Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

December 14, 2009

TO: Gina Natoli, AICP, Hearing Officer

FROM: Donald Kress, Regional Planning Assistant II
Land Divisions Section

SUBJECT: PROJECT NO. PM070971-(5)
TENTATIVE PARCEL MAP NO. 070971
OAK TREE PERMIT CASE NO. 200900003

December 15, 2009; AGENDA ITEM NO. 3a and b

PROJECT BACKGROUND

The project proposes a residential subdivision to create two single-family lots on approximately 0.38 gross acres, with the removal of two oak trees and encroachment into the protected zone of seven oak trees. One of the trees proposed to have its protected zone encroached upon was determined by the consulting arborist to be a heritage oak.

A Negative Declaration has been prepared pursuant to California Environmental Quality Act (CEQA) reporting requirements.

NOVEMBER 17, 2009 PUBLIC HEARING

On November 17, 2009, the Hearing Officer continued the public hearing to December 15, 2009, without opening the public hearing or taking any testimony. The Hearing Officer, Paul McCarthy, had to recuse himself from hearing the case because he had been involved in processing the environmental document associated with the case.

PROJECT ISSUES

Correspondence and phone calls from neighbors prior to and since the November 17, 2009 public hearing indicate their main concern is about the removal of oak trees or encroachment into the protected zones of oak trees, when the location and detailed

configuration of development requiring the removals is not clear. Specific concerns of the neighbors include the subdivider's option of paying a fee to the County of Los Angeles Oak Forest Special Fund instead of planting mitigation trees onsite; that the applicant did not adequately substantiate the oak tree permit burden of proof described in Los Angeles County Code ("County Code") Section 22.56.2100; that removal of oak trees will have a negative effect on the aesthetics of the community; and that some conditions of the oak tree permit required additional detail or clarification.

Additional concerns also include:

- No public notice prior to the public hearing on Oak Tree Permit ("OTP") Case No. 200700020;
- Location and availability of documents for the current project;
- Location of numbered oak trees;
- Zoning history of the subject property, including Lot Line Adjustment ("LLA") Case No. 200600042 and OTP Case No. 200700020;
- Potential increase in traffic and parking on Frances Avenue, which the neighbors feel is a narrow and crowded street; and
- Adequacy of the environmental Initial Study document.

STAFF EVALUATION

LLA Case No. 200600042 relocated the easterly lot line of Assessor's Parcel Number ("APN") 5866-025-016 further to the west and was recorded on April 16, 2007. This LLA did not and cannot create new parcels; it adjusted the sizes of two existing, adjacent parcels, reducing the size of APN 5866-025-016 and increasing the size of the adjacent parcel to the east, APN 5866-025-027, and recorded through Certificate of Compliance No. 200600525, recorded on April 16, 2007. The adjusted parcels received new APN numbers from the Los Angeles County Assessor ("Assessor"), updated on October 18, 2009. The subject property is APN 5866-025-032. The adjacent property, which Hales-Anderson does not own and which is not involved in the subject project, is APN 5866-025-033. No public notice is required for a lot line adjustment case.

OTP Case No. 200700020, was an underlying permit to remove three oak trees and encroach into the protected zone of eight oak trees in order to accommodate the construction of a single-family residence on a portion of the subject property. The permit was scheduled before the Los Angeles County Regional Planning Commission ("Commission") on September 5, 2007 before being approved on December 5, 2007 at a duly noticed public hearing, and effective December 19, 2007. Since approval, two of the three trees authorized to be removed have been removed but the required four mitigation trees were not planted

The current owner of the subject property, Hales-Anderson Investment Properties ("Hales-Anderson"), has owned the subject property since December 4, 2008 Hales-

Anderson was not a party to any permit applied for on the subject property prior to that date, including LLA Case No. 200600042 and OTP Case No. 200700020.

Materials regarding the subject project were sent to La Crescenta Library, on October 14, 2009, without the knowledge that this library has been closed for renovation. However, these materials were received at the La Canada-Flintridge Library and were available to the public at this library, which is serving as the interim library while the La Crescenta Library is closed. The hearing notice for this project, sent out to all property owners within a 1,000 foot radius of the subject property, also stated that case materials are available for inspection during regular working hours at the Department of Regional Planning. These materials include the materials that are available online as well as all other public documents related to the subject project.

The oak tree exhibit map, received from the applicant on August 18, 2009, which identifies the location of the oak trees on the subject property by the numbers that appear in the documentation regarding this project, did not appear in the materials sent to the library nor was this map posted online with the Hearing Officer package. Staff regrets this oversight. This map will be available online at Regional Planning's website on December 14, 2009 as well as in Hearing Room 150 on December 15, 2009.

The applicant also provided an OTP Burden of Proof ("BOP"), which responds to the substantiations required by County Code Section 22.56.2100. This BOP is included in the Hearing Officer package for the subject project and is available at Regional Planning's website.

Regarding the neighbors' concern about traffic and parking on Frances Avenue, residences on the individual lots will be required to provide a minimum of two covered parking spaces on the lot. The project, to create one additional lot through the land division, is below the threshold for Los Angeles County Department of Public Works ("Public Works") to require a traffic study for this project. Traffic was also reviewed in the Initial Study and concerns regarding the adequacy of this Initial Study have been forwarded to Los Angeles County Department of Regional Planning Impact Analysis Section for their review and comment.

As no grading is proposed currently on the tentative map, the project is for a land division only. There will be no impact on the oak trees as a result of the land division. Therefore, an oak tree permit would not be appropriate to be processed based on the scope of this land division. At the time of future development, the applicant will be required to follow all County regulations regarding oak trees, including the filing of individual oak tree permits as necessary, on the individual lots when those lots are developed. As the four mitigation trees required for OTP Case No. 200700020 have not been planted, staff has revised the conditions of tentative map approval to require the planting of the four mitigation trees required by the underlying OTP Case No. 200700020 as part of this project, prior to final map approval.

Regarding the appropriate mitigation option of whether these four required mitigation trees should be planted on the subject property, at an off-site location approved by the Forester, or whether the mitigation requirement may be satisfied by a contribution to the County of Los Angeles Oak Forest Special Fund in the amount equivalent to the Oak resource loss, as well as clarification of items in the oak tree permit conditions including a definition of "life of the oak tree permit", the type of protective fencing required to be placed around the oak trees, and how remedial pruning of the existing trees can be accomplished immediately, staff defers to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester"). Staff has contacted the Forester and waiting to receive additional information regarding these questions.

If the project did include grading, the oak tree permit currently filed with this project would be appropriate to process together as the grading design would be used to evaluate whether the current request for two removals and seven encroachments would be justified. This alternative would also allow public input at this time to be considered in the oak tree permit request as well as regarding the land division to create two parcels.

RECOMMENDATION

Based on the current project scope, staff recommends a short continuance for the applicant to withdraw the oak tree permit, and for staff to prepare updated findings. Once the Hearing Officer accepts the withdrawal. staff then recommends that the Hearing Officer adopt the Negative Declaration and approve Tentative Parcel Map No. 070971 subject to the attached revised conditions.

Alternatively, staff recommends the Hearing Officer continue the public hearing and direct the applicant to revise his tentative map to include grading as part of the project and depict building pads of the proposed development; revise the oak tree permit exhibit map to depict building pads of the proposed development, the location of all oak trees and their protected zones, and the location of all required mitigation trees; update the oak tree exhibit map attached to the arborist's report to accurately reflect the proposed development; and revise the subdivision application and oak tree permit application as necessary for updated conditions from the Los Angeles County Subdivision Committee and Forester as appropriate.

SMT:dck

12/14/2009

Attachments: Revised Draft Tentative Map Conditions
Additional Correspondence
Oak Tree Permit Exhibit Map

DEPARTMENT OF REGIONAL PLANNING **MAP DATE 4-13-09**
PROJECT NO. PM070971-(5)
TENTATIVE PARCEL MAP NO. 070971

DRAFT CONDITIONS :

1. The subdivider or successor in interest shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code"), including the area requirements of the R-1-7,500 (Single-Family Residential — 7,500 Square Feet Minimum Required Lot Area) Zone.

2. All future development on the proposed lots must comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance at building permit issuance.

3. A final parcel map is required for this subdivision. A parcel map waiver is not allowed.

4. Prior to final map approval, the subdivider or successor in interest shall plant four oak trees as mitigation trees for two oak trees removed under Oak Tree Permit Case No. 200700020. The subdivider or successor in interest shall provide proof that the planting is to the satisfaction of the Los Angeles County Forester and Fire Warden ("Forester"), and shall comply with the following:

   a. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter at one (1) foot above the base. Free form trees with multiple stems are permissible provided that the combined diameter of the two (2) largest stems of such tress measures a minimum of one (1) inch in diameter one (1) foot above the base. Mitigation trees shall consist of indigenous varieties of *Quercus agrifola* grown from a local seed source. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the Los Angeles County Forester and Fire Warden ("Forester"). Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society for Arboriculture's "Guide for Plant Appraisal.

   b. The subdivider or his successor in interest shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the subdivider or consulting arborist to the Director of the Los Angeles County Department of Regional Planning ("Regional Planning) and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start

anew with new replacement trees. Subsequently, additional monitoring fees shall be required.

c. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

5. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

6. Within three (3) days after approval, the subdivider or successor in interest shall remit processing fees (currently $2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the 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.

7. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the West San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently $800.00 per dwelling unit) and provide proof of payment to Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.

8. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

9. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul

this approval, which is brought within the applicable time period of Government Code Section 64499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense.

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

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as expressly modified herein above, this approval is subject to all those conditions set forth in, and the attached reports recommended to the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70971 (Rev.) TENTATIVE MAP DATED 04-13-2009

The following report 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, Underground 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. 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.

6. 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.

7. Quitclaim or relocate easements running through proposed structures.

8. 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.

9. 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.

10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

11. 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.

+1(a) JRC
Prepared by John Chin Phone (626) 458-4918 Date 05-11-2009
pm70971L -rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 70971 **TENTATIVE MAP DATE:** 4/13/09

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

Prior to Building Permit:

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

2. Per County Code Section 12.84.460 comply with LID requirements and provide LID plan, if applicable, for Low Impact Development BMPs in accordance with the Low Impact Development Standards Manual which can be found at: http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

Name CHRIS SHEPPARD Date 4/30/09 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

TENTATIVE PARCEL MAP 70971
SUBDIVIDER Hales-Anderson Investment Properties
ENGINEER Jerry M. Crowley Engineering Services
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 4/13/09 (Revision)
LOCATION La Crescenta
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 4/22/09 is attached.

Reviewed by _____ Date 4/28/09
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
P:\gmepub\Geology_Review\Geir\Review Sheets\District 5.00 (San Gabriel Valley)\Tracts\70971, PM2 APP.doc

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 ---
PCA LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map	70971
Location	La Crescenta
Developer/Owner	Hales-Anderson Investment Properties
Engineer/Architect	Jerry M. Crowley Engineering Services
Soils Engineer	---
Geologist	---

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

Review of:

Revised Tentative Map Dated by Regional Planning **4/13/09**
Previous Review Sheet Dated 3/4/09

ACTION:

Tentative Map feasibility is recommended for approval.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/09
CIVIL
STATE OF CALIFORNIA

Prepared by _____ Date 4/27/09

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 070971

TENTATIVE MAP DATED 04-13-2009

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

Name Jason Flood Date 5/4/09 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\70971 rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

PARCEL MAP NO. 70971(rev) TENTATIVE MAP DATED 04-13-2009

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

1. Permission is granted to allow the modified street right of way of 40 feet on Frances Avenue due to title limitations.

2. Install postal delivery receptacles in groups to serve two or more residential units.

Prepared by Matthew Dubiel Phone (626) 458-4921 Date 04-27-2009

pm70971r-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 70971 (Rev.)

TENTATIVE MAP DATED 04-13-2009

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

1. Provide a sewer system maintained by Crescenta Valley Water District with appurtenant facilities to serve all parcels in the subdivision.

2. Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system, that financial arrangements have been made, and that the sewer system will be operated by Crescenta Valley Water District.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 05-06-2009

Pm70971s-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 70971 (Rev.) TENTATIVE MAP DATED 04-13-2009

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

1. A water system maintained by Crescenta Valley Water District, with appurtenant facilities to serve all lots in the subdivision. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Los Angeles County 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 Crescenta Valley Water District indicating that there is adequate water capacity in the existing water system, that financial arrangements have been made, and that the water system will be operated by Crescenta Valley water District, and that under normal conditions, the system will meet the requirements for the subdivision.

Prepared by Lana Radle Phone (626) 458-4921 Date 05-07-2009
pm70971w-rev1.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70971 Map Date: April 13, 2009

C.U.P. _____ Vicinity: _____

☐ **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 503 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: **On site access for each lot will be determined during the building permit process.**

By Inspector: *Juan C. Padilla / Nancy Rodeheffer* Date June 12, 2009

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 70971 Map Date: April 13, 2009

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 ____ 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: **Per Crescenta Valley Water Company, the Fire Flow Availability form dated June 4, 2009, hydrants and flows meet the current Fire Department requirements.**

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 / Nancy Rodeheffer* Date June 12, 2009

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 #	**70971**	DRP Map Date: **04/13/2009**	SCM Date: **05/14/2009**	Report Date: **05/06/2009**
Park Planning Area # **38**		**LA CRESCENTE / MONTROSE / UNIVERSAL CITY**		Map Type: **REV. (REV RECD)**

Total Units **2** = Proposed Units **2** + Exempt Units **0**

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:	**0.02**
IN-LIEU FEES:	**$7,635**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $7,635 in-lieu fees.

Trails:

No trails.

Comments:

*****The In-Lieu Fee has been updated to $7,635 from $7,712 to reflect the fee schedule at the time Map 70971 was advertised for public hearing in September 2009**

Advisory:

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

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

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

By: James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map #	70971	DRP Map Date: **04/13/2009**	SMC Date: **05/14/2009**	Report Date: **05/06/2009**
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)eople x (0.003) Ratio x (U)nits = (X) acres obligation

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

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **2** = Proposed Units **2** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**2.85**	**0.0030**	**2**	**0.02**
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			0	
			Total Acre Obligation =	**0.02**

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	$381,765	**$7,635**

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**
0.02	0.00	0.00	0.02	$381,765	**$7,635**

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August 18, 2009 16:46:24
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COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Fifth District

June 2, 2009

RFS No. 09-0013594

Parcel Map No. 070971

Vicinity: La Crescenta

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 070971** 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) 430-5262.

Ken Habaradas, REHS
Bureau of Environmental Protection

LOCATION OF EXISTING OAK TREES AT 2748 FRANCES AVENUE
LA CRESCENTA, CALIFORNIA FOR PROPOSED MINOR LAND DIVISION
TENTATIVE PARCEL MAP 70971 AND OAK TREE PERMIT

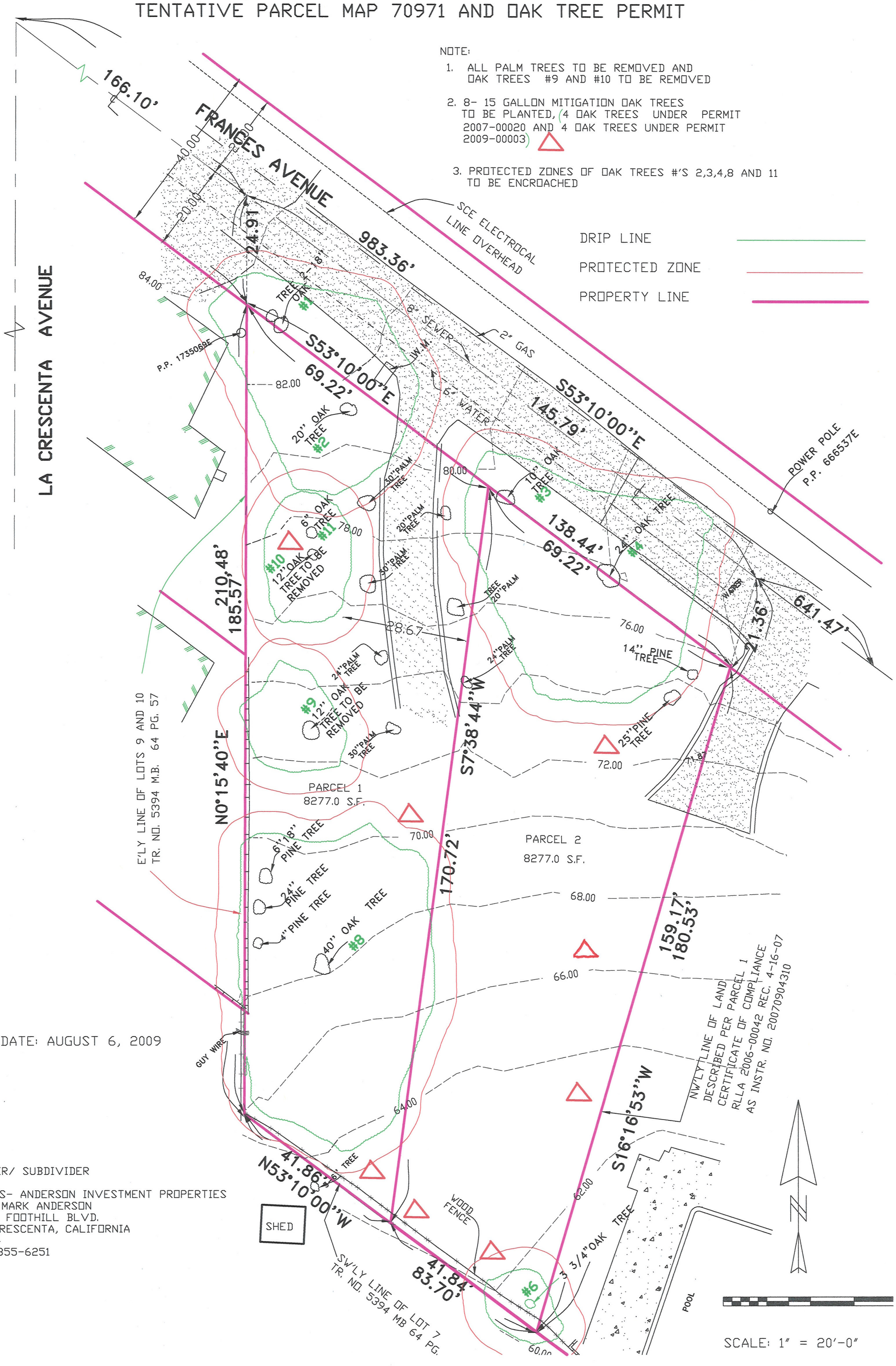
NOTE:

1. ALL PALM TREES TO BE REMOVED AND OAK TREES #9 AND #10 TO BE REMOVED
2. 8- 15 GALLON MITIGATION OAK TREES TO BE PLANTED, (4 OAK TREES UNDER PERMIT 2007-00020 AND 4 OAK TREES UNDER PERMIT 2009-00003)
3. PROTECTED ZONES OF OAK TREES #'S 2,3,4,8 AND 11 TO BE ENCROACHED

DRIP LINE

PROTECTED ZONE

PROPERTY LINE



DATE: AUGUST 6, 2009

OWNER/ SUBDIVIDER

HALES- ANDERSON INVESTMENT PROPERTIES
ATT: MARK ANDERSON
2852 FOOTHILL BLVD.
LA CRESCENTA, CALIFORNIA
91214
818-355-6251

SCALE: 1" = 20'-0"

AGENDA ITEM NOS. 3a and 3b

PROJECT NO. PM070971
TENTATIVE PARCEL MAP NO. 070971
OAK TREE PERMIT CASE
NO. 200900003

ADDITIONAL CORRESPONDENCE

HEARING OFFICER PUBLIC HEARING

12-15-09

RE: 2748 FRANCES

COMMENTS AND CONCERNS REGARDING PROPOSED TENTATIVE PARCEL MAP NO 070971
HEARING DATE: NOVEMBER 17, 2009 continued to DECEMBER 15, 2009

DEC - 9 2009

PURPOSE OF PRESENT DOCUMENT

The neighbors and surrounding residents are against the subdivision of the lots and against any removal or encroachment of the oak trees. Attached hereto as **Exhibit 1** is the signed petition of affected residents.

HISTORY

The original property consisted of one lot with one house and a pool. The house was a beautiful stone house with historical and architectural significance. Attached hereto as **Exhibit 2** is a photo of the original home. The home was sold approximately in 2006.

On a Thursday afternoon the new owner of the property proceeded to bring more than a dozen men to the property and demolished the structure without permit, notice or authority. Attached hereto as **Exhibit 3** is a photo of what the house looked liked by Sunday evening.

After complaints from the neighbors, the County merely fined the property owner and issued a retroactive demolition permit.

At some point in time, *without notice to anyone*, the county approved the removal of three oak trees on the property and encroachment into nine oak trees. The owner also proceeded to file and obtain approval of a lot line adjustment creating two separate lots in or about October 2006

After repeated complaints, and only after repeated complaints did the county require that the oak trees be identified with orange plastic fencing That basically fell down after the second day.

The owner then proceeded to sell the two lots to different parties. The previous owner had plans for one structure which would be built out around the existing oak trees. The new owner proposes to subdivide the lot into two parcels eliminating to additional large oaks and encroaching into the remaining oak trees on the property.

HISTORICAL AND AESTHETIC SIGNIFICANCE

The natural terrain aesthetics and beauty of La Crescenta are the large trees, pines and oaks that surround each property and adorn the streets . Many homes in la Crescenta have been built around oak trees to save the beauty of the area and protect the species.

IRONY OF OAK TREE PRESERVATION

Although an individual property owner cannot even touch their oak tree, and the county has expended large sums of money to maintain and protect the oak trees along the parkway, it seems that whenever a developer wants to maximize on square footage, over develop, and the oak trees are sacrificed.

It would seem that this protected species would have more clout in the development process other than a

ORIGINAL

mitigation measure of paying more money or merely planting smaller oaks elsewhere.

NOTICE

The first time that approval was granted regarding the removal of three oaks, no notice was sent out to anyone. The present notice indicates that the documents and plans can be found at the La Crescenta Library. However, the library has been closed for some time.

If you present yourself to the county the only thing that is provided is the same documents that are on line. Why can't the public look at the entire file? Why can't the public look at the tree survey performed by Randy Smith or the work performed by the department of forestry or the survey provided by the developer? Is the file a public record or just the portions that the planning department wants to provide?

The application and documentation refer to numbers for each oak tree, however, no map or diagram is provided to identify which trees are being referred to.

The notice further identifies the subdivision of the lot into two. Since no notice was ever provided regarding the lot line adjustment dividing the original lot into two lots, no one had true notice that the original lot where one house existed was actually going to become three lots.

OAK TREES.

The existing proposal intends not only the removal of two additional oaks but also encroaching into the protected zone of nine oak trees.

The report states that none of the encroached upon oak trees is a heritage oak. However, just by the mere appearance of the oak on the south part of the oak, you can identify this tree as a heritage oak. However, the project description does not identify the tree as a heritage oak and does not provide the dimensions and size of the trees.

The ordinance places the burden on the developer, presumably, to overcome the necessary criteria to allow the destruction of the oak trees as follows:

22.56.2100 Application--Burden of proof.

A. In addition to the information required in the application by Section 22.56.2090, the application shall substantiate to the satisfaction of the director the following facts:

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

The proposal does not address this requirement, especially in light of the fact that the structures on these lots will impose themselves into the protected areas of the remaining oaks. Thus, this approval will not only approve the removal of a total of five oak trees, but by the time this property is developed, the survival of the remaining oak trees is more than questionable. Their growth will be limited by the imposition of the structures within their protected zone, and they will have to survive the unrestricted construction and mistreatment.

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

There is nothing to address the erosion factor relating to the oaks which are to remain and encroached upon. As it is the present heritage oak on the south part of lot one is becoming

distressed from the erosion that has occurred as a result of large trucks driving onto the property and removal of vegetation. The earth on the east side of the oak appears to be eroding.

For the past year dumping has occurred around this old oak tree. Trash, and construction material surrounded the base of the oak. Although code enforcement complaints have been previously made, it was only after county employees came to look at the property in preparation for this hearing that the materials were moved from under the oak to the more south easterly part of the property and adjacent property.

Additionally numerous truck loads of dirt and rock were transported and dumped on the lot without compaction or permit.. See Exhibit 4. The project indicates that there is no grading proposed???

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;

The proposal attempts to maximize the square footage of the lot. The developer purchased the property knowing the existence of the oak trees, The developers should be limited to square footage that would allow building the property without the removal of the existing trees. The file does not contain any potential alternative development plans and the cost of such alternative plans. The developer should be required as part of this process and to meet his burden to address possible alternatives as required by this title.

Several of the oaks are on the front of the property and nothing address as to whether these oaks interfere in the public utilities. Or is this a future oak tree permit that will be presented later in the progress of the development to again obtain a permit for removal. In fact, the report indicates that the water service and school district is San Gabriel Valley and the Montebello Unified School District???

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;

It wold seem that the intent of the ordinance was to achieve preservation. Nothing in the report attempts to address preservation as opposed to elimination. Thus, the removal of the

oaks trees and encroachment is contrary to the intent of preservation.

B. For purposes of interpreting this section, it shall be specified that while relocation is not prohibited by this Part 16, it is a voluntary alternative offering sufficient potential danger to the health of a tree as to require the same findings as removal. (Ord. 88-0157 §§ 5, 1988; Ord. 82-0168 §§ 2 (part), 1982.)

Not applicable since the developer has not voluntarily proposed this alternative.

THE REPORT AND CONTENTS

DRAFT CONDITIONS

Item 13, indicates that the consulting arborist or similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the "life of the oak tree permit." What does this mean?

Item 14, the chain link fence should be chain link. Not the mickey mouse plastic mesh.

Item 15, the oak tree permit should also be kept on site

Item 16, there is nothing in the documents provided tot he public which identify the numbers on the trees.

Item 17, when can this remedial pruning be done and is a further permit necessary. Presently all the oak trees on the property and even those on county property are being overtaken by overgrown ivy from lack of maintenance. The oak trees that are partially on the county property need immediate attention

Item 18, where can we get this publications

item 19-29 The mitigation measures require the planting of 8 mitigation trees, however, the ultimate requirements allow a payment of a fee if the mitigation is not accomplished. The importance of the planting of trees should not be usurped by a mere financial ability. This mitigation measure should require the planting of trees on site and nothing else. The planting of the replacement trees require a 15 gallon tree. These trees are two small. It will take years and years for these trees to reach the height and density of the smallest existing tree. The replacement value should require bigger replacement trees.

ENVIRONMENTAL FINDINGS AND IMPACTS

FLOOD

The measures in the report does not address the potential flooding and existing conditions of the terrain as a result of the recent fires. La Crescenta and the properties in the area are barricaded with sand bags and barriers awaiting the rain fall for the next five plus years. The report does not address the affects and potential hazards of flooding, rain fall associated with this project.

FIRE

Just in September La Crescenta was evacuated and closed from Orange and north. The report does not address the potential problems with the additional structures. The report does not address the access of this narrow street by fire trucks especially with the additional homes, additional drive ways, parking, and vehicles.

NOISE

The report does not address the noise impact during construction, the length of construction, the time for construction, and fails to address any mitigating measures.

WATER QUALITY

La Crescenta has been severely impacted by water shortage and the ongoing patrolling by Crescenta Valley Water district for watering your plants, trees and lawn. The report fails to address the severe water shortage and the drought that has resulted in many residents limiting water consumption. How can we expand water to three additional homes with such water shortage and ongoing concerns?

AIR QUALITY

The impact of ongoing construction for a lengthy period of time on surrounding properties and health concerns of seniors that abut the proposed project are not addressed.

BIOTA

The area where this project is located consists of numerous protected oak trees, large pine trees and other unique large trees. The impact does not address the fact that the nearby hillsides were completely and totally burnt. This impacted the existence of the protected oak trees. Now the only oaks that are existing in the area are those in the parkway and those on individual lots. The elimination of even one oak tree results in an even more detrimental impact to the area and the existence of the species.

ARCHEOLOGICAL/ HISTORICAL

The property did have a historical stone house that was demolished without permit to avoid any implementation of historical significance. Now the historical significance is in the developed and mature oaks. No consideration is given to the length of time a 15 gallon oak will take to reach the 20 plus feet of the proposed oaks to be removed.

VISUAL QUALITIES

The extreme beauty of this property was the beautiful trees and native oaks integrated within the stone house. The stone house is gone, however, the beautiful trees and oaks can still be saved.

Removal of the trees and oaks will result in visual desecration of the lot and the area. The La Crescenta Area, especially where this lot is located, is appealing and beautiful due to the large trees and landscaping, The removal of so many trees (oaks and others) and the encroachment into the existing trees would result in the destruction of the existing terrain and beauty.

This is not to mention what will happen in the course of the development of two lots

in light of the encroachment into the remaining trees, the lack of maintenance of the lot and the failure to clear brush, failure to clear the ivy and the failure to properly maintain the existing trees to date.

TRAFFIC/ACCESS

Francis is a narrow street with no sidewalks and limited parking. Additionally properties would result in interference with access to other homes and extreme traffic congestion. Emergency access will be difficult and could result in unmitigateable problems.

UTILITIES/OTHER SERVICES.

La Crescenta has been severely impacted by water shortage and the ongoing patrolling by Crescenta Valley Water district for watering your plants, trees and lawn. The report fails to address the severe water shortage and the drought that has resulted in many residents limiting water consumption. How can we expand water to three additional homes with such water shortage and ongoing concerns?

OTHER FACTORS

The project will impact the area in that it will reduce the foliage and beauty of La Crescenta by the elimination of the oaks and other trees. The exchange of structure for tree is not within the character of the area.

NOISE

The developer proposes to develop one lot of at a time which would result in construction noise, dust and disturbance to the neighborhood for more than one year (if everything goes smoothly). The interference of noise, dirt, and disturbance of the tranquility and enjoyment of local residents is extreme to allow an excessive time for the development of the property. A condition of development should be to build both lots, if approved, at the same time.

PRECEDENT

If obtaining a removal of an oak tree is so easily granted, then what precedent will be set for future development in this area and the removal of all trees. The trees in La Crescenta and the oak lined streets are a natural resource and beauty of the area, maximize building without consideration to the existing surroundings and the potential future impacts is not in the best interest of the public

In conclusion, the proposal as presented does not satisfactorily address the concerns of the community and the potential impacts. The developer has failed to meet the required burden to show the need to remove the existing oak trees. Not only should further study be required, but the elimination of more oak trees will not only set a precedent that could ultimately devastate the area, but will negatively impact the property values and aesthetics of the surrounding neighborhood.

This analysis and document presented by Odalis Suarez, 144 N. Glendale Ave., Suite 206, Glendale, CA 91206. Phone(818)974-3008.

I AM A RESIDENT OF LA CRESCENTA AND I AM OPPOSED TO THE SUBDIVISION OF THE PROPERTY AT 2778 FRANCES.
I AM ALSO OPPOSED TO THE ELIMINATION OF ANY OAK TREES ON THE PROPERTY.

	NAME	ADDRESS	SIGNATURE	NOTICE YES/NO	OTHER COMMENT
1	Robert Morris	2740 Frances	Robert Morris	yes	
2	Christine Morris	✓ ✓	Christine Morris	✓	
3	Jung H. Kim	2734 Frances	[illegible]	✓	
4	Jin Sook Koo	"	[illegible]	✓	
5	Babayan	2710 Frances	[illegible]	Yes	
6	Dorothy Ryan	2717 Frances Ave	Dorothy Ryan	yes	
7	SAM SUROVAN	2741 FRANCES AVE	[illegible]	YES	
8	Shelley Powsner	2741 Frances Ave	Shelley Powsner	yes	
9	Ramon Caballero	2751 Frances Ave	Ramon Caballero	yes	
10	Janet Caballero	2751 Frances Ave.	Janet Caballero	yes	
11	SCOTT DAVIDSON	2761 FRANCES AV	SCOTT DAVIDSON	YES	
12	Lourdes Davidson	2761 Frances AVE	[illegible]	yes	
13	Jane Davidson	2761 Frances Ave	Jane Davidson	yes	
14	CARL SAUER	5110 LA CRESCENTA	[illegible]	yes	
15	ELLEN Y SAUER	5110 LA CRESCENTA AVE	Ellen Y. Sauer	yes	
16	chi. LEE	2805 Frances. Ave	LEE CHI LEE	YES	
17	Claudia Forbes	2817 Frances Ave.	Claudia Forbes	YES	
18	Todd Anzelon	2823 Frances	Todd Anzelon	YES	
19	Linda Hunt	2837 Frances Ave	Linda L. Hunt	no	
20	Susie Rigamat	2841 Frances Ave	Susan C. Rigamat	yes	

17

(−)

I AM A RESIDENT OF LA CRESCENTA AND I AM OPPOSED TO THE SUBDIVISION OF THE PROPERTY AT 2778 FRANCES.
I AM ALSO OPPOSED TO THE ELIMINATION OF ANY OAK TREES ON THE PROPERTY.

	NAME	ADDRESS	SIGNATURE	NOTICE YES/NO	OTHER COMMENT
1	William Campbell	5128 GLENWOOD	William Campbell	YES	
2	LAWRENCE SONDERLING	2848 FRANCES	Lawrence Sonderling	YES	
3	Marie Quan Kawahara	2844 Frances	[illegible]	?	
4	Cindy Bradford	2838 Frances Ave.	Cindy Bradford	Yes	
5	Todd Bradford	2838 Frances Ave.	Todd Bradford	yes	
6	Daniel Rivera	2830 Frances Ave.	Daniel Rivera	no	
7	Woo Kyung Lee	2824 Frances Ave	[illegible] Lee	No	
8	LARRY TILGREN	2820 FRANCES	Larry D Tilgren		
9	IN U CHON	2816 "	CHON		
10	Matthew Chontos	2810 Frances Ave	[illegible]	?	
11	Mary Nolte	2757 Henrietta	Mary Nolte	yes	
12	~~Scott~~ Scott Nolte	2757 Henrietta	[illegible]	yes	
13	Christina Franck	2751 Henrietta	C. Franck	yes	
14	Najoan Vartan	2747 Henrietta	[illegible]	?	
15	Eric McNamara	2731 Henrietta Ave	[illegible]	NO	
16	Jeff Boks	2716 HENRIETTA Ave	[illegible]	yes	
17	Heidi Boks	2716 Henrietta Ave	[illegible]	yes	
18	KEVIN MCCALL	2736 HENRIETTA AVE	K McCall	?	
19	ED DAUB	5104 LA CRESCENTA AVE.	[illegible]	?	
20	KRISTINE B. HARTNEY	2757 FRANCES AVE	Kristine B. Hartney	YES	
21	D. Patrick Hartney	2757 Frances Ave	D. Patrick Hartney	yes	

i-Tec

(E) ×7

Ex. (H-1)

December 9, 2009

Los Angeles County Department of Regional Planning
Attn: Donald Kress
320 West Temple Street
Los Angeles, CA 90012

Re: Project No: PM070971-(5)
Tentative Parcel Map No. 070971
Oak Tree Permit Case No. 200900003
2748 Frances Ave, La Crescenta

Dear Mr. Kress:

At your recommendation and as a follow-up to our 11/10/09 letter, we outline below our additional concerns based on review of documents you sent us most recently, as well as conversations we subsequently had with Foresters in regard to the proposed project at 2748 Frances Avenue, LaCrescenta, California.

1) The Arborist's report submitted for this project, dated 4/6/09, clearly identifies one of the 11 oaks on the property (# 8) as a heritage oak but the County's Planning Staff analysis states that "The applicant, Mark Anderson, proposes a residential subdivision to create two single family lots on approximately 0.38 gross acres, with the removal of two oaks (no heritage oaks) and the encroachment into the protected zones of nine oak trees (no heritage oaks)." This failure to acknowledge the presence of a heritage oak on the property by the County's Planning Staff clearly indicates to us that the County failed to thoroughly analyze the Arborist's report.

2) Of greater concern is that this same Arborist's report was written for a previous plan to build **one** home on this entire **undivided** lot. The site map included in the Arborist's report clearly shows the location of this one home (not two) and all of the Arborist's analysis and recommendations are directed at this (one-home) plan. In conversation with the County's Forestry Division on 12/2/09, the Forester tells us that he was not aware of the developer's plan to subdivide the lot and construct two homes. This again points out the lack of a thorough review by the County relative to the actual project being proposed and although we appreciate your intention to review initial recommendations made by your staff, we believe the rationale for doing should become part of the public record.

Item 2 above also indicates to us that the developer, Mr. Mark Anderson, who has numerous years of experience working with the County on projects such as these, intentionally submitted an inaccurate and misleading plan to the Arborist and subsequently the County in an effort to increase his chances of a favorable recommendation. Clearly, the subdivision of single lot and

the construction of two large homes on the resulting parcels will cause even more significant negative impacts to oaks (including a heritage oak) located on the property than a single home on a larger lot that was the focus of the 4/6/09 Arborist's report. We are also deeply concerned that there may be no penalty to be paid by the developer for such gross negligence and obvious deceit. As such, we join with over 40 of our neighbors who have signed a petition strongly opposing this project, and urge the Hearing Officer to deny any permit that would result in visual, cultural, and/or ecological impacts to the property.

Sincerely,

D. Patrick Hartney

Kristine B. Hartney

2757 Frances Ave.
La Crescenta, CA 91214

cc: Mike Antonovich