



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

PARCEL MAP NO. 065814
OAK TREE PERMIT NO. 200600036-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 10 a, b, & c	
PUBLIC HEARING DATE November 18, 2008	

APPLICANT H. J. Lee	OWNER H. J. Lee	REPRESENTATIVE Hank Jong
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REQUEST
 Tentative Parcel Map: To create four single family parcels, including two flag lot parcels, on 0.91 gross acres.
 Oak Tree Permit: To remove one oak tree.

LOCATION/ADDRESS 2621 Prospect Avenue, La Crescenta	ZONED DISTRICT Montrose
ACCESS Prospect Avenue	COMMUNITY La Crescenta
SIZE 0.91 gross acres / 0.81 net acres	EXISTING ZONING R-1 (Single-Family Residence)
EXISTING LAND USE 1 house and detached garage	SHAPE Rectangular
	TOPOGRAPHY Flat

SURROUNDING LAND USES & ZONING	
North: Single Family Residential and, along Foothill Blvd, Commercial / / R-1 and C-2-BE (Neighborhood Commercial-Billboard Exclusion)	East: Single Family Residential / R-1
South: Single Family Residential / R-1	West: Single Family Residential / R-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Category 1 (Low Density Residential)	5 Dwelling Units	Yes

ENVIRONMENTAL STATUS: 200600104-(5)
 A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

DESCRIPTION OF SITE PLAN
 The tentative parcel map dated June 7, 2007, depicts four single-family parcels, including two flag lot parcels, on 0.91 gross acres. The subject property currently contains a single family house and a detached garage that will be removed. The front two parcels will access Prospect Ave. directly, and the two flag lot parcels will access Prospect Ave. via a shared 20-foot wide private driveway and fire lane.

KEY ISSUES

- Two flag lot parcels are part of the proposed project. The applicant has provided information as to the suitability of the neighborhood for the flag lot design (see attached "Flag Lot Supplemental Information" form). On this form, the applicant states that there are 16 flag lots within the 500-foot radius of the proposed subdivision.

(If more space is required, use opposite side)

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*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

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

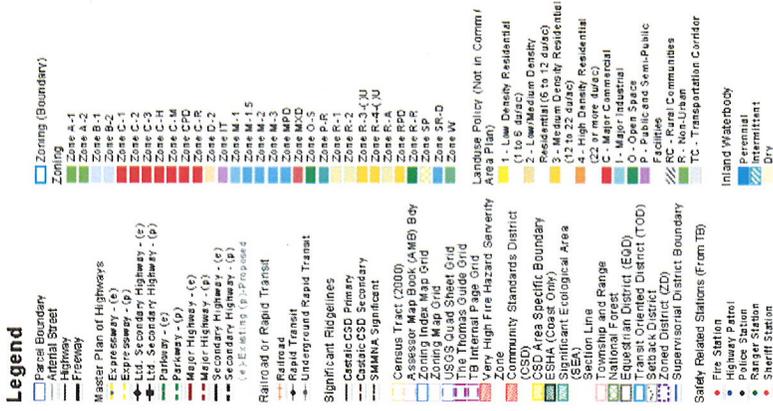
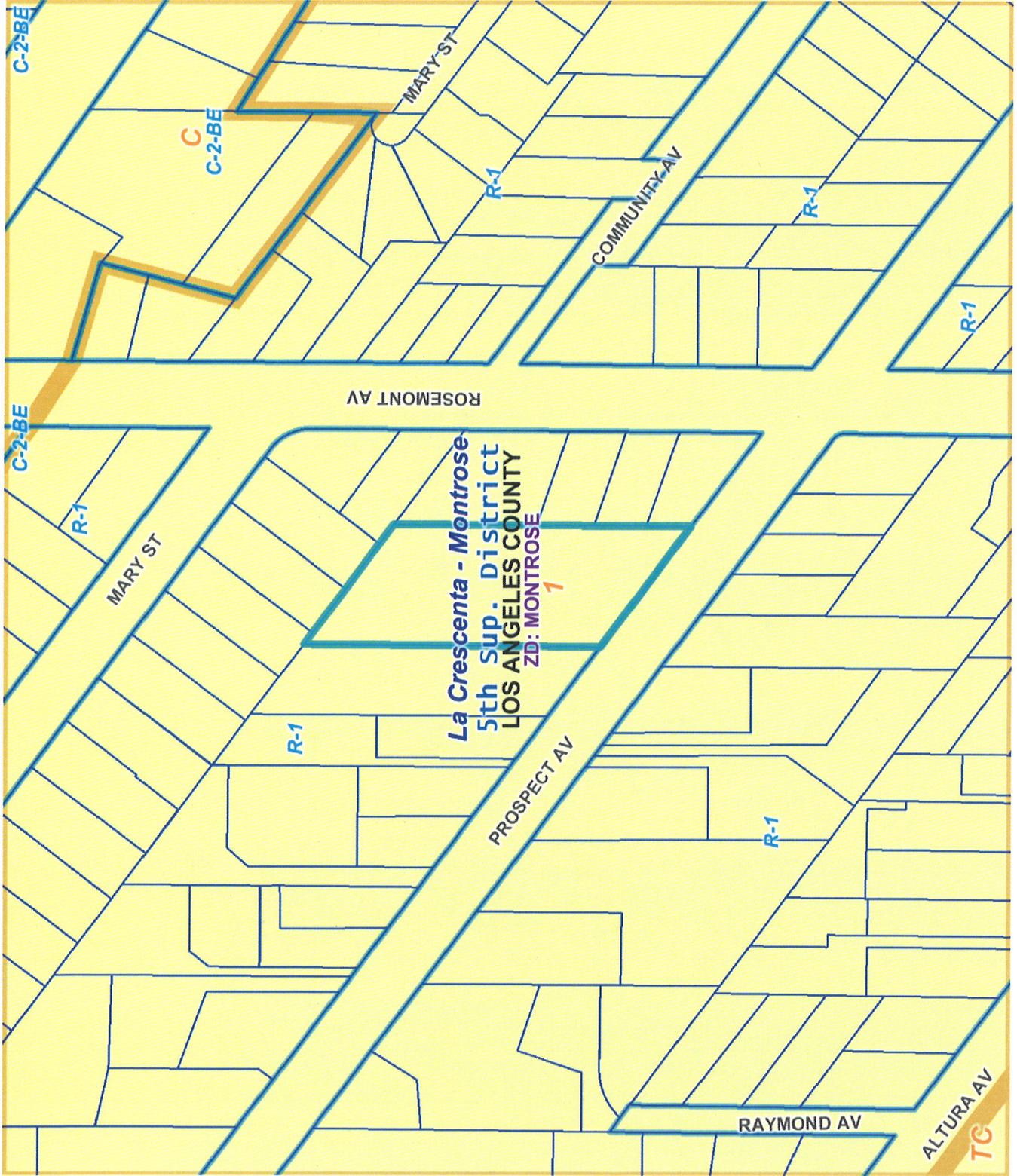
COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2
- Street improvements _____ Paving _____ X Curbs and Gutters _____ X Street Lights
- _____ X Street Trees _____ Inverted Shoulder _____ X Sidewalks _____ Off Site Paving _____ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other Sidewalks to meet ADA standards.
- Park Dedication "In-Lieu Fee"

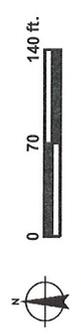
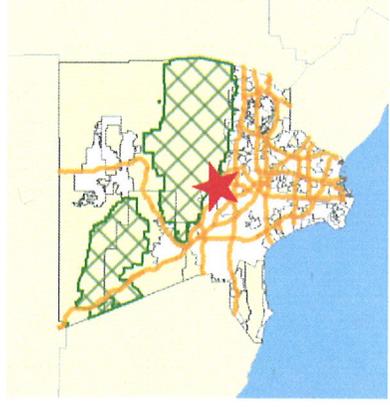
SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

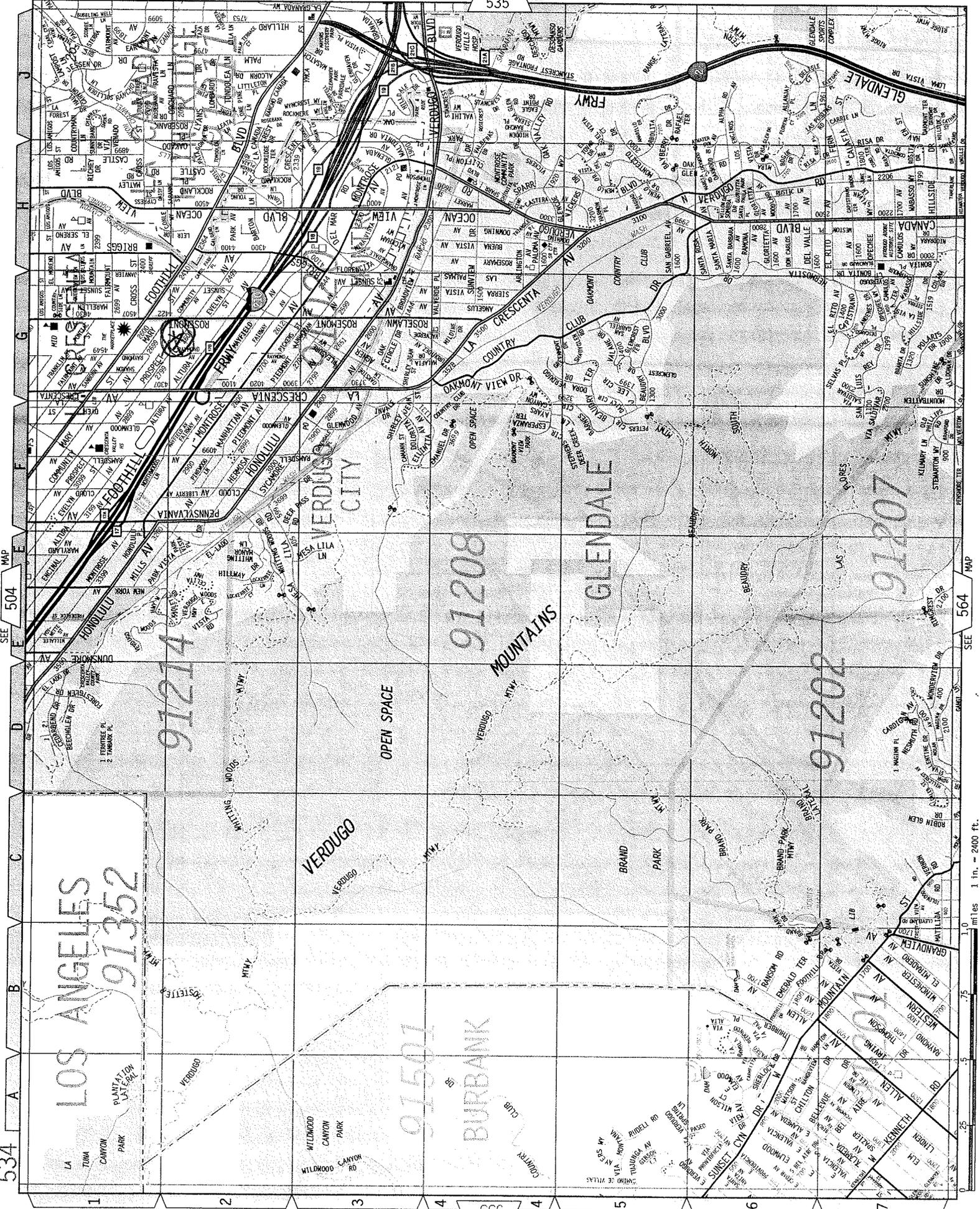
ISSUES AND ANALYSIS

- The proposed project is within the La Crescenta-Montrose Community Standards District. However, none of the CSD's provisions apply to projects that are within the R-1 zone.



Note: This is a static legend, which includes only a portion of layers. To get full legend, please use 'Display Map Legend' on the top left side of screen.





**TENTATIVE PARCEL MAP NO. 065814
OAK TREE PERMIT CASE NO. 200600036-(5)**

**STAFF ANALYSIS
NOVEMBER 18, 2008 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, H. J. Lee, proposes to create four single family parcels, including two flag lot parcels, on 0.91 gross acres. The subject property currently contains a single family house and detached garage that will be removed. The oak tree permit proposes to remove one oak tree.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

Project issues include:

- The proposed development is within the boundaries of the La Crescenta-Montrose Community Standards District ("CSD") and is required to comply with all of the applicable land use requirements and development standards imposed by the CSD, as well as those imposed by the existing R-1 Zone.
- The proposed subdivision includes two flag lot parcels: Parcel Nos. 3 and 4. These parcels meet the requirements of Los Angeles County Code ("County Code") Section 21.24.320 for allowing

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 2621 Prospect Avenue in La Crescenta, within the Montrose ZD and the La Crescenta-Montrose CSD. The Assessor's Parcel Number for the subject property is: 5801-023-042.

Physical Features: The subject property is approximately 0.91 gross and 0.81 net acres in size. It is rectangular in shape with level topography. The subject property currently contains a single family house and detached garage that are to be removed.

Access: Parcel Nos. 1 and 2, the front two parcels, will access Prospect Avenue directly. Flag lot Parcel Nos. 3 and 4 will access Prospect Avenue via a shared 20-foot wide private driveway and fire lane.

Services: Potable water will be supplied by the Crescenta Valley Water District, a public water system, which guarantees water connection and service to the four parcels. Sewage disposal will be provided by the Crescenta Valley Water District.

ENTITLEMENTS REQUESTED

Parcel Map: The applicant has requested the approval of Tentative Parcel Map No. 065814. The subdivision request is to create four single family parcels, including two flag lot parcels, on 0.91 gross acres.

Oak Tree Permit: The applicant requests approval to remove one oak tree.

EXISTING ZONING

The project site is zoned R-1 (Single Family Residence, 5,000 Square Feet Minimum Required Lot Area). The areas to the north, south, east, and west of the subject property are also zoned R-1. A little further to the north, there is a commercial area zoned C-2-BE (Neighborhood Commercial Billboard Exclusion) along Foothill Blvd. The project design complies with the standards of the R-1 zone, including the area requirement of the R-1 zone.

EXISTING LAND USES

The subject property currently contains a single family house and a detached garage. These structures are to be removed as part of this project. The property is surrounded by single-family residential development to the north, south, east, and west. A little further to the north, there is a commercial area along Foothill Blvd.

PREVIOUS CASE/ZONING HISTORY

Tentative Parcel Map No. 065814 is a resubdivision of a portion of lot 4B, as shown on the "Plat of Crescenta Cañada," recorded May 28, 1884.

The current R-1 zoning on the property became effective on March 15, 1949 following the adoption of Ordinance Number 5290 which amended the Montrose Zoned District.

PROJECT DESCRIPTION

Tentative Parcel Map No. 065814, dated June 7, 2007, depicts four single-family parcels, including two flag lot parcels, on 0.91 gross acres. The subject property currently contains a single family house and a detached garage that will be removed. The front two parcels, Parcel No. 1 and Parcel No. 2, will access Prospect Avenue directly from the south. The two flag lot parcels, Parcel No. 3 and Parcel No. 4 will access Prospect Ave. via a shared 20-foot wide private driveway and fire lane that will run along the west property line. The topography of the site is generally level.

The size of the subject property is 0.91 gross and 0.81 net acres. The proposed parcels vary between 0.13 net acres (5,524 square feet) and 0.30 net acres (13,286 square feet).

This project proposes 80 cubic yards of grading: 40 cubic yards of cut and 40 cubic yards of fill. The applicant has proposed to balance this grading on the site.

GENERAL PLAN CONSISTENCY

The subject property is located within Category 1 (Low Density Residential) of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of six dwelling units per gross acre. This would allow the subject property to contain a maximum of five dwelling units on its 0.91 gross acres of land. The project proposes four dwelling units. Therefore, the proposed development is consistent with the density allowed by the General Plan.

This project is also consistent with several key policies of the General Plan. These key policies include:

7. Promote a reversal of the trend toward population losses in older urban areas.
8. Promote a distribution of population consistent with service system capacity, resource availability, environmental limitations and accessibility.
39. Emphasize the preservation, conservation, and maintenance of stable residential areas.
44. Preserve sound residential areas and protect them from intrusion of incompatible uses.
1. Promote the full use of existing service systems in order to gain maximum benefit from previous public investment.

LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT

Pursuant to Section 22.44.139 of the County Code, the applicant must meet all applicable development standards of the La Crescenta-Montrose CSD. However, the stated purpose

of this CSD is “to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods” (County Code Section 22.44.139.A). As such, at the time of writing there are no specific development standards in the CSD that would apply to structures built on the subject property.

OAK TREE PERMIT

The applicant requests approval to remove one oak tree and pay a mitigation fee of \$32,400 into the County of Los Angeles Oak Forest Special Fund. Chief David R. Leininger of the Forestry Division of Los Angeles County’s Fire Department recommends twenty-two (22) conditions of approval regarding the oak trees on the subject property. These conditions are attached.

Pursuant to Los Angeles County Code Section 22.56.2100, the applicant must meet the burden of proof required for an oak tree permit:

1. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
2. 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
3. That in addition to the above facts, at least one of the following findings apply:
 - a. 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:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
 - b. 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(s), or
 - c. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices;
4. 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 DOCUMENTATION

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County 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 June 7, 2007, and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On October 15, 2008, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1000 feet of the subject property.

The public hearing notice was published in The Glendale News-Press and La Opinion Newspaper on October 18, 2008. Project materials, including a Tentative Parcel Map, Land Use Map, and County draft conditions of approval were received at the La Crescenta Library on October 15, 2008. One hearing notice was posted on the subject property on October 18, 2008.

CORRESPONDENCE RECEIVED

Staff has not received any correspondence at this time.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the General Plan and the R-1 zoning district. The subject property is surrounded by compatible uses and has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in an urban area and no degradation of natural features is expected.

Section 21.32.195 of the County Code requires a minimum of one front yard tree for each new residential lot. None of the mitigation oak trees that will be planted in the front yards of any of the parcels. Therefore, the applicant will be required to plant the four mitigation oak trees as well as a front yard tree in the front yard area of each of the proposed parcels, for a total of four mitigation oak trees as well as four front yard trees.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approve Tentative Parcel Map No. 065814 and Oak Tree Permit Case No. 200600036-(5) with the attached findings and conditions.

Attachments:

- Factual
- Thomas Brothers Guide Map Page
- Draft Findings
- Draft Conditions
- Correspondence
- Tentative Parcel Map No. 065814, dated June 7, 2007
- Land Use Map
- GIS-NET Map
- Environmental Documentation
- Oak Tree Burden of Proof
- Flag Lot Supplemental Information Form

SMT:JSH
11/6/08

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
OAK TREE PERMIT CASE NO. 2006-00036-(5)**

1. The Hearing Officer of the County of Los Angeles, Mr. Paul McCarthy, has conducted a public hearing on the matter of Oak Tree Permit Case No. 2006-00036-(5) on November 18, 2008. Oak Tree Permit Case No. 2006-00036-(5) was heard concurrently with Tentative Parcel Map No. 065814.
2. Oak Tree Permit Case No. 2006-00036-(5) is a request to remove one oak tree.
3. The site is located at 2621 Prospect Avenue in the unincorporated community of La Crescenta within the Montrose Zoned District.
4. The subject property is approximately 0.91 gross and 0.81 net acres in size. It has a rectangular shape with level topography. The subject property currently contains a single family house and detached garage which are to be removed.
5. Tentative Parcel Map No. 065814 is a related request to create four single family parcels, including two flag lot parcels, on 0.91 gross acres.
6. The applicant submitted an Oak Tree Report prepared by Jan C. Scow, the consulting arborist, dated January 25, 2006, that identifies and evaluates the oak tree on the subject property.
7. The Los Angeles County Forester and Fire Warden ("Forester"), has 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 tree on the site. The Forester has recommended approval of the requested oak tree removal, subject to recommended conditions of approval, including contributing \$32,400, the arborist's appraised value for the removal of the Oak, into the County of Los Angeles Oak Forest Special Fund.
8. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Los Angeles County Department of Public Works ("Public Works") as a condition of approval of the associated tentative parcel map.
9. Staff has received no correspondence regarding this case at the time of writing.
10. At the November 18, 2008 public hearing, the Hearing Officer heard a staff presentation and oral testimony from the owner and the owner's representative regarding the proposed development.
11. At the November 18, 2008 public hearing, after hearing all testimony the Hearing Officer closed the public hearing and approved Oak Tree Permit Case No. 2006-00036-(5).

12. 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 found the project had no significant effects on the environment, which resulted in a determination of a Negative Declaration.
13. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
14. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
15. 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 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 OF THE COUNTY OF LOS ANGELES CONCLUDES:

- A. That the removal of the oak tree is necessary for development reasons since alternate development plans cannot achieve the same permitted density or that the cost of such alternatives would be prohibitive; and
- B. That the removal of the oak tree proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the removal of the oak tree proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, Oak Tree Permit Case No. 2006-00036-(5) is **APPROVED** subject to the attached conditions established by the Hearing Officer.

**DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT CASE NO. 2006-00036-(5)**

CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

1. This grant allows the removal of one 31" diameter tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number #1 on the applicant's site plan map and Oak Tree Report.
2. 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.
3. 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 Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition Nos. 9 and 10.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, 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 such full compliance shall be a violation of these conditions.
7. All requirements of Title 22 (Zoning Ordinance) and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. The oak tree shall not be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

9. The permittee shall remit processing fees 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. The project does not have "no effect" on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is \$1,926.75.
10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Oak Forest Special Fund ("Oak Forest Special Fund") the sum of \$32,400.00. The permittee has rejected efforts to retain the oak on-site and has agreed to pay the arborist's appraised value for the removal of the oak. A contribution to the Oak Forest Special Fund shall be made in the amount equivalent to the Oak removed according to the International Society of Arboriculture's "Guide for Plant Appraisal." The contribution has been calculated by the consulting arborist, Jan Scow, and approved by the County Forester as \$32,400. This contribution should be made payable to:

County of Los Angeles Department of Parks and Recreation
Oak Forest Special Fund
433 South Vermont Avenue
Los Angeles, CA 90020-1975
(213)351-5136
11. The term "Oak Tree Report" refers to the document on file at Regional Planning by Jan C. Scow, the consulting arborist, dated January 25, 2006.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and Forester any failure to fully comply 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.
13. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all Oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or associated Tentative Parcel Map No. 065814.
14. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, and Conditions of Approval 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, and Conditions of Approval.

15. Except as otherwise expressly authorized by this grant, the Oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forester, a copy of which is enclosed with these conditions.
16. Any violation 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.
17. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.
18. 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 ("Commission") or 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 health or safety or as to be a nuisance.
19. The permittee shall defend, indemnify and hold harmless Los Angeles County (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 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
20. 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 Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense 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 by the department reach 80 percent of the amount on deposit 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 permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

- 21. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 065814. In the event that the tentative map 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.
- 22. This grant shall terminate upon the completion of the authorized Oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

DRAFT

COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR TENTATIVE PARCEL MAP NO. 065814

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Tentative Parcel Map No. 065814 on November 18, 2008. Tentative Parcel Map No. 065814 was heard concurrently with Oak Tree Permit Case No. 2006-00036-(5).
2. Tentative Parcel Map No. 065814 is a request to create four single family parcels, including two flag lot parcels, on 0.91 gross acres.
3. The site is located at 2621 Prospect Avenue in the unincorporated community of La Crescenta within the Montrose Zoned District.
4. The subject property is approximately 0.91 gross and 0.81 net acres in size. It has a rectangular shape with level topography. The subject property currently contains a single family house and a detached garage which are to be removed.
5. Parcel Nos. 1 and 2, the front two parcels, will take access from Prospect Avenue directly. Parcel Nos. 3 and 4, the two flag lot parcels, will access Prospect Avenue via a shared 20-foot wide private driveway and fire lane.
6. The project site is zoned R-1 (Single-Family Residence, 5,000 Square Feet Minimum Required Lot Area).
7. The areas to the north, south, east, and west of the subject property are also zoned R-1. A little further to the north, there is a commercial area zoned C-2-BE (Neighborhood Commercial) along Foothill Blvd.
8. The subject property currently contains a single family house and detached garage which are to be removed. The property is surrounded by single-family residential development to the north, south, east, and west, as well as some commercial development a little further to the north along Foothill Blvd.
9. The project design complies with the standards of the R-1 zoning classification. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code").
10. The subject property is located within Category 1 (Low Density Residential) of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of six dwelling units per gross acre. This would allow the subject property to contain a maximum of five dwelling units on its 0.91 gross acres. The project proposes four dwelling units. Therefore, the proposed development is consistent with the density allowed by the Plan.

This project is also consistent with several key policies of the General Plan. These key policies include:

7. Promote a reversal of the trend toward population losses in older urban areas.
 8. Promote a distribution of population consistent with service system capacity, resource availability, environmental limitations and accessibility.
 39. Emphasize the preservation, conservation, and maintenance of stable residential areas.
 44. Preserve sound residential areas and protect them from intrusion of incompatible uses.
 54. Promote the full use of existing service systems in order to gain maximum benefit from previous public investment.
11. The Hearing Officer finds the proposed project is consistent with the goals and policies of the General Plan.
 12. Oak Tree Permit Case No. 2006-00036-(5) is a related request to authorize removal of one oak tree.
 13. The proposed project lies within the La Crescenta-Montrose Community Standards District ("CSD"). The CSD does not include provisions specific to the R-1 zone. Therefore, the Hearing Officer finds that the proposed project is consistent with the provisions of the CSD.
 14. The subject property is approximately 0.91 gross and 0.81 net acres in size. It is rectangular in shape with level topography. The subject property currently contains a single family house and detached garage that are to be removed.
 15. At the November 18, 2008 public hearing, the Hearing Officer heard a staff presentation and oral testimony from the owner and the owner's representative regarding the proposed development.
 16. At the November 18, 2008 public hearing, after hearing all testimony the Hearing Officer closed the public hearing and approved Tentative Parcel Map No. 065814.
 17. Pursuant to Section 21.32.195 of the County Code, one tree is required within the front yard of each residential lot. Therefore, a total of four trees will be required to be planted as part of this project – one in each of the parcels' front yard areas.
 18. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

19. 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.
20. 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.
21. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
22. 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.
23. A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.
24. The Hearing Officer finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 065814 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

CONDITIONS:

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), and the requirements of the R-1 (Single-Family Residence) zone and the La Crescenta-Montrose Community Standards District.
2. The subdivider shall label the driveway that Parcel No. 3 and Parcel No. 4 share as "Private Driveway and Fire Lane" on the final map.
3. The subdivider shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") or maintenance agreement to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. The subdivider shall record a covenant reserving reciprocal easements for ingress and egress over the fee access strips for the benefit of the parcels served. Provide a copy of the draft covenant to Regional Planning for review prior to final map approval. Record the covenant simultaneously with the recording of the final map.
5. The subdivider shall post the common driveway as "No Parking" and provide for its continued enforcement in the CC&Rs or maintenance agreement. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
6. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, a site/landscaping plan depicting the trees shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
7. The subdivider shall remove all existing structures prior to final map approval. Provide Regional Planning with proof of removal through a copy of a demolition permit and/or photographs of the vacant site.
8. Prior to any work of the property or final map recordation, the terms and conditions of the Oak Tree Permit shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of the Oak Tree Permit, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

9. Remit a processing fee (currently \$1,926.75) 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.
10. The subdivider shall remove existing structures and provide proof of removal to Regional Planning prior to final map recordation.
11. A final parcel map is required. A waiver is not allowed.
12. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
13. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall 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 deposit amount, the Subdivider shall deposit additional funds 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 the 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 Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in

the attached reports recommended by the Los Angeles County Subdivision Committee.

DRAFT

The following reports consisting of 9 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. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. 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.
11. 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.

13. 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.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
HYDROLOGY, DRAINAGE, AND GRADING UNIT

PARCEL MAP NO. 065814

REVISED TENTATIVE MAP DATED 06/07/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, and the elevation and drainage of all pads. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. Comply with the requirements of the drainage concept / hydrology study plan which was conceptually approved on 10/30/06 to the satisfaction of Public Works.

By 
ESR DIEGO G. RIVERA

Date 07/03/07 Phone (626) 458-4921

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
___ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP 065814
SUBDIVIDER H. J. Lee
ENGINEER EGL-Hank Jong
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 06-07-07
LOCATION Montrose
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- The Soils Engineering review dated _____ is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots _____
- The Soils Engineering review dated 7/6/07 is attached.

Prepared by  Robert O. Thomas Reviewed by  Date 07-02-07

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 5.0
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 65814
Location Prospect Avenue, Montrose
Developer/Owner H. J. Lee
Engineer/Architect EGL Associates
Soils Engineer ---
Geologist ---

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 06/07/07

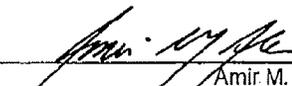
ACTION:

Tentative Map feasibility is recommended for approval, subject to the conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by


Amir M. Alam



Date 7/6/07

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\AMIR\TR 65814, Montrose, TTM-A_1.doc

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

1. Repair any displaced, broken, or damaged pavement along the property frontage on Prospect Avenue.
2. Construct any parkway improvements (driveways, and landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
3. Install postal delivery receptacles in groups to serve two or more residential parcels.
4. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
6. Remove decorative walls from the dedicated right of way on Prospect Avenue.
7. If necessary, re-locate existing power poles in the vicinity of the proposed driveways on Prospect Avenue to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT/PARCEL MAP NO. 65814 (Rev.)

Page 1/3

TENTATIVE MAP DATED 06-07-2007

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 is existing sewer in the area.

^{DGR}
Prepared by Julian Garcia
pm65814s-rev2.doc

Phone (626) 458-4921

Date 07-09-2007

The subdivision shall conform to the design standards and policies of the 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.

^{DGR}
Prepared by Lana Radle
pm65814w-rev2.doc

Phone (626) 458-4921

Date 07-09-2007

RP - Jodie



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 65814 Map Date June 06, 2007

C.U.P. _____ Map Grid 3983A

- 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 150 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 indicated on the tentative map is adequate.

By Inspector: Juan C. Padilla Date July 11, 2007

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

CLEARED FOR PUBLIC HEARING



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerçe, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 65814 Tentative Map Date June 06, 2007

Revised Report _____

- 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 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 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 1 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 will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Verification of fire flow shall be submitted to our office prior to the clearance of the final map.

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 July 11, 2007

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



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



PARK OBLIGATION REPORT

Tentative Map #	65814	DRP Map Date:06/07/2007	SCM Date: / /	Report Date: 07/11/2007
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		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:	\$11,201

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$11,201 in-lieu fees.

Trails:

No trails.

Comments:

Proposed to subdivide 1 lot into 4 single-family lots, with credit for 1 existing house to be removed, net density increase of 3 lots.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	65814	DRP Map Date: 06/07/2007	SMC Date: / /	Report Date: 07/11/2007
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: REV. (REV RECD)

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

(P)people x (0.003) Goal 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.
 - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	3	0.03
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.03

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$373,374	\$11,201

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	\$373,374	\$11,201



59



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

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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

January 29, 2008

RFS No.07-0015704

Parcel Map No. 065814

Vicinity: La Crescenta

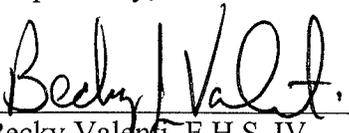
Addendum Letter to Tentative Parcel Map Date: June 7, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this project and **Tentative Parcel Map 065814** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Crescenta Valley Water District** a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Crescenta Valley Water District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,



Becky Valeri, E.H.S. IV
Land Use Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER No. PM065814/RENV200600104/ROAKT200600036

1. DESCRIPTION:

The proposed project is an application for a Tentative Tract Map to subdivide the subject parcel for four single-family residences with an attached two-car garage for each. The project site contains one existing single-family residence and one detached garage. Both are proposed to be removed. One thousand cubic yards of grading is proposed. Public water and sewerage services are available on project site through the connection to an existing water main and sewer line on Prospect Avenue. Project site access is taken from Prospect Avenue. There is an expired OTP 99-081 for a previously approved tract map for the subject property to authorize the removal of the one existing oak tree on-site. A new Oak Tree Permit, ROAKT200600036, is being sought.

2. LOCATION:

2621 Prospect Avenue
La Crescenta, CA

3. PROPONENT:

Heung Jae Lee
842 Westchester Place
Los Angeles, CA 90005

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Impact Analysis Section, Department of Regional Planning

DATE: September 12, 2006

STAFF USE ONLY

PROJECT NUMBER: PM065814
CASES: RENV200600104
ROAKT200600036



****** INITIAL STUDY ******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: May 10, 2006 Staff Member: Rick Kuo

Thomas Guide: 534 - G2 USGS Quad: Pasadena

Location: 2621 Prospect Avenue, La Crescenta

Description of Project: The proposed project is an application for a Tentative Tract Map to subdivide the subject parcel for four single-family residences with an attached two-car garage for each. The project site contains one existing single-family residence and one detached garage. Both are proposed to be removed. One thousand cubic yards of grading is proposed. Public water and sewerage services are available on project site through the connection to an existing water main and sewer line on Prospect Avenue. Project site access is taken from Prospect Avenue. There is an expired OTP 99-081 for a previously approved tract map for the subject property to authorize the removal of the one existing oak tree on-site. A new Oak Tree Permit, ROAKT200600036, is being sought.

Gross Area: 0.81 acre

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of La Crescenta-Montrose and is bordered to the south by Prospect Avenue. Project site is both 500 feet from Interstate 210 to the south and from Foothill Blvd. to the north. Surrounding land uses consist of single-family residences. Project site topography is characterized as relatively flat land.

Zoning: R-1 (Single-family Residence)

General Plan: Low Density Residential

Community/Area Wide Plan: None

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>TR061403/04-145</u>	<u>10 attached new condos on 0.68 acre (Inactive since 6/04).</u>
<u>PM063010/RENV200500151</u>	<u>2 single family residences (Pending).</u>
<u>OTP03-173</u>	<u>3 oak tree removals (Approved 1/04).</u>
<u>CP02-308</u>	<u>Addition of child care center to existing church (Approved 7/03).</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input checked="" type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns Area
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns.	<input type="checkbox"/> _____
<input type="checkbox"/> _____		<input type="checkbox"/> _____
<u>Trustee Agencies</u>	<input checked="" type="checkbox"/> <u>City of La Canada Flintridge</u>	<u>County Reviewing Agencies</u>
<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> <u>City of Glendale</u>	<input checked="" type="checkbox"/> Subdivision Committee
<input type="checkbox"/> State Fish and Game	<input checked="" type="checkbox"/> <u>Native American Heritage Commission</u>	<input type="checkbox"/> DPW: _____
<input type="checkbox"/> State Parks	<input checked="" type="checkbox"/> <u>La Canada Flintridge USD</u>	<input type="checkbox"/> Health Services: _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____
	<input type="checkbox"/> _____	

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				
		Potentially Significant Impact				
CATEGORY	FACTOR	Pg			Potential Concern	
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>One oak tree removal</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Category 2: Conservation/Maintenance
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo *Rick Kuo* Date: 18 September 2006

Approved by: Daryl Koutnik *Daryl Koutnik* Date: 18 SEPTEMBER 2006

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
<i>(State of CA Seismic Hazard Zones Map - Pasadena Quad and LA County Fault Rupture Hazards and Historic Seismicity Map).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<i>(State of CA Seismic Hazard Zones Map - Pasadena Quad).</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<i>(State of CA Seismic Hazard Zones Map - Pasadena Quad).</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
<i>1,000 cubic yards of grading proposed.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
(USGS Pasadena Quad Sheet). _____
- b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
(LA County Safety Element - Flood Inundation Hazards Map). _____
- c. Is the project site located in or subject to high mudflow conditions?

- d. Could the project contribute or be subject to high erosion and debris deposition from runoff?

- e. Would the project substantially alter the existing drainage pattern of the site or area?

- f. Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Section 308A Ordinance No. 12,114 (Floodways)
 Approval of Drainage Concept by DPW

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

Applicant shall comply with all Subdivision Committee's recommendations from the Department of Public Works. _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
(LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
Project access to be taken from Prospect Avenue.
- c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
- d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *Served by the Crescenta Valley Water District.*
- e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
1/2 mile from natural gas distribution lines (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- f. Does the proposed use constitute a potentially dangerous fire hazard?
- g. Other factors?

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Project Design

Compatible Use

Applicant shall comply with all Subdivision Committee's recommendations from the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?
500 feet from Interstate 210.
- b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
- c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
- e. Other factors?

STANDARD CODE REQUIREMENTS

- Noise Control – Chapter 12.8 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Project site is served by the Crescenta Valley Water District.
- b. Will the proposed project require the use of a private sewage disposal system?
Project site is served by the County of Los Angeles Sanitation Districts.
- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
- c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
- d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
- e. Other factors? _____

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a. Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?

- b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

- c. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?

- d. Would the project conflict with or obstruct implementation of the applicable air quality plan?

- e. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- f. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- g. Other factors: _____

STANDARD CODE REQUIREMENTS

- Health and Safety Code Section 40506
- MITIGATION MEASURES** / **OTHER CONSIDERATIONS**
- Project Design Air Quality Report
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe
a. Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

b. Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
1000 cubic yards of grading proposed.

c. Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?

d. Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

e. Does the project site contain oak or other unique native trees (specify kinds of trees)?
One oak tree exists on-site and will be removed.

f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

g. Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design Oak Tree Permit ERB/SEATAC Review
One oak tree to be removed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

- a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

One oak tree exists on-site and will be removed.

- b. Does the project site contain rock formations indicating potential paleontological resources?

- c. Does the project site contain known historic structures or sites?

- d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Phase I Archaeology Report

Consultation with Native American Tribal Representative.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

- c. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map). _____

- b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
(Los Angeles County Trail System Map). _____
- c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

- d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. Is the project likely to create substantial sun shadow, light or glare problems?

- f. Other factors (e.g., grading or land form alteration): _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Visual Report Compatible Use
- _____
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. Will the project result in any hazardous traffic conditions?

- c. Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Project Design Traffic Report Consultation with Traffic & Lighting Division
- _____
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. Could the project create capacity problems in the sewer lines serving the project site?

- c. Other factors? _____

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create capacity problems at the district level?

- b. Could the project create capacity problems at individual schools which will serve the project site?

- c. Could the project create student transportation problems?

- d. Could the project create substantial library impacts due to increased population and demand?

- e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

Consultation with the La Canada Unified School District.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

- b. Are there any special fire or law enforcement problems associated with the project or the general area?

- c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fees

Nearest fire station is less than one mile away at 4526 N. Ramsdell Avenue, La Crescenta, CA 91214. _____

Nearest Sheriff's station is less than one mile away at 4554 N. Briggs Avenue, La Crescenta, CA 91214. _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe

a. Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Water supply will be provided by the Crescenta Valley Water District.

b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c. Could the project create problems with providing utility services, such as electricity, gas, or propane?

Utility providers serving project site are SBC, SCE, and Southern California Gas Company.

d. Are there any other known service problem areas (e.g., solid waste)?

e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

f. Other factors? _____

STANDARD CODE REQUIREMENTS

Plumbing Code Ordinance No. 2269 Water Code Ordinance No. 7834

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. Will the project result in an inefficient use of energy resources?

- b. Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. Will the project result in a significant reduction in the amount of agricultural land?

- d. Other factors? _____

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

Yes No Maybe

- a. Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

- d. Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
- d. Have there been previous uses which indicate residual soil toxicity of the site?

- e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

- h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?

- i. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- j. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

a. Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. Can the project be found to be inconsistent with the zoning designation of the subject property?

c. Can the project be found to be inconsistent with the following applicable land use criteria:

Hillside Management Criteria?

SEA Conformance Criteria?

Other? _____

d. Would the project physically divide an established community?

e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project cumulatively exceed official regional or local population projections?

- b. Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. Could the project displace existing housing, especially affordable housing?

- d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. Could the project require new or expanded recreational facilities for future residents?

- f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-

- c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

STATE OF CALIFORNIA

Arnold Schwarzenegger Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390
Web Site www.nahc.ca.gov



July 17, 2006

Rick Kuo
Impact Analysis Section
Department of Regional Planning

Sent by Fax: 213-626-0434
Number of Pages: 3

RE: Proposed construction of four single family residences, parcel map PM065814,
La Crescenta; Los Angeles County

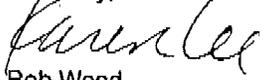
Dear Mr. Kuo:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4040.

Sincerely,

for: 
Rob Wood
Environmental Specialist III

Native American Contacts
Los Angeles County
June 19, 2006

✓ Cahuilla Band of Indians
 Anthony Madrigal, Jr., Interim-Chairperson
 P.O. Box 391760 Cahuilla
 Anza, CA 92539
 tribalcouncil@cahuilla.net
 (951) 763-5549
 (909) 763-2808 Fax

✓ Tongva Ancestral Territorial Tribal Nation
 John Tommy Rosas, Tribal Administrator
 4712 Admiralty Way, Suite 172 Gabrielino Tongva
 Marina Del Rey, CA 90292
 310-570-6567

✓ Samuel H. Dunlap
 P.O. Box 1391 Gabrielino
 Temecula, CA 92593 Cahuilla
 (909) 262-9351 (Cell) Luiseno
 samdunlap@earthlink.net

✓ Gabrieleno/Tongva Tribal Council
 Anthony Morales, Chairperson
 PO Box 693 Gabrielino Tongva
 San Gabriel, CA 91778
 (626) 286-1632
 (626) 286-1758 - Home
 (626) 286-1262 Fax

✓ LA City/County Native American Indian Comm
 Ron Andrade, Director
 3175 West 6th Street, Rm. 403
 Los Angeles, CA 90020
 (213) 351-5324
 (213) 386-3995 FAX

✓ Coastal Gabrieleno Diegueno
 Jim Velasques
 5776 42nd Street Gabrielino
 Riverside, CA 92509 Kumeyaay
 (909) 784-6660

✓ Ti'At Society
 Cindi Alvitre
 6602 Zelzah Avenue Gabrielino
 Reseda, CA 91335
 pimugirl@aol.com
 (714) 504-2468 Cell

✓ Gabrielino/Tongva Council / Gabrielino Tongva Nation
 Sam Dunlap, Tribal Secretary
 501 Santa Monica Blvd., Suite 500 Gabrielino Tongva
 Santa Monica, CA 90401-2415
 (310) 587-2203
 (310) 587-2281 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural for the proposed * construction of four single family residence, parcel map PM065814, La Crescenta; Los Angeles County.

Native American Contacts
Los Angeles County
June 19, 2006

✓ Gabrielino Band of Mission Indians of CA
Ms. Susan Frank
PO Box 3021 Gabrielino
Beaumont , CA 92223
(951) 845-3606 Phone/Fax

✓ Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Tribal Chair/Cultural Resources
5450 Slauson, Ave, Suite 151 PMB Gabrielino Tongva
Culver City , CA 90230
gtongva@earthlink.net
562-761-6417 - voice
562-920-9449 - fax

✓ Gabrielino Tongva Indians of California Tribal Council
Mercedes Dorame, Tribal Administrator
20990 Las Flores Mesa Drive Gabrielino Tongva
Malibu , CA 90265
Pluto05@hotmail.com

✓ Cahuilla Band of Indians
Maurice Chacon, Cultural Resources
P.O. Box 391760 Cahuilla
Anza , CA 92539
cbandodian@aol.com
(951) 763-5549
(951) 763-2808 Fax

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* construction of four single family residence, parcel map PM065814, La Crescenta; Los Angeles County.**

Burden of Proof

Describe how the following findings will be satisfied:

A. That the proposed construction... will be accomplished without endangering the health of the remaining trees... on the subject property,

There are no other oaks on or near this property.

and

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

The removal of the oak on this property will not result in soil erosion that cannot be satisfactorily mitigated for using standard "best management practices" such as sandbagging.

and

C. That in addition to the above facts... the following findings apply:

1. That the removal... of oak trees proposed is necessary as its continued existence at present location frustrates the planned improvement or proposed use of the subject property to such an extent that:

a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternatives would be prohibitive.

Because of the location of this oak it cannot be worked around. In addition, the property requires extensive grading that is not possible unless the oak can be removed.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Flag Lot Supplemental Information

Pursuant to Subdivisions Code Section 21.24.320, the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided:

(Do not provide one word or Yes/No responses. Each answer needs to address the specific circumstances of the project in question. Feel free to attach additional pages if necessary.)

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.

This property is generally a flat lot. The topographic conditions will have no effects on the flag lot design.

B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.

The project will be designed complying with the Los Angeles County subdivision standards including setback, lot size, lot width, lot depth, landscaping, buffering, etc. The compliance with the standards also ensures compatibility with the neighboring lots.

C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.

A total of 16 flag lots are located within 500-foot radius of the proposed subdivision design. The flag lot design of this proposed subdivision will therefore not conflict with the existing pattern of the neighborhood development.

D. How many flag lots are in a 500-foot radius and when were these flag lots created? Please answer these questions below, and attach a copy of the radius map with each the flag lots clearly highlighted.

There are 16 flag lots located within the 500-foot radius of the proposed subdivision. A copy of the radius map is attached and the existing flag lots were highlighted.

Burden of Proof

Describe how the following findings will be satisfied:

A. That the proposed construction... will be accomplished without endangering the health of the remaining trees... on the subject property,

There are no other oaks on or near this property.

and

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

The removal of the oak on this property will not result in soil erosion that cannot be satisfactorily mitigated for using standard "best management practices" such as sandbagging.

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