Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 2, 2016

Patric Pan
1264 San Gabriel Boulevard
Rosemead, CA 91770

REGARDING: **PROJECT NO. R2012-01339-(1)**
CONDITIONAL USE PERMIT NO. 201200081
OAK TREE PERMIT NO. 201200036
1264 SAN GABRIEL BOULEVARD (5279-022-011)

Hearing Officer Patricia Hachiya, by her action of **August 2, 2016,** has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **August 16, 2016. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Michele Bush of the Zoning Permits East Section at (213) 974-6435, or by email at mbush@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Covenant In Lieu Of A Lease Only Map, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

c: DPW (Building and Safety); Zoning Enforcement; Tien Chun Pan, 1264 San Gabriel Boulevard, Rosemead, CA 91770

MM:MRB

CC.060412

FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01339-(1)
CONDITIONAL USE PERMIT NO. 201200081
OAK TREE PERMIT NO. 201200036
ENVIRONMENTAL ASSESSMENT NO. 201200145

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on August 2, 2016, in the matter of Project No. R2012-01339-(1), consisting of Conditional Use Permit (CUP) No. 201200081 and Oak Tree Permit No. 201200036. (The Conditional Use Permit and Oak Tree Permit are referred to collectively as the "Project Permits.")

2. The permittee, Tien Chun Pan ("permittee"), requests the Project Permits to authorize the construction of a multi-family residential project consisting ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units, and to remove one oak tree in connection with the multi-family residential Project ("Project") on a property located at 1264 San Gabriel Boulevard in the unincorporated community of South San Gabriel ("Project Site").

3. The CUP is a request to develop a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units. The units will consist of 17 two-bedroom units and three (3) three-bedroom units. Each unit will include a two-car garage (subterranean); 5 guest parking spaces will be provided. The Oak Tree Permit is a request to allow the removal of one oak tree. Three replacement oak trees will be planted on the developed site in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") sections 22.28.160 and 22.56.2080.

4. The Project Site is 0.84 acre in size and consists of one legal lot. The Project Site is rectangular in shape with relatively flat topography and is developed with a single-family residence, small office, two storage buildings and paved outdoor surfaces.

5. The Project Site is located in the South San Gabriel Zoned District and is currently zoned C-2 and is also located within the South San Gabriel Community Standards District (CSD).

6. The Project Site is located within the CG (General Commercial) land use category of the 2035 General Plan Land Use Policy Map.

7. Surrounding Zoning within a 500-foot radius includes:

   North: R-A (Residential Agricultural)
   South: City of Rosemead
   East: R-A
   West: C-2 and R-A

8. Surrounding land uses within a 500-foot radius include:
   North: Single-Family Residential

South: Church and Wellness Center
East: Single and Multi-Family Residential
West: Commercial and Single and Multi-Family Residential

9. Zoning actions that have taken place on the Project site:

   - R2007-00165 / RPP 200700152 was approved to allow the construction of a 1,500 sf garage.
   - RCOC (Certificate of Compliance) 201200120 was completed in 2015.
   - Land Use Category was changed from Low Density Residential to CG (General Commercial) by the 2035 General Plan Update.

10. The site plan for the Project depicts the 0.84 acre parcel developed with the proposed apartment units totaling approximately 23,010 square feet of building area. The site plan also depicts the two-car garages and guest parking spaces provided to serve the Project site. The development will also include 24,267 square feet of landscaped open space and paved areas. Landscaping will be located along the site's periphery and within apartment yard areas. Ingress and egress to the Project site is provided by one driveway located along San Gabriel Boulevard. The paved area of the driveway runs through the center of the property. No signage is proposed at this time. The on-site oak tree, to be removed, is located toward the center of the property.

11. The Project Site is accessible via San Gabriel Boulevard to the South. Primary access to the Project Site will be via an entrance/exit on San Gabriel Boulevard.

12. The Project will provide a total of 45 parking spaces, 40 of which will be provided via two-car garages attached (subterranean) to each unit, and five guest parking spaces.

13. Based on a letter from the County of Los Angeles Department of Public Works, dated March 23, 2016, Public Works recommends that the conditions shown (in their letter) be applied to the Project if ultimately approved.

    Based on a letter from the County of Los Angeles Fire Department, dated February 12, 2016, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with conditions of approval attached.

    Based on a letter from the County of Los Angeles Fire Department, Forestry Division, dated June 29, 2015, the Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The Forestry Division has cleared the project for hearing with recommended conditions of approval.

14. Based on a letter from the City of Rosemead's Planning Division, dated June 2, 2016, the City of Rosemead requested that a construction notice be mailed to residents within a 300 foot radius of the Project site to inform them of the commencement of construction, as well as on-site posting. The applicant has agreed to this request being added to the conditions of approval.

15. Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

17. Staff received one email in opposition to the proposed Project and one letter in opposition to the Project, including a petition with 10 signatures.

18. A duly notice public hearing was held on August 2, 2016 before Hearing Officer Patricia Hachiya. The Project architect, Simon Lee, and the applicant's representative, Patric Pan, were present to answer questions regarding the Project. Two area residents, Jo Anne Mitchell and Suzanne Reifer, spoke in opposition to the Project citing concerns with noise, traffic and continued agricultural use of a neighboring property. Ms. Reifer also presented a petition, in opposition to the project, with 113 signatures. There being no further testimony, the Hearing Officer closed the public hearing, adopted the Negative Declaration and approved the Project.

19. The Hearing Officer finds that the Project site is located in the CG (General Commercial) land use designation of the 2035 General Plan. This designation is intended for local-serving commercial uses, single and multi-family residences, and residential and commercial mixed uses. The 20-unit apartment project is a local-serving, multi-family use and is therefore consistent with the permitted uses of the underlying land use category.

20. The Hearing Officer finds that the Project site is currently zoned C-2 (Neighborhood Commercial). Apartment uses are permitted within the C-2 Zone, provided a Conditional Use Permit has been approved on the Project site.

21. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The apartment development has been designed to be compatible with uses the surrounding community. The proposed Project will compliment adjacent areas by improving an existing, underutilized site. The entrance to the site will be a wide two-way driveway, fencing will be sufficient to discourage access to and from the site on the borders with adjacent uses. Trees and other landscaping planted generously along the site's periphery will add privacy for neighbors. The physical alterations will improve the site visually and functionally.

22. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project has been designed to observe all Los Angeles County Code requirements based on the CSD and C-2 zoning designation. One method for achieving lower height buildings at the site is to provide subterranean parking for each unit. The Project's contained parking also reduces impacts on off-site parking areas and the number of parked automobiles visible in the community.

23. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Vehicles entering the Project site will be accommodated by a wide two-way driveway entrance along San Gabriel Boulevard. As depicted on the site plan, the surface area for automobiles at the site is adequate to accommodate traffic in both directions. Additionally, sufficient space is provided for emergency vehicle access and turn around. The site is adequately served by highways and streets of sufficient width and improvements to carry the kind and quantity of traffic a 20-unit apartment development will generate. The site is adequately served by public and private service facilities.

24. The Hearing Officer finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of chapter 22.56, if any, on the subject property. The site contains one oak tree. The proposed Project will result in the removal of the existing oak tree, and there are no additional oak trees on the site. The Project includes three 15-gallon replacement oak trees to be incorporated into the site's landscaping.

25. The Hearing Officer finds 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. The proposed Project involves development of the entire site, where no existing or anticipated future surface waters or major drainage courses exist. The Project includes subterranean construction, and development of the site will include efficient grading and drainage, including in the area of the oak tree removal. Therefore, removal of the existing oak tree will not result in potential soil erosion through the diversion or increased flow of surface waters.

26. The Hearing Officer finds that the removal of the oak tree proposed is necessary as continued existence at present location frustrates the planned improvement or proposed use of the subject property to such an extent that alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive. The existing oak tree, located near the center of the site, will interfere with the reasonable and efficient development and use of the proposed Project since its protection would preclude encroachment on a significant portion of the developable area of the site.

27. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the South San Gabriel community. On May 24, 2016, a total of 95 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as one notice to those on the courtesy mailing list for the South San Gabriel Zoned District and to any additional interested parties.

28. The Hearing Officer finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code, unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife.

29. After consideration of the Negative Declaration, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before her that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer.

30. 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 at the Los Angeles County Department of 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 Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Conditional Use Permit:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Regarding the Oak Tree Permit:

E. The removal of the smaller non-"heritage" oak tree on-site is necessary because the tree in its current location interferes with the provision of sidewalks and streets for the Project, that no reasonable alternative to such interference exists other than removal of the tree, and that the relocation of the tree is infeasible and the Project is appropriately conditioned to mitigate any soil erosion associated with the proposed removal of the non-"heritage" oak tree by providing drainage and grading devices on-site.

F. The Project is appropriately conditioned to require the permittee to replace the removed non-"heritage" oak tree at a ratio of two to one, which will result in the planting of not less than two new oak trees on-site.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and

2. Approves Conditional Use Permit 201200081 and Oak Tree Permit 201200036, subject to the attached conditions.

ACTION DATE: AUGUST 2, 2016

MM:MRB
08/02/16

c: Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01339-(1)
CONDITIONAL USE PERMIT NO. 201200081
OAK TREE PERMIT NO. 201200036
ENVIRONMENTAL ASSESSMENT NO. 201200145

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit to develop a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units and Oak Tree Permit to allow the removal of one oak tree subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("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 of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. 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 make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **two** inspections. Inspections shall be unannounced.

   If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially

responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

11. Within five (5) working days from the day after your appeal period ends **August 23, 2016**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.25** ($2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,145.00** ($3,070.00 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. 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 a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **October 3, 2016**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

20. The permittee shall record a Covenant In Lieu Of A Lease Only Map with the County of Los Angeles that the Project site shall be held as one parcel with all multi-family residential buildings developed, owned and retained by the same owner or entity, and no portion shall be sold or leased separately except individual leases of units within the buildings.

21. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated June 29, 2015 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

    a. The permitee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) mitigation trees.

22. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.

PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize the construction of a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units and the removal of one oak tree from the Project site.

24. Not more than 90 percent of the net area of the Project site shall be occupied by buildings.

25. The Project site shall maintain 45 parking spaces on-site, 40 space to serve each unit via one two-car garage per unit, and five guest spaces.

26. Building heights of each structure shall not exceed 35 feet above grade.

27. Prior to Project construction, a construction notice, as well as on-site posting, shall be mailed to residents within a 300-foot radius of the project site to inform them of the commencement of construction.

28. The permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated March 23, 2016.

29. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated February 12, 2016.

Attachments:
Department of Public Works letter dated March 23, 2016
Fire Department letter dated February 12, 2016
Forestry Division letter dated June 29, 2015
Oak Trees: Care and Maintenance Guide

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 23, 2016

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Michelle Bush

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200081
PROJECT NO. R2012-01339
1264 SOUTH SAN GABRIEL BOULEVARD
ASSESSOR'S MAP BOOK NO. 5279, PAGE NO. 22, PARCEL NO. 11
UNINCORPORATED COUNTY AREA OF SOUTH SAN GABRIEL

Thank you for the opportunity to review the site plan and zoning permit application for CUP No. 201200081 in the unincorporated County area of South San Gabriel. The project consists of the construction of 10 multi-family residential buildings containing 2 townhomes each for a total of 20 townhomes.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents, and therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

Road

1. Close the unused driveway at the southeast corner of the property with standard curb, gutter, and sidewalk.

2. Construct the proposed driveway on San Gabriel Boulevard to meet current Americans with Disabilities Act requirements.

3. Provide and continuously maintain adequate sight distance (10 feet minimum) from the proposed driveway to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstruction such as landscaping or block walls above 3.5 feet in height within the 10 foot sight triangle.

4. Plant street trees along the property frontage on San Gabriel Boulevard to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 1 office, at (626) 337-1277 to obtain information regarding the desirable tree species to be planted along the property frontage. Any existing trees in the right of way shall be removed and replaced if not acceptable as street trees.

5. Submit street improvement plans and acquire street plan approval before obtaining grading/drainage permit.

6. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ed Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

Street Lights

1. Comply with the street lighting conditions outlined on the attached Traffic and Lighting Division memo dated February 18, 2016.

For questions regarding the street lighting conditions, please contact Jeff Chow of Public Works' Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov

Grading/Drainage:

1. Submit a grading/drainage plan that complies with the hydrology study approved on November 11, 2014, or the latest revision. The grading plans must show and call out the construction of at least all drainage devices and details and paved driveways; elevation and drainage of all pads; and the water quality devices. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

2. Comply with the Low-Impact Development per County Code Section 12.84.460. The Low-Impact Development Standards Manual can be found at http://dpw.lacounty.gov/ldd/web/.

3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

4. Obtain soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division.

For questions regarding the grading/drainage conditions, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

Water:

1. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated March 25, 2015, issued by the San Gabriel Valley Water Company, to the satisfaction of Public Works. The Will Serve letter will expire on March 25, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

2. The applicant shall ascertain the fire-flow requirements and obtain approval from the Fire Department. If the fire flow is not sufficient, the applicant shall be responsible for upgrading the system to meet the Fire Department's required flow.

For questions regarding the water condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

For questions regarding the site plan, conditions, or if you require additional information, please contact Mr. Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

ECG:tb
P:\ldpub\SUBPCHECK\Plan\CUP\CUP 201200081-1264 san gabriel\TCUP 201200081\16-02-01 TCUP 201200081 submittal\.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

Date: 2/18/16

TO: Matthew Dubiel
Project Entitlement & CEQA Section
Land Development Division

Attention: Ed Gerlits

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

STREET LIGHTING REQUIREMENTS
CUP 201200081, TG 636G4, L-042-2012

☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☒ Provide streetlights on concrete poles with underground wiring along the property frontage on San Gabriel Blvd to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.

☒ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

☐ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

SAN GABRIEL VALLEY WATER COMPANY

March 25, 2015

Mr. Peterzon Sy
Cal Land Engineering, Inc.
576 East Lambert Road
Brea, CA 92821

Subject: 1264 San Gabriel Boulevard
Rosemead, CA

Dear Mr. Sy:

San Gabriel Valley Water Company is a public utility regulated by the State of California Public Utilities Commission. The company supplies water to customers in its service area in accordance with the company's tariff schedules and rules filed with the California Public Utilities Commission.

The subject property is located entirely within the service area of San Gabriel Valley Water Company. Adequate line and storage capacity for domestic water purposes exists, and following completion of necessary financial arrangements and execution of appropriate agreements, those facilities can be extended to provide public utility water service to the subject development.

The existing water main located in the street fronting the site may not be capable of providing the required fire flow for this development. Please contact the fire department to ascertain the fire flow requirements for this development, and then discuss those requirements and the domestic water service requirements with us as soon as possible.

If you have any questions or need additional information, please contact Keith Hueston at (909) 201-7353 or via e-mail at kahueston@sgvwater.com.

Very truly yours,

Matt Y. Yucelen, P.E.
Director of Engineering

MYY:cph

11142 GARVEY AVENUE • P.O. BOX 6010 • EL MONTE, CALIFORNIA 91734-2010 • (626) 448-6183 • Fax (626) 448-5530

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01339 MAP DATE: 01/28/2016

LOCATION: 1264 San Gabriel Blvd., Rosemead

PLANNER: Michele Bush

REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 03/20/2015

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

5. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2

6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

Reviewed by: Wally Collins Date: February 12, 2016

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01339 MAP DATE: 01/28/2016

LOCATION: 1264 San Gabriel Blvd., Rosemead

PLANNER: Michele Bush

---

7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5

   a. Provide a Fire Department Turnaround as noted on the site plan.

8. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4

9. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3

10. The gradient of Fire Apparatus Access Roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7

11. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3

12. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

13. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01339 MAP DATE: 01/28/2016

LOCATION: 1264 San Gabriel Blvd., Rosemead

PLANNER: Michele Bush

---

14. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1

15. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

16. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

CONDITIONS OF APPROVAL – WATER STSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.

2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrant flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01339 MAP DATE: 01/28/2016

LOCATION: 1264 San Gabriel Blvd., Rosemead

PLANNER: Michele Bush

---

a. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

b. The fire flow test performed by the San Gabriel Valley Water Company on 01/08/12 was adequate for this project.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

Reviewed by: Wally Collins Date: February 12, 2016

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 29, 2015

Michele Bush, Principal Regional Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Bush:

OAK TREE PERMIT NUMBER 201200036
PROJECT NUMBER R2012-01339-(1)
1264 SAN GABRIEL BOULEVARD, SOUTH SAN GABRIEL

We have reviewed the "Request for Oak Tree Permit #201200036." The project is located at 1264 San Gabriel Boulevard in the unincorporated area of South San Gabriel. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Michael Crane, the consulting arborist, dated July 2012.

We recommend the following as conditions of approval:

<u>OAK TREE PERMIT REQUIREMENTS</u>:

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

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $300. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while

inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

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

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

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

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

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

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL:jl

Enclosure