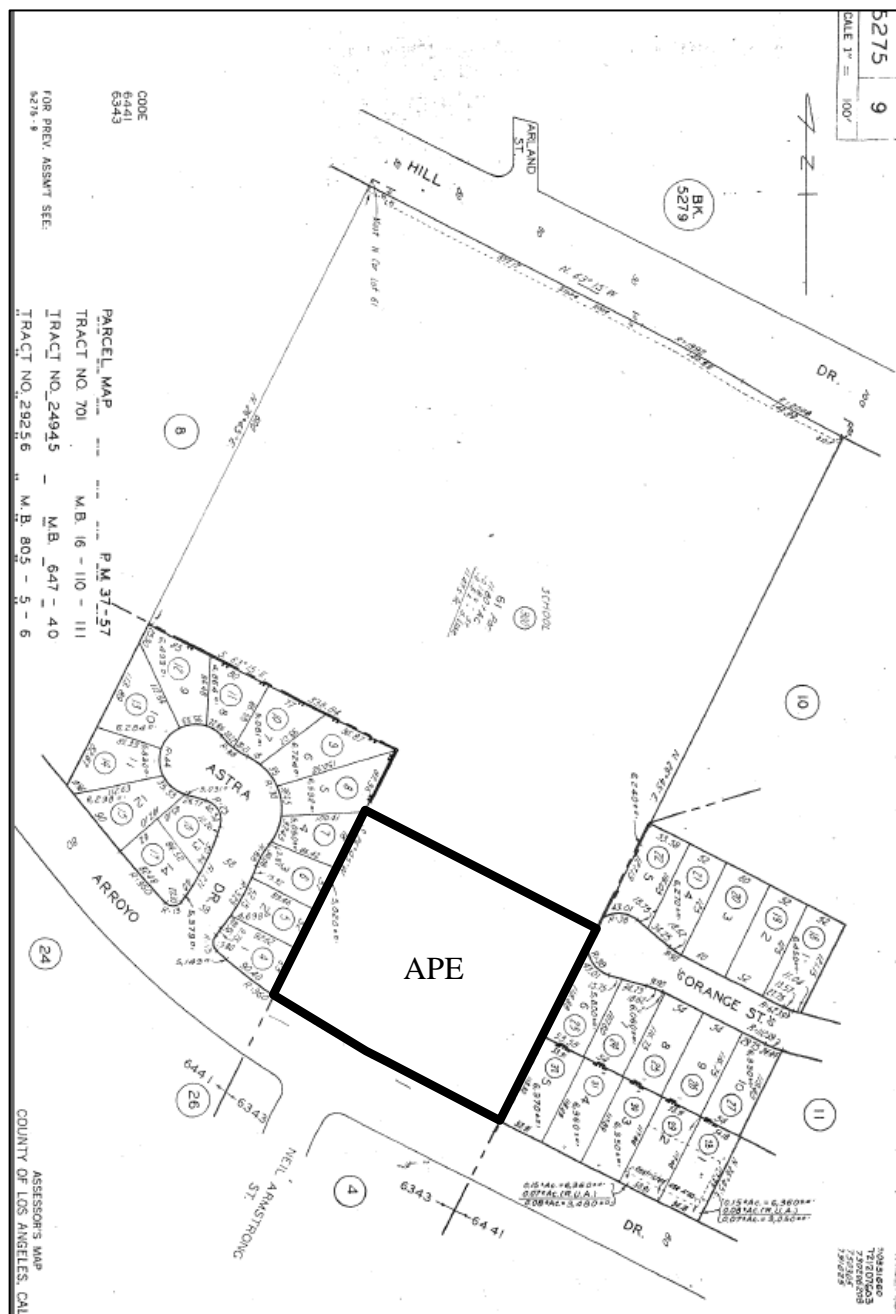
Office of Historic Preservation

2007a California Historical Landmarks. Department of Parks and Recreation, Sacramento, California. http://ohp.parks.ca.gov/?page_id=21427.

2007b Directory of Properties in the Property Data File for Los Angeles County. Department of Parks and Recreation, Sacramento, California, 12/11/2006.

1992 *California Points of Historical Interest*. Department of Parks and Recreation, Sacramento, California.

Potrero Heights Senior Center
City of Montebello, Los Angeles County

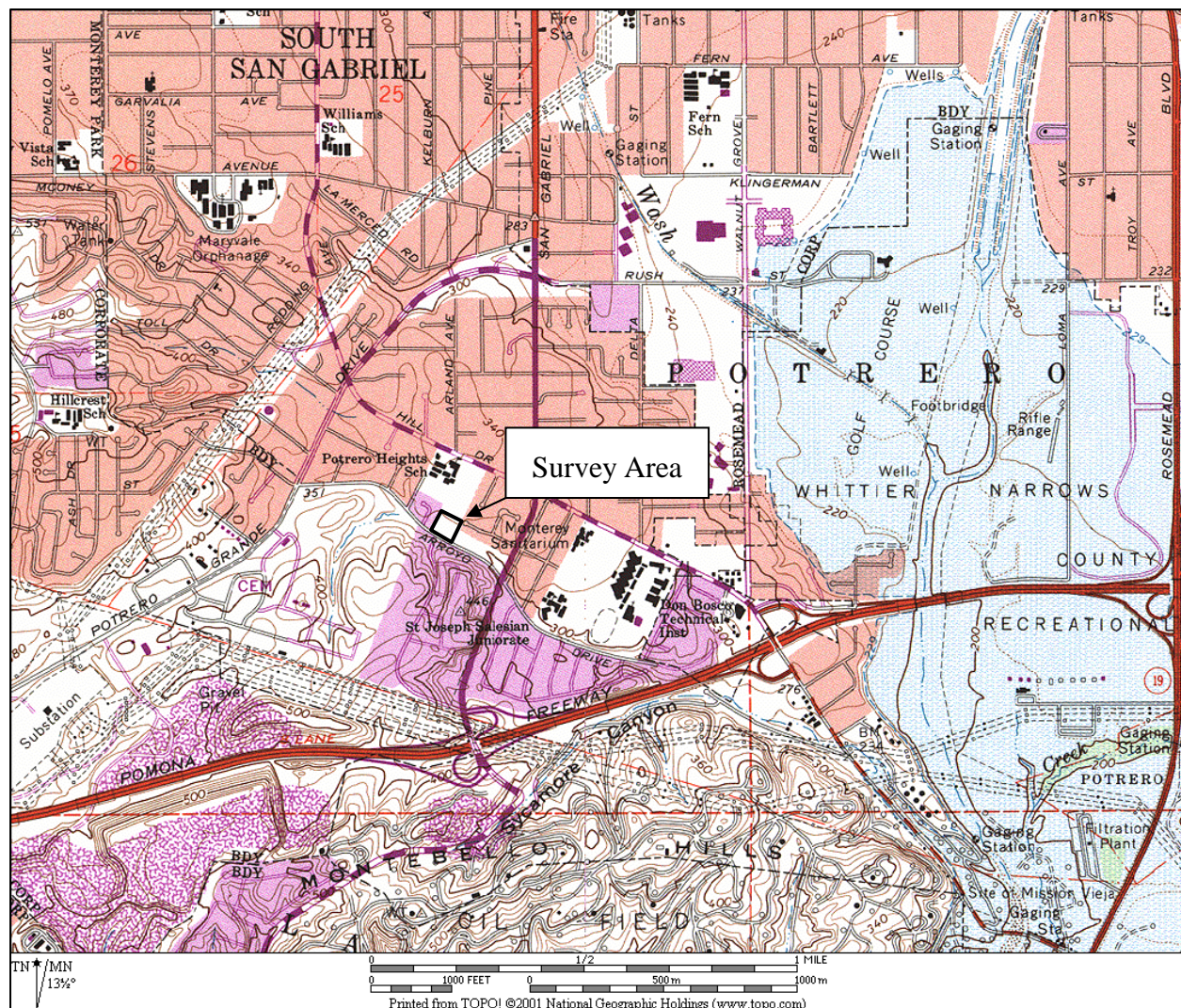


Source: Los Angeles County Assessor –
<http://assessormap.lacountyassessor.com/mapping/viewer.asp>

AREA OF POTENTIAL EFFECT

Potrero Heights Senior Center
City of Montebello, Los Angeles County

Exhibit 2



Source: USGS 7.5' El Monte Quadrangle, 1966, photorevised 1981, minor revisions 1994

ARCHAEOLOGICAL SURVEY AREA

Potrero Heights Senior Center
City of Montebello, Los Angeles County

Exhibit 3



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

December 18, 2008

Donald Dean,
Environmental Officer
Community Development Commission of the
County of Los Angeles
2 Coral Circle
Monterey Park, Ca 91755-7425

Dear Mr. Dean:

**NOTICE OF AVAILABILITY OF DRAFT MIGATED NEGATIVE DECLARATION (MND)
AND NOTICE OF COMMENT PERIOD FOR THE DEVELOPMENT OF THE
PORTRERO HEIGHTS SENIOR CENTER PROJECT**

The Notice of Availability of draft MND for the above project has been reviewed for potential impact on the facilities of this Department. The proposed project will not affect facilities under the jurisdiction of this Department.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact me at (213) 351-5129.

Sincerely,

Jui Ing Chien
Park Planner

c: Norma E. Garcia, Frank Moreno, James Barber, Joan Rupert - DPR

Potrero Heights Senior Center
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Historic, Cultural, and Archaeological Resources							
In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume.	Field verification during construction	Throughout construction	Periodically during construction	CDC			
Human Remains							
If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.	Field verification during construction	Throughout construction	Periodically during construction	CDC			
Water Supply							
Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design: a. Landscaped areas shall be designed with drought-tolerant species and irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. b. Structures shall be fitted with water conserving fixtures, including, but not limited	Verification that project design include water conserving features	Prior to construction phase	Once	CDC			

Key: CDC – Los Angeles County Community Development Commission

Potrero Heights Senior Center
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
to, low flow faucets and toilets.							
Additional Modifications							
Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.							

Key: CDC – Los Angeles County Community Development Commission