



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



**CERTIFIED-RECEIPT
REQUESTED**

May 10, 1999

Hunsaker & Associates
Three Hughes
Irvine, CA 92718

Gentlemen:

RECEIVED

MAY 13 1999

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 52047 HUNSAKER & ASSOCIATES
MAP DATE: FEBRUARY 20, 1997 IRVINE, INC.
CONDITIONAL USE PERMIT NO. 96-101
OAK TREE PERMIT NO. 96-101

A public hearing on Vesting Tentative Tract Map No. 52047, Conditional Use Permit No. 96-101 and Oak Tree Permit No. 96-101 was held before a Hearing Officer of Los Angeles County on November 17, 1998.

After considering the evidence presented, the Hearing Officer in his action on May 6, 1999, approved the tentative tract map in accordance with the Subdivision Map Act and Los Angeles County Code Title 21 (Subdivision Ordinance), and granted the conditional use permit and oak tree permit in accordance with Los Angeles County Code Title 22 (Zoning Ordinance).

The actions on the tentative tract map, conditional use permit and oak tree permit authorize:

- (a) the subdivision of the 51.8 acres site into 39 single-family lots;
- (b) the development of the subject property in compliance with hillside management design review criteria; and
- (c) the removal of 8 on-site oak trees and 3 off-site oak trees for a total of 11 oak trees.

Your attention is called to the following:

1. Condition No. 2 of the conditional use permit and Condition No. 1 of the oak tree permit provides that the permits shall not be effective for any purpose until the applicant and the owner of the property involved, or their duly authorized representative, have filed at the office of the Department of Regional Planning the affidavit stating that they are aware of and accept all the conditions of the permits.
2. Condition No. 5 of the conditional use permit and Condition No. 24 of the oak tree permit points out limitations of the grants.
3. During the fifteen-day period following your receipt of this letter, the Hearing Officer's action regarding the conditional use permit and oak tree permit may be appealed to the Regional Planning Commission. If you wish to appeal this decision to the Planning Commission, you must do so in writing. Your appeal should be filed with the Secretary of the Planning Commission, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Secretary of the Planning Commission at (213) 974-6409 for the current appeal fee. The permits will not become effective until and unless the appeal period has passed without the filing of an appeal.
4. The decision of the Hearing Officer regarding the tentative tract map shall become final and effective on the date of decision, provided no appeal of the action taken has been filed with the Regional Planning Commission within ten days following the decision of the Hearing Officer. If you wish to appeal this decision, you must do so in writing by May 16, 1999. Please follow the instructions given in Item No. 3.

The tentative tract map approval shall expire on May 6, 2001. If the subject tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, must be received prior to the expiration date. Pursuant to Sections 22.56.140(4) and 22.56.2250 of the Los Angeles County Code (Zoning Ordinance), the conditional use permit and oak tree permit shall be null and void unless it is utilized prior to the expiration of the tentative tract map. Recordation of the tract map shall constitute use of the conditional use permit and oak tree permit. Time extension granted for the tract map shall also apply to the conditional use permit and oak tree permit.

TENTATIVE TRACT MAP NO. 52047
CONDITIONAL USE PERMIT NO. 96-101
OAK TREE PERMIT NO. 96-101

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If you have any questions regarding this matter, please contact the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning



Donald C. Culbertson, Acting Administrator
Current Planning Branch

DCC:JH:jc

Enclosures: Findings and Conditions
Affidavit
Fish and Game Fee Notification

c: Subdivision Committee
Board of Supervisors
Building and Safety
Zoning Enforcement
Wattson-Arno Co.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

1. That the proposed uses will not be in substantial conflict with the adopted General Plan for the area.
2. That the requested uses at the location proposed will not:
 - a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, other development features prescribed in the ordinance, or as otherwise required in order to integrate said uses with the uses in the surrounding areas; and
4. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

THEREFORE, IN VIEW OF THE FINDINGS OF FACT PRESENTED ABOVE, THE HEARING OFFICER:

1. Approves the Mitigated Negative Declaration which has been prepared in compliance with the California Environmental Quality Act, since the proposed project will not have a significant effect on the environment.
2. Grants Conditional Use Permit No. 96-101, subject to the attached conditions.

**FINDINGS OF THE HEARING OFFICER
FOR CONDITIONAL USE PERMIT NO. 96-101**

1. The applicant proposes to create 39 single-family lots on 51.8 acres located on the south side of the San Bernardino Freeway, approximately 450 feet east of Palomino Drive in the Covina Highlands Zoned District.
2. This conditional use permit is required to ensure compliance with hillside management design review criteria.
3. The subject property is irregular in shape, vacant, with sloping to hilly topography. The slope analysis for the property indicates that 27 acres have slopes of 0-25%, 24 acres have slopes of 25-25% and 0.8 acre have slopes of over 50%.
4. The estimated amount of grading is 675,000 cubic yards, to be balanced on site.
5. The property is bounded to the north by the San Bernardino Freeway. To the south and west are existing single-family residences and vacant properties. East of the project site is the Forest Lawn cemetery.
6. A public hearing concerning this conditional use permit was held concurrently with associated Tentative Tract Map No. 52047 and Oak Tree Permit No. 96-101.
7. The project site is zoned A-1-40000 (Light Agriculture, 40,000 square feet minimum required area). The design of the project conforms to the standards of the zone.
8. The subject property is depicted within the Open Space and Non-urban (hillside management) categories of the Countywide General Plan. A determination was made that the land area within the Open Space category previously belonged to the Forest Lawn Memorial Park cemetery, and that the property was sold to a private party. The change in ownership effectively removed the property from an open space use, since it was no longer intended to be used for cemetery purposes. A note to the Conservation and Open Space Policy Map in the General Plan states in part, 'it is conceivable that small privately-owned parcels not intended for open space use, have been included with the existing Open Space classification. It is not the intent of the [plan] to preclude reasonable use of such properties' (note on page II-33). Based upon this statement, a determination was made to apply appropriate adjacent land use categories to the land area within the Open Space category.

9. In accordance with the above finding, a review of the overall property indicates that the land area within the Open Space category is most appropriately treated in the same manner as the remainder of the property which is classified as Non-urban (hillside management). The project proposes a density of 0.75 dwelling unit per acre. Given the above finding, which would include the entire 51.8 acres of the property as Non-urban, the General Plan allows a maximum of 39 dwelling units on the property.
10. This is a hillside project since the subject property exhibits natural slopes of 25% or greater. A conditional use permit is required for the project since the 39 dwelling units proposed exceeds the non-urban, low density threshold of 7.8 dwelling units established for the site.
11. The proposed project and the provision for its design and improvements are consistent with the density, goals and policies of the General Plan, including hillside design review criteria, in that:
 - a. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard;
 - b. The proposed development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future community residents;
 - c. The proposed project is compatible with the natural biotic, cultural and scenic resources of the area;
 - d. The proposed project will not be detrimental to public health and safety, design and/or environmental considerations;
 - e. The proposed project is conveniently served by neighborhood shopping and community facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
 - f. The proposed project design and conditions of approval adequately mitigate problems of public safety, design and environmental considerations as provided in the General Plan for proposed development which exceed the low density threshold; and

- g. The proposed project has the necessary provision for open space areas, since a minimum of 70% of the project site will be retained in a natural or open condition.
12. It is the intent of the conditional use permit to protect the resources in the hillside management areas as specified in the County General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property. It is not the purpose to preclude development within these areas but to ensure to the extent possible, that such development maintains and where possible enhances the natural topography, resources and amenities of the hillside management areas while allowing for limited controlled development therein.
13. The burdens of proof submitted by the applicant pursuant to Sections 22.56.040 and 22.56.215 (hillside management) of the Los Angeles County Code (Zoning Ordinance) supports the granting of this conditional use permit.
14. The site is physically suitable for the type of development and the density being proposed, since the property has adequate building sites, to be developed in accordance with the Grading Ordinance; has access to a County-maintained street; shall be served by sanitary sewers; shall be provided with water supplies and distribution facilities, with sufficient capacity to meet anticipated domestic and fire protection needs; and shall have flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.
15. The access to this project is adequate for the needs of the future residents and for the deployment of fire fighting and other emergency equipment in emergency situations.
16. Approval of this permit is conditioned upon the developer's compliance with the attached conditions of approval, including compliance with the conditions of Tentative Tract Map No. 52047 and Oak Tree Permit No. 96-101. The mitigation measures of the Negative Declaration are incorporated into the conditions of approval for this permit. A mitigation monitoring program plan implementing the mitigation measures is required prior to the issuance of any grading permits but no later than 90 days after the approval of this permit.
17. The Mitigated Negative Declaration which has been prepared for this project complies with the California Environmental Quality Act and the State and County guidelines, and that this proposed project will not have a significant effect on the environment.

CONDITIONAL USE PERMIT NO. 96-101
CONDITIONS OF APPROVAL

1. This grant authorizes the development of the 51.8 acres site with 39 single-family lots.
2. This permit shall not be effective for any purpose until a duly authorized representative of the property involved has filed at the office of the Department of Regional Planning his affidavit stating that he is aware of, and accepts all the conditions of this permit.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this permit that if any condition hereof is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. 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 may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant, and any law statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure to the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. If any future inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee may be required to reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
9. 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 limitation period. The County shall promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

11. Unless this grant is used within the time specified, the grant will expire. The time limit for the use of this grant shall be concurrent and consistent with that of Tract Map No. 52047.
12. The subject property shall be developed and maintained in substantial compliance with the exhibit map on file marked Exhibit "A." Amended or revised tentative tract maps approved for Tract Map No. 52047 shall be deemed to establish the lot lines for a revised Exhibit "A" and may, at the discretion of the Director of Planning, constitute a revised Exhibit "A." In the event that subsequent revised plans are submitted, the written authorization of the property owner is required.

13. A maximum of 39 residential units may be constructed on the subject property.
14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property except as specifically set forth in this permit, including the approved Exhibit "A," or as otherwise authorized by a plot plan or revised Exhibit "A" approved by the Director of Planning.
15. The development of the subject property shall conform to the conditions approved for Tentative Tract Map No. 52047 and Oak Tree Permit No. 96-101.
16. Any adjustment to lot lines must be to the satisfaction of the Department of Regional Planning.
17. All utilities shall be placed underground.
18. No structure shall exceed a height of 35 feet above finished grade, except for chimneys and rooftop antennas, as defined by Section 22.08.080 of the Los Angeles County Code (Zoning Ordinance).
19. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
20. Provision shall be made for all natural drainage to the satisfaction of the Director of Public Works. Drainage and grading plans shall be submitted to the Director of Public Works for review and approval prior to grading. A final approved grading plan which conforms to the approved Exhibit "A" shall be submitted to the Department of Regional Planning prior to grading.
21. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted.
22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
23. The applicant or his successor shall, upon commencement of any activity allowed by this permit, diligently pursue all grading to completion.
24. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

25. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
26. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
27. Prior to the issuance of a grading or building permit, a site plan shall be submitted to and approved by the Planning Director indicating that the proposed construction and associated grading is compatible with hillside resources. Review of this site plan, within the limits established by geologic and engineering constraints shall emphasize grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences on site.
28. All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Planning Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful conditions, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall show size, type and location of all plants, trees and watering facilities, The landscaping shall be maintained in compliance with the approved plans.

The landscaping plan must show that at least 50% of the area covered by landscaping will be native vegetation, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50% or more native planting is not possible due to County fire safety requirements, then staff may determine that a lower percentage of native planting is required. In those areas where staff approves a reduction to less than 50% native vegetation, the amount of native planting required

shall be at least 30%. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by staff and the fire department. Fire resistant plants should be given first consideration.

Permitted Plantings Trees, shrubs and ground coverings native to the region may be used for the required 50% native landscaping. Fire resistant and native plants that may also be used for the required 50% native landscaping can be found on the attached list compiled by the Los Angeles County Fire Department. This list may be amended as approved by staff.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and ground coverings shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

29. Open space shall comprise not less than 70% the net area of the project. Pursuant to Section 22.56.215 (J) of the Los Angeles County Code (Zoning Ordinance), such open space may include the portions of private yards outside the building pads as depicted on the Exhibit "A;" landscaped areas adjacent to streets and highways; and areas graded for the rounding of slopes to contour appearance.
30. The off-site improvements on Mesquite Lane and "E" Street (between Palomino Drive and Lorencita Drive) shall be construct and open for use prior to the occupancy of any dwelling units in this project.
31. Record a covenant with the County of Los Angeles agreeing to comply with the attached environmental mitigation measures marked Exhibit "B".

**FINDINGS OF THE HEARING OFFICER
FOR OAK TREE PERMIT NO. 96-101**

1. The applicant is proposing to subdivide a parcel of land containing an area of 51.8 acres into 39 single-family lots. The subject property is located on the south side of the San Bernardino Freeway, approximately 450 feet east of Palomino Drive in the Covina Highlands Zoned District.
2. The project site contains 8 oak trees under different stages of growth. One additional oak tree included in an earlier survey of the site is reported to have died. Three other oak trees located offsite in the vicinity of the southeast corner of the property will be impacted by the proposed grading of the site. A total of eleven oak trees (onsite and offsite) are scheduled for removal. All of these oak trees are within the development and grading areas.
3. The removal of the 11 oak trees is necessary since they are either within the alignment of the proposed streets, are located within the proposed building sites or will be directly impacted by site grading.
4. The drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as conditioned for tract map approval.
5. The trees to be removed shall be replaced with 15-gallon or larger oak trees at a rate of two trees for each tree removed for a total of 22 trees.
6. The Oak Tree report for this development, prepared by Vella & Associates, dated March 9, 1996, with revisions submitted on October 2, 1996, is on file with the Land Divisions Section, Department of Regional Planning. This report has been reviewed by Regional Planning Staff and by the Fire Department and was found to be comprehensive and satisfactory as it was presented.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

1. That the removal of the 11 oak trees is necessary for development reasons since these trees are located within the proposed rights-of-way or within development and grading areas.
2. That the continued existence of the 11 oak trees at their present location would frustrate the planned improvements and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density.

3. That the removal of the 11 oak trees will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated.

THEREFORE, in view of the foregoing findings of facts, Oak Tree Permit No. 96-101 is GRANTED, subject to the attached conditions.

OAK TREE PERMIT NO. 96-101
CONDITIONS

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 \$400.00. Such fees shall be used to compensate the County Forester \$100.00 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval.

The above fees provide for 4 (four) subsequent biannual inspections until the Conditions of Approval have been met.

Inspection and monitory fee payments should be made payable and sent to:

County of Los Angeles Fire Department
ATTENTION: FISCAL SERVICES DIVISION, Room #225
1320 North Eastern Avenue
Los Angeles, California 90063-3294

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 Forestry Division of the County of Los Angeles Fire Department 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. 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.

PERMITTED OAK TREE REMOVAL:

6. This grant allows the removal of 11 trees of the Oak genus Quercus agrifolia identified as Tree Numbers #1 through #7, #9, #10, #11 and #12 on the applicant's site plan and Oak Tree Report.
7. Should work on or within the protected zone result in the death of any Oak tree within two years of the completion of work, the tree shall be replaced and maintained as set forth in the conditions of this grant regarding mitigation trees.

The term "protected zone" refers to the area extending 5 feet beyond the dripline of the Oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
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 be limited to 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 Forestry Division of the Los Angeles County Fire Department. In no case shall more than 20 per cent 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 Forestry Division of the County of Los Angeles Fire Department.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two (2) trees for each of the 11 Oaks removed for a total of 22 mitigation trees.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one 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 year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The 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 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 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 such locations are required by the serving utility.
20. Equipment, materials and vehicles shall not be stored; parked, or operated within the protected zone of any Oak tree.
21. No temporary structures shall be placed within the protected zone of any Oak tree.
22. Violations 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.
23. 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 Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance.
24. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
25. 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 65907 or any

applicable limitation period. The County shall promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to notify the permittee of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

26. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee, or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee according to Los Angeles County Code Section 2.170.010.

27. That unless this grant is used within the time specified, the grant will expire. The time limit for the use of this grant shall be concurrent and consistent with that of Tract Map No. 52047.

Any additional questions should be directed to Deputy Forester Keith Deagon at (818) 890-5719 or (213) 881-2481.

FINDINGS OF THE HEARING OFFICER
FOR VESTING TENTATIVE TRACT MAP NO. 52047

1. The tentative map proposes to create 39 single-family lots on 51.8 acres located on the south side of the San Bernardino Freeway, approximately 450 feet east of Palomino Drive in the Covina Highlands Zoned District.
2. The subject property is irregular in shape, vacant, with sloping to hilly topography. The San Bernardino Freeway is immediately to the north, single-family residential uses are to the south and west and the Forest Lawn cemetery is to the east of the site.
3. The subject property is zoned A-1-40000 (Light Agriculture, 40,000 square feet minimum required area). The project design complies with the area requirements of the zone.
4. The subject property is depicted within the Open Space and Non-urban (hillside management) categories of the Countywide General Plan. See Findings Nos. 8 and 9 of CUP 96-101 for an explanation of how the land area within the Open Space category was interpreted to be consistent with the Non-urban (hillside management) category. The project proposes a density of 0.75 dwelling unit per acre. When the entire property is considered as Non-urban, the General Plan allows a maximum of 39 dwelling units on the property.
5. This is a hillside project since the subject property exhibits natural slopes of 25% or greater. A conditional use permit is required for the project since the 39 dwelling units proposed exceeds the non-urban, low density threshold of 7.8 dwelling units established for the project.
6. The proposed subdivision and the provisions for its design and improvements are consistent with the density, goals and policies of the General Plan, including hillside design review criteria, in that:
 - a. Conditional Use Permit No. 96-101 has been concurrently approved for this project as required by the Zoning Ordinance to implement and ensure compliance with the Performance Review Procedure for hillside projects;
 - b. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard;
 - c. The proposed development demonstrates creative and imaginative design resulting in a visual quality that

- will complement community character and benefit current and future community residents;
- d. The proposed project is compatible with the natural biotic, cultural and scenic resources of the area;
 - e. The proposed project will not be detrimental to public health and safety, design and/or environmental considerations;
 - f. The proposed project is conveniently served by neighborhood shopping and community facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
 - g. The proposed project design and conditions of approval adequately mitigate problems of public safety, design and environmental considerations as provided in the General Plan for proposed development which exceed the low density threshold; and
 - h. The proposed project has the necessary provision for open space areas, since a minimum of 70% of the project site will be retained in a natural or open condition.
7. Oak Tree Permit No. 96- 101 was concurrently heard and approved with this tentative map. The oak tree permit authorizes the removal of 9 oak trees and encroachment within the protected zone of 3 other oak trees.
 8. The site is physically suitable for the type of development and the density being proposed, since the property has adequate building sites, to be developed in accordance with the Grading Ordinance; has access to County-maintained streets; shall be served by sanitary sewers; shall be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and shall have flood hazards and geological hazards mitigated in accordance with the requirements of the Department of Public Works.
 9. 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 geological and soils factors are addressed in the recommended conditions of approval.
 10. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, since the project is not located in a Significant Ecological

Area, and the initial study for the project shows that the proposed development will not have a significant effect on the environment and the recommended conditions of approval provide for appropriate mitigation measures.

11. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the project, since the lots are of sufficient sizes so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or any prevailing breezes.
12. 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 the 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 the case and on the tentative map, provide adequate protection for easements.
13. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
14. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code.
15. Pursuant to Sections 21.28.060 and 21.24.120 of the Los Angeles County Code (Subdivision Ordinance) all the streets in the subdivision are approved as private and future streets.
16. Pursuant to Section 21.24.090 of the Los Angeles County Code (Subdivision Ordinance) the required right-of-way widths for the following streets are modified to permit lesser widths, since topographical conditions make the standard width requirements impractical:
 - a. A Street and C Street - from 64 feet and 60 feet, respectively, to 50 feet;
 - b. B Street (cul-de-sac) - from 58 feet to 46 feet; and
 - c. Saddle Ridge Drive - from 58 feet to 50 feet.
17. At present, 150 dwelling units exist on the single means of access beginning on Garvey Avenue. The applicant will construct a gated second means of access from Palomino Drive to Lorencita Drive.

18. The housing needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when this project was determined to be consistent with the Los Angeles County General Plan.
19. This tract map is approved as a "Vesting" tentative map. As such, it is subject to the provisions of Section 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
20. The Mitigated Negative Declaration which has been prepared complies with the California Environmental Quality Act, and that this proposed division of land will not have a significant effect on the environment.

THEREFORE, the Mitigated Negative Declaration and tentative tract map are approved subject to the attached conditions recommended by the Los Angeles County Subdivision Committee.

CONDITIONS:

1. Conform to the requirements of the Los Angeles County Code (Subdivision Ordinance) and the area requirement of the A-1-40000 zone. Also, conform to the requirements of Conditional Use Permit No. 96-101 and Oak Tree Permit No. 96-101.
2. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
3. Provide at least 40 feet of street frontage on all lots fronting on the cul-de-sacs and 50 feet of street frontage on all other lots.
4. Show nearly radial or perpendicular lots lines to the street right-of-way to satisfaction of the Department of Public Works and the Department of Regional Planning.
5. Show lot lines to the centerline of the private and future streets.
6. Grant to the general public a non-exclusive easement for ingress and egress and road purposes over the private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.
7. Provide in the covenants, conditions and restrictions (CC&Rs) for the maintenance of the private and future streets by a homeowners' association.
8. Dedicate to the County the right to prohibit the construction of more than one residence on lots having twice the required area.
9. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Provide in the CC&Rs for the continued maintenance of the planted slopes.
10. Provide the Department of Regional Planning with a copy of the recorded easement or other legal instrument allowing the off-site grading on the Forest Lawn property prior to final map approval.
11. Construct or bond with the Department of Public Works for full street improvements off-site on Mesquite Lane to connect with the existing street to the satisfaction of the Department of Public Works.

12. Construct or bond with the Department of Public Works for full street improvements on "E" Street between Palomino Drive and Lorencita Drive to the satisfaction of the Department of Public Works.
13. Provide the Department of Regional Planning with a copy of the covenants, conditions and restrictions (CC&Rs) for review and approval prior to final map approval.
14. In order to defray the cost of wildlife protection and management, the applicant may be responsible for the payment of certain appropriate fees established by the California Department of Fish and Game and the Los Angeles County Clerk. No land use project subject to this requirement is final, vested or operative until the fee is paid.
15. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative approval, which action is brought within the applicable time period of Government Code Section 66499.37. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
16. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdividers shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

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

Except as modified hereinabove, this approval is subject to all those conditions set forth in the attached reports.

- 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 this Department.
- Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
- A Mapping and Property Management Division house numbering clearance is required prior to approval of the final map.
- Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of this Department.
- Delineate proof of access to a public highway on the final map.
- Grant ingress/egress and utility easements to the public over the private and future or future streets.
- Extend lot/parcel lines to the center of private and future streets.
- Lot lines shall be nearly radial or perpendicular to street right of way to the satisfaction of this Department and the Department of Regional Planning.
- A final tract map must be processed through the Director of Public Works prior to being filed with County Recorder.
- 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 Processing Section of the Building and Safety/Land Development Division of this Department for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
- A final guarantee will be required at the time of filing of the final map with the County Recorder.

Name Randine M. RuizPhone (818) 458-4915Date 06-29-98



DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION - DRAINAGE AND GRADING UNIT

TRACT NO. 52047

TENTATIVE MAP DATED February 20, 1997

DRAINAGE CONDITIONS

- [X] Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.
- [X] Portions of the existing property are subject to sheet overflow.
- [X] Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
 - [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
 - [X] A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.
- [X] Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- [X] Comply with the requirements of the drainage concept approved June 2, 1998 to the satisfaction of the Department of Public Works.

GRADING CONDITIONS

- [X] A grading plan and soils report must be submitted and approved prior to approval of the final map.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name M. J. Kajbaf Date 06/25/98 Phone (626) 458-4921
MO HOSSEIN KAJBAF

DEPARTMENT OF PUBLIC WORKS
MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW

DISTRIBUTION
1 Geologist
1 Geotechnical Eng.
1 LDMA/Proc. Center
1 Section
2 Subdivision

TENTATIVE TRACT MINOR LAND SUBDIVISION 52047
ENGINEER HANSAKER & ASSOC
SUBDIVIDER BRIDLEWOOD SOUTH HILLS
GEOLOGY CONSULTANT PACIFIC SOILS
SOILS CONSULTANT SAMA

TENTATIVE MAP DATED 2-20-97
LOCATION WEST COVINA

REPORT DATE 2-20-96, 2-27-96, 11-21-96
REPORT DATE 2-18-97, 4-2-97

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

- The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or geotechnical engineer and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to completion and acceptance of the proposed grading and completion of geotechnical work corrective geotechnical bonds will be required.
- A detailed engineering geologic report and soils engineering report must be approved.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- Specific recommendations will be required from the consultant (s) regarding the suitability for development of all lots designed essentially as ungraded site lots.
- A Final Parcel Map is required for recordation of this Minor Land Subdivision.

AS AGRAND, THE LANDSLIDE LOCATED ON LOTS 22-24 MUST BE EXPLORED AND INVESTIGATED, RECOMMENDATIONS MADE, AND APPROVED BY THE COUNTY, PRIOR TO GRADING PLAN APPROVAL

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

- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- A geology and/or geotechnical engineering report ~~may~~ ^{will} be required prior to approval of building or grading plans.
- Approved without conditions.
- Geotechnical Recordation Map verification deposit estimate 6 hours.
- Groundwater is less than 10 feet from the ground surface on lots _____
- _____

Reviewer: Robert Thomas Date 4-2-97

GEOTECHNICAL ENGINEERING REVIEW SHEET
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

MATERIALS ENGINEERING DIVISION

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (818) 458-4925
Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 2.0

Sheet 1 of 1

DISTRIBUTION:

Tentative Tract Map 52047
Location Bridlewood Estates, West Covina
Developer/Owner Bridlewood South Hills, Inc.
Engineer Hansaker & Associates
Geotechnical Engineer Pacific Soils (102104)
Geologist Same as above

Drainage and Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Geotechnical Engineer
 Engineer

Review of:

Tentative Tract Map Dated by Regional Planning 2/20/97
Addenda Dated 2/18/97 & 4/2/97

Refer to references in review sheet dated 12/18/96

ACTION:

Plans are approved for feasibility from a Geotechnical Engineering Standpoint, subject to conditions below:

REMARKS:

1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, additional data shall be provided to verify the depth of the landslide shown on cross-section B₁-B₁'.
3. At the grading plan stage, possible stabilization fills for sideyard cut slopes shall be determined.
4. Include a copy of this review sheet with your response.

NOTES TO THE DISTRICT OFFICE: 1) PER THE GEOTECHNICAL ENGINEER, OFF-SITE GRADING WILL BE REQUIRED FOR COMPLETE REMOVAL OF THE LANDSLIDE LOCATED ON THE EASTERLY PORTION OF THE SITE. 2) ON-SITE SOILS ARE MODERATELY CORROSIVE TO CORROSIVE. 3) PROPOSED DEBRIS BASIN FILL SLOPES SHALL BE 2:1 GRADIENT (6 FEET AND 24 FEET HIGH ON THE NORTH AND SOUTH SIDES, RESPECTIVELY).

Prepared by Maria C. Toribio Reviewed by Rossana D'Antonio Date 4/2/97

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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

- Provide minimum 350 feet centerline radius on "A" St. and "C" St. and on all streets where grades exceed 10%.
- The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per Road/Sewer/Water Sections's "Requirements for Street Plans" and sight distances per the current AASHTO.
- Design local streets to have minimum centerline curve radii which will provide centerline curves of 100 feet minimum length. Reversing curves need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet. The length of curve outside of the BCR is used to satisfy the 100-foot minimum requirement.
- Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent.
- The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.
- Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of this Department.
- Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
- Provide and install street name signs prior to occupancy of building(s).
- Prior to final approval, the subdivider shall 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.
- Make an offer of private and future right of way 25 feet from centerline on "A" St., "B" St., "C" St., "E" St. and Saddle Ridge Dr.
- Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.

- All utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (818) 458-3129 for new location of any above ground utility structure in parkway.
- Postal delivery receptacles shall be installed in groups to serve two or more residential units.
- Construct inverted shoulder pavement 16 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on "A" St., "B" St., "C" St., "D" St. and Saddle Ridge Dr. to the satisfaction of this Department.
- Permission granted for street grades up to 15% on "C" St. only at locations to the satisfaction of this Department.
- Provide adequate sight distance for 30 mph on "A" St. from "C" St. and "D" St. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department.
- Remove existing cul-de-sac bulb on Mesquite Ln.
- Provide offsite easement or right of way and construct offsite full street improvements on "A" St. joining Mesquite Ln. to the satisfaction of this Department.
- Provide 50 feet of offsite easement and construct full street improvements of inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on "E" St. joining Palomino Dr. and Lorencita Dr. as shown on the map to the satisfaction of this Department.
- Provide adequate landing area of minimum 100 feet length with maximum 3% grade on "E" St. at Palomino Dr. and Lorencita Dr. to the satisfaction of this Department.
- Provide adequate landing area of minimum 50 feet length with maximum 3% grade on "B" St., "C" St. and "D" St. at "A" St. to the satisfaction of this Department.
- A deposit is required to review documents and plans for final map clearance.
- The alignments for "A" St. and Saddle Ridge Dr. must be compatible with the adjoining Tracts 41504 and 41505.

Name Randine M. RuizPhone (818) 458-4915Date 03-17-97

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

- The subdivider shall install and dedicate main line sewers and serve each lot/parcel/building with a separate house lateral or have approved and bonded sewer plans on file with this Department.
- The subdivider shall submit an area study to this Department to determine capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of this Department.
- The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. Such annexation must be assured in writing.
- Offsite improvements are tentatively required.
- Easements are required, subject to review by this Department to determine the final locations and requirements.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HW/for

Name Randine M. Ruiz Phone (818) 458-4915 Date 03-17-97

COUNTY OF LOS ANGELES FIRE DEPARTMENT
CONDITIONS OF APPROVAL FOR SUBDIVISIONS - UNINCORPORATED

Subdivision No. 52047 Map Date N/A
C.U.P. No. _____ Vicinity _____

- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code which requires all weather access. All weather access may require paving.
- Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4. A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact Brush Clearance Office, Fire Station #181, 509 South Park Avenue, Pomona, CA 91766-3038, Phone (909) 622-8342 for details)
- Provide Fire Department or City Approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map which has been submitted to this department for review has fulfilled the conditions of approval recommended by this department for access only.
- The Fire Department has no additional requirements for this division of land.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

Comments: _____

REVIEWED BY *Mari* DATE 8/20/98
Inspector Mitch Diehl

NICK

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION CONDITIONS - UNINCORPORATED AREAS

SUBDIVISION # 52047

TENTATIVE MAP DATE N/A

VICINITY _____

REVISED REPORT _____

WATER SYSTEM REQUIREMENTS

Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map to be recorded.

The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

The required on-site fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Upgrade _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).

All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two (2) hour fire wall.

Location: As per map on file with this office.

Other location: hydrant locations to be determined on an approved tentative map. submit 4 copies.

All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.

The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

Hydrants and fire flow are adequate to meet current Fire Department requirements.

Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements.

SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: _____

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

BY: J Masi

DATE: 8/20/98



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



PARK OBLIGATION WORKSHEET

Tentative Map #	52047	DRP Map Date:02/20/1997	SMC Date:06/29/1998	Report Date: 06/23/1998
Park Planning Area #	14	COVINA HIGHLANDS		

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

(P)people x (0.003) Goal x (D)welling = (X) acres obligation

(X) acres obligation x AFMV/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 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- D = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- AFMV/Acre = Average Fair Marketed Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.84	0.0030	39	0.45
M.F. < 5 Units	3.12	0.0030	0	0.00
M.F. >= 5 Units	2.39	0.0030	0	0.00
Mobile Units	2.04	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.45

Park Planning Area = 14 COVINA HIGHLANDS

Goal	Acre Obligation	AFMV/Acre	In-Lieu Base Fee
@(0.0030)	0.45	\$155,000	\$69,750

Total	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crd.	Priv. Land Crd.	Net Obligation	AFMV/Acre	In-Lieu Fee Due
0.45	0.00	0.00	0.45	\$155,000	\$69,750



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map #	52047	DRP Map Date:02/20/1997	SMC Date:06/29/1998	Report Date: 06/23/1998
Park Planning Area #	14	COVINA HIGHLANDS		

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provides 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 the how the park obligation will be satisfied will be made by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.45
IN-LIEU FEES:	\$69,750

Conditions of the map approval:

The park obligation for this development will be met by:
The payment of \$69,750 in-lieu fees.

Trails:

See also attached Trail Report, Schabarum Trail

For further information contact Pat Sobrepna, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020, (213) 738-2986.

For information on Hiking and Equestrian Trail requirements contact Jim McCarthy, Trail Coordinator at (213) 738-2972.

By: James Barber
James Barber, Departmental Facilities Planner II



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION



Rodney E. Cooper, Director

6/22/98

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Map #: TR - 52047

Date on Map: Feb. 20, 1997

Provide 10' easement for Schabarum Trail to the satisfaction of the Department of Parks and Recreation's Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Parcel Map.

 THE MAP IS DENIED, REVISED MAP REQUIRED.

 X SEE APPLICANT COPY OF MAP. Must show trail dedication along off-site berm and Mesquite Lane road connection.

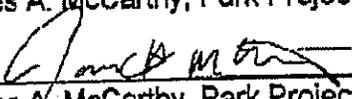
.....
The exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a 10' easement for Riding and Hiking purposes for the Schabarum Trail

Map Sheets: A 10' foot wide easement to the County of Los Angeles for Riding and Hiking purposes Schabarum Trail.

 X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact James A. McCarthy, Park Project Coordinator at (213) 738-2972.


James A. McCarthy, Park Project Coordinator

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LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERVICES

TRACT NO. 52047

TENTATIVE MAP DATE: 2/20/97

VICINITY Covina Highlands

Approved on the condition that sanitary sewers be installed and used as the method of sewage disposal.

The owner's statement indicates that domestic water will be supplied by Valencia Heights Water Company

The Los Angeles County Department of Health Services has no objection to the approval of Proposed Tract No. _____ on condition that the subdivider notify the State of California, Division of Real Estate that:

- a. Sanitary sewers are not available and the tract will be dependent upon the use of individual, private sewage disposal systems.
- b. The private sewage disposal systems will be installed in compliance with Los Angeles County Health Codes and Building and Safety Codes.
- c. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on certain lots, the Los Angeles County Department of Health Services will recommend that no building permit be issued for the construction of homes on such lots.
- d. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.
- e. The owner's statement indicates that domestic water will be supplied by _____

The Los Angeles County Department of Health Services has no objection to the approval of the tentative map of this tract. However, it must be understood that the method of sewage disposal has not yet been determined nor approved.

Until we have approved the method of sewage disposal, we shall be unable to approve the final tract map.

We shall ask Department of Public Works to withhold occupancy of buildings within the tract until they have been connected to the sanitary sewer.

The owner's statement indicates that a sewage treatment plant will be constructed to serve Proposed Tract No. _____.

We have no objection to the approval of the tentative map; however, plans and specifications of the proposed treatment plant and disposal facilities must be submitted to legally interested governmental agencies for approval.

We shall be unable to approve the final map until we have evidence that these approvals have been given.

A legal entity shall be established to assume responsibility and authority to maintain jointly owned facilities in a clean and sanitary manner at all times.

Approval of the method of sewage disposal is contingent upon the approval by the California Regional Water Quality Control Board _____ Region.

The subdivider shall obtain a permit and approval from the Los Angeles County Department of Health Services for the destruction or construction of any water well on this property. In the event the well is to be maintained for future use, the well shall be protected from flooding or contamination or such protection which the Health Officer determines to be adequate.

Comments:

BY: [Signature]
(213) 881-4146

DATE: 6/29/98

EXHIBIT "B"

PROJECT CHANGES/CONDITIONS DUE TO ENVIRONMENTAL EVALUATION

Project: 96-101

The Department of Regional Planning staff has determined that the following conditions or changes in the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

A mitigation monitoring program plan implementing the conditions below shall be submitted to the Department of Regional Planning (DRP) for review and approval prior to the issuance of any grading permits but no later than 90 days after the approval of the Conditional Use Permit. The applicant shall establish a draw down account with an initial \$3,000 for monitoring the mitigation conditions:

GEOTECHNICAL

The applicant shall comply with all County Code requirements that mitigate potential impacts due to geotechnical characteristics of the project site as identified in the Initial Study. The applicant shall process a grading plan and obtain approval of a geotechnical report with the Department of Public Works (DPW) prior to any permanent construction. This shall be ensured and monitored through the filing of the appropriate development permits with the DPW.

The applicant shall enter into an agreement with Forest Lawn Company, as outlined in that company's March 13, 1998 letter to the applicant, for a grading easement for off-site grading along the eastern property boundary. The applicant shall provide a copy of such agreement to both the Department of Regional Planning (DRP) and the DPW.

FLOOD

The applicant shall comply with all County Code requirements that mitigate potential impacts due to hydrological characteristics of the project site as identified in the Initial Study. The applicant shall demonstrate at the grading permit stage, that the proposed erosion control plan provides adequate protection against flood and soil erosion hazards. This shall be ensured and monitored through the filing of the appropriate development permits with the Department of Public Works.

The applicant shall comply with NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

FIRE

The applicant shall comply with all County Fire Department requirements that mitigate potential impacts due to fire hazard characteristics of the project site as identified in the Initial Study. The applicant shall provide a secondary means of access for ingress (Fire Department only) and egress (residents and Fire Department only) between Palomino Drive and Lorencita Drive. This shall be ensured and monitored by the Fire Department through required review and clearance of plans prior to the issuance of development permits. Prior to the issuance of grading permits, the applicant shall supply to the DRP and the DPW a letter of acceptance from the Fire Department that an adequate secondary means of access has been provided.

The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial and residential development in an amount proportionate to the demand created by this project. The applicant shall contact the Los Angeles County Fire Department at (213) 881-2404 to discuss mitigation arrangements.

NOISE

The applicant shall comply with Noise Ordinance 11,778 and adhere to standards set forth limiting noise intensity at receptor property lines. Second story balconies shall not overlook Interstate Highway 10 pavement. The project design shall incorporate berms in conjunction with sound walls into the northwest corner of the property so that no residential unit shall be subjected to noise exceeding an interior CNEL of 45 dB or an exterior CNEL of 65 dB

The applicant shall have prepared by a certified acoustical consultant a final noise assessment after final grading plans have been prepared but prior to the issuance of any grading permits. The report shall describe in detail the exterior noise environment and any mitigation measures to comply with State and County codes. The report shall also describe the acoustical design features of the structures required to satisfy the exterior and interior noise standards. A copy of this assessment shall be supplied to the DRP.

CULTURAL

The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The applicant shall agree to comply with the mitigation measures recommended by the archaeologist and approved by the DRP.

BIOTA

Landscaping shall consist of drought tolerant, locally indigenous, native species. The use of native plants will encourage continued use of the area by local wildlife.

Vegetation clearance for fuel modification shall be minimized to the degree possible, that is to that needed to meet requirements of the Los Angeles County Fire Department for fire protection.

Areas altered during cut and fill operations shall be revegetated with locally indigenous, native plants immediately following completion of grading activity. Revegetated slopes shall be maintained and irrigated as necessary until full cover is established; a monitoring plan shall be developed and submitted to (DRP) for review and approval prior to the issuance of any grading permits.

The applicant shall enter into an agreement with Dr. Ronald D. Quinn of the California State Polytechnic University at Pomona or other acceptable authority on California Walnut Woodlands to mitigate on-site impacts to Walnut Woodlands. Replacement habitat for walnut woodlands shall be done on a 1:1 acreage basis and completed on property designated as permanent open space within the project region. Revegetation plans for walnut woodland impacts shall be submitted to the DRP County Biologist for review and approval prior to the issuance of any grading permits.

Prior to alteration of any streambeds, and as a means of mitigating potential environmental impacts, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code. Mitigation revegetation for riparian impacts shall be situated at a location dedicated as permanent open space (such as at the Los Angeles County Frank G. Bonelli Regional Park) and agreed upon by the Department of Fish and Game and the DRP. Replacement vegetation shall be replaced at a minimum of 2:1 basis for the riparian vegetation impacted. Replacement vegetation shall utilize only native species found on-site or within the immediate surrounding region of the mitigation site. Revegetation plans for riparian impacts shall be submitted to the DRP County Biologist for review and approval prior to the issuance of any grading permits. Proposed revegetation plans shall demonstrate to the satisfaction of the DRP that the mitigation habitat will have long-term viability.

Before any discharge of dredged or fill material into waters of the United States, the applicant shall be required to apply for a Department of Army Permit pursuant to Section 404 of the Clean Water Act to the United States Army Corps. of Engineers, Los Angeles District Branch.

The applicant shall deliver to the U.S. Department of Interior Fish and Wildlife Service and the DRP County Biologist the results of a California Gnatcatcher protocol survey prior to the issuance of any grading permits.

VISUAL

The applicant shall provide walnut woodland landscaping at all access road crossings visible from the County-designated Schabarum Trail to screen the proposed residential development from users of the trail. The landscape plan shall be submitted to the DRP and the Department of Parks & Recreation for review and approval prior to the issuance of any grading permits.

The applicant shall grant to the satisfaction of the Los Angeles County Department of Parks & Recreation an 10 feet wide trail easement for the Schabarum Trail along the western property boundary. The applicant shall depict on the final the following language, "We hereby dedicate to the County of Los Angeles a 10' easement for Riding and Hiking purposes Schabarum Trail".



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



May 10, 1999

Wattson-Arno Co.
3600 Birch, #250
Newport Beach, CA 92660

Gentlemen:

**SUBJECT: FISH AND GAME FEE REQUIREMENT FOR
PROJECT NO. 96-101/TR 52047 & CUP/OTP 96-101**

A fee for the programs of the California Department of Fish and Game must be paid to the Los Angeles County Clerk at the time a Notice of Determination is filed on an approved project. This is to inform you that, for your project approved on May 6, 1999,

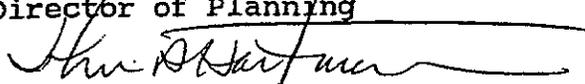
- an Environmental Impact Report was required; therefore, a fee of \$850 plus \$25 for processing must be paid.
- a Negative Declaration was issued; therefore, a fee of \$1,250 plus \$25 for processing must be paid.
- the project was found to involve no potential for any adverse effect on wildlife resources; therefore, a \$25 processing fee to accompany the Certificate of Fee Exemption must be paid.

For your convenience fees will be collected by the Department of Regional Planning for forwarding to the County Clerk. Because the Department cannot accept these fees by mail, please bring a check in the appropriate amount to the Subdivision Section Public Counter, Hall of Records Room 1382, 320 West Temple Street, Los Angeles, California 90012. Write the case number on your check made payable to the County of Los Angeles.

Please note that Section 21089(b) of the Public Resources Code provides that no project approval is operative, vested or final until these fees are paid.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning


John Hartman, AICP
Section Head, Land Divisions

JH:jc