



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 11, 2011

TO: Librarian  
1301 Buena Vista Street  
Duarte, CA 91010

FROM: Ms. Alejandrina C. Baldwin  
Principal Regional Planner  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: PROJECT NO. 03-237-(5)  
TENTATIVE PARCEL MAP NO. 060372  
OAK TREE PERMIT CASE NO. 200700051  
7665 North Ben Lomond Avenue, Glendora**

The proposed project is scheduled for a Public Hearing before a Hearing Officer of Los Angeles County on **Tuesday, November 15, 2011**.

If you have any questions regarding this matter, please contact Ms. Alejandrina C. Baldwin of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays

Thank you.

Attachments: 1. Draft Factual  
2. Notice of Public Hearing  
3. Draft Conditions  
4. Burden of Proofs (Oak Tree Permit)  
5. Draft Mitigation Monitoring Program  
6. Land Use Map  
7. Vesting Tentative Tract and Exhibit "A" Map No. 53933, dated December 29, 2010



<input type="checkbox"/>	Street improvements	___ Paving	___ Curbs and Gutters	___ Street Lights
	___ Street Trees	___ Inverted Shoulder	___ Sidewalks	___ Off Site Paving ___ ft.
<input type="checkbox"/>	Water mains and hydrants			
<input type="checkbox"/>	Drainage facilities			
<input type="checkbox"/>	Sewer	<input checked="" type="checkbox"/> Septic tanks	<input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/>	Park dedication "in-lieu fee"			

**INDIVIDUAL AGENCY COMMENTS**  
NONE

**KEY ISSUES/OTHER (CONTINUED FROM PAGE 1)**  
NONE

**PREPARED BY**  
Alejandrina C. Baldwin

DRAFT

THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Los Angeles County Hearing Officer will conduct a public hearing on the following project and consider adoption of a Mitigated Negative Declaration. You will have an opportunity to testify or submit written comments.

**Date and Time:** Tuesday, November 15, 2011 at 9:00 a.m.

**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012

**Permit(s):** 03-237-(5), Parcel Map PM 060372 and Oak Tree Permit 200700051

**Project Location:** 7665 North Ben Lomond Avenue, Glendora

**Description:** The applicant is requesting a parcel map to allow for the creation of four single-family parcels and an oak tree permit to encroach into the protected zone of one oak tree and to remove three oak trees. No grading is proposed for this project. A Mitigated Negative Declaration will be considered.

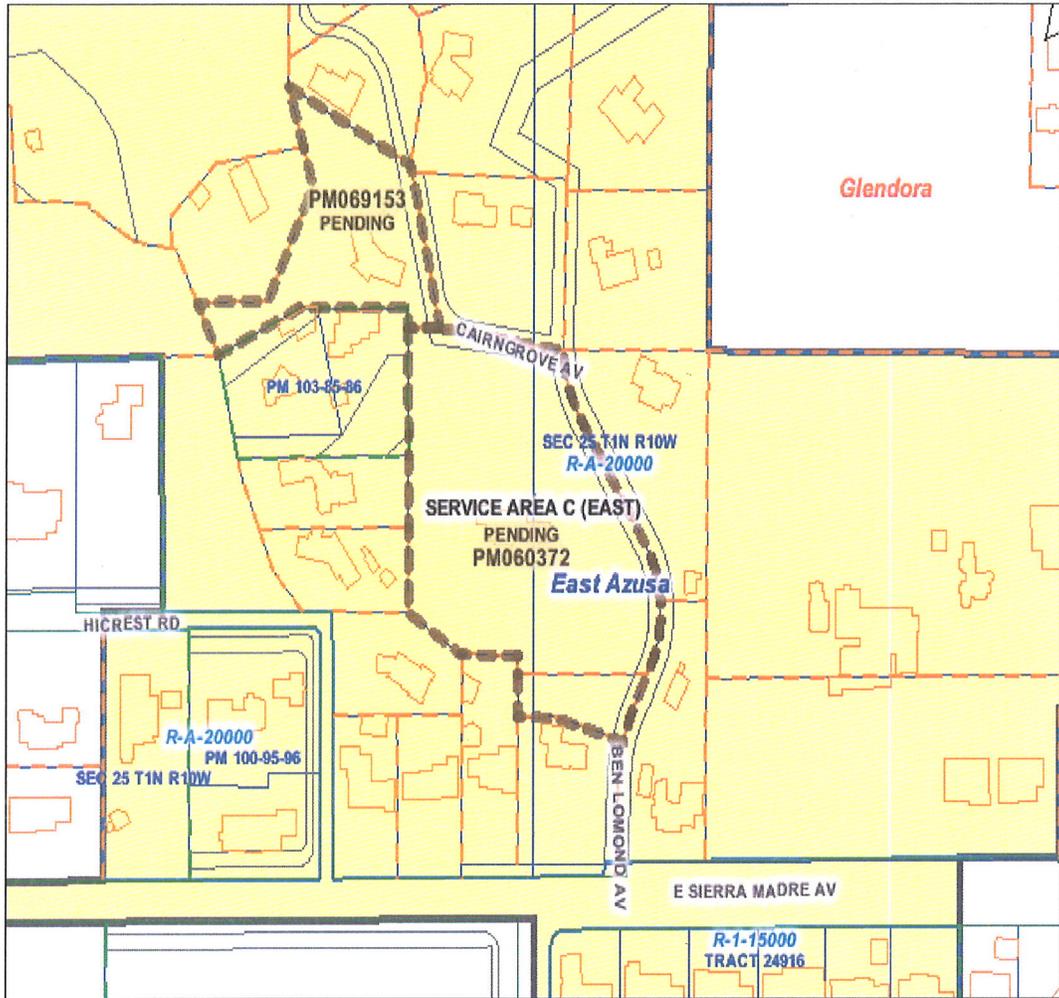
**Comment Period:** From 09/30/2011 to 10/29/2011 on the Mitigated Negative Declaration

**Add'l Info:** Review case materials online at <http://planning.lacounty.gov/case> or at Duarte Library  
1301 Buena Vista St.  
Duarte CA 91010  
(626) 358-1865

**Contact:** Alejandrina Baldwin  
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012  
Telephone: 213-974-6433 Fax: 213-626-0434  
E-mail: [acbaldwin@planning.lacounty.gov](mailto:acbaldwin@planning.lacounty.gov)

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información por favor llame al 213-974-6466.**



Date 02/22/11

TO: Susie Tae  
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Rob Glaser/  
Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/  
Kim Szalay

FROM: Henry Wong/John Chin  
Department of Public Works

PARCEL MAP NO. 60372

- Public Works' report for NO SCM map dated \_\_\_\_\_.
- Revised Public Works' report for map dated 12/29/10 with rev'd  
*Land Application dated 02/01/11.*
- Revised pages of Public Works' report for map dated \_\_\_\_\_ as follows.

Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).

Public Works still has \_\_\_\_\_ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

FILES\TM Report Transmittal\Regional Planning (rev. 12-29-10).doc

CC: *Gilbert Eng'g Co. (Ed Eckert)*  
*Doug Boyd*

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

<sup>HW</sup>  
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.

*Yong Guo*  
Name \_\_\_\_\_ 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

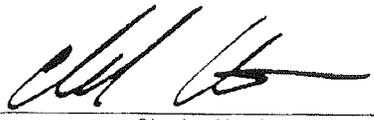
TENTATIVE PARCEL MAP 60372  
SUBDIVIDER Boyd  
ENGINEER Gilbert Engineering  
GEOLOGIST & SOILS ENGINEER EGL

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

**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.

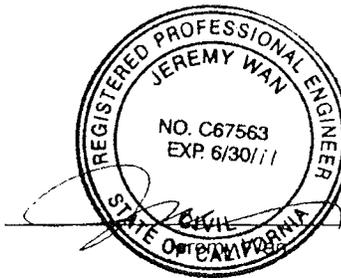
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- 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



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:\gmepubl\Soils Review\Lukas\Sites\PM-60372, North Ben Lomond Ave, Glendora, TM-NA\_0211

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

Page 1/1

TENTATIVE MAP DATED 12-29-2010

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

*MDE*

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

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

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

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



Prepared by Patricia Constanza  
pm60372r-rev5.doc

Phone (626) 458-4921

Date 01-19-2011

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

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

*HW*

Prepared by Julian Garcia  
pm60372w-rev5.doc

Phone (626) 458-4921

Date 01-24-2011

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

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

*HW*

Prepared by Julian Garcia

pm60372s-rev5.doc

Phone (626) 458-4921

Date 01-24-2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

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  

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES

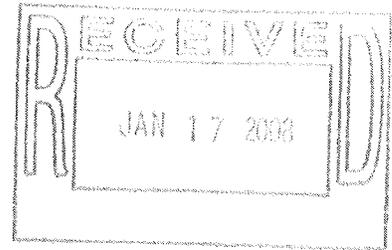
## FIRE DEPARTMENT

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

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

January 14, 2008

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



Dear Mr. Cordova:

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

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

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

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

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

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

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

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

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

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

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

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

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

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

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

**MITIGATION TREES:**

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

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

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

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

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

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

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

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

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

Very truly yours,



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

JRT:jl

Enclosure



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



**PARK OBLIGATION REPORT**

Tentative Map #	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  = Proposed Units  + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	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 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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

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

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

Supv D 5th  
December 30, 2010 13:23:29  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

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

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

**(P)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  = Proposed Units  + Exempt Units

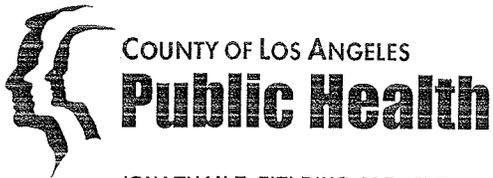
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.77	0.0030	3	0.03
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	2.87	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.03</b>

Park Planning Area = 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS

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

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

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



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

JONATHAN E. FREEDMAN  
Chief Deputy Director

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

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

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



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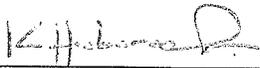
Parcel Map No. 060372

Vicinity: Glendora

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

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

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

Prepared by:   
Ken Habaradas

Phone No: (626) 430-5382

Date: January 26, 2011

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive  
Baldwin Park, CA 91706

Date: January 26, 2011

Page 1 of 1

Map No. Parcel Map 060372

Map Date: December 29, 2010

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

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

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

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive  
Baldwin Park, CA 91706

Date: January 26, 2011

Page 1 of 1

Map No. Parcel Map 060372

Map Date: December 29, 2010

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

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

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

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

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

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.

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

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

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

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

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

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

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

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>G. Anticoagulants are not to be used as a method of rodent control.</p>				
<p><b>Emergency Services</b></p> <p>3. 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 which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.</p>	<p>Payment for implementation of emergency services measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits and during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department , Sheriff Department</p>

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

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Library Mitigation Fees</b></p> <p>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.</p>	<p>Payment of library facilities mitigation fees required to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits.</p>		<p>Los Angeles County Public Works and County Library</p>

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

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

MITIGATION MONITORING PROGRAM

PROJECT NO. 03-027/PM 060372

As the applicant, I agree to incorporate these changes/conditions into the project and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Engel M. Berg  
Applicant

8/29/11  
Date

No response within 10 days. Environmental determination requires that these changes/conditions be included in the project.

Alexandra C. Poldin  
Staff

9/21/2011  
Date

Thursday, July 28, 2011

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Applicant Initials EMB

