Hearing Officer Transmittal Checklist

Hearing Date
November 15, 2011
Agenda Item No.
7

Project Number: 03-237-(5)

Case(s): Oak Tree Permit No. 200700051
Tentative Parcel Map No. 060372

Planner: Alejandrina C. Baldwin

- ☒ Factual
- ☒ Property Location Maps
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (MND)
- ☒ Correspondence
- ☐ Photographs
- ☒ Aerial Image(s)
- ☐ Land Use Radius Map
- ☒ Tentative Parcel Map dated December 29, 2010
- ☐ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Mitigation Monitoring Program
- ☒ City of Glendora Letter

Reviewed By: Noushin Paidar

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. 03-237-(5)

TENTATIVE PARCEL MAP NO. 060372
OAK TREE PERMIT NO. 200700051
ENVIRONMENTAL ASSESSMENT NO. 03-237

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM NO.	
PUBLIC HEARING DATE November 15, 2011	

APPLICANT	OWNERS	REPRESENTATIVE
Doug and Linda Boyd	Doug and Linda Boyd	Gilbert Engineering Co.

REQUEST
Tentative Parcel Map: To create four single-family parcels on 2.8 net acres (3.1 gross acres).

Oak Tree Permit: To encroach into the protected zone of one oak trees and remove three oak trees.

LOCATION/ADDRESS
7665 North Ben Lomond Avenue, Glendora

ACCESS
Lot Nos. 1, 2, and 3 from Ben Lomond Avenue, a 35 foot-wide private street/private driveway and fire lane; and Lot No. 4 from Cairngrove, a 34 foot-wide private street/private driveway and fire lane.

ZONED DISTRICT
Azusa-Glendora

COMMUNITY
East Azusa

EXISTING ZONING
R-A-20,000 (Residential Agricultural – 20,000 Square Feet Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
3.1 gross acres (2.8 net acres)	Single-family residence	Irregular	sloping terrain

SURROUNDING LAND USES ZONING (WITHIN 500 FEET)

North: Single-family residences and vacant parcels /R- A-20,000

East: Single-family residences and vacant parcels / R-A-20,000

South: Single-family residences and vacant parcels / R-A-20,000

West: Single-family residences and vacant parcels/ R-A-20,000

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	"1" (Low-Density Residential – 1 to 6 du/ac)	6 lots/18 DU	Yes

ENVIRONMENTAL STATUS
A Mitigated Negative Declaration ("MND") has been prepared for this project, as staff determined that the project will have impacts reduced to less than significant/no impact with project mitigation to aesthetics, biological resources, hazards/hazardous materials, hydrology/water quality, noise, public services, and mandatory findings of significance.

DESCRIPTION OF SITE PLAN
The tentative map dated December 29, 2010 depicts four single-family parcels. All four parcels request a waiver of street frontage. The existing single-family residence on proposed Lot No. 3 will remain. Parcel Nos. 1, 2, and 4 are approximately 20,000 net square feet in area and Parcel No. 4 is 62,715 net square feet in size. The tentative map depicts a total of 14 oak trees within the project site of which three are requested to be removed to widen Ben Lomond Avenue and one is requested to be encroached on by a proposed retaining wall. No grading is proposed.

KEY ISSUES

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

SUBDIVISION COMMITTEE RECOMMENDATION

☒ APPROVAL ☐ DENIAL

☐ No improvements ____ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

☐ Street improvements ____ Paving ____ Curbs and Gutters ___ Street Lights

☐ Street improvements ___ Paving ___ Curbs and Gutters ___ Street Lights

___ Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ____ft.

☐ Water mains and hydrants

☐ Drainage facilities

☐ Sewer ☒ Septic tanks ☐ Other _____

☒ Park dedication "in-lieu fee"

INDIVIDUAL AGENCY COMMENTS
NONE

KEY ISSUES/OTHER (CONTINUED FROM PAGE 1)
NONE

PREPARED BY
Alejandrina C. Baldwin

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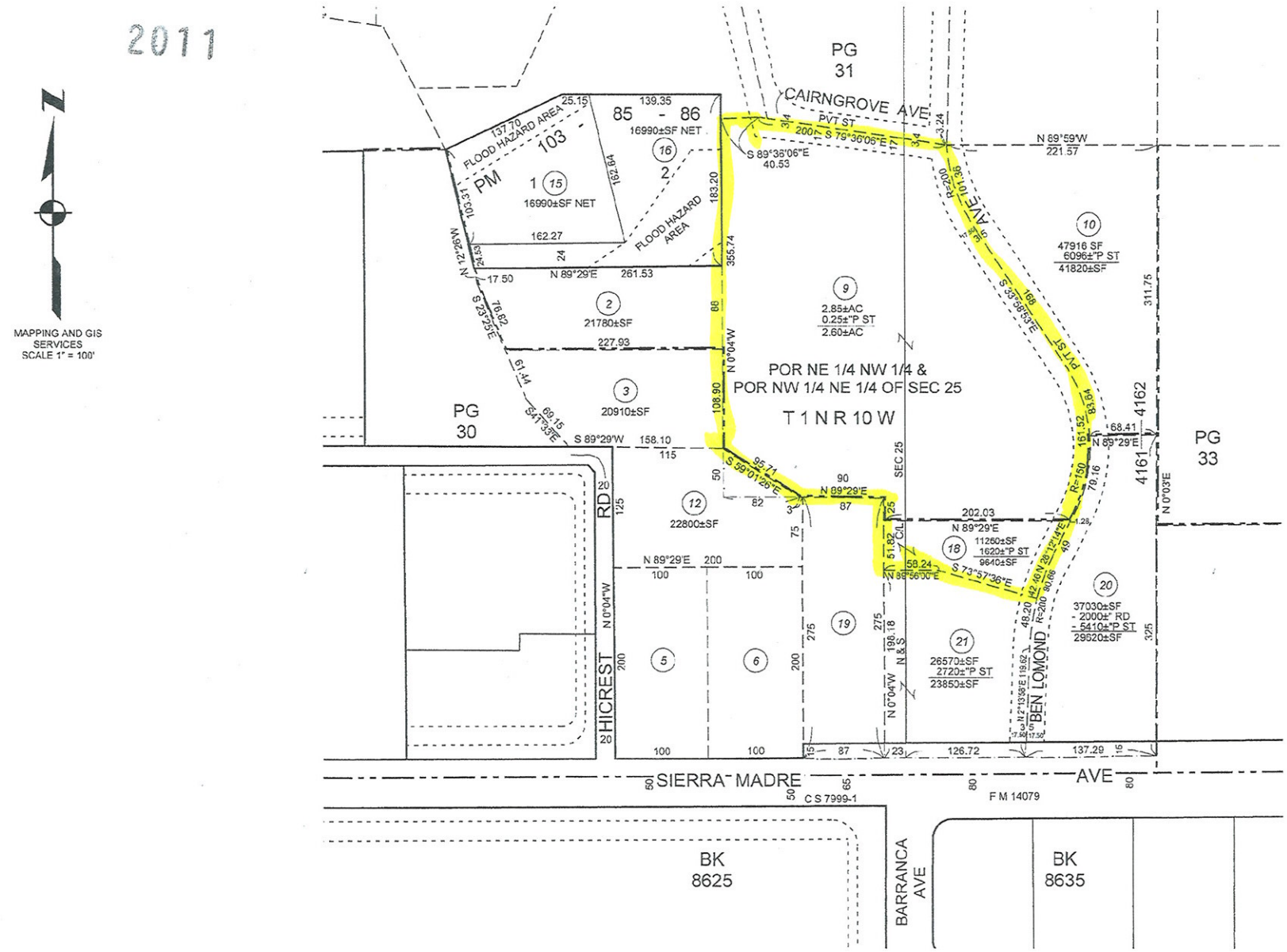

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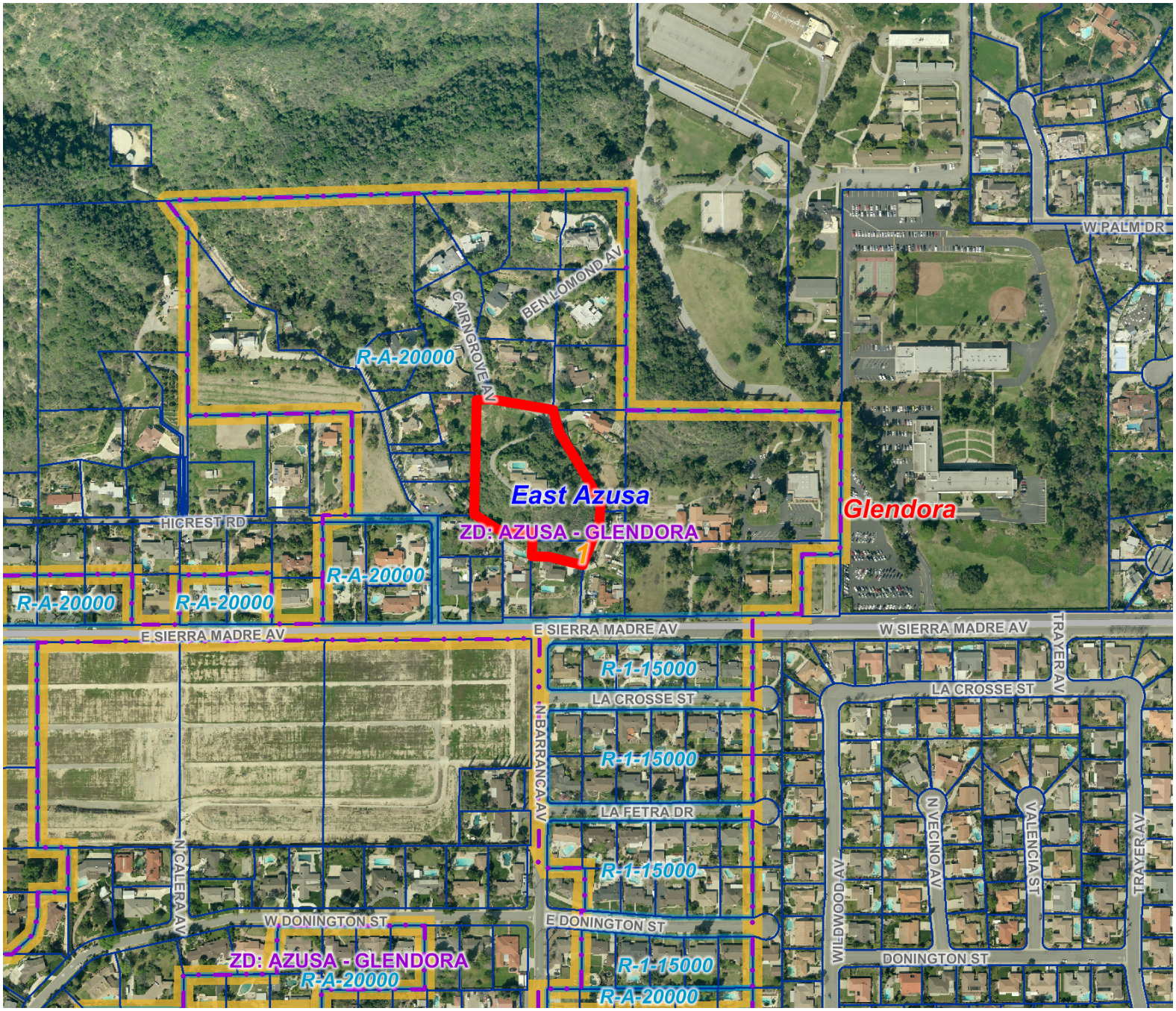
Aerial

Printed On: Nov 2, 2011



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-(*)U
- Zone R-4-(*)U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

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TENTATIVE PARCEL MAP NO. 060372

Printed On: Jan 26, 2011

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
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- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
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- SMMNA Significant

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Safety Related Stations (From TB)
- Fire Station
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- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
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- Zone P-R
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PM 060372 aerial

Printed On: Nov 2, 2011

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
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- Parkway - (p)
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- Secondary Highway - (e)
- Secondary Highway - (p)

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Surrounding area

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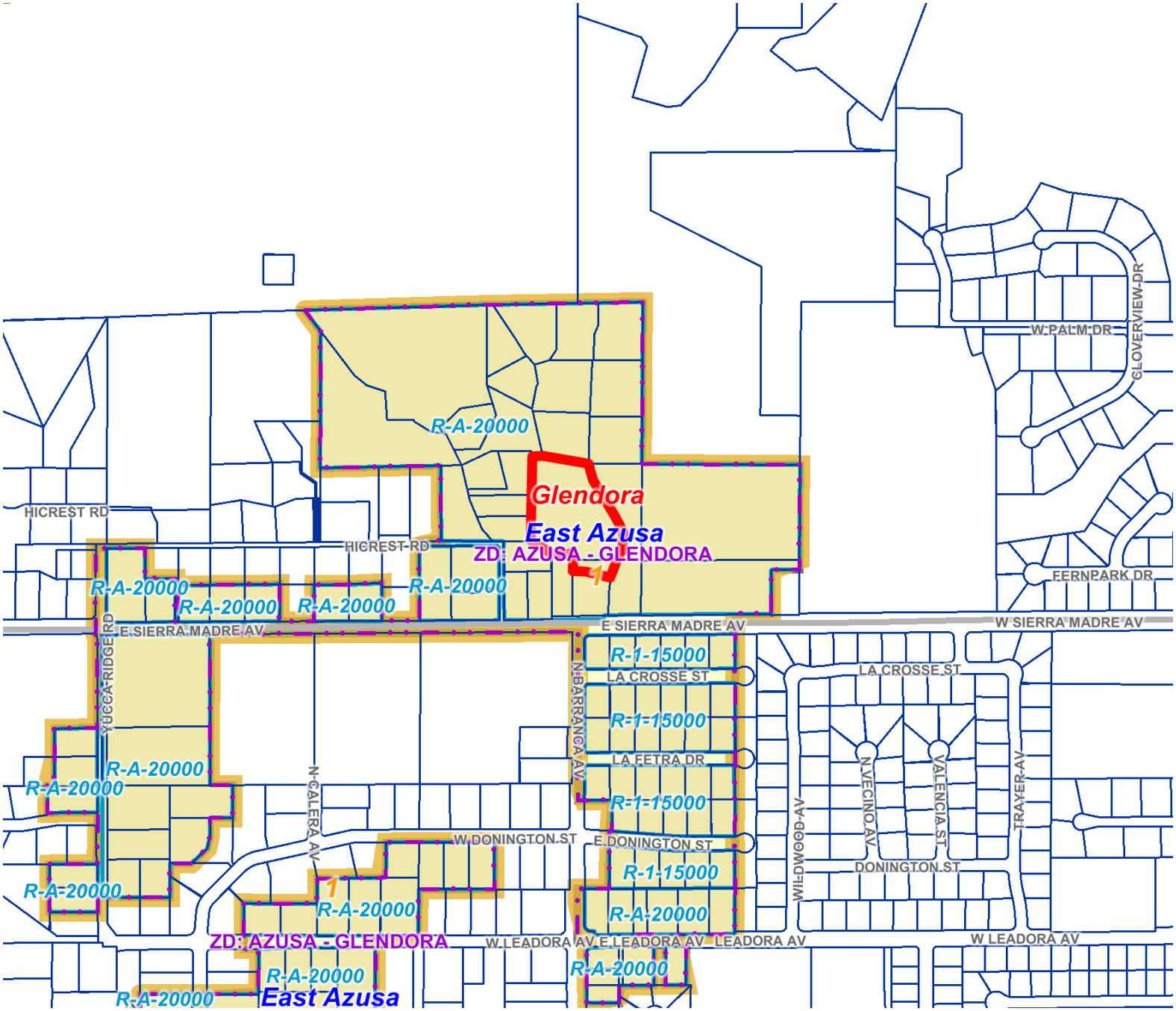

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PROJECT NO. 03-237-(5)
OAK TREE PERMIT NO. 200700051
TENTATIVE PARCEL MAP NO. 060372
STAFF ANALYSIS
FOR NOVEMBER 15, 2011 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Mr. and Mrs. Boyd, propose a residential subdivision to create four single-family lots on approximately 3.1 gross acres, and an oak tree permit to authorize the encroachment of one oak tree and removal of three oak trees.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of Tentative Parcel Map No. 060372 ("PM 060372") to create four single-family lots on approximately 3.1 gross acres.

Oak Tree Permit: The applicant requests an Oak Tree Permit to authorize the removal of three oak trees (non heritage oaks) and encroachment of one oak tree (non heritage oaks).

PROPERTY DESCRIPTION AND SETTING

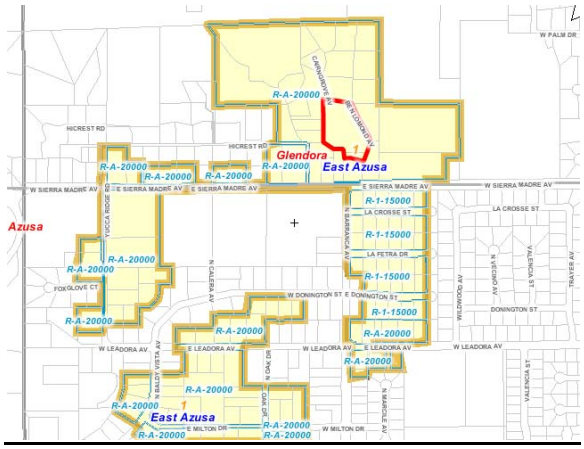

Figure 1 Location

Figure 2 Physical Features

Location: The subject project site consists of two parcels approximately 3.1 gross acres (2.8 net acres) in size and is located at 7665 North Ben Lomond Avenue, in the Azusa-Glendora Zoned District within the unincorporated area of the East Azusa Community.

Physical Features: The property is square shaped with sloping terrain. The project site is improved with one single-family residence with an attached garage and accessory pool, to

remain within proposed Lot No. 3. The project site is within a Very High Fire Hazard Severity Zone with terrain slopping to the southwest of the project site.

Access: Access for Lot Nos. 1, 2, and 3 will be taken from Ben Lomond Avenue, a 35-foot wide private street/private driveway and fire lane with existing pavement width of 15 proposed to be widened to 24 feet. Access for Lot No. 4 will be from Cairngrove Avenue, a 34-foot wide private street/private driveway and fire lane with existing pavement width of 10 feet and proposed to be widened to 24 feet.

Services: Domestic water service will be provided by City of Glendora. There is no public sewer service and the lots will provide private septic systems. The project is within the boundaries of the Glendora Unified School District.

EXISTING ZONING

The project site is zoned R-A-20,000 (Residential-Agriculture-20,000 Square Feet Minimum Required Lot Area). The surrounding zoning to the north, east, south and west of the project site is also R-A-20,000.

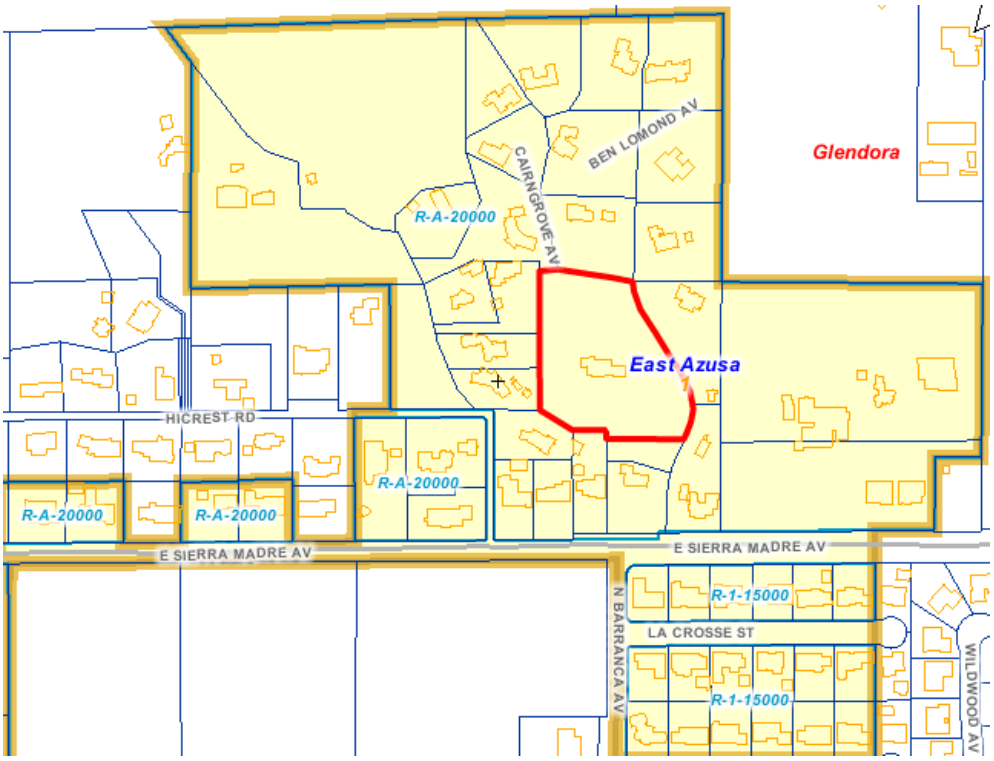

Figure 3 Existing Zoning and Land Use

EXISTING LAND USES

The project site is developed with one single-family residence, which will remain within proposed Lot No. 3. The surrounding land uses to the north, east, south and west are also single-family residential. All of the unincorporated area surrounding the project site is within the Category 1 (Low Density Residential-One to Six Dwelling Units per Gross Acre) of the Countywide General Plan.

Figure 4 Existing Land Use

PREVIOUS CASE/ZONING HISTORY

The current R-A-20,000 zone on the subject property became effective on October 20, 1954 following the adoption of Ordinance No. 5402.

PROJECT DESCRIPTION

Tentative Parcel Map No. 060372 dated December 29, 2010, depicts a residential subdivision of four single-family residential lots on approximately 3.1 gross acres (2.8 net acres). Waiver of street frontage is requested, as proposed Lot Nos. 1, 2, and 3 are shown to take access from Ben Lomond Avenue, a 35- foot wide private street/private driveway and fire lane currently paved at approximately 15 feet and proposed to be widen to 24 feet. Lot No. 4 is shown to take access from Cairngrove Avenue, a 34-foot wide private street/private driveway and fire lane currently paved at approximately 10 feet and proposed to be widen to 24 feet. The net lot size for each lot is as follows: Lot No. 1 is 20,057 square feet, Lot No. 2 is 20,024 square feet, Lot No. 3 is 62,715 square feet, and Lot No. 4 is 20,031 square feet. No grading is proposed at this time.

A total of 14 oak trees (no heritage oaks) are depicted within the project site. A total of three (nos. 6, 8, and 9) are proposed to be removed for the widening of Ben Lomond Avenue, and a total of one oak tree (no. 5) will be encroached on by a proposed retaining wall along Ben Lomond Avenue.

GENERAL PLAN CONSISTENCY

The 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"). The applicant's proposal to create four single-family residential lots is consistent with the maximum of six single-family residential lots permitted for the subject project site.

Applicable General Plan policies include:

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land (Policy 17, Land Use and Urban Development Pattern).

- Promote the provision of an adequate supply of housing by location, type and price (Policy 47, Housing and Community Development).

OAK TREE PERMIT

Pursuant to Section 22.56.2050 of the County Code, an oak tree report dated October 10, 2007 by Cy Carlberg (consulting arborist) notes a total of 14 oak trees (no heritage oaks). The Tentative Parcel Map, dated December 29, 2010, depicts removal of three oak trees and encroachment of one oak trees.

Pursuant to Section 22.56.2100 of the County Code, the applicant must meet the following burden of proof:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees(s) subject to this Part 16, if any, on the subject property; and
B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
C. That in addition to the above facts, at least one of the following findings apply:
    1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
        a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
        b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
    2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree; or
    3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices; and
D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The applicant s Burden of Proof responses are attached.

ENVIRONMENTAL DETERMINATION:

In accordance with State and County California Environmental Quality Act ("CEQA") guidelines, a Mitigated Negative Declaration ("MND") was prepared for the project. The MND concludes that certain potentially significant impacts are reduced to less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP"). Identified potential impacts found to be less than significant with project mitigation, include: Aesthetics, Biological Resources, Hazards/Hazardous Materials, Hydrology/ Water Quality, Noise, Public Services, and Mandatory Findings of Significance

Mitigation measures have been incorporated into a MMP to be implemented during the development of the project. The proposed MMP is attached.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

As of writing this report, correspondence has been received from the City of Glendora and four neighbors.

City of Glendora

The City of Glendora ("City"), which is approximately 220 feet from the project site was notified of the proposed project. A letter was received on two occasions, one dated September 15, 2003 and one recently dated October 10, 2011. The City recommends that creation of the new lots be consistent with the City's development standards for the pre-zone designation of E-7 20,000 given to this area, which are:

Minimum lot size	20,000 sq. ft.
Lot width	100 ft.
Lot depth	100 ft.
Front setback	25 ft.
Side setback	7 ft.
Rear setback	35 ft.
Lot Coverage	City Municipal Code Section 21.04.030 (attached)
Maximum building height	25 ft., 2 stories
Grading over 150 cb. yd.	Requires plan review and approval

Neighbors

Four letters received from surrounding neighbors in opposition and concern raised the following issues:

- 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 an eye sore as it is not maintained;
- future grading required to develop the proposed residential lots;
- street frontage waiver request;
- the drainage channel within proposed Lot No. 4;
- opposition regarding the removal of oak trees;
- future compliance with proposed mitigation measures and monitoring;
- historical flooding of Cairngrove and Ben Lomond and future drainage mitigation of proposed Lot No. 4; and
- the proximity to St. Lucy High School and the increased street traffic in this area.

Below is an aerial map with the location of the proposed map and of St. Lucy High.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Parcel Map dated December 29, 2010 and recommends the attached conditions.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On September 29, 2011 and October 3, 2011 (revised notice), approximately 100 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was published in the Los Angeles Daily News and La Opinion Newspapers on October 14, 2011. Project materials, including the tentative parcel map, land use map and recommended draft conditions were received at Los Angeles County Duarte Public Library, 1301 Buena Vista Street, Duarte, CA 91010 on October 13, 2011. Public hearing notices were posted on the subject property fronting Ben Lomond Avenue on October 15, 2011. Public hearing materials were also posted on the Department of Regional Planning's website.

FEES/DEPOSITS

If approved, the following shall apply:

California Department of Fish and Game:

1. Processing fee of $2,044.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife.

Department of Regional Planning:

2. Deposit of $3,000 to defray the cost of reviewing the subdivider's reports and verifying compliance with the information required by the MMP.

STAFF ANALYSIS

The proposed development is consistent with provisions of the General Plan, Title 21 and 22 of the County Code (Subdivision and Zoning Ordinance). The four single-family residential lots proposed are consistent with the maximum of six single-family residential lots permitted on the subject project site. The proposed lot sizes of the single-family residential lots are also consistent with the existing lot sizes and character of the surrounding neighborhood, and meet the 20,000 square feet minimum required net lot area of the R-A-20,000 zone. A waiver of street waiver will also be in character with the surrounding neighborhood pattern.

This project does not require a hillside management conditional use permit ("CUP"), as pursuant to Section 22.56.215.A.2.a of the Los Angeles Zoning Code ("County Code"), one would be required for this project if the midpoint density threshold is exceeded. This project is within an urban hillside management area and based on the slope density analysis map, submitted by the applicant on August 11, 2003, the midpoint density threshold for this project is nine units and a maximum of four units are proposed.

The proposed oak tree permit to remove three oak trees and encroach into the protected zone of one tree is required to widen Ben Lommond.

The project must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and Low-Impact Development Ordinances at the building permit stage.

The proposed design of the project and required development standards within the R-A-20,000 zone which the project site is within are similar to those of the City of Glendora. The proposed project will meet the minimum required lot size and go through a plan check

which will review future proposed grading; roughly meets the minimum lot width and depth requirements, and setbacks.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program. Staff also recommends that the Hearing Officer approve Tentative Parcel Map No. 060372 and Oak Tree Permit No. 03-027 subject to the attached conditions of the Subdivision Committee.

Recommended Motion: I move that the Hearing Officer close the public hearing; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program.

Recommended Motion: I move that the Hearing Officer approve Vesting Tentative Parcel Map No. 060372 and Oak Tree Permit Case No. 200700051.

Attachments:
- Draft Findings
- Draft Conditions
- Mitigation Monitoring Program
- Applicant Oak Tree Permit Burden of Proof
- City of Glendora Letter and attachments
- Correspondence
- Tentative Parcel Map No. 060372 dated December 28, 2011
- Land Use Map

ACB:acb

11/03/11

DRAFT 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

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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. SUMMARY OF ACTIVITIES AT HEARING

14. 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.

15. The proposed development is compatible with surrounding land use patterns.

16. 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.

17. 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,

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including replacement of oak tree removals at a rate of 2:1 for a total of six mitigation oak trees.

18. 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.

19. 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).

20. 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.

21. 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.

22. 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.

23. 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.

24. 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

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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.

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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 fist 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.

DRAFT 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. SUMMARY OF ACTIVITIES AT 11/15/2011 PUBLIC HEARING

17. 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.

18. The proposed development is compatible with surrounding land use patterns, including lot size.

19. 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.

20. 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.

21. 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.

22. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.

23. 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.

24. 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.

25. 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.

26. 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").

27. 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.

28. 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.

29. 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.

DRAFTCONDITIONS

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.

DRAFT

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

DRAFT

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 subdivder 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.

DRAFT

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 60372 (Rev.) TENTATIVE MAP DATED 12-29-2010
LAND APPLICATION DATED 02-01-2011

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.

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

HW

Prepared by Henry Wong Phone (626) 458-4910 Date Rev. 02-22-2011

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

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.

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 _____ Reviewed by _____ Date 2/20/11
Charles Nestle

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

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

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

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 REGISTERED PROFESSIONAL ENGINEER JEREMY WAN NO. C67563 EXP. 6/30/11 CIVIL STATE OF CALIFORNIA

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:\gmepub\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

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 60372 (Rev.)

TENTATIVE MAP DATED 12-29-2010

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 Phone (626) 458-4921 Date 01-19-2011
pm60372r-rev5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 60372 (Rev.)

TENTATIVE MAP DATED 12-29-2010

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.

+1cw

Prepared by Julian Garcia Phone (626) 458-4921 Date 01-24-2011

pm60372w-rev5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 60372 (Rev.) TENTATIVE MAP DATED 12-29-2010

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 Phone (626) 458-4921 Date 01-24-2011

pm60372s-rev5.doc

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVE
OCT 31 2011

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 LACATION: 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.

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.

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,

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

RECEIVED
JAN 17 2008

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

Dear Mr. Cordova:

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

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

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.

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

OAK TREES:
Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or
- equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

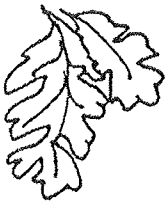
Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
http://planning.co.la.ca.us

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES : DEEP GREEN, 3"-4" LONG : PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS : FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERLY BY AGRICULTURE and URBAN DEVELOPMENT.

Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES : GLOSSY GREEN, 1"-3" LONG : SPINY, ROUNDED, AND HOLLY-LIKE : BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.

Interior Live Oak
QUERCUS WISLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES : DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT — NOT CURLED UNDER.

OTHER COMMON OAKS :
CALIFORNIA BLACK OAK : QUERCUS KELLOGGI
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGELMANNII

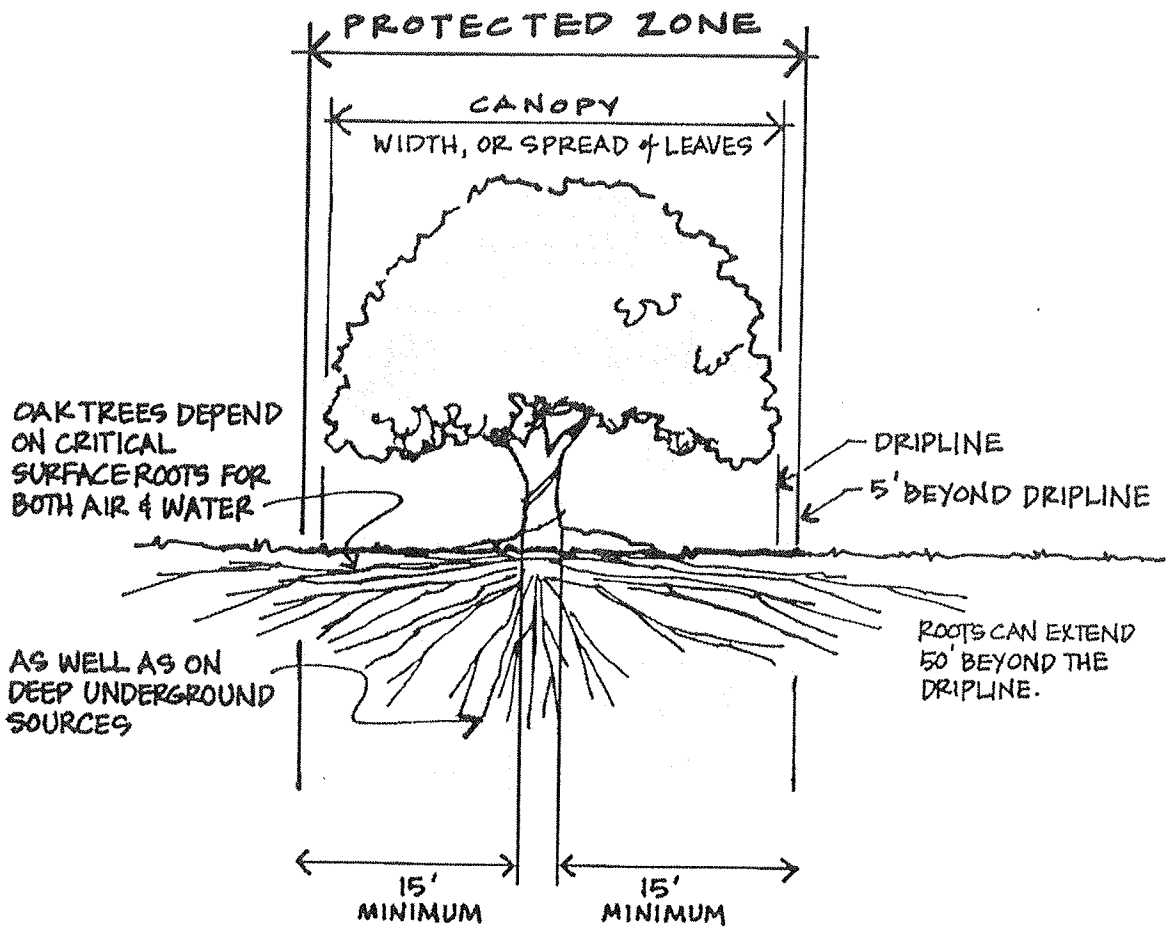
THE PROTECTED ZONE

The ***protected zone*** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

> "The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

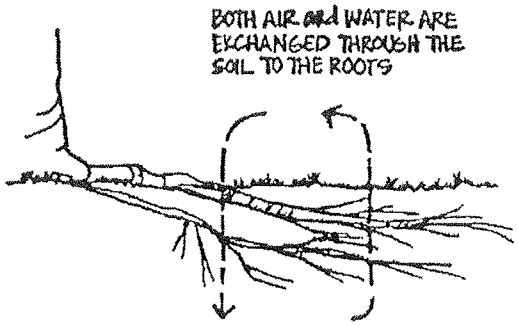
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

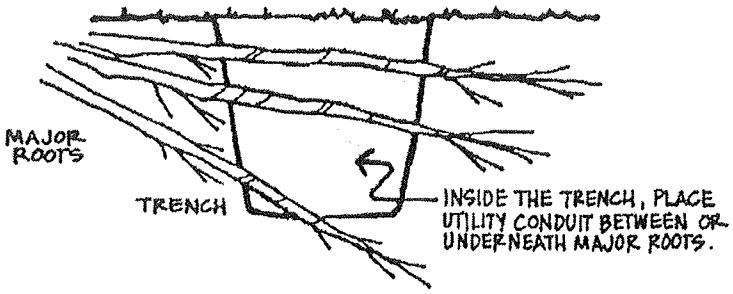
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

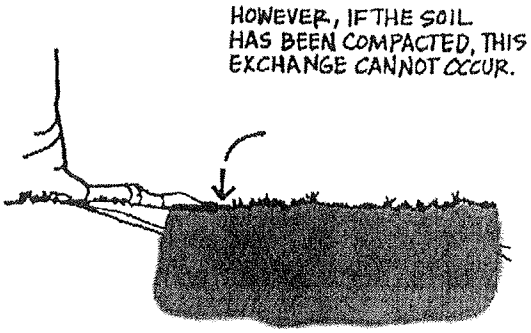
If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

SOIL COMPACTION



TRENCHING





MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

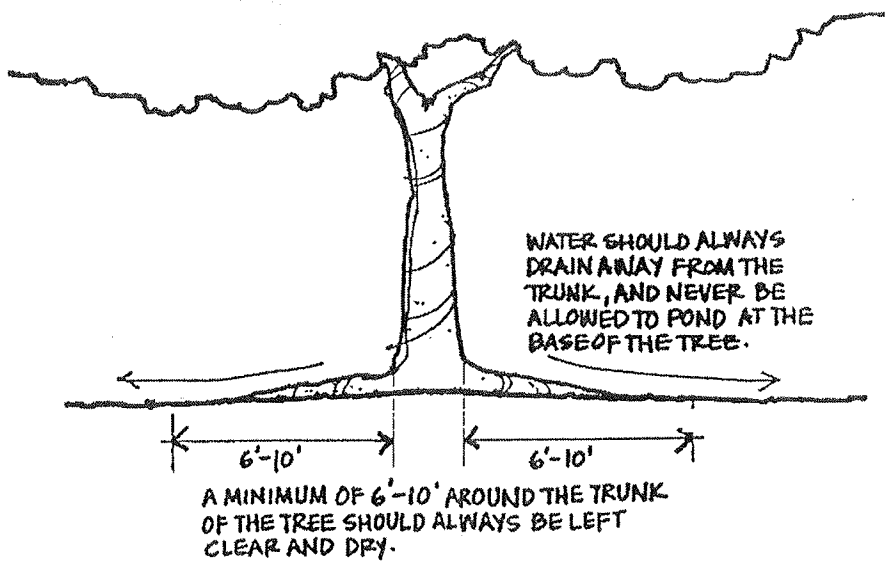
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
Arctostaphylos densiflora 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
Arctostaphylos edmundsii Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
Arctostaphylos hookeri Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
Ceanothus griseus horizontalis Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
Heuchera spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
Mahonia aquifolium compacta Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
Ribes viburnifolium Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
http://lacofd.org/forestry.htm

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
http://danr.ucop.edu/ihrmp

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

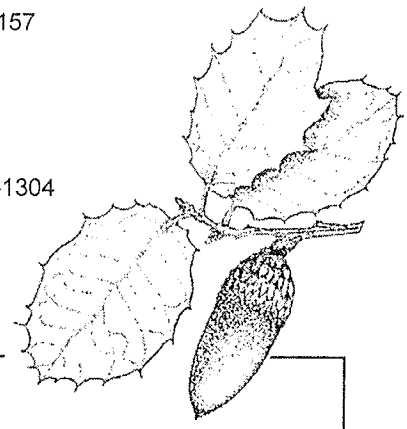
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



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Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.

County of Los Angeles Fire Department
Forestry Division

County of Los Angeles
Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

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

Total Units **4** = Proposed Units **3** + Exempt Units **1**

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:	**0.03**
IN-LIEU FEES:	**$7,363**

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 1st 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 1st 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

Supv D 5th
December 30, 2010 13:23:29
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

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

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

(P)eople 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 **4** = Proposed Units **3** + Exempt Units **1**

	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 =	**0.03**

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

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
		Total Provided Acre Credit:		**0.00**	

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	**$7,363**

Supv D 5th
December 30, 2010 13:23:48
QMB01F.FRX

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

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Parcel Map No. 060372

Vicinity: Glendora

Tentative Parcel Map Date: December 29, 2010 (5th 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: K Habaradas
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

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

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.

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

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
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5050 Commerce Drive
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Third District

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Fourth District

Michael D. Antonovich
Fifth District

November 1, 2011

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

FROM: Ken Habaradas, M.S., REHS K Habaradas
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 Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Biota				
1. The following mitigation measures shall be applied: 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. 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. 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.	Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, and State Department of Fish and Game, County Forester.

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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. 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				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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. 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. 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. 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.				

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.				
Emergency Services				
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
Library Mitigation Fees				
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 Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Mitigation Compliance				
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.	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.	Annually	Applicant	Los Angeles County Dept. of Regional Planning

14 January 2008

TO: Mr Ramon Cordova

FR: Doug Boyd

RE: Oak Tree Burden of Proof

You sent me an Oak Tree Burden of Proof Form recently and requested I respond on a separate sheet of paper to Items A – D.

A. *That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16, if any, on the subject property.*

The removal of several relatively small oak trees as required by LA County Public Works for the required road widening will not impact the remaining oak trees as determined by the oak tree consultant who studied my property. I would be happy to leave all the oak trees just as they are, but Public Works insists on a wider road.

B. That the removal or relocation of the oak trees proposed will not result in soil erosion the rough the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

The required retaining wall along the western edge of Ben Lomond Ave will ensure that there is no erosion or drainage problem.

C. (2) That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within ors outside of the subject property, and no reasonable alternative exists other than the removal of such trees

Removal of these trees is required to widen the road as required by Public Works.

D. That the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

Removal of these trees is the minimum required to meet Public Works requirements.

CITY OF GLENDORA CITY HALL (626) 914-8200
116 East Foothill Blvd., Glendora, California 91741
www.ci.glendora.ca.us

OCT 17 2011

October 10, 2011

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

RE: 03-237-(5) Tentative Parcel Map No. 060372 and Oak Tree Permit No. 200700051
7665 North Ben Lomond Avenue, Glendora

Dear Ms. Baldwin,

Thank you for providing a copy of the proposed Parcel Map and Initial Study for a Mitigated Negative Declaration. The project has not changed since the City provided comments on September 15, 2003. The subject property is located in an unincorporated portion of Los Angeles County which falls within the City of Glendora's "Sphere of Influence." Based on this fact, the City recommends, as indicated in the September 15, 2003 letter, that the creation of the additional lots be consistent with the City's development standards for the prezone given to the area.

The property has a prezone designation of E-7, 20,000 including the following development standards:

Minimum Lot size	20,000 sq. ft.
Lot width	100 ft.
Lot depth	100 ft
Front setback	25 feet
Side setback	7 feet
Rear setback	35 feet
Lot Coverage	Follow Hillside Standards Section 21.04.030
Maximum building height	25 feet; 2 stories (requires development plan review approval)
Grading over 150 cubic yards	Requires development plan review approval

Some of the City's standards have changed since the September 15, 2003 letter.

Ordinance No. 1868 was adopted in 2007 and provided additional guidance for development of hillside property including certain exemptions for roads from lot coverage.

The City adopted a new hillside street standard in 2010 for private hillside streets.

These documents are attached for your information

Please contact me at 626-914-8218 of email dwalter@ci.glendora.ca.us if you have further questions.

Sincerely,

Dianne Walter

Dianne Walter,
Planning Manager

Attachments:
Letter to Los Angeles County Department of Regional Planning dated 9/15/03
Standard Street Sections for Private Hillside Streets
Ordinance No. 1868

CITY OF GLENDORA CITY HALL (626) 914-8200

116 East Foothill Blvd., Glendora, California 91741
www.ci.glendora.ca.us

September 15, 2003

Los Angeles County Department of Regional Planning
Frank Menses, Acting Administrator
Current Planning Branch
320 West Temple Street
Los Angeles, CA 90012

RE: Proposed Tentative Parcel Map No. 060372

Dear Mr. Menses,

Thank you for submitting a copy of Tentative Parcel Map No. 060372 for City of Glendora review and comment. The subject property is located within the City's Sphere of Influence and has a pre-zone of E-7, 20,000 (Minimum lot size 20,000 sq. ft.) A copy of the E-7 development standards and hillside development standards are attached for your information. The City of Glendora recommends that the proposed parcel map comply with City development standards to avoid future non-conforming conflicts in the event the area is annexed into the City. The City also recommends that the project comply with City rural hillside street standards. A copy of City approved rural hillside street standards is attached.

The following detailed list identifies specific issues and comments on the project.

Pre-zone:
The subject property is located within Glendora's Sphere of Influence and is currently pre-zoned E-7, 20,000, Single Family Estate (Minimum lot size 20,000 sq. ft.). The project should comply with all necessary standards for the E-7 zone.

Street:
The project indicates an existing private road easement of 35 feet including 17.5 feet on the subject property. The City of Glendora requires a minimum rural hillside residential street right of way of 36 feet. The City recommends that the County require dedication of an additional 1 foot of road easement on the subject property and require street improvements along the property frontage road alignment consistent with City of Glendora public street standards.

Front setbacks:
Front setbacks in the E-7 zone are 25 feet from the front property line. In the case of a private street easement where property lines extend to the street center line, setbacks are

taken from the edge of the street right-of-way. The proposed plan indicates a minimum setback of 20 feet from the street right of way for Lots 1 and 2 and a minimum front setback of 14 feet for Lot 4. The City recommends revising the plan to meet the City of Glendora 25 foot front setback requirement as measured to the street right-of-way.

Hillside regulations:
The City of Glendora has adopted standards for development of hillside property defined as property with an average slope exceeding 10%. Lot coverage standards regulate grading and impervious surface area based upon average slope. Impervious surface includes all roads, driveways, structure footprints, pools, patios etc. Lots 1, 2 and 3 exceed allowable lot coverage for existing or proposed improvements. If the private road easement area is included, all 4 lots would exceed allowable lot coverage.

The following table outlines the lot coverage issues for each proposed lot.

Issue	Lot 1	Lot 2	Lot 3	Lot 4
Lot Area	23,197 sf	25,367 sf	66,179 sf	22,598 sf
Average Slope	41.3%	42.9%	36.65%	29.13%
% allowable lot coverage	10%	10%	15%	20%
Allowable lot coverage sf	2,320 sf	2,537 sf	9,927 sf	4,520 sf
Proposed lot coverage*	2,840 sf	2,720 sf	14,320 sf**	2,734 sf

*approximate estimate based upon map (note these figures do not include the private street easement across each lot.)
**existing condition

Walls over 6 feet:
Lots 1 and 2 indicate retaining walls of 8 feet in height. City of Glendora standards require that retaining walls which can be viewed from public rights of way such as Sierra Madre Avenue cannot exceed 6 feet in height.

Trailer on Lot 3
The Tentative Map indicates a trailer on Lot 3 within the front setback area adjacent to Ben Lomond Avenue. The City does not permitted storage of trailers or other temporary structures in the front setback area.

Habitat Issues:
The parcel map indicates many oaks on the property. Our experience with other development in the area indicates that there may also be native walnut woodland intermixed the oak woodlands located in the vicinity. Southern California Black Walnut (Juglans californica californica) is designated as a California Native Plant Society (CNPS) List 4 (watch list) species. The City of Glendora would encourage a biological survey to identify habitat issues and mitigation measures to protect both the oak woodland and any walnut woodland on the property. Several oak trees are located in the vicinity of the easement area and may be impacted by construction of future road improvements.

Water:
The property is currently served with a substandard, antiquated water line. The City recommends that a new water line with a connection in Sierra Madre Avenue be installed to provide adequate water and fire protection for the subdivision.

Sewer:
There is currently no sewer line available in the vicinity of the project.

Drainage:
If the proposed development plans to provide drainage from Ben Lomand Avenue to Sierra Madre Avenue, there should be a storm drain extension and catch basin constructed on Ben Lomand to serve the project.

Fire Department Emergency Ingress and Egress:
The Fire Department will require adequate emergency access including road width and turn around facilities for each lot.

Seismic Hazards:
The State of California Seismic Hazard zone map, Azusa Quadrangle indicates a potential earthquake induced landslide area in the vicinity of the project. The City of Glendora Geotechnical Land Use Capability Map prepared by F. Beach Leighton & Associates indicates a potential fault zone in the vicinity of the project. Based upon this evidence, we recommend that a geotechnical report be prepared for the project to review seismic safety issues. The City of Glendora restricts development within 50 feet of an identified fault zone.

Lot configuration and proposed intensity of development:
Lot 4 has an unusual, highly irregular configuration including an approximately 210 foot long by 21 foot wide strip running along the rear of Lot 3. Lot 1 has a similar irregular shape including an approximately 100 foot long by 20 foot wide strip running along the south property line of Lot 2. It appears that this arrangement is designed to comply with the County minimum lot size requirement of 20,000 square feet in order to create 4 lots. However, based upon the evidence of the steep terrain, sensitive habitat issues, potential seismic hazards, emergency access, lack of sewer facilities, and the fact that the proposed development exceeds City development standards for setbacks and lot coverage, the subject property does not appear able to support the intensity of development proposed by Tentative Parcel Map No. 020372. The City recommends that the map be revised to provide only two or three lots with more regular configuration.

CEQA Responsible Agency
The City of Glendora will probably be a responsible agency for the project relative to CEQA compliance due to water and storm drain provision issues. Please provide all CEQA documents, notices and public meetings to the City of Glendora Department of Planning and Redevelopment.

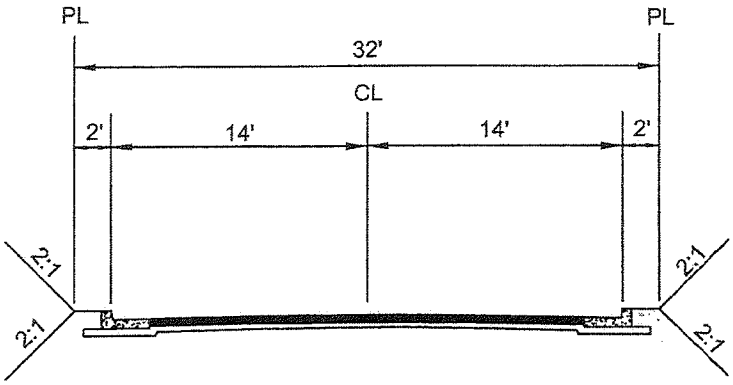
Please call me at 626-914-8218 if you have any questions.

Sincerely,

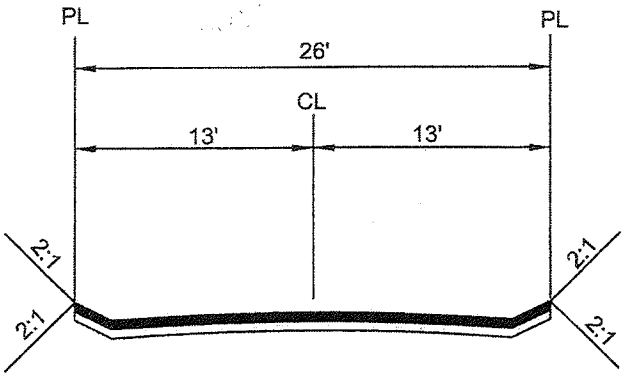
Dianne Walter,
Senior Planner

STANDARD STREET SECTIONS

FOR PRIVATE HILLSIDE STREETS
(24 LOTS OR LESS)



HILLSIDE - RESIDENTIAL - 32' R/W
PARKING PROHIBITED



PRIVATE - RESIDENTIAL - 26' R/W
EXISTING - PARKING PROHIBITED

Note: Street sections scale 1"=10'

Approved by: 1/26/2010
City Engineer R.C.E. 52114 Date

Drawn by: J.Williams Date: April 24, 2009
Revised by: A. Bustamante Date: December 8, 2009
Effective Date: January 26, 2010

City of Glendora
Public Works Department
STANDARD DESIGNS & SPECIFICATIONS
Adopted for use on Public and Private Improvements

S.D.& S. NO.
1.08

ORDINANCE NO. 1868

AN ORDINANCE AMENDING THE GLENDORA MUNICIPAL CODE—1967, TITLE 21 ZONING, APPROVING A ZONE AMENDMENT TO MODIFY HILLSIDE REGULATIONS GOVERNING LOT COVERAGE AND PROVISION OF STANDARDS FOR DESIGN, BULK AND MASS FOR HILLSIDE PROPERTIES. (ZA06-07).

THE CITY COUNCIL
CITY OF GLENDORA, CALIFORNIA

WHEREAS, the Planning Commission at their July 18, 2006 meeting, authorized initiation of a zone amendment pursuant to Section 21.01.050 of the Glendora Municipal Code, to amend the zoning code governing hillside lot coverage and provision of standards for design, bulk and mass for hillside properties; and

WHEREAS, the Planning Commission, at their April 17, 207 meeting which was continued from their April 3, 2007 meeting recommended approval of Zone Amendment (ZA06-07) to the City Council after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of Planning and Redevelopment staff of the City of Glendora; and

WHEREAS, a public hearing was held by the City Council of the City of Glendora on May 22, 2007 after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Commission and Planning and Redevelopment staff of the City of Glendora; and

WHEREAS, the City Council continued the public hearing to their meeting of June 12, 2007 at which time additional information was provided and discussed.

THE CITY COUNCIL OF THE CITY OF GLENDORA DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby approves a Negative Declaration for this project pursuant to the California Environmental Quality Act as recommended by the Director of Planning and Redevelopment on February 8, 2007. It has been determined from the Initial Study prepared for this project, that that there is no evidence that the proposed project will have any adverse impact on wildlife resources.

SECTION 2. The City Council hereby approves Zone Amendment (ZA06-07) to modify hillside regulations governing lot coverage and provision of standards for design, bulk and mass for hillside properties as provided in Exhibit A, which is attached hereto and made a part thereof.

SECTION 3. If any section, subsection, sentence, clause, phrase, part, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance and each section, subsection, sentence, clause, phrase, part, or portion thereof, irrespective of the fact that any one or more sections subsections, sentences, clauses, phrases, parts, or portions be declared invalid or unconstitutional.

SECTION 4. The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to the passage and adoption thereof and cause same to be published at least once in the Glendora Press, a weekly newspaper of general circulation, published in the City of Glendora, which newspaper is hereby designated for that purpose; and thereupon, and thirty (30) days after its passage, this ordinance shall take effect and be in force.

PASSED, APPROVED and **ADOPTED** this 26th day of June, 2007.

City Council of Glendora, California

BY: _____
KENNETH G. HERMAN, Mayor

ATTEST:

_____
KATHLEEN R. SESSMAN, City Clerk

(SEAL)

APPROVED AS TO FORM:

_____
WAYNE LEECH, City Attorney

State of California
County of Los Angeles } ss.
City of Glendora

I, Kathleen R. Sessman, City Clerk of the City of Glendora, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 1868 was introduced for first reading on June 12, 2007. Thereafter, said Ordinance was duly approved and adopted at a Regular Meeting of the City Council on June 26, 2007, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Clifford, Tessitor, Davis and Herman.
NOES:	COUNCILMEMBERS:	None.
ABSENT:	COUNCILMEMBERS:	Kelly.
ABSTAIN:	COUNCILMEMBERS:	None.

Dated: June 29, 2007

_____
KATHLEEN R. SESSMAN, City Clerk

EXHIBIT A

Lot Coverage
New section 21.04.030.D.1.a:

a. Lot Coverage shall include all impervious surface area of the lot with the exception of the following:
(1) Streets located on a parcel leading to other properties,
(2) Fire Department access turnaround requirements,
(3) Utility structures located in easement areas such as debris basins or maintenance roads managed by the Los Angeles County Flood Control District or other Utility,
(4) Approved driveways leading to a 2-car garage,
(5) Paved pathways or walkways up to 3 feet in width on flat pad areas adjacent to a residence,
(6) Retaining walls
(7) Water surface area of pools and spas (pool decking is not excepted.)

Second to First Floor Area Ratio

Table A, Title 21 shall be amended as follows:

Zone	Maximum Floor Area	Maximum Second Floor Area	Maximum Height
R1 E3 E4 E5 E6 E7	35% FAR not including a 400 sq ft attached garage *****	75% of first floor excluding a 400 sq ft attached garage	two stories not to exceed 25 ft
RHR	n/a see § 21.04.030 for land coverage requirements	******	

***** Lots exceeding ten percent average slope are subject to Section 21.04.030 instead of the maximum floor area requirement.
******Hillside lots may request approval of a minor modification pursuant to Section 21.02.035 to allow an increase to 85% second floor area based on findings with facts.

Minor Modification addition to Section 21.02.035.C.9

Section 21.02.035. C. 9 Applicability. Minor modifications shall apply to the following:

9, Second floor to first floor area ratio in a hillside area. To increase the second floor to first floor area ratio up to 85 percent of the first floor excluding a 400 square foot attached garage.

Development Plan Review clarification

Section 21.02.040.B.9 shall be amended as follows:

21.02.040.B Development Plan Reviews
9. Second Story Construction for all single family residential zones including hillside lots. (PC)

Added Design Standards for hillside development

Section 21.04.030.D.5 shall be amended to include the following additional requirements:

21.04.030.D.5 Design of Structures:
i. Building materials and colors shall reviewed and approved by staff and be compatible with the natural setting. The exterior colors shall be limited to earth tones found in nearby natural vegetation, soil or come from natural sources (e.g. rock, stone, wood) or resemble a natural appearance whenever possible.

j. Reflective materials (e.g. mirrored glass, polished metal) (except for non-mirrored glass) shall not be apparent (as viewed from over 100 feet away) on the exterior of dwelling units, accessory structures, or equipment located on the parcel to provide for utilities.

Section 21.04.030.D.0 shall be amended to include the following additional requirements:

21.04.030.D.9 Landscape and Irrigation

d. The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas. Landscaping (which is compatible with natural vegetation) shall be designed so that it extends out from developed areas and forms a cohesive pattern with existing natural vegetation. The purpose is to blend the new landscape with the natural vegetation. (It is intended that the transition between manufactured areas and natural areas occur sufficiently beyond residential structures so as to permit the development to meet applicable Fire Department brush clearance requirements.)

e. Landscaping along the slope side of development shall be designed to maintain views from the residence yet screen and soften the architecture from views at lower elevations.

f. Structures visible from lower elevations shall be softened with landscape screening. Walls over 4 feet in height and over 25 feet in length shall be softened and screened with plant materials. Landscape plans shall be reviewed and approved by the Planning Commission.
Landscape materials selected should be of a size and variety to provide any required screening within four years after planting. Approved landscape shall be installed prior to issuance of occupancy permits. Such landscaping shall be consistent with Fire Department fuel modification requirements and recommended plant species.

g. Trees and shrubs shall be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of and help to blend manufactured slopes into natural terrain.

h. Landscape palettes shall be derived from the Los Angeles County Fire Department's Fuel Modification Plan Desirable Plant List and shall use native plant species to the greatest extent feasible.

i. Plant materials that are used to stabilize a graded slope shall blend with the surrounding native plant materials in color and texture to the greatest extent feasible.

j. For fire prevention purposes, a fuel modification plan consistent with Los Angeles County Fire Department Fuel Modification Plan requirements shall be submitted to the Department of Planning and Redevelopment and Department of Public Works for review and approval prior to issuance of building permits.

k. Building Restriction Areas. For properties with City designated building restriction areas, these designated areas shall remain in their natural state to the greatest extent feasible consistent with Fuel Modification Plan requirements. In any case, all landscaping within Building Restriction areas required by a Fuel Modification Plan shall be done with complementary native plant materials identified on the Los Angeles County Fire Department Fuel Modification Plan Desirable Plants List. Any plant material not listed on the Los Angeles County Fuel Modification Appendix II Desirable Plan List shall be reviewed and approved by the Planning Commission.

Building Restriction Area Definition

Section 21.01.020.C Definitions shall be amended to include the following definition:

Section 21.01.020.C. Definitions
"Building Restriction Area" means those land areas identified on a final subdivision map or parcel map approved by the City to remain in their natural state to the greatest extent feasible and to prohibit all structures or grading in those land areas.

Jackie P

From: "Jackie P" <ormond1@verizon.net>
Date: Saturday, October 08, 2011 9:05 AM
To: "ormond pailthorp" <ormond1@verizon.net>

Los Angeles County Hearing Officer, Department of Regional Planning,

Notice of Public Hearing . Room 150 , at 320 West Temple, Los Angeles
On November 1, 2011.

Regarding Permits 03-237 -5
Parcel Map PM 060372
Oak Tree Permit 200700051
at 7665 No.Ben Lomond Ave. Glendora CA. 91741

WE HAVE MANY REASONS AGAINST HAVING FOUR HOUSES BUILT ON THIS VERY SMALL AREA.

ONE IS , THEY WOULD BE FACING OUR BACK YARD.
THEN , THEY WOULD BE NEAR BARRANCA ST. , SIERRA MADRE ST. AND BEN LOMOND ST.
AS IT IS WE HAVE MUCH TRAFFIC , WITH ST. LUCY SCHOOL...
ALSO WE ARE EXPECTING THE MONROVIA NURSERY HOMES WILL BE BUILT .
OUR HOUSE IS ON LA CROSSE ST. (A CUL DE SAC)THEREFORE , WE ARE LIMITED WHEN GOING
OUT, INTO THAT EXTRA TRAFFIC.
I THANK YOU VERY MUCH AND HOPE YOU CAN HELP.
JacquelinePailthorp

J. Pailthorp

OCT 11 2011

October 27, 2011

RECEIVE
OCT 31 2011

Ms. Alejandrina C. Baldwin
Dept. of Regional Planning
Land Divisions Section
320 West Temple St., Rm. 1382
Los Angeles, CA 90012

RE: Project No. 03-237-(5)
Tentative Parcel Map No. 060372
Oak Tree Permit Case No. 200700051
7665 North Ben Lomond Ave., Glendora,

I would like to register my objection to this project for the reasons stated below:

The proposed project area is in a steep hillside area (RHR) with a knoll on top with an existing house of the applicant. (#3 per Tentative Parcel Map). The proposed development skirts all of the area surrounding downhill area from the knoll.

The old dirt/asphalt 15' road (Ben Lomond) that now exists does not allow two cars to pass, and has an embankment on one side and down hill lie on the other. This private road is the only way in and way out for the growing number of residents.

The "road" only connects to a public street at the base of the hill at the intersection of Sierra Madre. Concern: Fire trucks and other emergency vehicles. There are fire hydrants, but no street lighting. Is the uphill water pressure adequate?

The proposed subdivision hillside is and has been unkept over the years - overgrown with dead weeds, old signs and other fire hazards on the southside of the hillside. Note: It is an eye-sore from the surrounding area roads and houses, especially looking up from Barranca Ave. and Sierra Madre.

The buyer of any of these lots will have to do extensive fill and grading. To do so would again interfere with the natural water flow. Note: Years ago there was unpermitted grading to the upper area.

Proposed irregular lots #1 and #2 have no ingress/egress. Have easements been granted?
"The required street frontage needs to be waived . . . " Why should there be any exception; why should street frontage be waived? The rules were set in place for a reason. These two lots appear to be land-locked.

Lot #4 - This lot is a big concern. It is in line with a "drainage channel" (see Tentative P.M. # 060372), and there is currently a swale for the downward flow of storm water. This water continues to flow down hill unabated to Hicrest St.,

flowing aside and across private property to the hazard of the home owner. A pipe to guide the water, or some other means to guide water flow needs to be addressed before this project proceeds.

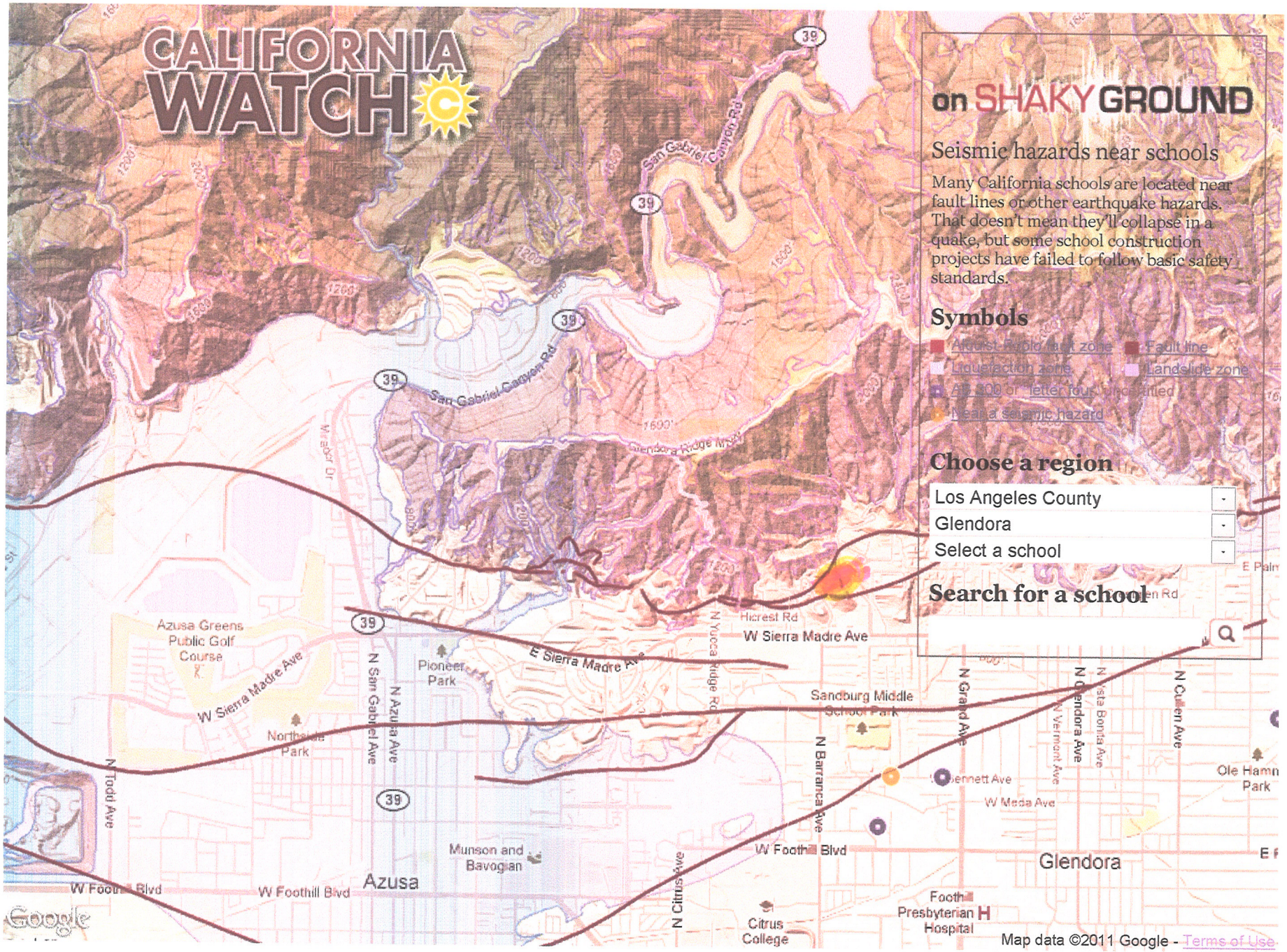
Three Oak trees are to be removed on the applicant's site plan. Why is there a "Protected zone" if the tree(s) are not protected?? Is see that the report has mitigated the tree removal, however how can you mitigate/justify the removal of protected mature trees? Trees that in part anchor the hillside, and act as a water flow deterrent. There seems to be little regard for the trees involved.

The mitigation as suggested by the County will probably not be upheld.

Lastly, there are no lest than two earthquake faults running across the project. (Map attached) How are these mitigated?

Respectfully,

Ruth Holmes
725 Sierra Madre
Glendora, CA 91741


CALIFORNIA WATCH
on SHAKY GROUND
Seismic hazards near schools
Many California schools are located near fault lines or other earthquake hazards. That doesn't mean they'll collapse in a quake, but some school construction projects have failed to follow basic safety standards.
Symbols
Fault line
Liquefaction zone
Landslide zone
Near a seismic hazard
Choose a region
Los Angeles County
Glendora
Select a school
Search for a school
San Gabriel Canyon Rd
Glendora Ridge Rd
Azusa Greens Public Golf Course
W Sierra Madre Ave
E Sierra Madre Ave
Pioneer Park
N San Gabriel Ave
N Azusa Ave
N Yucca Ridge Rd
Hicrest Rd
Sandburg Middle School Park
N Grand Ave
N Barranca Ave
N Glendora Ave
N Vista Bonita Ave
N Cullen Ave
Ole Hamn Park
W Meda Ave
W Foothill Blvd
Glendora
Azusa
Munson and Bavogian
N Citrus Ave
Citrus College
Foothill Presbyterian Hospital
N Todd Ave
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October 28, 2011

Ms. Alejandrina C. Baldwin
Dept. of Regional Planning
Land Divisions Section
320 West Temple St., Rm. 1382
Los Angeles, CA 90012

RECEIVE
OCT 31 2011

RE: Project No. 03-237-(5)
Tentative Parcel Map No. 060372
Oak Tree Permit Case No. 200700051
7665 North Ben Lomond Ave.
Glendora, California 91741

I would like to register my objection to this project:

This proposed project area is located in a steep hillside area (RHR) with a knoll on top with an existing house of the applicant. (#3 per Tentative Parcel Map). The proposed development undermines the stability of the knoll's only house atop this knoll, and further exposes surrounding homes and property to landslides.

Ben Lomond road that now exists does not allow two cars to pass, and has an embankment on one side and downhill lie on the other. This private road is the only way in and way of a small enclave of homes and it's residents. This road only connects to a public street at the base of the hill at the intersection of Sierra Madre. Concern: Fire trucks and other emergency vehicles will be hard pressed to access and pass one another in an extreme emergency such as fire etc..

The proposed subdivision hillside is and has been an eye-sore from the surrounding residents ever since the current property owner purchased the property.

Future buyers of any of these lots will have to do extensive fill and grading. To do so would again interfere with the natural water flow. Older residents have expressed themselves have stated that many years of unpermitted grading was done on the backside of the knoll, which would become lot#4.

Dumping of construction debris and other non-conforming materials that have not been compacted to support suitable base for construction. This entire area would need to be excavated and compacted with drainage pipes installed. Down slope homes from Lot#4 are and have been endanger since the current property owner of this project has not abided by a previous condition of ownership, to install a barrier at his expense to thwart excessive water runoff from his property to homes located downslope.

The proposed irregular lots #1 and #2 appear to have no ingress/egress thus putting them in a serious harm's way should emergency vehicles need to access the proposed homes?

The required street width and emergency vehicle turn around space would need to be waived. Water run off would also be a major concern to adjoining property owners and their families.

The location for lot #4 is in line with a "drainage channel"(see Tentative P.M. # 060372), and there is currently a swale for the downward flow of storm water from adjoining properties and current homes. This water continues to flow downhill unabated to Hicrest St., flowing aside and across private property to the hazard of the home owner.

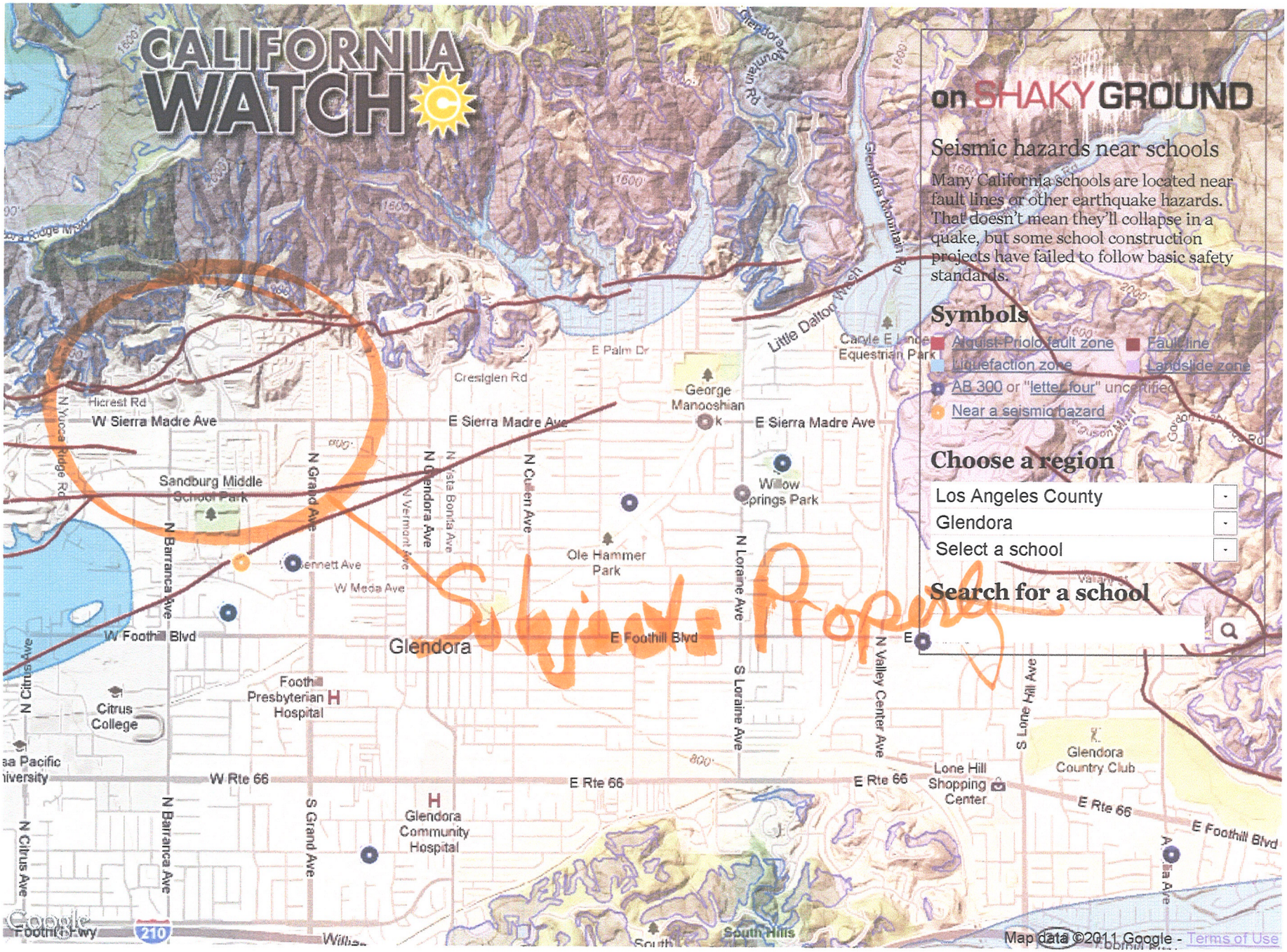
There are three Oak trees scheduled to be removed on the applicant's site plan. Why is there a "Protected zone" if the tree(s) are not protected? How can anyone possibly justify the removal of protected trees. Those trees anchor the current slope of the hillside.

Lastly, there are no less than two earthquake faults running across the project area.
(Map attached) How are these mitigated?

Enclosing I object to this plan to sub divide the current single lot, in to four lots, three of which might or could be built upon in the future, condenses to many homes on the original lot size, slope angle of this knoll are in excess of 45 degrees.

Respectfully,

Mark Smith
1223 Allen Avenue
Glendora, CA 91740


CALIFORNIA WATCH
on SHAKY GROUND
Seismic hazards near schools
Many California schools are located near fault lines or other earthquake hazards. That doesn't mean they'll collapse in a quake, but some school construction projects have failed to follow basic safety standards.
Symbols
Alquist-Priolo fault zone
Fault line
Liquefaction zone
Landslide zone
AB 300 or "letter four" uncertified
Near a seismic hazard
Choose a region
Los Angeles County
Glendora
Select a school
Search for a school
Subjects Property
Glendora
W Sierra Madre Ave
E Sierra Madre Ave
W Foothill Blvd
E Foothill Blvd
W Rte 66
E Rte 66
Sandburg Middle School Park
Ole Hammer Park
Willow Springs Park
George Manooshian
Foothill Presbyterian Hospital
Citrus College
Glendora Community Hospital
Lone Hill Shopping Center
Glendora Country Club
Caryle E Lindes Equestrian Park
Little Dalton Wash
Glendora Mountain Rd
Cresiglen Rd
E Palm Dr
Hicrest Rd
N Yucca Ridge Rd
N Barranca Ave
N Grand Ave
N Glendora Ave
N Vista Bonita Ave
N Vermont Ave
N Cullen Ave
N Loraine Ave
S Loraine Ave
N Valley Center Ave
S Lone Hill Ave
N Citrus Ave
S Grand Ave
Map data ©2011 Google - Terms of Use

Baldwin, Alejandrina C.

From: R91087 [r91087@aol.com]
Sent: Friday, October 28, 2011 11:12 AM
To: Baldwin, Alejandrina C.
Subject: Parcel Map 060372/7665 North Ben Lomond Avenue, Glendora

Dear Ms. Baldwin,

I am writing with regard to Permit 03-237-(5), Parcel Map PM 060372.

My husband and I reside at 18835 Hicrest Road in Glendora. If you access a map, you will find this property lies below 7665 Ben Lomond Avenue. We built our residence in 1983, and have owned the property since 1975. In 1983, when we began the process of building our home, we discovered that the property owner at 7665 Ben Lomond Avenue, one Jack Cole, had dealt with the flooding of Cairngrove and Ben Lomond by installing a drain into a 24-inch corrugated pipe, running under the area of his property which the current owner, Doug Boyd, is planning to designate as Parcel 4. This pipe diverted most of the water from the streets above down onto our property.

At the time we were trying to build our home, the drainage situation was too complex for the county to mitigate, so we were required to build a concrete swale to handle the runoff and divert it onto the private road in front of our house. This water then diverts to the public Hicrest Road, where it floods, and then onto Sierra Madre where it also floods. The situation has never been ideal, but it was somewhat manageable.

Sometime in 1987 Mr. Cole decided to level out the portion of his property which is now to be designated Parcel 4. In order to accomplish this, he began having construction debris dumped into the drainage basin. Late in that same year, during a particularly bad rainstorm, we received a late-night visit from Mr. Cole, telling us we were in great danger and needed to leave. It transpired that the debris had blocked the drain and a dam had inadvertantly been created. It was apparently about to give way and take out our home. We called the fire department, and Station 97 came to the rescue. They spent 2 days pumping water out of the makeshift dam and Mr. Cole was instructed to clear the drain and keep it clear.

In 2002, another of our former neighbors, Mr. Dan Molle, decided the gully below proposed Parcel 4 would make a wonderful horse corral area. This despite the fact the area is clearly labeled as a flood hazard zone. Mr. Molle owned a backhoe and began to implement some recreational backhoe weekends. The county was finally able to get him to desist with his activities, but not before he pulled out the end of the drainage pipe. At this point, the water from the streets above were draining into the uncompacted fill and debris under Proposed Parcel 4, and the dirt and debris from Parcel 4 as well as the loose soil from the backhoe damage was now running through our property. The amount of mud and trash we have had to remove from our swale since 2002 has been overwhelming and disheartening. The amount of mud and debris the county street crews have had to remove from Hicrest Road and Sierra Madre has been quite substantial.

The County Building and Safety Engineers worked out a plan to attempt to regulate the flow of water and eroded soil from Mr. Boyd's property. To date, this temporary solution has not been implemented. Our concern, and it is a serious one, is that if the proposed Parcel 4 is designated a buildable property, the impact on our property might go from worse to untenable.

While we recognize this hearing is only for the purpose of dividing the property, and no development is being undertaken at this time, it would be unwise to assume no development is planned for the near future. Our purpose is not to prevent Mr. Boyd from enjoying full use of his property, it is to protect our own. Should you have any questions with regard to this situation, it is well documented at the Arcadia Building and Safety Office. Mr. Miguel Garcia is well acquainted with the particulars. The paper scroll map of the property at this office has hand written notes on the gully -- including the notation that it should be a no-build zone.

If Parcel 4 is approved, we will expect the County to provide extra diligence when building is actually proposed. This includes the water department and the soils engineering department. It is not unreasonable for us to ask that we have no more negative impact, and definitely no more danger!

Sincerely,

Anthony B. Lombardi, Jr.