



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

November 16, 2011

Mr. and Mrs. Doug Boyd  
7665 N. Ben Lomond Avenue  
Glendora, CA 91741

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NO. 03-237-(5)  
OAK TREE PERMIT NO. 200700051  
7665 N. Ben Lomond Avenue, Glendora**

Dear Applicant:

Hearing Officer Mitch Glaser, by her action of November 15, 2011, **APPROVED** the above described project and entitlement. The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at the 5:00 p.m. on November 28, 2011.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

Upon completion of the appeal period, **hand deliver** a notarized affidavit of acceptance form, a certified copy of the recorded findings and conditions of approval, and any other required fees or materials to the planner assigned to your case (see attached instructions for more information).

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Alejandrina C. Baldwin of the Land Division Section at (213) 974-6433 or e-mail at [acbaldwin@planning.lacounty.gov](mailto:acbaldwin@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Nooshin Paidar, Supervising Regional Planner  
Land Division Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety), Owner

NP:ACB

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 03-237-(5)  
OAK TREE PERMIT NO. 200700051**

1. The Los Angeles County Hearing Officer conducted a duly noticed public hearing in the matter of Oak Tree Permit No. 200700051 and Tentative Parcel Map No. 060372 (“PM 060372”) on November 15, 2011.
2. Oak Tree Permit No. 200700051 is a proposal to remove three oak trees (non heritage oaks) and encroach into the protected zone of one oak tree (non heritage oak) pursuant to Section 22.56.2060 of the Los Angeles County Zoning Code.
3. PM 060372 is a proposal to create four single-family lots on 3.1 gross acres (2.8 net acres).
4. The subject Project site is located at 7665 North Lomond Avenue, within the Azusa-Glendora Zoned District.
5. The square shaped property is 3.1 gross acres (2.8 net acres) in size with sloping terrain.
6. The subject Project site consists of two parcels, one currently improved with one single-family residence, to remain on proposed Lot No. 3. Surrounding uses include single-family residences to the north, east, south, and west.
7. Access to Lot Nos. 1, 2, and 3 will be provided from Ben Lomond Avenue, a 35-foot wide private street/private driveway and fire lane, and access to Lot No. 4 will be provided by Cairngrove Avenue, a 34-foot wide private street/private driveway and fire lane.
8. The subject Project site is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan (“General Plan”). This land use designation would allow a maximum of 18 dwelling units on the project site. The applicant has proposed four single-family lots, which is consistent with this land use category.
9. The Project site is currently zoned R-A-20,000 (Residential-Agriculture-20,000 Square Feet Minimum Required Lot Area) zone. Surrounding zoning to the north, south, east, and west is R-A-20,000.
10. The proposed project is required to comply with the development standards of the R-A-20,000 zone, pursuant to Section 22.20.410 of the Los Angeles County Code (“County Code”). Single-family units are permitted in the R-A-20,000 zone. The minimum required lot area for this zone is 20,000 square feet. Lot No. 1 is 20,057

net square feet, Lot No. 2 is 20,024 net square feet, Lot No. 3 is 62,715 net square feet, and Lot No. 4 is 20,031 net square feet.

11. A letter from the City of Glendora was received which recommended the new lots be consistent with the City's development standards for the pre-zone designation of the E-7 20,000 zone given to the project site.
12. Prior to the public hearing, four letters in opposition were received from surrounding neighbors with concerns regarding: existing project slopes, existing 15 foot paved road which does not allow for two cars to pass and is the only means of access for various lots in the area and emergency vehicles; the lack of street lighting; project site currently being an eye sore as it is not maintained; the future grading required to develop the proposed residential lots; street frontage waiver request; the drainage channel within proposed Lot No. 4; removal of oak trees; compliance with proposed mitigation measures; historical flooding of Cairngrove and Ben Lomond, future drainage mitigation of proposed Lot No. 4; and the proximity to St. Lucy High School and the increased traffic around this area.
13. On November 15, 2011 the Hearing Officer heard a presentation from staff as well as the applicant who noted that the project conditions had been reviewed and accepted.
14. On November 15, 2011, the Hearing Officer, heard from one speaker who noted concerns regarding the community name designation of Azusa for this project, as the project is within the Glendora's Sphere of Influence under the Local Agency Formation Commission for the County of Los Angeles ("LAFCO"). The second concern raised was regarding future pavement widening and whether that would modify the existing easement or restrict access.
15. Staff clarified that the Azusa community name designation is used for internal project area verification purposes, and that the project will not change the existing 34-foot wide easement for the private streets and that the project will increase the pavement width from 10 or 15 feet to 24 feet prior to building permit issuance of future development. It was also clarified that access will not be restricted.
16. The Hearing Officer addressed neighbors' concerns submitted prior to the public hearing. He acknowledged that the existing and future pavement widening has been cleared by the Los Angeles County Department Of Fire; that a future proposal of three single-family residences will not create a significant impact; that the pending subdivision request does not authorize construction of single-family residences which will be subject to the R-A-20,000 zone and is similar to the City of Glendora's designated zone for the subject project site; and that drainage and

seismic issues will be addressed prior to construction of future single-family residences during the building permit issuance phase.

17. On November 15, 2011, after hearing all testimony, the Hearing Officer closed the public hearing, adopted the Mitigated Monitoring Program and approved Oak Tree Permit No. 200700051 and Tentative Parcel Map No. 060372 with project conditions including the Mitigation Monitoring Program.
18. The Hearing Officer finds the proposed project and the provisions for its design and improvement to be consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
19. The proposed development is compatible with surrounding land use patterns.
20. The permittee submitted an Oak Tree Report prepared by Cy Carlberg (consulting arborist), dated October 10, 2007, that identifies and evaluates 14 oak trees on the subject property.

The proposed removal of three oak trees (tree nos. 6, 8, and 9) and encroachment into the protected zone of one oak tree (tree no. 5) are required to allow for the widening and paving of Ben Lomond Avenue to a 24-foot width.

21. The Los Angeles County Forester and Fire Warden ("Forester") reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester recommended approval, within their January 14, 2008 letter, of the requested oak tree removals and encroachment, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 2:1 for a total of six mitigation oak trees.
22. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
23. An Initial Study was prepared for this 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 of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation to aesthetics, biological resources, hazards/hazardous materials, hydrology/water quality, noise, public services, and mandatory findings of significance. Based on the Initial Study,

a Mitigated Negative Declaration (“MND”) has been prepared for this project. Conditions in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions have been included in the Mitigation Monitoring Program (“MMP”).

24. After consideration of the attached MND and MMP together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence the project as proposed with conditions, will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Hearing Officer, and adopts the MND and attached MMP.
25. The Hearing Officer finds that the project is subject to California Department of Fish and Game fees for the project’s effect on fish and wildlife, pursuant to Section 711.4 of the California Fish and Game Code.
26. Approval of this Oak Tree Permit is conditioned on the permittee’s compliance with the attached conditions of approval as well as the conditions of approval for the related Parcel Map and the MMP.
27. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
28. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is in the Department of Regional Planning (“Regional 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 Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

1. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
2. That the proposed removal of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;

3. That in addition to the above facts, that the removal of up to three (3) oak trees and the encroachment into the protected zone of up to one (1) oak tree is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that: a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and
4. That the proposed removal of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Oak Tree Permit No. 200700051 is approved subject to the attached conditions and Mitigation Monitoring Program established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee including the County Forrester.

This grant authorizes three oak tree removals, Oak Tree Nos. 6, 8, and 9, and encroachment into the protected zone of one oak tree, Oak Tree Nos. 5., as identified on Tentative Parcel Map No. 060372 dated December 29, 2010, subject to the following conditions:

1. 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 Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. The affidavit shall be filed by **December 15, 2011**.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved if other than the permittee have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and until all required fees have been paid pursuant to the attached County Forester's letter dated January 14, 2008.
3. This grant shall expire unless used within two years after the recordation of a final map for the Tentative Parcel Map No. 060372 ("PM 060372"). In the event that PM 060372 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
5. 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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
6. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
7. 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. **The permittee shall deposit with the County of Los Angeles the sum of \$200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds (at \$200 per inspection) shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.
8. **Within five days of the approval date of this grant, the permittee shall remit processing fees (currently \$2,044.00) payable to the County of Los Angeles** in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California department of Fish and Game. No project subject to this requirement is final or operative until the fee is paid.
9. **Within 30 days of the tentative map approval, as provided in the MMP, deposit the sum of \$3,000 with Regional Planning** in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
10. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan. Record a covenant and agreement, and submit a draft

copy to Regional Planning for approval prior to recordation, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.

11. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
12. If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
13. 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 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.
14. 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 approval, which is brought within the applicable time period of Government Code Section 64499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense.
15. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
16. The development of the subject property shall comply with all requirements and conditions approved for PM 060372.
17. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 14, 2008 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
  - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of six (6) trees, per the Forester's letter dated January 14, 2008.

18. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
19. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
20. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work that necessitates such removal.
21. The permittee shall retain a consulting arborist to perform or supervise the work allowed pursuant to this grant relating to the removal of or encroachment on oak trees. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
22. All individuals associated with the project as it relates to the oak resources shall be familiar with the Oak Tree Report, Oak Tree Exhibit, Mitigation Planting Plan, and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of this grant or Vesting Map.
23. The permittee shall install temporary chain-link fencing not less than four feet in height to secure the protected zone of the remaining oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
24. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan, and Conditions of Approval on the project site, and available for review. If the conditions of approval are not present on-site during a monitoring

inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the Conditions of Approval are present on the site and all employees associated with the project are fully aware of these conditions.

25. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of anyone tree be removed.
26. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the Fire Department, a copy of which is attached with these conditions.
27. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
28. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
29. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director.
30. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
31. Trenching excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

32. For those trees upon which the permittee is allowed to encroach, any fencing installation around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.
33. Removal of or encroachment within the protected zone of any additional tree of the Oak Genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, the permittee shall be required to stop all work immediately. The permittee shall be required to submit a new Oak Tree Report that accurately identifies the project conditions and shall diligently pursue such new permit through the permitting process. The permittee shall be responsible for paying all associated fees for the new Oak Tree Permit.
34. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
35. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
36. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
37. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction

Attachment: County Forester's Letter dated January 14, 2008.

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 03-027-(5)  
TENTATIVE PARCEL MAP NO. 060372**

1. The Los Angeles County Hearing Officer conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 060372 ("PM 060372") and Oak Tree Permit No. 200700051 on November 15, 2011.
2. PM 060372 is a proposal to create four single-family residential lots on 3.1 gross acres (2.8 net acres).
3. Oak Tree Permit No. 200700051 is a proposal to remove three oak trees (non heritage oaks) and encroach into the protected zone of one oak tree (non heritage oak) pursuant to Section 22.56.2060 of the Los Angeles County Zoning Code.
4. The subject Project site is located at 7665 North Lomond Avenue, within the Azusa-Glendora Zoned District.
5. The square shaped property is 3.1 gross acres (2.8 net acres) in size with sloping terrain.
6. The subject Project site consists of two parcels, one currently improved with one single-family residence, to remain on proposed Lot No. 3. Surrounding uses include single-family residences to the north, east, south, and west.
7. Access to Lot Nos. 1, 2, and 3 will be provided from Ben Lomond Avenue, a 35-foot wide private street/private driveway and fire lane, and access to Lot No. 4 will be provided by Cairngrove Avenue, a 34-foot wide private street/private driveway and fire lane.
8. The subject Project site is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). This land use designation would allow a maximum of six single-family residential lots on the project site. The applicant has proposed four single-family residential lots, which is consistent with this land use category.
9. The Project site is currently zoned R-A-20,000 (Residential-Agriculture-20,000 Square Feet Minimum Required Lot Area) zone. Surrounding zoning to the north, south, east, and west is R-A-20,000.
10. The proposed project is required to comply with the development standards of the R-A-20,000 zone, pursuant to Section 22.20.410 of the Los Angeles County Code ("County Code"). Single-family units are permitted in the R-A-20,000 zone. The minimum required lot area for this zone is 20,000 square feet. Lot No 1 is

20,057 net square feet, Lot No. 2 is 20,024 net square feet, Lot No. 3 is 62,715 net square feet, and Lot No. 4 is 20,031 net square feet.

11. The project is granted a waiver of street frontage as it is consistent with the existing neighborhood pattern.
12. The project density does not exceed the midpoint threshold density as set forth in Section 22.56.215, and as concluded from the slope density analysis map dated August 11, 2003, does not require at this time a conditional use permit to ensure compliance with the hillside management provisions. The midpoint threshold density for this project is nine, which is more than the proposed four lots.
13. Future development on the proposed lots must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping ordinances prior to building permit issuance.
14. A letter from the City of Glendora was received which recommended the new lots be consistent with the City's development standards for the pre-zone designation of the E-7 20,000 zone given to the project site.
15. Prior to the public hearing, four letters in opposition were received from surrounding neighbors with concerns regarding: existing project slopes, existing 15 foot paved road which does not allow for two cars to pass and is the only means of access for various lots in the area and emergency vehicles; the lack of street lighting; project site currently being an eye sore as it is not maintained; the future grading required to develop the proposed residential lots; street frontage waiver request; the drainage channel within proposed Lot No. 4; removal of oak trees; compliance with proposed mitigation measures; historical flooding of Cairngrove and Ben Lomond, future drainage mitigation of proposed Lot No. 4; and the proximity to St. Lucy High School and the increased traffic around this area.
16. On November 15, 2011 the Hearing Officer heard a presentation from staff as well as the applicant who noted that the project conditions had been reviewed and accepted.
17. On November 15, 2011, the Hearing Officer, heard from one speaker who noted concerns regarding the community name designation of Azusa for this project, as the project is within the Glendora's Sphere of Influence under the Local Agency Formation Commission for the County of Loa Angeles ("LAFCO"). The second concern raised was regarding future pavement widening and whether that would modify the existing easement or restrict access.

18. Staff clarified that the Azusa community name designation is used for internal project area verification purposes, and that the project will not change the existing 34-foot wide easement for the private streets and that the project will increase the pavement width from 10 or 15 feet to 24 feet prior to building permit issuance of future development. It was also clarified that access will not be restricted.
19. The Hearing Officer addressed neighbors' concerns submitted prior to the public hearing. He acknowledged that the existing and future pavement widening has been cleared by the Los Angeles County Department Of Fire; that a future proposal of three single-family residences will not create a significant impact; that the pending subdivision request does not authorize construction of single-family residences which will be subject to the R-A-20,000 zone and is similar to the City of Glendora's designated zone for the subject project site; and that drainage and seismic issues will be addressed prior to construction of future single-family residences during the building permit issuance phase.
20. On November 15, 20011, after hearing all testimony, the Hearing Officer closed the public hearing, adopted the Mitigated Monitoring Program and approved Oak Tree Permit No. 200700051 and Tentative Parcel Map No. 060372 with project conditions including the Mitigation Monitoring Program.
21. The Hearing Officer finds the proposed project and the provisions for its design and improvement to be consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
22. The proposed development is compatible with surrounding land use patterns, including lot size.
23. The site is physically suitable for the type of development and density being proposed. The property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
24. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
25. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or

- wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
26. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
  27. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
  28. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
  29. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
  30. An Initial Study was prepared for this 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 of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation to aesthetics, biological resources, hazards/hazardous materials, hydrology/water quality, noise, public services, and mandatory findings of significance. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions have been included in the Mitigation Monitoring Program ("MMP").
  31. After consideration of the attached MND and MMP together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence the project as proposed with conditions, will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Hearing Officer, and adopts the MND and attached MMP.

32. The Hearing Officer finds that the project is subject to California Department of Fish and Game fees for the project's effect on fish and wildlife, pursuant to Section 711.4 of the California Fish and Game Code.
33. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is in the Department of Regional Planning ("Regional 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 Land Divisions Section, Regional Planning.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 060372 is approved subject to the attached conditions and Mitigation Monitoring Program established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

**CONDITIONS**

1. The subdivider shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code") including the area requirements of the R-A-20,000 zone. Also, conform to the requirements of Oak Tree Permit No. 200700051 and the Mitigation Monitoring Program ("MMP").
2. Label Ben Lomond Avenue and Cairngrove Avenue as "Private Driveway and Fire Lane" on the final map.
3. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the Tentative Parcel Map dated December 29, 2010, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.
4. All future development on the proposed lots must comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance at building permit issuance.
5. A final parcel map is required for this subdivision. A parcel map waiver is not allowed.
6. Permission is granted to waive street frontage.
7. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ("Regional Planning"), and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
8. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the East San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently \$827.00 per dwelling unit) and provide proof of payment to the Department of Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.

9. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$1,777.00 per inspection).
10. **Within five days of the tentative map approval date, remit processing fees (currently \$2,044.00) payable to the County of Los Angeles** in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
11. **Within 30 days of the tentative map approval, as provided in the MMP, deposit the sum of \$3,000 with Regional Planning** in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
12. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan. Record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recordation, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.
13. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. No grading is approved at this time.
15. The subdivider 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 approval, which is brought within the applicable time period of Government Code Section 64499.37 or any other applicable limitation period. The County

shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense.

16. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which the actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in Oak Tree Permit No. 200700051 and attached MMP, attached reports recommended to the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Delineate proof of access to a public street on the final map.
9. The street frontage requirement for all parcels needs to be waived by the Advisory Agency.
10. Label Ben Lomond Avenue, Cairngrove Avenue, driveways and multiple access strips as Private Driveway and Fire Lane and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways (Ben Lomond Avenue and Cairngrove Avenue) to the satisfaction of Public Works.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 12-29-2010  
LAND APPLICATION DATED 02-01-2011

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

Prepared by Henry Wong

pm60372L-rev5(rev'd 02-22-11).doc

*HW*

Phone (626) 458-4910

Date Rev. 02-22-2011



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

**PARCEL MAP NO. 60372**

**REV TENTATIVE MAP DATED 12/29/2010**

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to recordation of a Parcel Map:**

Deed restrictions for cross-lot drainage are required with Parcel Map recordation.

**Prior to Building Permit:**

Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.

*Y*

Name Yong Guo Date 02/14/2011 Phone (626) 458-4921  
YONG GUO

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE PARCEL MAP 60372  
SUBDIVIDER Boyd  
ENGINEER Gilbert Engineering  
GEOLOGIST & SOILS ENGINEER EGL

TENTATIVE MAP DATED 12/29/10 (Rev)  
LOCATION Glendora  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE 2/1/11, 9/16/08, 3/6/08, 11/21/07, 9/21/07, 12/1/03

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2/15/11 is attached.

Prepared by



Charles Nestle

Reviewed by \_\_\_\_\_

Date 2/20/11

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
SOILS ENGINEERING REVIEW SHEET**

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
 Telephone: (626) 458-4925  
 Fax: (626) 458-4913

District Office ---  
 Job Number LX001129  
 Sheet 1 of 1

Tentative Parcel Map 60372

Location North Ben Lomond Avenue, Glendora  
 Developer/Owner Boyd  
 Engineer/Architect Gilbert Engineering  
 Soils Engineer EGL (03-114-035EG)  
 Geologist EGL

DISTRIBUTION:  
    Grading/ Drainage  
  1 Geo/Soils Central File  
  1 District Engineer  
    Geologist  
  1 Soils Engineer  
  1 Engineer/Architect

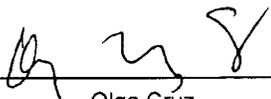
Review of:  
 Revised Tentative Parcel Map Dated By Regional Planning 12/29/10 (Rev)  
 Soils Engineering Report Dated 12/1/03  
 Geology/Seismic Fault Study Report Dated 9/21/07  
 Soils Engineering Addenda Report Dated 3/6/08, 11/21/07  
 Soils Geology and Engineering Report 2/1/11, 9/16/08 (Percolation).  
 Previous review sheet dated 1/18/11

ACTION:  
 Tentative Map feasibility is recommended for approval.

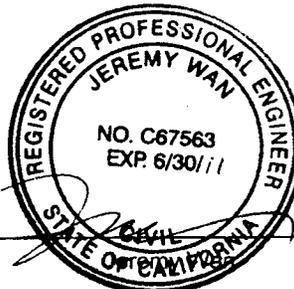
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
- B. PER THE SOILS ENGINEER, UNRESTRAINED RETAINING WALL CONSTRUCTION SHALL REQUIRE GEOGRID INSTALLATION OR IMPORT OF OFF-SITE COHESIVE SOILS.

Prepared by

  
 Olga Cruz

Reviewed by



Date 2/15/10

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gme\publ\Soils Review\Lukas\Sites\PM-60372, North Ben Lomond Ave, Glendora, TM-NA\_0211.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL MAP NO. 060372

Page 1/1

TENTATIVE MAP DATED 12-29-2010

1. Approval of this map pertaining to grading is recommended (no grading proposed).

*MDE*

Name David Esfandi Date 02/17/11 Phone (626) 458-4921

C:\Documents and Settings\MESFANDI\My Documents\Tent PM 60372 App.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Waiver of street frontage is subject to the approval by the Advisory Agency. If not waived, the subdivider shall revise the tentative map to provide street frontage.

 Prepared by Patricia Constanza  
pm60372r-rev5.doc

Phone (626) 458-4921

Date 01-19-2011

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

*HW*

Prepared by Julian Garcia  
pm60372w-rev5.doc

Phone (626) 458-4921

Date 01-24-2011

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Mr. Ken Habaradas of DPH at (626) 430-5382 for additional information and requirements.

*HW*

Prepared by Julian Garcia  
pm60372s-rev5.doc

Phone (626) 458-4921

Date 01-24-2011



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

**RECEIVE**  
OCT 31 2011

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

October 25, 2011

Alejandrina C. Baldwin  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Baldwin:

**INITIAL STUDY PROJECT TITLE 03-237-(5), TENTATIVE PARCEL MAP NO. 060372 AND OAK TREE PERMIT NO. 200700051, PROJECT LOCATION: 7665 NORTH BEN LOMOND AVENUE, GLENDORA (FFER #201100160)**

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

### PLANNING DIVISION:

1. While we agree that the project would have a less than significant impact on fire protection services, the "Mitigation Monitoring Program" for the project erred in stating under "Emergency Services" that "The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities..." There are no developer fees in the project area; fire protection services are funded by property taxes in the project area. It is the increase in property tax revenue generated by the project that would reduce the impact on fire protection services.

### LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

2. This property is located within the area described by the Forester and Fire Warden as Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for brush clearance and fuel modification plans must be met.
3. The private street, Ben Lomond Avenue, shall be improved to provide a minimum pavement width of 24 feet, clear-to-the-sky, along the lot frontage. Improvement requirement outside the lot frontage will be determined prior to the first building permit issuance by the Fire Department. The private street shall be labeled as "PRIVATE DRIVEWAY" and "FIRE LANE" with adequate signage and/or stripping.
4. Additional Fire Department apparatus access to each residence shall provide an all-weather surface of not less than 20 feet in width, clear-to-the-sky. The access shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of all structures. Any access exceeding 150 feet in length will required an approved Fire Department turnaround. Such access shall be labeled as "PRIVATE DRIVEWAY" and "FIRE LANE" with adequate signage and/or stripping.
5. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-the-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.
6. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade. In such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in ten feet.
7. Single family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. The required fire flow will increase if the residential structures exceed a total square footage of 3,600 square feet.
8. An approved fire sprinkler systems is required in residences in compliance with the County of Los Angeles Residential, Building and Fire Codes.
9. The Fire Prevention Division, Land Development Unit, has addressed specific conditions and requirements for this development during the Tentative Map review and Los Angeles County subdivision process. A copy of the Fire Department report, dated January 26, 2011, has been enclosed to this document.
10. Should any questions arise, please contact Juan Padilla of the County of Los Angeles Fire Department, Land Development Unit at (323) 890-4243 or [jpadilla@fire.lacounty.gov](mailto:jpadilla@fire.lacounty.gov).

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation,

Alejandrina C. Baldwin  
October 25, 2011  
Page 3

fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

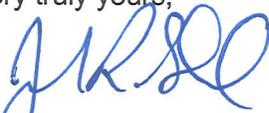
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JRT:sc

Enclosure



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 60372 Map Date December 29, 2010

C.U.P. \_\_\_\_\_ Vicinity Glendora

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The access as shown on the Tentative Map is adequate. Comply with the following conditions of approval:**  
**- Submit verification of an improvement bond for the required road improvements along the lot frontage prior to Final Map clearance.**  
**- Additional access will be required during the architectural plan review prior to building permit issuance for each individual lot and for the off-site portion of Ben Lomond Ave to Sierra Madre Ave.**

By Inspector: Juan C. Padilla Date January 26, 2011



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 60372 Tentative Map Date December 29, 2010

Revised Report yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is \_\_\_\_ gallons per minute at 20 psi for a duration of \_\_ hours, over and above maximum daily domestic demand. \_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:  
Install \_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
 Location: As per map on file with the office.  
 Other location: \_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements maybe required when this land is further subdivided and/or during the building permits process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow test performed by the City of Glendora Water Company dated 10-11-10, the existing water system exceeds the required fire flow for this development. Additional fire protection requirements, such as residential fire sprinklers, may be required during the building permit process.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date January 26, 2011



# COUNTY OF LOS ANGELES

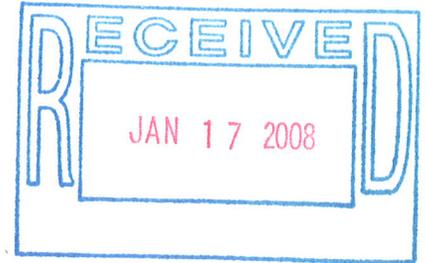
## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 890-4330

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

January 14, 2008

Ramon Cordova, Regional Planning Assistant  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street  
Los Angeles, CA 90012



Dear Mr. Cordova:

### **OAK TREE PERMIT #2007- 00051, SUBDIVISION, 7665 NORTH BEN LEMOND AVENUE GLENDDORA**

We have reviewed the "Request for Oak Tree Permit #2007-00051. The project is located at 7665 North Ben Lemond Avenue in the unincorporated area of Glendora. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Cy Carlberg, the consulting arborist, dated October 10, 2007.

### **We recommend the following as conditions of approval:**

#### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDDORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and four (4) subsequent bi-annual inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. Specifically, Tree Numbers; 1, 2, 3, 4, 5, 7, 10, 11, 12, 13, 14, shall be fenced.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of three (3) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 6, 8, and 9 on the applicant's site plan and Oak Tree Report.

This grant allows encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 5 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed for a total of six (6) trees to be planted onsite.

The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible add provided the combined diameter of the two (2) largest stems of such trees removed measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

**Ramon Cordova, Regional Planning Assistant**  
**January 14, 2008**  
**Page 5**

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JRT:jl

Enclosure



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60372</b>	DRP Map Date: <b>12/29/2010</b>	SCM Date: <b>01/27/2011</b>	Report Date: <b>12/30/2010</b>
Park Planning Area #	<b>15</b>	<b>CHARETER OAK ISLANDS / GLENDORA HEIGHTS</b>		Map Type: <b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.03</b>
IN-LIEU FEES:	<b>\$7,363</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$7,363 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**Proposed to subdivide one (1) lot into four (4) single-family lots, with credit for one (1) existing single-family house to remain; net density increase of three (3) units.**

**\*\*\*Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *James Barber*  
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>60372</b>	DRP Map Date: <b>12/29/2010</b>	SMC Date: <b>01/27/2011</b>	Report Date: <b>12/30/2010</b>
Park Planning Area # <b>15</b>	<b>CHARETER OAK ISLANDS / GLENDORA HEIGHTS</b>		Map Type: <b>REV. (REV RECD)</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)people x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.77	0.0030	3	0.03
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	2.87	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.03</b>

Park Planning Area = 15 **CHARETER OAK ISLANDS / GLENDORA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$245,433	<b>\$7,363</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$245,433	<b>\$7,363</b>



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, CA 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



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Parcel Map No. 060372

Vicinity: Glendora

Tentative Parcel Map Date: December 29, 2010 (5<sup>th</sup> Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 060372**, subject to the conditions listed in the attached reports.

Any change to the method of sewage disposal and approved source of potable water supply shall invalidate this approval.

Prepared by:



Ken Habaradas

Phone No: (626) 430-5382

Date: January 26, 2011

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive  
Baldwin Park, CA 91706

Date: January 26, 2011

Page 1 of 1

Map No. Parcel Map 060372

Map Date: December 29, 2010

The Drinking Water Program recommends approval of this map with the following condition:

1. Potable water will be supplied by the City of Glendora Water Division, a public water system which guarantees water connection and service.

For questions regarding the potable water requirements, please contact Richard Lavin at (626) 430-5420.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive  
Baldwin Park, CA 91706

Date: January 26, 2011

Page 1 of 1

Map No. Parcel Map 060372

Map Date: December 29, 2010

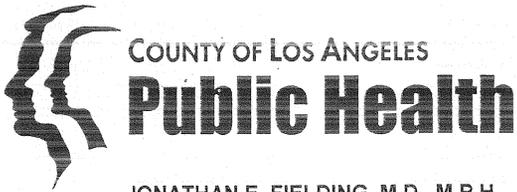
The Land Use Program recommends approval of this map with the following conditions:

1. Prior to installation of any onsite wastewater treatment systems (OWTS), a complete feasibility report shall be submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in Environmental Health's "*Onsite Wastewater Treatment System (OWTS) Guidelines*".

**Note:** If a public sewer connection is available within 200 feet of any part of a proposed building or exterior drainage, all future drainage and piping from any land development shall be connected to such public sewer.

2. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be rendered void, and the Land Use Program will not recommend issuance of any building/construction permits.

For questions regarding OWTS requirements, please contact Patrick Nejadian at (626) 430-5390.



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**KENNETH MURRAY, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
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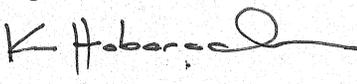


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Fifth District

November 1, 2011

TO: Alejandrina C. Baldwin  
Principal Planner  
Land Divisions Section  
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS   
Environmental Health Division  
Department of Public Health

**SUBJECT: PROJECT NO. PM 060372**  
**LOCATION: 7665 NORTH BEN LOMOND AVENUE, GLENDORA**

The Department has reviewed the Initial Study for project identified above. The project includes a request for a parcel map to create four single-family parcels.

After reviewing the sections of the Initial Study pertaining to noise, water supply, and sewage disposal impacts, the Department finds that the proposed project could not have a significant impact on the environment. We have no objection to the preparation of Mitigated Negative Declaration for this project.

If you should have any questions, please let me know.

MITIGATION MONITORING PROGRAM  
PROJECT NO. 03-237/PM 060372

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Biota</b></p> <p>1. The following mitigation measures shall be applied:</p> <p>A. The applicant shall retain a biologist and a botanist, approved by Regional Planning, to conduct pre-grading field surveys of the site for special-status plant and animal species, in particular the California Gnatcatcher and Slender Mariposa Lily, that may be affected and/or eliminated as a result of grading and/or site preparation activities. All surveys shall be presented to Regional Planning for review by the Senior and/or Staff Biologist, and if necessary for review by State Fish and Game.</p> <p>B. Utilizing the results of the surveys and to reduce the long term loss of native habitat and the potential of invasive species establishment, a Landscape/Fuel Modification plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning's Senior or Staff Biologist prior to the issuance of any future grading and building permits. Review of the Landscape/Fuel Modification plan must be coordinated with the Fire Department's Fuel Modification Unit.</p> <p>1. Landscaping shall provide an erosion-preventative function. The Landscape/Fuel Modification plan shall utilize locally indigenous plant species and other varieties per the County's Drought Tolerant Plant List, and shall comply with County Code 22.52.2200 for Drought Tolerant Landscaping. The only exceptions to this requirement are for fire safety or as otherwise required by the County Fire Department.</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and State Department of Fish and Game, County Forester.</p>

MITIGATION MONITORING PROGRAM  
PROJECT NO. 03-237/PM 060372

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>2. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.</p> <p>C. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to Regional Planning, utilizing the surveys conducted, and with any required new surveys of the project area prior to disturbance confirms that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. New surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate</p>				

MITIGATION MONITORING PROGRAM  
PROJECT NO. 03-237/PM 060372

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.</p> <p>E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>F. All conditions for Oak Tree Permit No. 200700051 shall be satisfied, and verified, prior to the issuance of any grading and building permits. Oak Tree Permit requirements are for encroachment impacts to three oak trees due for street paving.</p>				

MITIGATION MONITORING PROGRAM  
PROJECT NO. 03-237/PM 060372

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
G. Anticoagulants are not to be used as a method of rodent control.				
<b>Emergency Services</b>				
3. Increase in property tax revenue generated by the project to reduce the impact on fire protection services of project.			Applicant and Los Angeles County Department of Fire	Los Angeles County Departments of Fire
<b>Library Mitigation Fees</b>				
4. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 4 (East San Gabriel Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$827 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$2,481 (\$827 x 3 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.	Payment of library facilities mitigation fees required to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of building permits.		Los Angeles County Public Works and County Library

MITIGATION MONITORING PROGRAM  
PROJECT NO. 03-237/PM 060372

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Mitigation Compliance</b></p> <p>5. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed. Upon completion of MMP, any unused portion of funds will be refunded to applicant.</p>	<p>Annually</p>	<p>Applicant</p>	<p>Los Angeles County Dept. of Regional Planning</p>