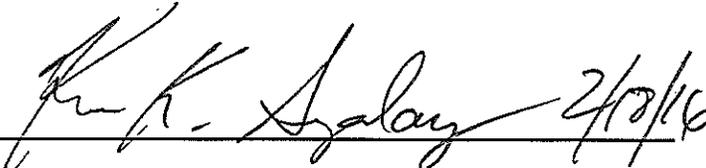


Regional Planning Commission Transmittal Checklist

Hearing Date
03/02/2016
Agenda Item No.
7

Project Number: R2014-03316-(5)
Case(s): Tentative Tract Map No. 073191
Oak Tree Permit No. 201400031
Environmental Assessment No. 201400267
Planner: Tyler Montgomery

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit
- Other

Reviewed By:  2/12/16



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
R2014-03316-(5)

HEARING DATE
03/02/2016

REQUESTED ENTITLEMENTS
Tentative Tract Map No. 073191
Oak Tree Permit No. 201400031
Environmental Assessment No. 201400267

PROJECT SUMMARY

OWNER / APPLICANT
Dexter 11108 Freer, LLC

MAP/EXHIBIT DATE
10/14/15

PROJECT OVERVIEW

Tentative Tract Map for six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in density due to infill and an oak tree permit to retroactively authorize the removal of two oak trees during site clearance in 2014.

LOCATION
11108 Freer Street, South Monrovia Islands

ACCESS
Freer Street, Florinda Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)
8574-012-026

SITE AREA
0.82 gross (0.69 net) acres

GENERAL PLAN / LOCAL PLAN
Countywide Land Use Plan (1980)

ZONED DISTRICT
South Arcadia

LAND USE DESIGNATION
Low Density Residential (1-6 dwelling units/gross acre)

ZONE
A-1 (Light Agricultural)

PROPOSED UNITS
6 units (7.3 DU/AC)

MAX DENSITY/UNITS
6 DU/AC (4.9 units)

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)
Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Subdivision Map Act
- Consistency with Title 21 of the Los Angeles County Code and the Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - o 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:
Tyler Montgomery

PHONE NUMBER:
(213) 974-6433

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tmontgomery@planning.lacounty.gov

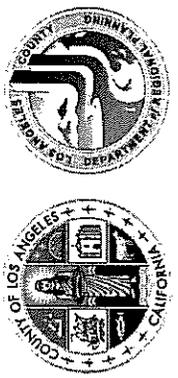
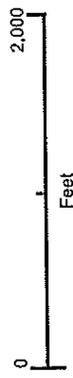
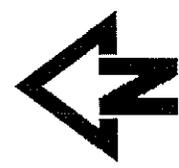


TR 073191

Vicinity Map

Printed: Feb 18, 2016

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ENTITLEMENTS REQUESTED

- Tentative tract map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot, pursuant to County Code Section 21.40.010.
- Oak tree permit to retroactively authorize the removal of two on-site oak trees, pursuant to County Code Section 22.56.2060.

PROJECT DESCRIPTION

The applicant, Dexter 11108 Freer, LLC, requests a tentative tract map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. There is also an oak tree permit request to retroactively authorize the removal of two oak trees, which were removed during site clearing activities in 2014. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in allowed density due to infill from 6.0 to 7.3 dwelling units per acre.

EXISTING ZONING

The project site is zoned A-1 (Light Agricultural). Properties to the north, south, and west are also zoned A-1.

EXISTING LAND USE

Because the project application was submitted prior to the 2015 effective date of the County's current General Plan, it will be considered under the classification and policies of the 1980 General Plan. Therefore, the applicable Land Use classification for the project site is Low Density Residential (1-6 dwelling units per gross acre).

The subject property is developed with a single-family residence and auxiliary structures, including a detached garage, tennis court, and swimming pool on 0.82 gross acres. It is surrounded by single-family residences on smaller lots to the north, south, east and west. Vegetation on the project site consists of grasses, shrubs, trees, and one oak tree that will not be impacted by development.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning prepared a Negative Declaration as the appropriate environmental documentation under California Environmental Quality Act ("CEQA") reporting requirements. The attached Initial Study has determined that the project, as proposed, would not have a significant effect upon the environment. The Negative Declaration has been circulated to all relevant County agencies. All comments received by these agencies were incorporated into the final document. Therefore, Regional Planning staff recommends that the Commission adopt the proposed Negative Declaration.

STAFF EVALUATION

General Plan/Community Plan Consistency

The site's proposed use as single-family residences is consistent with the residential classification of the Plan. The 1980 Countywide Land Use Plan designated the project site as Low Density Residential (1-6 dwelling units per gross acre). This would allow for a maximum of 4.9 units on the property, which is less than the six units proposed by the applicant. However, under the provisions of the 1980 General Plan Land Use Element (Page LU-20), an infill project may apply for an increase in density to the next highest Land Use category if certain conditions are met:

Infill Burden of Proof

- The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.
- The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.
- The proposed project will not overburden existing public services and facilities.
- The proposed use will not disrupt or adversely impact local traffic and parking conditions.
- Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review.

The applicant's burden of proof and infill study (attached) indicates that, within 500 feet of the project site, the average residential density is 7.1 dwelling units per gross acre. The proposed density of the project would be 7.3 dwelling units per gross acre, which is less than or equal to the density of 39 out of the 120 surveyed properties. Therefore, the proposed density of the project would be compatible with the surrounding neighborhood. The project design has been reviewed and approved for access to streets, parking, and public services by the departments of Public Works, Fire, Public Health, and Parks and Recreation. The development would also meet all other residential design and parking standards, which will be discussed in greater detail below. Therefore, it is staff's opinion that the project would qualify for a density bonus due to infill.

The project is consistent with the following policies of the 1980 General Plan, which is applicable to the project:

General Goals and Policies

Land use and urban development pattern

- "Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land" (Page G-14).

- “Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas” (Page G-14).
Housing and Community Development
- “Promote the provision of an adequate supply of housing by location, type and price” (Page G-16).

Zoning Ordinance and Development Standards Compliance

Permitted Uses:

The project site is located in the A-1 (Light Agricultural) Zone. Single-family residences are permitted by right within this zone.

Parking:

Section 22.52.1180 of the County Code requires that each single-family residence provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage. This section of the Code also requires that guest parking spaces be provided for condominium developments containing 10 or more units at a rate of one space per four units. Despite the fact that the project would construct only six units, the project would nevertheless include six uncovered guest parking spaces.

Yard/Setback Requirements:

Pursuant to Section 22.20.450 of the County Code, lots in the A-1 Zone are required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, and interior side-yard setbacks of five feet. Because of its irregular shape, the existing site—as well as the resulting condominium lot—would be considered to have two frontages—one facing Freer Street and one facing Florinda Avenue. All required setbacks would be met by the proposed residences.

Pedestrian Access/Healthy Design:

Section 21.24.380 of the County Code states that each dwelling unit within a condominium project must have a dedicated pedestrian pathway from its primary entrance to the nearest public street. When adjacent to a driveway, this pathway must be separated by a curb. Unit 6 would take direct pedestrian access from Florinda Avenue, to the west, while Units 1 and 5 would take direct pedestrian access from Freer Street. The remaining units would be accessed by a dedicated pedestrian pathway from Freer Street, running adjacent to the driveway and separated by a curb. This would provide adequate pedestrian access to all dwelling units, per the standards of the County’s Health Design guidelines.

Oak Tree Permit:

In addition to the subdivision, the applicant is also requesting a retroactive oak tree permit for the removal of two oak trees from the project site in 2014. Although these removals were unpermitted, the applicant has submitted a report from a certified arborist indicating they were in poor condition due to a spreading fungus infestation. This report was prepared prior to the oak trees being cut down. As a result, the

Forestry Division of the Los Angeles County Fire Department has recommended that the removals be authorized retroactively on the condition that several mitigation trees are planted and cared for over a set period of time. These have been included as draft conditions of approval for the oak tree permit.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

Site Visit:

Regional Planning staff visited the site in April of 2015 and again in February of 2016. The existing residence was vacant on both occasions. The site was also well maintained and free of trash and debris.

Neighborhood Impact/Land Use Compatibility

The subject property is surrounded by compatible residential uses and has access to two County maintained streets. Vehicular access to the project would be from Freer Street to the north via a private driveway and fire lane 20 to 21 feet in width. It would also have adequate pedestrian connections to both adjacent streets, as discussed above.

The six proposed single-family residences would be similar in size to many surrounding houses, and the project site would provide a net area of approximately 5,000 square feet per dwelling unit, which is greater than or equal to the lot sizes of 39 out of 120 properties in a 500-foot radius. The project would also meet all design and development standards of Titles 21 and 22 of the County Code, and the County departments of Public Works, Fire, Public Health, and Parks and Recreation have reviewed and cleared the project's access to public facilities and services. Therefore, the increase in density requested from 6.0 to 7.3 dwelling units per gross acre would be appropriate for the project site, as it is an infill site that meets all requirements of the 1980 General Plan for such a determination.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and the one remaining oak tree will be undisturbed. While two oak trees were removed from the project site in 2014, the report submitted by the applicant's arborist indicates that they were in poor health, and the oak tree permit currently under consideration will ensure the planting of mitigation trees to offset their removal.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted by the Subdivision Committee on November 10, 2015 for the tentative map dated October 14, 2015, all departments have

cleared the project for public hearing and approval. The full Subdivision Committee Report is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, project site posting, library posting, and DRP website posting.

PUBLIC COMMENTS

Staff has received two letters of opposition from area residents regarding the proposed project. Both expressed dismay that oak trees have been removed from the property. One letter stated that six homes are too many for the site. The second letter claimed that a car had been buried on the property, and that the existing house is an historic property—specifically, that it belonged to the Cleminsons, an early pioneer family of the El Monte area. Staff consulted with property records, as well as the El Monte Historical Society. The existing house was built in 1927, and no Cleminsons lived there prior to the 1970s. Further, these Cleminsons were likely only distantly related to the original pioneer Cleminsons, who first came to El Monte in 1853. Therefore, while the house is a handsome structure, staff does not believe that it has any historic significance. Staff was also unable to substantiate the existence of a buried car on the site.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-03316: Tentative Tract Map No. 073191 and Oak Tree Permit No. 201400031, subject to the attached conditions.

SUGGESTED APPROVAL ACTIONS:

I move that the Regional Planning Commission close the public hearing and **ADOPT** the Negative Declaration associated with Environmental Assessment No. 201400267.

I move that the Regional Planning Commission **APPROVE** Tentative Tract Map No. 073191 and Oak Tree Permit No. 201400031, subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Senior Regional Planning Assistant
Reviewed by Kim K. Szalay, Supervising Regional Planner, Land Divisions

Attachments:

Draft Findings (TR 073191)
Draft Findings (ROAK 201400031)
Draft Conditions of Approval (TR 073191)
Subdivision Committee Report (Map Dated 10/14/15)
Draft Conditions of Approval (ROAK 201400031)
Letter & Oak Tree Permit Conditions from County Forester (01/25/16)
Two (2) letters of opposition from area residents
Initial Study & Negative Declaration
Applicant's Infill Study & Burden of Proof
Applicant's Oak Tree Report & Burden of Proof
GIS Map
Site photos

KKS:TM
02/18/16

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on March 2, 2016, in the matter of Project No. R2013-03316, consisting of Tentative Tract Map No. 073191.
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Tract Map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot, pursuant to County Code Section 21.40.010.
3. **LOCATION.** The project site is located at 11108 Freer Street in the community of South Monrovia Islands.
4. **PROJECT DESCRIPTION.** The applicant requests a tentative tract map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in allowed density due to infill from 6.0 to 7.3 dwelling units per acre.
5. **TOPOGRAPHY.** The Project Site is 0.82 gross acres (0.69 net acres) in size, irregular in shape, and relatively flat. It has non-contiguous frontages on both Freer Street and Florinda Avenue. The subject property developed with a single-family residence and auxiliary structures, including a detached garage, tennis court, and swimming pool.
6. **ZONING.** The Project Site is located in the South Arcadia Zoned District and has a zoning of A-1 (Light Agricultural).
7. **LAND USE CLASSIFICATION.** Because the project application was submitted prior to the 2015 effective date of the County's current General Plan, it will be considered under the classification and policies of the 1980 General Plan. Therefore, the applicable Land Use classification for the project site is Low Density Residential (1-6 dwelling units per gross acre).
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: A-1
South: A-1
East: A-1, R-3 (Limited Multiple Residence)

West: A-1, City of Temple City

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:
 - North: single-family residences
 - South: single-family residences
 - East: single-family residences, apartments
 - West: single-family residences
10. **SITE ACCESS.** Ford Boulevard provides street frontage and access to both proposed parcels.
11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated October 14, 2015, the Subdivision Committee cleared the project for public hearing. The full Subdivision Committee Report of November 10, 2015 is attached.
12. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission'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.
13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.
14. **PUBLIC COMMENTS.** Regional Planning staff received two letters of opposition from area residents regarding the proposed project. Both expressed dismay that oak trees have been removed from the property. One letter stated that six homes are too many for the site. The second letter claimed that a car had been buried on the property, and that the existing house is an historic property—specifically, that it belonged to the Cleminsons, an early pioneer family of the El Monte area. Staff consulted with property records, as well as the El Monte Historical Society, and found no evidence for either of these assertions.

15. **HEARING PROCEEDINGS.**

16. **PLAN CONSISTENCY.** The The site's proposed use as single-family residences is consistent with the residential classification of the Plan. The 1980 Countywide Land Use Plan designated the project site as Low Density Residential (1-6 dwelling units per gross acre). This would allow for a maximum of 4.9 units on the property, which is less than the six units proposed by the applicant. However, under the provisions of the 1980 General Plan Land Use Element (Page LU-20), an infill project may apply for an increase in density to the next highest Land Use category if certain conditions are met:

Infill Burden of Proof:

- The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.
- The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.
- The proposed project will not overburden existing public services and facilities.
- The proposed use will not disrupt or adversely impact local traffic and parking conditions.
- Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review.

The applicant's burden of proof and infill study indicates that, within 500 feet of the project site, the average residential density is 7.1 dwelling units per gross acre. The proposed density of the project would be 7.3 dwelling units per gross acre, which is less than or equal to the density of 39 out of the 120 surveyed properties. Therefore, the proposed density of the project would be compatible with the surrounding neighborhood. The project design has been reviewed and approved for access to streets, parking, and public services by the departments of Public Works, Fire, Public Health, and Parks and Recreation. The development would also meet all other residential design and parking standards. Therefore, the project would qualify for a density bonus due to infill.

6. **ZONING CODE CONSISTENCY.** The project site is located in the A-1 Zone. Single-family residences are permitted by right within this zone. In addition, the proposed detached condominium development would comply with all applicable standards of the Zoning Ordinance (Los Angeles County Code, Title 22), including on-site parking, yard and setback requirements, pedestrian access and healthy design guidelines, and avoidance of an on-site oak tree.
7. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed development of four single-family residential parcels is compatible with the maximum density permitted by the Low/Medium Residential Land Use category of the 1980 General Plan, as modified by the allowed increase due to infill. In

addition, policies of the Specific Plan and General Plan Housing Element strongly support infill development to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code.

The six proposed single-family residences would be similar in size to many surrounding houses, and the project site would provide a net area of approximately 5,000 square feet per dwelling unit, which is greater than or equal to the lot sizes of 39 out of 120 properties in a 500-foot radius. The project would also meet all design and development standards of Titles 21 and 22 of the County Code.

8. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
9. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
10. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
11. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
12. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
13. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the

design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

14. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
15. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
16. **PUBLIC NOTICE.** The Commission 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 the Live Oak County Library. On January 21, 2016, Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to three persons on the courtesy mailing list for the South Arcadia Zoned District.
17. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and Specific Plan.
- B. That 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. 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 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201400267, 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 Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and); and
2. Approves Tentative Tract Map No. 073191, subject to the attached conditions.

ACTION DATE:

Vote:

Yes:

No:

Absent:

KKS:TM

02/17/16

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 201400031**

1. **HEARING DATE(S).** The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Oak Tree Permit No. 201400031 on March 2, 2016. The case was heard concurrently with Tentative Tract Map No. 073191.
2. **LOCATION.** The subject site is located at 11108 Freer Street in the South Arcadia Zoned District.
3. **TOPOGRAPHY.** The irregularly -shaped property is 0.82 gross acres (0.69 net acres) in size with relatively level topography. A single-family residence and ancillary structures, including a swimming pool and tennis court, currently exist on the site.
4. **PROJECT DESCRIPTION.** Oak Tree Permit No. 201400031 is a request to retroactively authorize the removal two (2) trees of the oak genus *Quercus agrifolia* (Coast Live Oak) identified as Tree Numbers 1 and 2 on the applicant's Oak Tree Report prepared by Arbor Care, Inc. and dated April 2014. Neither oak was considered a heritage oak tree.

The oak trees were removed during site clearance activities in 2014. Prior to removal, Arbor Care, Inc. prepared an oak tree report that indicated both trees were diseased. One additional oak tree on the site would remain, and no encroachments into its protected zone are proposed.

5. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Forester and Fire Warden ("County Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. There are two oak trees that were removed. A total of four (4) mitigation trees are required for mitigation. The permittee is providing mitigation trees of the Oak genus at a ratio of 2:1.
6. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on March 2, 2016.
7. **PUBLIC COMMENTS.** Regional Planning staff has received two letters of opposition from area residents. Both letters expressed dismay at the removal of the oak trees.
8. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission'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.

9. **WILDLIFE/HABITAT IMPACTS.** This project does not have "no effect" fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
10. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the removal of two oak trees was necessary for development reasons, as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;
- C. That the removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201400267, 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 Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and); and
2. Approves Oak Tree Permit No. 201400031, subject to the attached conditions.

ACTION DATE:

Vote:

Yes:

No:

Absent:

KKS:TM
02/18/16

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191**

PROJECT DESCRIPTION

The project is a subdivision to create six detached residential condominium units on 0.82 gross (0.69 net) acres. The project is 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 until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 11 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. In the event that Tentative Tract Map No. 073191 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. 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.
9. Prior to the 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.
10. 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.
11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (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 Game 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 **\$2,285.00** (\$2,210.00 for

- a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
 13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
 14. 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.
 15. 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.
 16. 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. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

The approval grants the creation of six detached residential condominium units as depicted on the Tentative Tract Map dated October 14, 2015.

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 10, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
19. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated October 14, 2015.

20. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
21. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the driveway, guest parking spaces, and common areas, to the satisfaction of the Director.
22. Prior to obtaining final map approval, the subdivider shall draft a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane lot for the benefit of the lots served. Provide a copy of the document to be recorded to Regional Planning for review prior to final map approval. This document shall be to the satisfaction of the Director.
23. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least four trees of non-invasive species within the front yard facing Freer Street and two trees of non-invasive species within the front yard facing Florinda Avenue. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.
24. Prior to final map approval, provide a copy of the Library Fees receipt.

Attachments:

Subdivision Committee Report (Tentative Parcel Map dated 10-14-15)

KKS:TM
01/14/16



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-03316-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073191

Environmental Assessment No. 201400267

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Dexter 11108 Freer, LLC / EGL Associates

**MAP/EXHIBIT
DATE:**

10/14/15

**SCM REPORT
DATE:**

11/10/15

SCM DATE:

11/19/15

PROJECT OVERVIEW

Tentative Tract Map for six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in density due to infill.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

11108 Freer Street, South Monrovia Islands

ACCESS

Freer Street, Florinda Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)

8574-012-026

SITE AREA

0.82 gross (0.69 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

South Arcadia

SUP DISTRICT

5

LAND USE DESIGNATION

1—Low Density Residential (1 to 6 dwelling units/gross acre)

ZONE

A-1 (Light Agricultural)

**PROPOSED DWELLING
UNITS (DU/AC)**

6 units (7.3 DU/AC)

**MAX DENSITY/UNITS
(DU/AC)**

4 units (4.9 DU/AC)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study Required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

- Existing utility easement "A" should not be included in the site's net area. Please revise.

Exhibit Map:

- A minimum of 26 feet of back-up space is required for all on-site parking spaces. The covered parking spaces for Units 3 and 4, as well as the guest parking space between them, currently show only 25 feet. Please revise.
- Clearly indicate the manner in which the pedestrian walkway is crossed by driveways accessing Units 1-4 and associated guest parking spaces.
- Redesign the stoop for Unit 3 so that it does not block the pedestrian walkway, in a manner similar to Units 1 and 2.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/3

TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015
EXHIBIT MAP DATED 10-14-2015

The following reports consisting of 11 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 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015

EXHIBIT MAP DATED 10-14-2015

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. A demolition permit and final sign-off from the inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 3/3

TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015

EXHIBIT MAP DATED 10-14-2015

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Teni Mardirosian *TM*
tr73191L-rev2.doc
<http://planning.lacounty.gov/case/view/r2014-03316>

Phone (626) 458-4910

Date 11-10-2015



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

TRACT NO.: 073191

TENTATIVE MAP DATE: 10/13/2015

EXHIBIT MAP DATE: 10/13/2015

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Building Permit:

1. Comply with the requirements of the Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 07/20/2015 to the satisfaction of the Department of Public Works.
2. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
3. A drainage and grading plan must be approved by the Department of Public Works to provide for the proper distribution of drainage including contributory drainage from adjoining properties.

(11)

Name  Date 11/05/15 Phone (626) 458-4921
VILONG TRUONG

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County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 73191 Tentative Map Dated 10/14/15 (Rev) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 1148 yd³ Location Temple City APN _____
Geologist --- Subdivider Dexter 11108 Freer, LLC
Soils Engineer EGL Engineer/Arch. EGL Associates, Inc.

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 3/9/15, 1/12/15
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

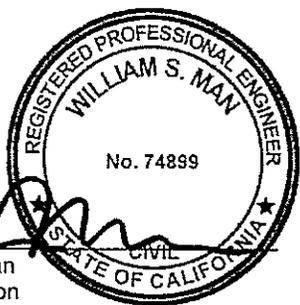
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

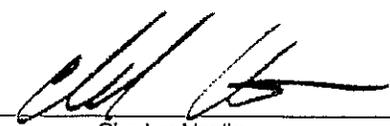
- G1. The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- G2. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ADJUSTED PERCOLATION RATES SHOWN IN THE SOILS REPORT DATED 1/12/15 HAVE NOT BEEN REDUCED BY THE SITE VARIABILITY AND LONG TERM SILTATION REDUCTION FACTORS.

Prepared by

William Man
Soils Section




Charles Nestle
Geology Section

Date 11/05/15

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
3. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Nazem Said  Date 10-26-2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073191\GP 073191\2015-10-19 TTR 073191 SUBMITTAL

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

1. Construct driveway approaches to the site to comply with current Americans with Disabilities Act standards on Freer Street Avenue to the satisfaction of Public Works. Relocate any affected utilities obstructing the driveway.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Freer Street and Florinda Avenue to the satisfaction of Public Works.
3. Reconstruct any non-ADA conforming features within the right of way or the to be offered private and future right of way to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Freer Street and Florinda Avenue. Any existing street trees that are not acceptable will have to removed and replaced.
5. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway. This condition includes the wooden pole in the existing pavement at northerly property line.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Freer Street Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes more than twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
7. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 12237AS, dated 03/16/2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Vilong Truong
tr73191s-rev2.doc

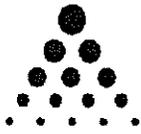
Phone (626) 458-4921

Date 11-05-2015

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 09/25/2015 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 09/25/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.





Golden State
Water Company

A Subsidiary of American States Water Company

STATEMENT OF WATER SERVICE TO NEW SUBDIVISIONS
For New or Upgraded Water Distribution Systems

September 25, 2015

Director of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, CA 91803-1331

Attention: Land Development Division
Code Enforcement Subunit

STATEMENT OF WATER SERVICE FOR 11108 Freer St., Temple City, CA

This is to certify that the proposed water system to serve the above referenced address
will be operated by:

Golden State Water Company

630 E. Foothill Blvd.

San Dimas, CA 91773

Upon completion of satisfactory financial arrangements under our rules and regulations on file with the California Public Utilities Commission, the proposed water distribution system for the above referenced subdivision will be adequate during normal operating conditions for the water system of this subdivision as provided in Chapter 20.16 of Title 20 of the Los Angeles County (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as provided by Section 20.16.070 and minimum fire flow and fire hydrant requirements as provided by Section 20.16.060.

Kyle Snay
Operations Engineer
(909) 592-4271 Ext. 103



**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: TR 73191

MAP DATE: October 14, 2015

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other obstruction within the private driveway shall be outside the required fire lane. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. A reciprocal access agreement is required for the portion of the driveway being shared the future owners. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. A construct bond is required for the private driveway within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

**PROJECT
CONDITIONS OF APPROVAL**

1. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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: TR 73191

MAP DATE: October 14, 2015

-
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 3. Per the fire flow test performed by Golden State Water Company dated 10-27-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
 4. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 5. 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.
 6. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 7. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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



PARK OBLIGATION REPORT

Tentative Map #	73191	DRP Map Date: 10/14/2015	SCM Date: 11/19/2015	Report Date: 11/10/2015
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.05
IN-LIEU FEES:	\$16,781

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$16,781 in-lieu fees.

Trails:

No trails.

Comments:

Proposed six (6) detached condominium units. One (1) existing single-family home to be removed, net increase of five (5) units.

*****Advisory:**

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

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

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

By: Kathlene King
Kathlene J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73191	DRP Map Date:10/14/2015	SMC Date:11/19/2015	Report Date: 11/10/2015
Park Planning Area #	5	ARCADIA ISLANDS		Map Type:REV. (REV RECD)

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

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	5	0.05
M.F. < 5 Units	4.34	0.0030	0	0.00
M.F. >= 5 Units	3.28	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.05

Park Planning Area = 5 ARCADIA ISLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.05	\$335,624	\$16,781

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
0.05	0.00	0.00	0.05	\$335,624	\$16,781



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publhealth.lacounty.gov

BOARD OF SUPERVISORS

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November 10, 2015

Tentative Tract Map No. 073191

Vicinity: South Arcadia

Tentative Tract Map Date: October 14, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073191** based on the use of public water (Golden State Water Company) and public sewer as proposed. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

VICENTE C. BAÑADA *V.C.*
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 201400031**

PROJECT DESCRIPTION

A retroactive oak tree permit for the removal of two oak trees, identified as Oak Trees No. 1 and 2 on the applicant's site plan, during site clearance activity in 2014.

PERMIT SPECIFIC CONDITIONS

1. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 25, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of four (4) trees.
2. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
3. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. 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 zones.
4. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (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 zones.
5. The installation of chain link fencing not less than four feet in height around the protected zone of the remaining oak tree shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden,

6. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,
7. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of any oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,
8. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

Attachments:

County Forester's Letter dated 01/25/16



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

January 25, 2016

Tyler Montgomery, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Montgomery:

OAK TREE PERMIT NUMBER 2014-00031
PROJECT NUMBER R2014-02127- (5)
11108 FREER STREET, SOUTH ARCADIA, TEMPLE CITY

We have reviewed the "Request for Oak Tree Permit #2014-00031." The project is located at 11108 Freer Street, South Arcadia in the unincorporated area of Temple City. 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 Arbor Care, Inc., the consulting arborist, dated April 2014.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

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

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

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

- 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 past removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1 and 2 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 conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

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

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

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of three to one (3:1) for each tree removed for a total of six (6) mitigation oaks.
11. Each mitigation tree shall be a 24 inch box tree and measure at least 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 shall 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 non-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:

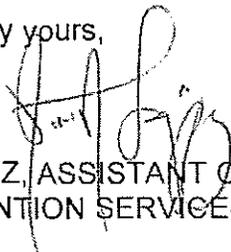
16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

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

Tyler Montgomery

From: Rick Yates [wrikyy@yahoo.com]
Sent: Wednesday, February 17, 2016 7:37 PM
To: Tyler Montgomery
Subject: r2014-03316-5 tr073191,ROAK201400031,renv201300207

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Hearing correspondence

Dear sir, I am opposed to this project. 6 homes where there was once one is too much. I know the co. is seeing only property tax revenue but consider the people already living in the area. Also the removal of the oak trees is a travesty! Do the right thing and scale back the amount of homes and please save the trees! Thank you, Rick Yates

Tyler Montgomery

From: RICHARD MORGAN [rifleman@pacbell.net]
Sent: Friday, February 05, 2016 7:33 AM
To: Tyler Montgomery
Cc: John Nixon
Subject: Re: here is Oak Tree being Cut Down Friday 6-6-14 R2014-03316-(5) TR 073191, ROAK 201400031 RENV 201300207

Categories: Hearing correspondence

interesting reading about fire and Car and pollution in ground 11108 Freer St.

Good Morning Mr. Montgomery 2-5-16

Thank you for reviewing my letter. Being I have pictures of the Oak trees that were assonated (they look Healthy to the guy at arboretum in arcadia as I sent him the pictures) by the owner as did hear and check on Zillow the value of the house/land was only I believe about 800,000.00 Because of the Oak trees on property. But if you see selling price of property was over \$1,1XX.000.00 and some Cash Changed hands. By cutting down the Oak Trees the Increase in Value was Far more than the Fine that would be imposed. So why not, and Yes they do All the Dirty Work on Friday and Saturday as they know the police will not get involved and once the cutting starts it's Finished. Like Josh Huntington said There Isn't an Oak Tree He Can't Get Removed in L.A. County looks like positive proof.

How do I know about Car being Buried on property? Here is how I found out. When I purchased my house in 1975 the back yard has a wooden grape stake fence around property and I was removing the growth that had built up in the easement. To my surprise I see a plate of Cookies Pop Up and a small hand holding the plate says Would You Like Some Cookies so I peeked over and that's the first time I meet Ms. GLASSER. Yes I took some cookies which were persimmon that she made from tree on her property. For many Years I would help her do small chores around her property and she would tell me about the Cleminsons. She gave me some idea that her daughter was Not Very Friendly as she was Protecting her Future inheritance and was in fear mom would sell behind her back I believe. She also had a son who lived in Hawaii because he had lung issues.

There were either 2 or 3 daughters of the Cleminsons that lived in the house I believe until 1980 ish. There was a Barn on property that burned down and I believe she said the car was in the barn when it burnt, believe that's the car that was buried on property. She said fire was a problem to put out as they had oils and other liquids stored in barn.

This area was a Walnut Grove and I did hear also a Pig farm but have no proof of the pig farm but the entire neighborhood was covered in Walnut Trees as Ms. Glasser explain to me they were all grafted trees.

See that the Crippin family is still involved in area. Here is another idea you may want to keep in mind on pollution contamination on property. One property I rented was (shop) 10948-1/2 Grand ave which is in El Monte but temple city mailing address which was owned by Powel properties and one of partners was a Larry Lindquist. He is in my cardiac rehab class at hospital and he told me he had issues with this property (which was previously owned by Cleminsons and was Full of Pollution as he said they spend over \$\$\$ 1 million to get the property corrected. Like Lindquist made comment the

nut don't fall far from the tree so be aware. It may be good idea to drill some holes to see if the pollution is in the ground (back by where tennis courts are)
Strange that all of a sudden our land/property is Now South Arcadia as never saw that before. Maybe that's because of the New height of 35' on buildings will be allowed.
Going through some of the information on internet. Since don't have printer I must read the information. Wow see many mistakes in the statements. Seeing LESS THAN SIGNIFICANT IMPACT is Way Out of Line. Have concerns about who filled out the AESTHETICS / AGRICULTURE / FOREST / AIR QUALITY information. Could it be josh Huntington ???
The Entire property should be Surveyed as seems like incident next to my property was dispute who owned the wall I paid for 100%. As many people have Removed the Markers to let's say get that extra few inches for Free. That's another neighbor (Starrett) who gave me lots of information on this area that's not on records.
Trying to understand the Allowance of 6 on this lot when it's (at best 7840 sq. ft. short) with the 6 dwellings on gross acre. That's going to cause lots of issues as sq. footage to move around will be Very Troublesome. The parking for extra cars must be for the Smart Cars? Here is another issue as in our area they have allowed gates to be 6 plus ft. tall in front of houses and they are only 25 ' from curb and neighboring homes are 38' from curb.
Just remember some home owners WILL NEVER BE ABLE TO LOOK WEST AGAIN WITHOUT OBSTRUCTION OF BUILDING AND ON WILL NEVER BE ABLE TO SEE NORTH OR EAST WITHOUT OBSTRUCTION, the one hold out is looking for about 900K for property so till he gets the Big Bucks they will hold on.
Hope you will read my little notes as would be interested in meeting you at the property as can point out Issues that Exist and have you see concerns for the people in our area.
If interested let me know I can be there
Regards
Richard Morgan

From: Tyler Montgomery <tmontgomery@planning.lacounty.gov>
To: RICHARD MORGAN <rifleman@pacbell.net>
Cc: John Nixon <johnnixon@frontier.com>
Sent: Thursday, February 4, 2016 5:35 PM
Subject: RE: here is Oak Tree being Cut Down Friday 6-6-14 R2014-03316-(5) TR 073191, ROAK 201400031 RENV 201300207

Mr. Morgan,

Thank you for your letter. It will be given to the members of the Regional Planning Commission for their consideration.

The applicant for the project has applied for a retroactive oak tree permit; we are aware that they were cut down without permission. As part of the oak tree permit process, the Forestry Division of the Los Angeles County Fire Department was consulted on an appropriate mitigation for the trees removed. Their recommendation is for the applicant to plant and maintain six 15-gallon oak trees on the site, which will be monitored for several years. The applicant will also be required to plant six acorns on the site. Although the removals were unpermitted, the applicant did submit a report from a licensed arborist—written before the trees were cut down—stating that the oak trees were diseased and in the process of dying. This report is available in the file and will be included in the project's staff reported, which will be distributed on 2/18/16.

The presence of a buried car on the property is interesting. May I ask how you know that a car is buried there?

As a result of your letter, I did some research on the history of the house. I also consulted with Donna Crippin, the curator of the El Monte Historical Museum. The house was built in 1927. John Cleminson and James Cleminson Sr., the original El Monte pioneers, died in 1879 and 1910, respectively—before the house was built. According to census records, James D. Cleminson—John Cleminson’s grandson—never lived at the house at any time before his death in 1939. John Cleminson’s great grandson, James E. Cleminson (1879-1964) may or may not have lived there, but it would have been after 1940, the last year for which census records are available. No other persons with the last name Cleminson lived in the house before 1940, either. While I agree that it is a handsome structure, I was not able to find any information that would qualify it as worthy of historical preservation. However, you are welcome to nominate the house to the County’s list of Historical Landmarks, if you believe you can make a case for it. The nomination forms can be found [HERE](#) (under “Historic Preservation”), and they must be filed at our offices with an application fee of \$1,115 (with owner’s consent) or \$3,715 (without owner’s consent).

I will be sure to send you a copy of the project staff report as soon as it is available to the public on 2/18/16. If you have any other questions or comments, please let me know.

Sincerely,

Tyler Montgomery, AICP
Senior Regional Planning Assistant
Land Divisions Section
Department of Regional Planning
320 West Temple Street
Los Angeles CA 90012
(213) 974-6433

From: RICHARD MORGAN [mailto:rifleman@pacbell.net]
Sent: Friday, January 29, 2016 12:29 PM
To: Tyler Montgomery
Cc: RICHARD MORGAN; John Nixon
Subject: Fw: here is Oak Tree being Cut Down Friday 6-6-14 R2014-03316-(5) TR 073191, ROAK 201400031 RENV 201300207

Mr Montgomery

ref 11108 Freer St Temple City (south arcadia zoned district)

enclosed is picture of the oak trees being cut down
ON A DAY THEY KNOW YOU WILL NOT RESPOND as your closed. 6-6-14 was the day of the cutting and Nobody Want to Get Involved Until After its gone they Investigate only.

this is one of many pictures sent to the proper offices and like most is Forgotten as they are only looking for TAX Dollars and Oak Trees are just in the way.

when our neighborhood tried to changed the amount of residences at 5238 Myrtus ave (believe) Two houses rather then 3 as Congestion on our street gets very busy was allowed. many things were allowed like 6 ft front fence and Distance Past the front on houses was allowed (that because 3 on a lot rather then 2)

here's a statement from your planning department (JOSHUS HUNTINGTON. AICP There Is Not a Oak Tree that He Can't Get Removed in L.A. County. thats the type of people that have attitude and should find work in a other area like Mc Donalds

Personal opinion they Cut as much of the Oak Trees and they Need to Leave what's still on property.

were you aware that the House is an HISTORIC PROPERTY.

its the Cleminson Mansion of which Land was Donated to Temple City for a School Named After the Cleminson family

there are some items that were buried on property like a car and oil was disposed of as they owned buildings that needed to get rid of oil and other contaminants.

interested in your response

Richard Morgan

----- Forwarded Message -----

From: RICHARD MORGAN <rifleman@pacbell.net>

To: william.romo@fire.lacounty.gov

Sent: Monday, June 9, 2014 5:20 PM

Subject: Fw:here is Oak Tree being Cut Down Friday 6-6-14

--- On Mon, 6/9/14, Richard Morgan <91780morgan@gmail.com> wrote:

> **From:** Richard Morgan <91780morgan@gmail.com>

> **Subject:**

> **To:** rifleman@pacbell.net

> **Date:** Monday, June 9, 2014, 5:18 PM

>

>



Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: Project R2014-03316-(5): Tentative Tract Map No. 073191, ROAK 201400031, RENV 201400267

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles CA 90012

Contact Person and phone number: Tyler Montgomery, (213) 974-6433

Project sponsor's name and address: Dexter 11108 Freer, LLC, 255 E. Santa Clara St., Suite 220, Arcadia CA 91006

Project location: 11108 Freer Street, North El Monte (South Monrovia Islands)

APN: 8574-012-026

USGS Quad: El Monte

Gross Area: 0.82 acres

General Plan designation: "1"—Low Density Residential (1-6 dwelling units/acre) (1980 General Plan)

Community/Area wide Plan designation: N/A

Zoning: A-1 (Light Agricultural)

Description of project: The applicant proposes a Tentative Tract Map for six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. There is also an oak tree permit request to retroactively authorize the removal of two oak trees. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in density due to infill, which is permitted under the provision of the 1980 General Plan. Because the project was submitted as a complete application prior to the effective date of the 2015 General Plan, it may be considered according to the standards of the 1980 Plan.

Surrounding land uses and setting: The subject property is relatively flat and contains a single-family residence, detached garage, swimming pool, tennis court, and outbuildings. It is surrounded by single-family residences on all sides, which are situated on lots between 4,000 and 8,000 square feet. Vehicular access would be from a dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. Vegetation on the project site consists of landscaping, grasses, and some small-to-medium trees.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Building and grading permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>None</u>	<u>N/A</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
 - Coastal Commission
 - Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- El Monte City School District

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Other

Trustee Agencies

- U.S. Fish and Wildlife Service
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff's Department
- Parks and Recreation
- Subdivision Committee
- Other

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) *[Handwritten Signature]*

Signature (Approved by) *[Handwritten Signature]*

Date *2-18-16*

Date *2/18/16*

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Have a substantial adverse effect on a scenic vista?

The project site is east of Santa Anita Avenue, which is not an officially designated scenic highway (Source: Scenic Highway Element of the General Plan). There are no significant ridgelines adjacent to the subject property. The proposed project is located within an established urbanized residential community and creation of six detached condominiums from a level single-family lot will not adversely affect a scenic vista.

- b) Be visible from or obstruct views from a regional riding or hiking trail?

There are no riding or hiking trails within a mile of the project site (Source: GIS-NET Trails Layer).

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The residential development would be compatible with the residentially developed neighborhood and does not impact scenic resources. There are no oak trees on site. Vegetation on the project site consists mostly of landscaped grasses and short-to-medium trees. No historic buildings exist on the site; the existing residence was built in 1930. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos, site photos).

- d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

Single-family residential lots of a similar size and scale currently exist in all directions. The approval ensures consistency with applicable County zoning and General Plan standards and requirements.

- e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

Residences on the site would be required to conform to the height limits of the Zoning Ordinance, which allows a maximum height of 35 feet in the A-1 Zone. No other significant generators of light or shadow are proposed.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Although the project site is currently zoned A-1 (Light Agricultural), single-family residences are a permitted use within such zones. The project site is not designated as an Agricultural Opportunity Area or under a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the vicinity of the project site.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land within the vicinity of project site.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no forest land or farmland within the vicinity of the project site, and the project would not result in changes to the environment that would result in the loss of either type of land.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing one existing residential lot six detached condominium units in the A-1 (Light Agricultural) Zone. The project site is located within the South Coast Air Quality Management District (SCAQMD). The proposed project complies with the density requirements of the applicable General Plan and General Plan Housing Element. Therefore, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

Based on the 2012 Area Designations for ten criteria pollutants, which is the most current available and represent air quality based on 2008 to 2010 monitoring data, the State Ambient Air Quality Standards for the Los Angeles County are as follows: "Nonattainment" for Ozone (O₃), Suspended Particulate Matter (PM₁₀), Fine Suspended Particulate Matter (PM_{2.5}), Nitrogen Dioxide (NO₂), Lead (Pb); "Attainment" for Carbon Monoxide (CO), Sulfur Dioxide (SO₂), and Sulfates; and "Unclassified" for Hydrogen Sulfide and Visibility Reducing Particles. The proposed project would not significantly contribute to this nonattainment status.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing one existing residential lot six detached condominium units in the A-1 (Light Agricultural) Zone. The project will not violate any applicable federal or state air quality standard or projected air quality violation.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The subdivision of an existing residential lots into six detached condominiums, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds. There may be some increase in air pollutants during construction activities (dust, exhaust, etc.); however, this increase would be temporary in nature and would be required to meet construction standards of the Department of Public Works.

d) Expose sensitive receptors to substantial pollutant concentrations?

No sensitive uses are located within 600 feet of the project site. The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

The proposed project of subdividing an existing single-family residential lot into six detached condominium units would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is relatively flat with some short grasses and several short-to-medium trees, most of which were placed on-site as residential landscaping. The proposed residential subdivision is located in an urbanized and developed area, and is not located in or near an identified sensitive environmental area, and should have less than significant impact. Nesting birds occur all over the county and the project shall be compliant with the California Department of Fish & Wildlife (CDFW) codes related to Nesting Birds. There are no species of concern in the area identified by the California Natural Diversity Database (CNDDDB).

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain either Federal or State-protected wetlands or waters.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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corridors, or impede the use of native wildlife nursery sites?

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no remaining oak trees or oak woodlands located on the project site. The residential subdivision is located in an urbanized and developed areas, and do not present a connectivity to wildlife and plant linkage areas or wildlife linkage corridors or rivers or significant ridgelines.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no remaining oak trees, oak woodlands, Joshuas, or Junipers on the subject property.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

There are no Wildflower Reserve Areas on the subject property. Because of the unauthorized removal of two on-site oak trees, the applicant is requesting an oak tree permit to legalize and mitigate these removals. Therefore, there is no conflict with the Los Angeles County Oak Tree Ordinance.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project site. The existing residence was built in 1930 and has no known historical connections.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would result in minimal ground disturbance.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site does not contain paleontological resources or sites, unique geological features, or rock formations.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

There is no record of human remains on the project site. If human remains are discovered as a result of site disturbance, a condition of approval will be incorporated to ensure that the subdivider shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource of human remains in place until a qualified archaeologist can examine and determine appropriate measures.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no known tribal cultural resources present on the project site. Due to the previously disturbed condition of the project site, they are unlikely to exist.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

The project is subject to and shall be in compliance with Los Angeles County Green Building standards.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

ii) Strong seismic ground shaking?

The project site is located three miles to the southeast of the nearest recorded fault trace. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to greater potential adverse effects than any other site in Southern California (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

The project site is located within a designated soil liquefaction area, as is much of the San Gabriel Valley (Source: California Geological Survey). Due to this, the Department of Public Works will require standard design and construction features that will render the impact of soil liquefaction to a less-than-significant level.

iv) Landslides?

The project site is not located within any identified landslide zone. (Source: California Geological Survey).

b) Result in substantial soil erosion or the loss of topsoil?

The project site is located within an urbanized area. The proposed project entails a subdivision of one existing residential lot into six detached residential condominiums and would have minimal grading activity. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

Any development resulting from the subdivision would be subject to the County's adoption of the Green Building Code and the County's Low Impact Development (LID) Ordinance, which requires for the management of storm runoff to lessen the potential amounts of erosion activities resulting from storm water. In addition, the Regional Water Quality Control Board would require new development to obtain a Municipal Storm Water National Pollutant Discharge Elimination System ("NPDES") Permit, which requires the incorporation of storm water mitigation measures. As such, the permit would reduce the quantity and improve the quality of rainfall runoff that leaves the site.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The project site is located within a designated unstable geologic or soil unit (Source: California Department of Conservation). The site is located within a soil liquefaction zone, as is much of the San Gabriel Valley. Structures would be required to comply with the Los Angeles County building codes, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project site is not located on soil identified as expansive. Structures would be required to comply with the Los Angeles County building codes, which include construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The project site does not contain slopes over 25 percent, and thus does not conflict with the Hillside Management Area Ordinance.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of one residential lot into six detached condominium units on 0.82 gross acres. Considering its relatively small scale and requirements by the County's Green Building Code, it is not expected that the project will generate GhGs that may have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of one residential lot into six detached condominium units on 0.82 gross acres. Considering its relatively small scale and requirements by the County's Green Building Code, it is not expected that the project will generate GhGs that may have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhGs.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The subdivision of one single-family residential lot into six detached condominiums will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within 500 feet of the project site.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not included on the California Department of Toxic Substances Control EnviroStor databased of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>).

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project site is approximately one-half mile north of the San Gabriel Valley (El Monte) Airport. However, the project site is not located within the Airport Influence Area, and its construction would not result in a safety hazard to aircraft or residents (Source: Los Angeles County Airport Land Use Commission)

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the vicinity of a private airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project site is not located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access?

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to existing major highways.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The Fire Department has determined that the existing fire flow of surrounding hydrants is adequate.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by other residential uses. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

- i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone. The proposed project of a six-unit residential condominium subdivision does not entail the regular use of large amounts any hazardous or highly flammable materials or substances.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Violate any water quality standards or waste discharge requirements?

The project site is connected to an existing municipal wastewater system. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project site would be served by a public water system and would not make use of local groundwater.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The project entails a subdivision of one residential lot into six detached condominium units on 0.82 gross acres. The site is relatively level and does not contain any existing drainage courses. The subdivision will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. Development of the residential lot will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project entails a subdivision of one residential lot into six detached condominium units on 0.82 gross acres. The site is relatively level and does not contain any existing drainage courses. The subdivision of the lot into six parcels will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. Development of the residential lots will be

required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

- f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

- g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

- h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SWRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf.

- i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The proposed project does not entail the use of onsite wastewater treatment systems.

- j) Otherwise substantially degrade water quality?

The proposed subdivision will not otherwise substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

- k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

- l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

- m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM"). While the site is within a potential dam inundation area, so is nearly all of the San Gabriel Valley. The likelihood of a catastrophic failure of Big Dalton Dam resulting in harm to residents is remote enough so as to be less than significant.

- n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within a flood zone, landslide zone, or tsunami inundation zone. While the site is within a potential dam inundation area, so is nearly all of the San Gabriel Valley. The likelihood of a catastrophic failure of Big Dalton Dam resulting in harm to residents is remote enough so as to be less than significant.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

The proposed project entails subdividing an existing residential lot into six condominium units and would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The proposed project entails subdividing an existing residential lot into six condominium units. The property has a land use category of Low Density Residential (1-6 dwelling units/gross acre) within the 1980 Countywide Land Use Plan. The land use designation indicates the project site is suitable for residential developments. The proposed project of six residential parcels on 0.82 gross acres (7.3 dwelling units/gross acre) creates a greater density than that allowed under the Plan. However, other provisions of the 1980 General Plan permit a density bonus to the next highest land use category (Low Medium Density Residential [6-12 dwelling units/gross acre]) for infill projects. Thus, the proposed project is consistent with the 1980 countywide General Plan in keeping with the established residential community character.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The property is zoned A-1 (Light Agricultural). The proposed development of six single-family residences would be consistent with this zoning classification.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

The project site does not contain any area exceeding 25 percent in slope and is not subject to the requirements of the Hillside Management Ordinance.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is not near a noise-generating site (e.g., airport, industrial site, freeway, etc.). The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element provides no thresholds for noise.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not expose sensitive receptors or excessive noise levels. There are not sensitive receptors within 1,000 feet of the site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project entails a subdivision of an existing residential lot into six detached condominium units. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. Any noise generated by additional single-family residences would be similar to ambient noise levels in the area, which is developed with single-family residences at a similar density.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

amplified sound systems?

The project entails a subdivision of an existing residential lot into six detached condominium units. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. Any noise generated by additional single-family residences would be similar to ambient noise levels in the area, which is developed with single-family residences at a similar density. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise. While there may be some increase in ambient noise during construction activities, these would be required to conform to the noise and timing requirements of the departments of Public Works and Public Health.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is approximately one-half mile north of the San Gabriel Valley (El Monte) Airport. However, the project site is not located within the Airport Influence Area, and its construction would not result in a safety hazard to aircraft or residents (Source: Los Angeles County Airport Land Use Commission).

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not in the vicinity of a private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The project proposes six new detached residential condominiums. This development is consistent with the type of development existing in this area and will not induce substantial growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site contains one single-family residence, which would be replaced with six residences.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The project would not displace any people, necessitating the construction of replacement housing elsewhere. The site contains one single-family residence, which would be replaced with six residences.

d) Cumulatively exceed official regional or local population projections?

The project would not exceed official regional or local population projections. The proposed six new detached residential condominiums will not exceed this projection. The project is consistent with the density permitted by the 1980 General Plan Land Use Element and the General Plan Housing Element. The creation of six additional single-family residences should not alter the growth rate of the population beyond that projected in the County General Plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the General Plan's Housing Element.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#47) is approximately 2.2 miles to the west of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 3.2 miles to the west of the Temple City Sheriff's Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios.

Schools?

The project site is located within the El Monte City School District. Considering the scale of the project, the six new residential units are not expected to create a capacity problem for the School District. The project will be required to pay school impact fees to address this increase in population, at a rate to be determined by the school district.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest existing County park, Longden Avenue Park, is located approximately 1.5 miles to the northeast, although several city parks are located closer in El Monte, Temple City, and Arcadia.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate six residential units, and thus increase the population. The population

increase is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The project site is approximately 1.2 miles to the southwest of the Live Oak County Library.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not include recreational facilities. Since the project does not entail a dedication of park space, the subdivider will be required to pay in-lieu Quimby fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

- a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2012 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2012 Regional Transportation Plan Alternative.

- b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

The project entails a subdivision of two existing residential lots into six detached residential condominiums. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works ("DPW").

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project will not change or encroach into air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project entails subdivision of one existing residential lots into six detached residential condominiums. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The proposed project of creating one additional residential parcel would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is not located along a route identified on the County's Bikeway Plan or Pedestrian Plan, nor is it located within a Transit Oriented District. The proposed project would not interfere with any designated bikeways, pedestrian, or transit facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>
	<i>Potentially Significant Impact</i>		

Would the project:

- a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

The creation of six additional residential condominium units is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance.

- b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of six additional residential condominium units should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by a public water system, which has issued a "will serve" letter for the proposed subdivision.

- c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Department of Public Works' review of the project indicates that the project would not create drainage system capacity problems, and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects.

- d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project site will be served by a public water system, which has issued a "will serve" letter for the proposed subdivision.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of six additional detached residential condominiums will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Green Building Code, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. Due to the small scale of the proposed project, the proposal to subdivide the existing two lots into six residential condominiums should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the applicable General Plan and Zoning Ordinance. Therefore, the proposed project would have a less than significant impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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beings, either directly or indirectly?

The project entails a subdivision of one residential lot into six detached condominium units on 0.82 gross acres in an A-1 (Light Agricultural) zone. The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.

EGL ASSOCIATES

11819 Goldring Road, Unit A, Arcadia, CA 91006
Tel: 626-263-3588; Fax: 626-263-3599

Date: December 17, 2014

County of Los Angeles,
Dept. of Regional Planning,
320 W. Temple St.
Los Angeles, 90012

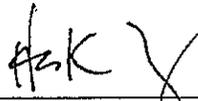
Subject: Infill Study for Tentative Tract No. 073191
11108 Freer Street, LA County Unincorporated
CA 91780, APN: 8574-012-026

To Whom It May Concern:

Attached please find an infill study for the subject project locates at 11108 Freer Street, LA County, CA. This Study includes properties within 500' of the project site, which is a total of 120 lots; only lots currently used for Single Family and Multi-Family Residential purposes are included in this study. The proposed 6-unit condominium density will be 7.32 units/acre. It is lower than the highest density of property in the vicinity at 40.22 units/acre. The vicinity of the subject site has average density of 7.10 units/acre & 5.03 lots/acre. 39 out of these 120 properties also have higher density than 7.32 units/acre. Based on this study, the proposed density is in significant equivalence with the properties within 500' radius of the subject property.

Sincerely yours,

EGL Associates Inc.



Hank Jong, RCE 45846



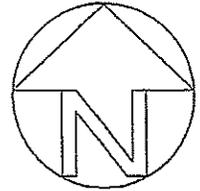
RESIDENTIAL INFILL - BURDEN OF PROOF

Please explain how the proposed project will meet the following criteria (*Do not provide one word or Yes/No responses. If necessary, attach additional pages.*)

A. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.
The proposed project is a 6-Unit Residential Condominium development, typical residential noise is expected and will not expect to affect the surrounding areas.
B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.
The proposed project follows the minimum setbacks, maximum building heights and landscaping percentages as required by LA County.
C. The proposed project will not overburden existing public services and facilities.
A separate Drainage Concept and Sewer Area Study will be submitted to Public Works for review, to show that the existing public services is capable of serving the proposed development.
D. The proposed use will not disrupt or adversely impact local traffic and parking conditions.
In addition to the required 2-garage Parking spaces provided for each unit, 6-Additional guest parking spaces are also provided onsite, thus this project will not disrupt or impact local traffic and parking conditions.
E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
The scale, intensity and design of the proposed development will be matching the surrounding neighborhood and will be checked in detail during site plan review.

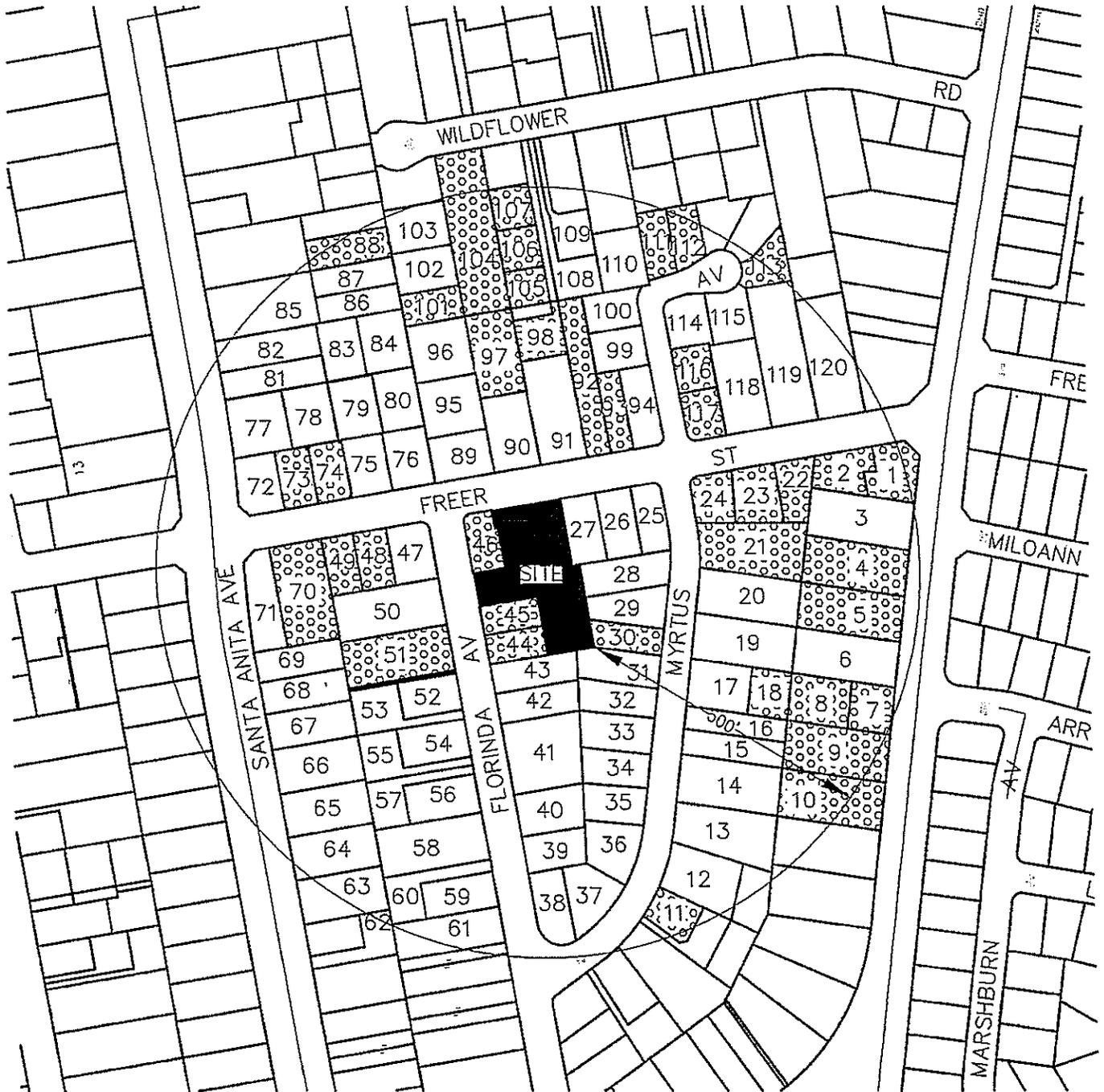
DENSITY ANALYSIS RADIUS MAP

TENTATIVE TRACT NO. 73191
 SITE ADDRESS: 11108 FREER STREET.
 LA COUNTY UNINCORPORATED, CA 91780
 APN: #8574-012-026



NORTH

SCALE: 1" = 250'



LAND USE LEGEND:



PROJECT SITE (7.32 UNITS/ACRE PROPOSED)



LOTS WITH EXISTING DENSITY HIGHER THAN 7.32 UNITS/ACRE

REFERENCE: LA COUNTY DEPARTMENT OF PUBLIC WORKS DGN MAP NO IM144277

FOR SUBJECT LOT: 11108 FREER STREET, Tentative Tract NO. 073191

NUM	APN	SITE ADDRESS	No. Res Units	Lot area(Sq. Ft.)	Lot Acreage	Unit/Acres*	Land Use**
1	8574-014-027	5245 TYLER AVE, TEMPLE CITY, CA 91780	7	7,581	0.17	40.22	MFR
2	8574-014-028	11164 FREER ST, TEMPLE CITY, CA 91780	2	6,682	0.15	13.04	MFR
3	8574-014-029	5235 TYLER AVE, TEMPLE CITY, CA 91780	1	14,356	NOT INCLUDED		COMMERCIAL
4	8574-014-030	5225 TYLER AVE, TEMPLE CITY, CA 91780	4	14,144	0.32	12.32	MFR
5	8574-014-031	5219 TYLER AVE, TEMPLE CITY, CA 91780	6	13,760	0.32	18.99	MFR
6	8574-014-032	5213 TYLER AVE, TEMPLE CITY, CA 91780	1	13,705	NOT INCLUDED		COMMERCIAL
7	8574-014-033	5201 TYLER AVE, TEMPLE CITY, CA 91780	4	5,861	0.13	29.73	MFR
8	8574-014-034	5201 TYLER AVE, TEMPLE CITY, CA 91780	4	8,229	0.19	21.17	MFR
9	8574-014-035	5201 TYLER AVE, TEMPLE CITY, CA 91780	4	14,301	0.33	12.18	MFR
10	8574-014-036	5137 TYLER AVE, TEMPLE CITY, CA 91780	6	14,200	0.33	18.41	MFR
11	8574-014-024	5122 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,296	0.12	8.23	SFR
12	8574-014-021	5130 MYRTUS AVE, TEMPLE CITY, CA 91780	1	11,219	0.26	3.88	SFR
13	8574-014-018	5136 MYRTUS AVE, TEMPLE CITY, CA 91780	1	14,178	0.33	3.07	SFR
14	8574-014-037	5142 MYRTUS AVE, TEMPLE CITY, CA 91780	2	13,997	0.32	6.22	MFR
15	8574-014-038	5202 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,481	0.17	5.81	SFR
16	8574-014-039	5206 MYRTUS AVE, TEMPLE CITY, CA 91780	1	6,666	0.15	6.53	SFR
17	8574-014-041	5212 MYRTUS AVE, TEMPLE CITY, CA 91780	1	8,479	0.19	5.14	SFR
18	8574-014-040	5214 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,459	0.13	7.98	SFR
19	8574-014-042	5220 MYRTUS AVE, TEMPLE CITY, CA 91780	2	13,547	0.31	6.43	MFR
20	8574-014-043	5228 MYRTUS AVE, TEMPLE CITY, CA 91780	2	13,562	0.31	6.42	MFR
21	8574-014-056-58	5236 MYRTUS AVE, TEMPLE CITY, CA 91780	3	16,024	0.37	8.16	MFR
22	8574-014-045	11160 FREER ST, TEMPLE CITY, CA 91780	1	5,901	0.14	7.38	SFR
23	8574-014-046	11150 FREER ST, TEMPLE CITY, CA 91780	2	7,602	0.17	11.46	MFR
24	8574-014-047	11144 FREER ST, TEMPLE CITY, CA 91780	1	5,876	0.13	7.41	SFR
25	8574-012-032	11130 FREER ST, TEMPLE CITY, CA 91780	1	5,976	0.14	7.29	SFR
26	8574-012-033	11124 FREER ST, TEMPLE CITY, CA 91780	1	6,990	0.16	6.23	SFR
27	8574-012-019	11118 FREER ST, TEMPLE CITY, CA 91780	1	6,945	0.16	6.27	SFR
28	8574-012-022	5233 MYRTUS AVE, TEMPLE CITY, CA 91780	1	8,588	0.20	5.07	SFR
29	8574-012-024	5223 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,622	0.17	5.72	SFR
30	8574-012-025	5219 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,487	0.13	7.94	SFR
31	8574-012-004	5215 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,645	0.18	5.70	SFR
32	8574-012-005	5209 MYRTUS AVE, TEMPLE CITY, CA 91780	1	6,892	0.16	6.32	SFR
33	8574-012-006	5201 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,533	0.17	5.78	SFR
34	8574-012-007	5145 MYRTUS AVE, TEMPLE CITY, CA 91780	1	6,668	0.15	6.53	SFR
35	8574-012-008	5139 MYRTUS AVE, TEMPLE CITY, CA 91780	1	6,440	0.15	6.76	SFR
36	8574-012-009	5133 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,811	0.18	5.58	SFR
37	8574-012-010	5119 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,714	0.18	5.65	SFR
38	8574-012-011	5105 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,045	0.16	6.18	SFR
39	8574-012-012	5118 FLORINDA AVE, TEMPLE CITY, CA 91780	1	6,398	0.15	6.81	SFR
40	8574-012-013	5126 FLORINDA AVE, TEMPLE CITY, CA 91780	1	8,166	0.19	5.33	SFR
41	8574-012-014	5132 FLORINDA AVE, TEMPLE CITY, CA 91780	2	15,254	0.35	5.71	MFR
42	8574-012-031	5202 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,116	0.16	6.12	SFR
43	8574-012-030	5206 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,279	0.17	5.98	SFR
44	8574-012-029	5214 FLORINDA AVE, TEMPLE CITY, CA 91780	1	5,001	0.11	8.71	SFR
45	8574-012-028	5218 FLORINDA AVE, TEMPLE CITY, CA 91780	1	4,999	0.11	8.71	SFR
46	8574-012-027	5230 FLORINDA AVE, TEMPLE CITY, CA 91780	1	5,365	0.12	8.12	SFR
47	8574-010-012	11028 FREER ST, TEMPLE CITY, CA 91780	1	7,132	0.16	6.11	SFR
48	8574-010-011	11022 FREER ST, TEMPLE CITY, CA 91780	1	5,705	0.13	7.64	SFR
49	8574-010-010	11018 FREER ST, TEMPLE CITY, CA 91780	1	5,336	0.12	8.16	SFR
50	8574-010-013	5223 FLORINDA AVE, TEMPLE CITY, CA 91780	2	14,685	0.34	5.93	MFR
51	8574-010-031	5213 FLORINDA AVE, TEMPLE CITY, CA 91780	3	14,402	0.33	9.07	MFR
52	8574-010-033	5203 FLORINDA AVE, TEMPLE CITY, CA 91780	1	8,275	0.14	6.94	SFR
53	8574-010-034	5207 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,880	0.18	5.54	SFR
54	8574-010-041	5141 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,501	0.17	5.81	SFR
55	8574-010-042	5137 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,576	0.17	5.75	SFR
56	8574-010-044	5131 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,995	0.18	5.45	SFR
57	8574-010-045	Address Not Available	0	6,717	0.15	0.00	Vacant
58	8574-010-018	5123 FLORINDA AVE, TEMPLE CITY, CA 91780	1	14,763	0.34	2.95	SFR
59	8574-010-039	5115 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,370	0.17	5.91	SFR
60	8574-010-040	5117 FLORINDA AVE, TEMPLE CITY, CA 91780	1	7,139	0.16	6.10	SFR
61	8574-010-020	5109 FLORINDA AVE, TEMPLE CITY, CA 91780	1	11,094	0.25	3.93	SFR
62	8574-010-035	5112 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	6,028	0.14	7.23	SFR
63	8574-010-006	5120 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	10,875	0.25	4.01	SFR
64	8574-010-005	5128 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	10,680	0.25	4.08	SFR
65	8574-010-003	5136 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	10,845	0.25	4.02	SFR
66	8574-010-002	5206 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	11,026	0.25	3.95	SFR
67	8574-010-001	5212 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	8,694	0.20	4.90	SFR
68	8574-010-027	5220 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	8,077	0.19	5.39	SFR
69	8574-010-026	5224 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	7,598	0.17	5.73	SFR

NUM	APN	SITE ADDRESS	No. Res Units	Lot area(Sq. Ft.)	Lot Acreage	Unit/Acre*	Land Use**
70	8574-010-043	11008 FREER ST, TEMPLE CITY, CA 91780	3	15,444	0.35	8.46	MFR
71	8574-010-028	5240 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	8,828	0.20	4.93	SFR
72	8573-031-067	11001 FREER ST, TEMPLE CITY, CA 91780	1	7,143	0.16	6.10	SFR
73	8573-031-068	11007 FREER ST, TEMPLE CITY, CA 91780	1	5,785	0.13	7.53	SFR
74	8573-031-069	11015 FREER ST, TEMPLE CITY, CA 91780	1	5,774	0.13	7.54	SFR
75	8573-031-017	11023 FREER ST, TEMPLE CITY, CA 91780	1	7,031	0.16	6.20	SFR
76	8573-031-016	11033 FREER ST, TEMPLE CITY, CA 91780	1	7,267	0.17	5.98	SFR
77	8573-031-023	5312 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	9,932	0.23	4.39	SFR
78	8573-031-022	5314 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	7,928	0.18	5.49	SFR
79	8573-031-029	5316 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	7,818	0.18	5.57	SFR
80	8573-031-028	5318 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	7,193	0.17	6.06	SFR
81	8573-031-031	5322 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	8,066	0.19	5.40	SFR
82	8573-031-033	5328 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	9,489	0.22	4.59	SFR
83	8573-031-034	5320 1/2 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	6,897	0.16	6.32	SFR
84	8573-031-035	5320 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	7,956	0.18	5.48	SFR
85	8573-031-047	5334 SANTA ANITA AVE, TEMPLE CITY, CA 91780	1	16,349	0.38	2.66	SFR
86	8573-031-046	11052 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	6,175	0.14	7.05	SFR
87	8573-031-045	11048 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	6,481	0.15	6.72	SFR
88	8573-031-041	11044 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	5,044	0.12	8.64	SFR
89	8573-033-016	11105 FREER ST, TEMPLE CITY, CA 91780	1	7,874	0.18	5.53	SFR
90	8573-033-031	11111 FREER ST, TEMPLE CITY, CA 91780	1	10,171	0.23	4.28	SFR
91	8573-033-056	11119 FREER ST, TEMPLE CITY, CA 91780	1	14,400	0.33	3.03	SFR
92	8573-033-013	11127 FREER ST, TEMPLE CITY, CA 91780	2	11,005	0.25	7.92	MFR
93	8573-033-036	11129 FREER ST, TEMPLE CITY, CA 91780	1	5,251	0.12	8.30	SFR
94	8573-033-035	11137 FREER ST, TEMPLE CITY, CA 91780	1	7,285	0.17	6.98	SFR
95	8573-033-028	11101 FREER ST, TEMPLE CITY, CA 91780	1	9,761	0.22	4.46	SFR
96	8573-033-017	11037 FREER ST, TEMPLE CITY, CA 91780	1	9,984	0.23	4.36	SFR
97	8573-033-030	11113 FREER ST, TEMPLE CITY, CA 91780	2	11,228	0.25	7.76	MFR
98	8573-033-069	11124 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	5,933	0.14	7.34	SFR
99	8573-033-048	5317 MYRTUS AVE, TEMPLE CITY, CA 91780	1	6,294	0.14	6.92	SFR
100	8573-033-047	5325 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,993	0.14	7.27	SFR
101	8573-033-062	11100 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	5,504	0.13	7.91	SFR
102	8573-033-061	11102 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	7,191	0.17	6.06	SFR
103	8573-033-060	11104 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	7,579	0.17	5.75	SFR
104	8573-033-019	11108 WILDFLOWER RD, TEMPLE CITY, CA 91780	4	21,755	0.50	8.01	MFR
105	8573-033-068	11122 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	4,242	0.10	10.27	SFR
106	8573-033-074	11120 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	4,793	0.11	9.09	SFR
107	8573-033-071	11118 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	4,801	0.11	9.07	SFR
108	8573-033-082	11132 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	7,526	0.17	5.79	SFR
109	8573-033-081	11130 WILDFLOWER RD, TEMPLE CITY, CA 91780	1	6,360	0.15	6.85	SFR
110	8573-033-084	5327 MYRTUS AVE, TEMPLE CITY, CA 91780	1	7,985	0.18	5.46	SFR
111	8573-033-046	5331 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,681	0.13	7.67	SFR
112	8573-033-045	5337 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,317	0.12	8.19	SFR
113	8573-033-042	5344 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,383	0.12	8.09	SFR
114	8573-033-040	5332 MYRTUS AVE, TEMPLE CITY, CA 91780	1	6,348	0.15	6.86	SFR
115	8573-033-041	5338 MYRTUS AVE, TEMPLE CITY, CA 91780	1	6,328	0.15	6.88	SFR
116	8573-033-051	5312 MYRTUS AVE, TEMPLE CITY, CA 91780	1	5,000	0.11	8.71	SFR
117	8573-033-052	11149 FREER ST, TEMPLE CITY, CA 91780	1	5,464	0.13	7.97	SFR
118	8573-033-033	11153 FREER ST, TEMPLE CITY, CA 91780	2	12,383	0.28	7.04	MFR
119	8573-033-032	11157 FREER ST, TEMPLE CITY, CA 91780	2	19,136	0.44	4.55	MFR
120	8573-033-007	11171 FREER ST, TEMPLE CITY, CA 91780	1	16,697	0.38	2.61	SFR
*Highlighted Item = Lots with Density Higher than 7.32 Units/Acre (Tract 73191 is Proposing)							
**SFR = Single Family Residential; MFR = Multi-Family Residential; Commercial Lots excluded from Study							
TOTAL			165		23.23	7.10	
Exclusive subject property:							
AVERAGE UNITS PER ACRE = 165 Units/23.87 Acres = 7.10 Units/Acre							
AVERAGE LOTS PER ACRE = 120 Lots/23.87 Acres = 5.03 Lots/Acre							



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

2 Removal _____ Encroachment 1 To Remain 3 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. 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.
No trees on the property are endangered with the removal of the two oak trees. All other
trees are outside the vicinity of the two oak trees' dripline (canopy).
B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
Surrounding areas of oak trees removed will be staked off to prevent unnecessary soil erosion
during the construction.
C. That in addition to the above facts, at least one of the following findings must apply:
1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service 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
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
Both trees have been positively identified for Armillaria, commonly known as Oak Root Fungus,
by a reputable plant pathology lab. This is a serious pathogen associated with root rot and
wood decay. the fungus was found on more than one third of the total root collar area.
D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.
These two oak trees have a seriously debilitating disease with their root collar heavily
infected. if they are not removed from the property, we will be at risk of the tree
falling and endangering others and property.

Tree Risk Assessment

For two *Quercus agrifolia*

11108 Freer Street
Temple City, 91780

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SUMMARY

An advanced inspection was done for a qualitative risk assessment on two mature coast live oak trees, *Quercus agrifolia*, located in the back yard of the property. The trees were assessed as high risks after it was determined that they each have a root rotting and wood decaying disease coupled with a highly rated target. There is no reliable means of reducing this risk potential aside from removing them. The trees should be removed as soon as possible.

BACKGROUND

A coast live oak tree located in the front yard was inspected at the request of the property owners, Mr. and Mrs. James Robuck. He was concerned with the trees' structural integrity after some decline became apparent in the crown of each tree and a suspicious looking fungus was spotted at the base of one trunk. My assignment was to do an evaluation and make a risk assessment of the two trees. For my analysis I did a visual inspection from the ground and sent a sample of the fungus to a local plant pathology lab. I made my site visit on March 27, 2014.

OBSERVATIONS & ANALYSIS

Refer to aerial photo of property and photographs of the trees in Appendix A; and lab report in Appendix B.

The subject trees are coast live oaks, *Quercus agrifolia*. For the purpose of this report the trees are identified as Tree #1 and Tree #2. Tree #1 is approximately 45 feet high, with an average spread of 60 feet and a trunk diameter measuring 40 inches. It is a dominant-canopied tree with a symmetrical crown. Tree #2 is approximately 35 feet high, with an average spread of 40 feet and a trunk diameter measuring 23 inches. Its canopy has grown subordinate to Tree #1 and it has an asymmetrical crown. Both trees are located in the back yard area of the property.

An area on the buttress of Tree #1 has a cluster of decomposing mushrooms. A small area of bark was removed to expose a white sheeting type mycelium under the bark adjacent to the fruiting bodies. Small areas of the buttress were examined in the same manner and the fungal mycelium was discovered on more than one third of the total root collar area. A bleeding area on the root collar of Tree #2 was also cut away and the same white fungal mycelium was found. The mushrooms and the mycelium are distinctive signs of *Armillaria mellea*, commonly known as Oak Root Fungus. This is a serious pathogen associated with root rot and wood decay; and infections are associated with tree failures. I sent a sample taken from each tree's buttress area to a local and reputable plant pathology lab for analysis. *Armillaria* was positively identified in each sample.

Risk Rating

Identifying and managing the risks associated with trees is a subjective process. Since the nature of tree failures remains largely unknown, our ability to predict which trees will fail and in what fashion is limited. As currently practiced tree evaluation involves examining a tree for structural defects, associating those defects with a known pattern of failure and rating the degree of risk. The tree risk assessment involves three components: 1) probability of failure, 2) the size of the defect or part which is likely to fail, and 3) a person or object that would be injured or damaged (i.e. the target). By definition, a hazard situation requires both a defective tree and a target. Unless a target is present, a tree cannot be hazardous. As a result, assessing hazard is not limited to evaluating failure potential. Hazard evaluation must consider the potential presence of a target.

A Photographic Guide to the Evaluation Of Hazard Trees In Urban Areas, Nelda P. Matheny and James R. Clark

Using the risk assessment formula adopted as the industry standard, an evaluation takes into account the three components previously mentioned and rates each one on a numerical scale. Probability of failure is assigned 1-5 points, size of defective part 1-3 points and target area 1-4 points, for a maximum total of 12 points. A hazard rating is then achieved with 12 being most hazardous.

A summary of my risk assessment is located below. A table which helps interpret the rating scale is located on the following page.

Risk Summary

Tree #	Probability of Failure	Size of Defective Part	Target Area	Risk Rating	Risk Category
1	4 High Confirmed Armillaria infection on more than 33% of the root collar	3 Branches or stems larger than 20 inches in diameter	4 High Frequently used building	11	HIGH 3
2	4 High Confirmed Armillaria infection on more than 33% of the root collar	3 Branches or stems larger than 20 inches in diameter	4 High Frequently used building	11	HIGH 3

The Overall Risk Rating and Action Thresholds (3-12 points)

Risk Rating	Risk Category	Interpretation and Implications
3	Low 1	Insignificant - no concern at all.
4	Low 2	Insignificant - very minor issues.
5	Low 3	Insignificant - minor issues not of concern for many years yet.
6	Moderate 1	Some issues but nothing that is likely to cause any problems for another 10 years or more.
7	Moderate 2	Well defined issues - retain and monitor. Not expected to be a problem for at least another 5 - 10 years.
8	Moderate 3	Well defined issues - retain and monitor. Not expected to be a problem for at least another 1 - 5 years.
9	High 1	The assessed issues have now become very clear. The tree can still reasonably be retained as it is not likely to fall apart right away, but it must now be monitored more closely. At this stage it may be reasonable for the risk manager/owner to hold public education sessions to inform people of the issue and prepare them for the reality that part of the entire tree has to be removed.
10	High 2	The assessed issues have now become very clear. The probability of failure is now getting serious, or the target rating and/or site context have changed such that mitigation measures should now be on a schedule with a clearly defined timeline for action. There may still be time to inform the public of the work being planned, but there is not enough time to protracted discussion about whether or not there are alternative options available.
11	High 3	The tree, or a part of it, has reached a stage where it could fall at any time. Action to mitigate the risk is required within weeks rather than months. By this stage there is not time to hold public meetings to discuss the issue. Risk reduction is a clearly defined issue and although the owner may wish to inform the public of the planned work, he/she should get on with it to avoid clearly foreseeable liabilities.
12	Extreme	The tree, or a part of it, is in the process of falling. Immediate action is required. All other less significant tree work should be suspended, and roads or work areas should be closed off until the risk issues have been mitigated. This might be as simple as removing the critical part of a canopy, reducing overall tree height, or taking the tree down and cordoning off the area until final clean up, or complete removal can be accomplished. The immediate action required is to ensure that the clearly identified risk of harm is eliminated. For areas hit by severe storms, where many extreme risk trees can occur, drastic pruning and/or partial tree removals, followed by barriers to contain traffic, would be an acceptable first stage of risk reduction. There is no time to inform people or worry about public concerns. Clearly defined safety issues preclude further discussion.

The Table shown above outlines the interpretation and implications of the risk ratings and associated risk categories. This table is provided to inform the reader about these risk categories so that they can better understand any risk abatement recommendations made in the risk assessment report.

FINDINGS & RECOMMENDATIONS

Most trees I see have some structural defects that could cause the tree or tree part to fail; and if people/property are where the part falls when it falls, harm could occur. I think a hazard tree has defects that make it significantly more likely to fail than other trees. In my opinion there are two basic truths that all of us know, or should know: No tree is safe, and all trees fall. Then, when one gets beyond the underlying risk associated with every tree: Trees with structural defects, which may or may not be apparent, have an increased level of risk associated with them because of the defects. If the underlying risk, or a defect or group of defects is significant enough that the risk becomes more than the tree owner can bear, the tree owner should mitigate that risk. Every tree is different, but mitigation may be accomplished by pruning, cabling/bracing, propping up, or removal.

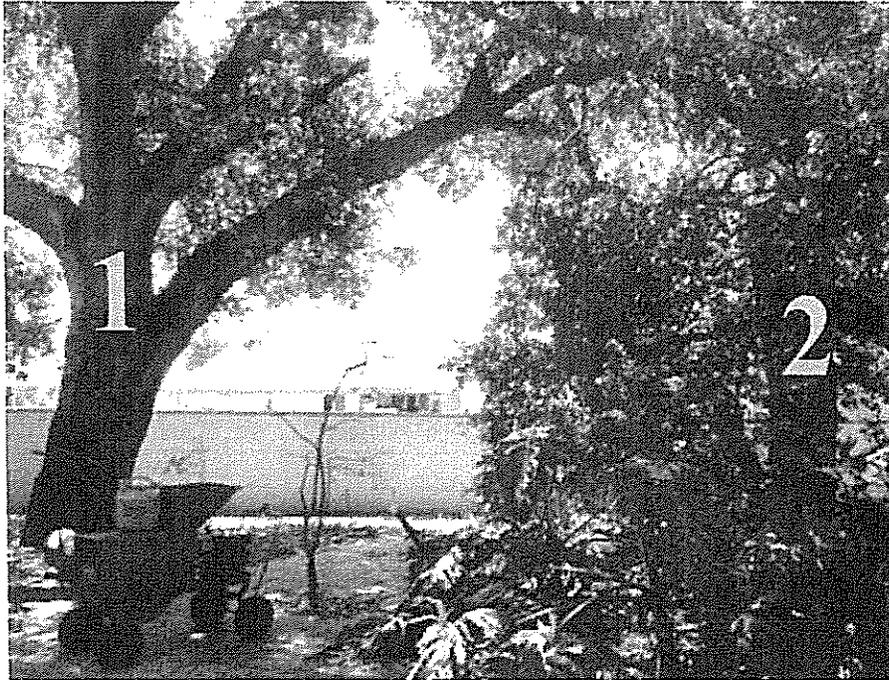
Armillaria, also known as oak root fungus, is one of the most commonly occurring wood decay pathogens responsible for tree failures in urban landscapes. The disease causes both wood decay and root rot; and an advanced infection typically comes with symptoms of dieback in the crown, which is beginning to occur on the subject trees. An *Armillaria* infection should be treated seriously as there are no chemical treatments available and very little that can be done culturally to slow an advanced infection.

In my professional opinion the subject trees should be removed; as it rates as being a high, immitigable risk. Removal and replacement is the best option to eliminate risk and retain value in the landscape.

APPENDIX A – Photos (Subject Property and Trees)



ABOVE: This aerial view (courtesy of Apple Maps) has been illustrated to show the approximate boundary lines (red) and the subject trees numbered in yellow.



ABOVE & BELOW: The subject trees are both located in the back yard. Tree #1 has a dominant canopy and Tree #2 is subordinate to it.





ABOVE: White mycelium consistent with Armellaria was taken from the root collar of Tree #1. A large patch of rotting mushrooms is in the top of the photo.
BELOW: White mycelium was also taken from the root collar of Tree #2.



APPENDIX B – Pathology Lab Results



Soil & Plant Laboratory, Inc

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Anaheim Office
Lab No. 14-364-0160
Path No. 0017
April 7, 2014

Arbor Care, Inc.
P.O. Box 51122
Pasadena, CA 91115

Attn: Michael Crane

PATHOLOGY RESULTS: OAK SAMPLES 1 AND 2 – 11108 Freer St.

Examination and culturing of the plant specimen(s) delivered to our laboratory on 3/28/14 identified the following microorganisms.

Tissues examined and cultured: bark / trunk

Pathogens isolated: ***Armillaria mellea*** was recovered from both samples.

Please call if we can be of further assistance

Paul F. Santos, M.S.
Plant Pathologist
Email: arboristmike@yahoo.com

AUTHOR'S CURRENT CREDENTIALS



**International Society of Arboriculture
Tree Risk Assessment Qualification**

Michael J Crane

Having successfully completed the requirements and passed the certification exam, Michael J Crane is hereby recognized as a qualified Tree Risk Assessor by ISA.

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Commission 03-0015
1/1/2013

The American Society of Consulting Arborists

an organization of professionals in the field of
Professional Consulting Arboriculture

Member

Michael Crane, RCA #440

Board of Membership
November 15, 2013

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**DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM**

AGRICULTURAL PEST CONTROL ADVISER LICENSE

DATE OF ISSUE
01/01/2013

PCA 75893

MICHAEL J CRANE

PO BOX 51122

PASADENA CA 91115

VALID THROUGH
12/31/2014

ABCDEFG



**International Society of Arboriculture
Board Certified Master Arborist**

Michael J. Crane

Having successfully completed the requirements and passed the certification exam, Michael J Crane is hereby recognized as a Board Certified Master Arborist.

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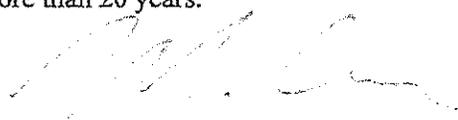
MS-05410
12/31/2014

CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 20 years.

Signed:  _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Tree Risk Assessor (TRAQ); International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269

April 7, 2014

Date: _____



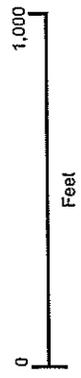
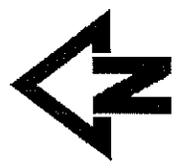


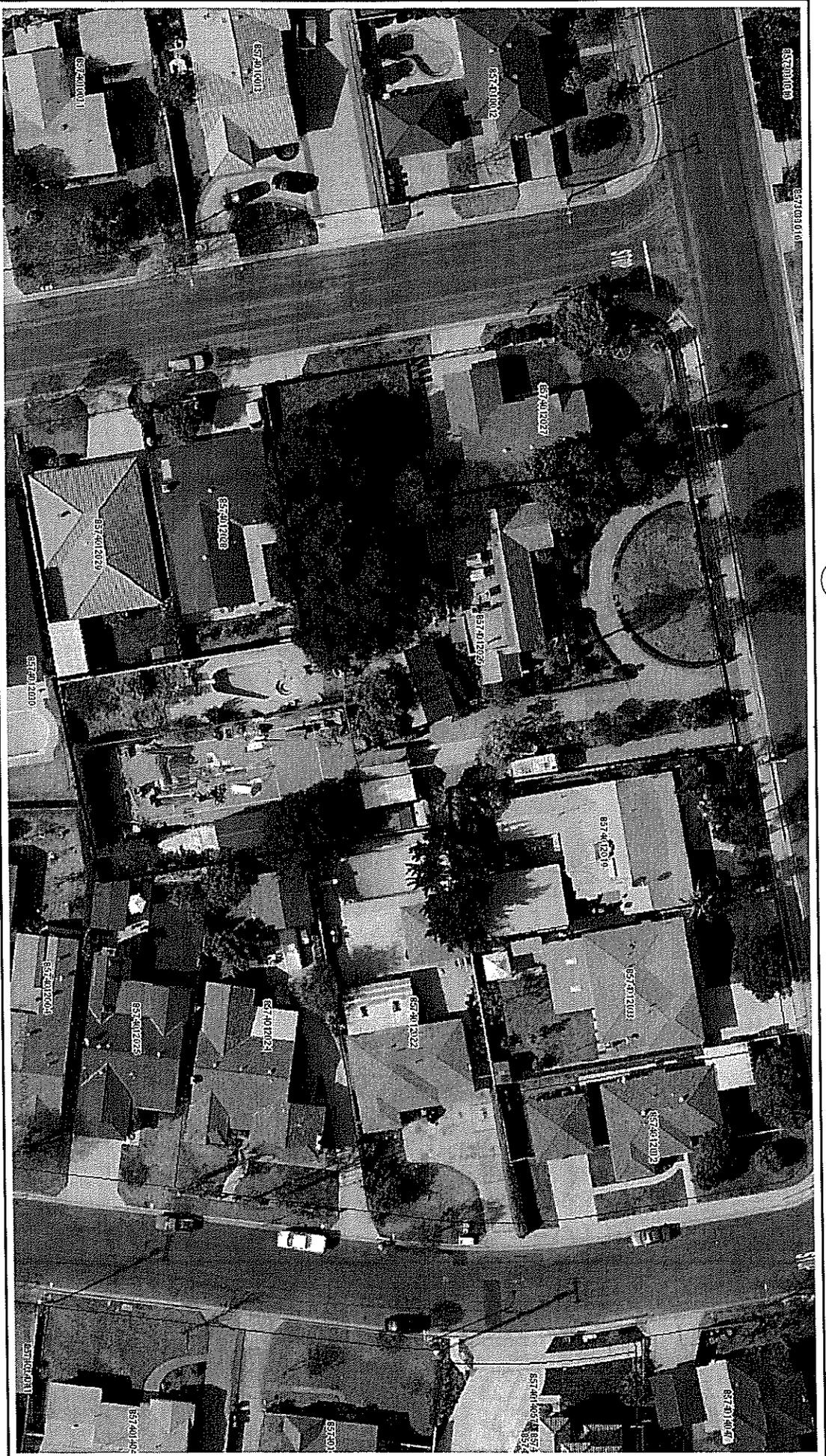
TR 073191

GIS Map

Printed: Feb 18, 2016

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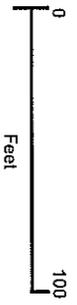
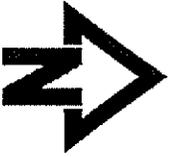




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Aerial Photo (2014)

Printed: Feb 18, 2016



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