Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 28, 2015

Hunsaker and Associates, Robert Glessner
Three Hughes
Irvine, CA 92618

REGARDING: **PROJECT NO. 96101-(5)**
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. TR52047 Mesquite Lane (APN 8710001027)

The Regional Planning Commission, by its action of **October 28, 2015,** has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **Monday, November 9, 2015. Appeals must be delivered in person.**

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Kim Szalay, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

KKS:SDJ

CC.060412

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 52047

1. The Los Angeles County Regional Planning Commission ("Commission") conducted duly noticed public hearings in the matter of The Second Amendment to Vesting Tentative Tract Map No. 52047 ("Second Amendment") on October 28, 2015.

2. The Second Amendment proposes the following amendments to Vesting Tentative Tract Map No. 52047 ("TR 52047"):

   - Elimination of off-site grading,
   - Reconfiguration to the location of "A Street" cul de sac,
   - Adjustments to the lot lines of lots 12 through 16,
   - Connection of wetlands mitigation areas into one area,
   - Realignment of the 10-foot wide multi-use Schabarum-Skyline trail easement within lots 39 and 40.

3. Only items proposed for modification can be considered by the Commission at the public hearing. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate mitigation measures.

4. The subject site is located on the South side of the San Bernardino Freeway, approximately 450 feet east of Palomino Drive in the Covina Highlands Zoned District.

5. The irregularly-shaped property is vacant, in a mostly natural condition with steeply sloping to hilly topography.

6. 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.

7. Access to the proposed development is provided by Garvey Avenue, a local street, approximately 46 feet in width.

8. The project site is currently zoned A-1-40,000 (Light Agricultural, 40,000 square feet Minimum Required Lot Area).

9. Surrounding zoning includes A-1-40,000 to the north, south, east and west.

10. The project is consistent with the A-1-40,000 zoning classification and project design complies with the area requirements of the zone. Residential development is permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles

County Code ("County Code"). The proposed density of 39 dwelling units is consistent with the maximum density and permitted by the A-1-40,000 zoning.

11. The property is depicted in the Non urban ("R") land use category of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the R land use category.

12. Conditional use permit No. 96-101 authorizes the proposed 39 dwelling units that results in 0.75 dwelling unit per acre, exceeding the low density threshold of 7.8 dwelling units established for the project, to implement and ensure compliance with the performance review procedure for nonurban hillside development.

13. The Second Amendment to the tentative tract map dated August 25, 2015, depicts 40 lots, including 39 single family residence lots and one open space lot on 51.8 acres. The single family residence lots range in size from approximately 42,096 square feet to 117,695 square feet in area. The lots are accessed from private streets.

14. Staff received five e-mail comments and two phone calls from the public prior to the public hearing.

15. During the October 28, 2015 item on the agenda item the Commission heard a presentation from staff and testimony from the applicant as well as the public.

16. Staff noted corrections and clarifications to the staff report and supplemental information received by the Commission including documenting that the size of the property was 51.8 gross acres, the property was located entirely within the 5th district, and that the original approval was by action of a Hearing Officer.

17. Staff also noted that the vesting rights entitled the property to applicable ordinances and General Plan in effect at the date the accompanying application was deemed completed and further commented that the application was deemed complete on June 29, 1998 and approved on May 6, 1999.

18. The applicant presented the proposal requested to be authorized and was available for questioning.

19. A total of five speakers testified with concerns about the status of the project. Speakers discussed the lack of communication by the applicant, lack of signage and inadequate signage to meet posting requirements, traffic, access and noise issues from the impending construction of homes, difficulty for emergency response entry and whether or not the new homes would be comparable to the existing character of the area.

20. The applicant rebutted by saying there would be an additional means of access added for egress and emergency services to enter and that the vacant lot would be improved.

21. After a discussion about the limits of an amendment request to an approved map, the Commission voted to close the public hearing and approve the project.

22. The Commission finds that the requested elimination of off-site grading is acceptable in that it is a reduction in overall grading by approximately 150,420 cubic yards

23. The Commission finds that the requested alteration of the cul-de-sac is in keeping with providing a local circulation system that encompasses the concept of smart growth and livable communities, land planning principles, aesthetics and water quality while balancing traffic flow, pedestrian safety, and maintaining access for emergency vehicles.

24. The Commission finds that the requested adjustment to the property lines of lots 12 through 16 are acceptable as the change meet the minimum requirements for access and street frontage

25. The Commission finds that the requested conversion of the wetlands mitigation areas into a connected area improves mitigation of potential environmental impacts due to alteration of streambeds.

26. The Commission finds that the requested realignment of a dedicated 10-foot wide multi-use trail easement enhances the Schabarum-Skyline Trail by providing public access in perpetuity.

27. Approval of this amendment map does not change the May 6, 2016 expiration date of Vesting Tentative Tract Map 52047.

28. Future development of the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

29. This tract map was originally approved as a "vesting" tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Second Amendment does not change the "vesting" status.

30. An addendum to the Mitigated Negative Declaration (MND) has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

31. After consideration of the addendum to the MND, together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed amendment will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Commission, and approves the addendum.

32. Approval of this amendment is conditioned to the subdivider's compliance with the attached conditions of approval.

33. 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 the 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, Regional Planning.

THEREFORE THE COMMISSION:

1. Approves the addendum to the MND and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves the Second Amendment to Vesting Tentative Tract Map No. 52047 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 52047
PROJECT NO. 96101-(5)

PROJECT DESCRIPTION

The second amendment to Vesting Tentative Tract Map No. 52047 ("Second Amendment") proposes elimination of off-site grading, reconfiguration to the location of "A" street cul de sac, adjustments to the of lot lines of lots 12 though 16, connection of wetlands mitigation areas into one area, and realignment of a 10-foot wide multi-use Schabarum-Skyline trail easement within lots 39 and 40, subject to the following conditions of approval:

GENERAL CONDITIONS

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

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 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 fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

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

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **accept the terms and conditions** of the grant. In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. Approval of this amendment map does not change the May 6, 2016 expiration date of Vesting Tentative Tract Map 52047.

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

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

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

14. 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.

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

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

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

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

PRIOR TO ISSUANCE OF A GRADING PERMIT

18. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

Attachments:
Exhibit 'B' Mitigation Monitoring Program (pages 1- 4)
Subdivision Committee Report (pages 1- 23)

COUNTY OF LOS ANGELES
CITY ENGINEER/SUPERINTENDENT OF STREETS
DEPARTMENT OF PUBILC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 52047-2 (AMENDMENT MAP)-Rev1 MAP DATED 08-25-2015

The following reports consisting of 12 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Furnish Public Works' 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.

9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

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. Delineate proof of access to a public street on the final map.

12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

13. Grant ingress/egress and utility easements to the public over the private and future or future streets.

14. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

15. 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.

16. 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.

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TRACT NO. 52047-2 (AMENDMENT MAP)-Rev1 MAP DATED 08-25-2015

18. 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 TM

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 09-22-2015

tr52047-2L-Amend Map-Rev1.doc
http://planning.lacounty.gov/case/view/tr52047/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 52047-2 (Amend)

TENTATIVE MAP DATE: 08/25/2015
EXHIBIT MAP DATE: 08/25/2015

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

Prior to Improvement Plans Approval:

1. Submit a hydrology study for design of drainage facilities/delineation of flood hazard for review and approval. Comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 05/14/03 to the satisfaction of the Department of Public Works.

2. Obtain and record notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference above do not constitute an offsite easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities to remove the flood hazard for design of drainage facilities to the satisfaction of Department of Public Works.

2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

3. Show and label all natural drainage courses.

4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.

Prior to Building Permit:

1. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Name VILONG TRUONG Date 09/17/15 Phone (626) 458-4921

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PCA GMPH/A865
Telephone: (626) 458-4925

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

Vesting Tentative Tract Map	52047	**Tentative Map Dated**	8/25/15 (Amend)	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	482,060 yd^3	**Location**	Covina	**APN**	
Geologist	G_3SoilWorks	**Subdivider**	Breevast US, Inc.		
Soils Engineer	G_3SoilWorks	**Engineer/Arch.**	Hunsaker		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: **6/2/15**, 1/12/15
References: Neblett & Associates: 3/13/09, 11/13/08, 6/17/08, 5/24/07, 1/11/07, 3/22/02, 1/21/02

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in 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***.

G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

G3. 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***.

G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in 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.

S2. Location and de-watering devices will need to be shown at the grading plan stage. All proposed mitigation measures must be constructed within the subject site unless an off-site covenant is agreed to by all affected adjacent property owners. Show proposed locations on the geotechnical map.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
BRIAN D. SMITH
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CIVIL
STATE OF CALIFORNIA

Brian Smith
Soils Section

PROFESSIONAL GEOLOGIST
Geir R. Mathisen
No. 2376
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Geir Mathisen
Geology Section

Date 9/17/15

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
AMENDED TRACT NO. 52047

TENTATIVE MAP DATED 08-25-2015

The amendment of subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to grading conditions of the tract map.

Name Nazem Said Date 09/08/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52047\GR 52047\2015-08-26 TTR 52047 SUBMITTAL

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

1. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

2. A minimum centerline curve length of 100 feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection to the satisfaction of Public Works. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.

3. The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.

4. Provide minimum 350 feet centerline radius on "A" Street (west of B" Street), "B" Street, "C" Street, "E" Street, and on all streets where grades exceed 10 percent to the satisfaction of Public Works.

5. Permission is granted for street grades up to 15 percent on "C" Street and up to 11.5 percent on "E" Street only at locations to the satisfaction of Public Works.

6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

8. At tee (T) intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent.

9. Permission is granted for a landing area of minimum 50 feet length with maximum 4 percent grade on "E" Street at Palomino Drive and Lorencita Drive to the satisfaction of Public Works.

10. Provide adequate landing area of minimum 50 feet length with maximum 3 percent grade on "B" Street at "A" Street to the satisfaction of Public Works.

11. Provide adequate landing area of minimum 50 feet length with maximum 3 percent grade on "C" Street, and "D" Street at "A" Street to the satisfaction of Public Works.

12. Provide adequate sight distance for 25 mph (260 feet) on "A" Street from "B" Street (easterly direction), "C" Street and "D" Street. Line of sight shall be within right of way or airspace easement shall be dedicated to the satisfaction of Public Works. On-site/off-site grading shall be adjusted to accommodate the line of sight.

13. Where headlight sight distance cannot be obtained at sag vertical curves, street lighting shall be provided to the satisfaction of Public Works.

14. All line of sight easements shall be depicted on landscaping and/or grading plans.

15. Provide standard property line return radii of 13 feet at all local street intersections.

16. Make an offer of private and future right of way 25 feet from centerline on "A" Street, "B" Street, "C" Street, "D" Street, "E" Street, and Saddle Ridge Drive with additional right of way for the cul-de-sac bulbs.

17. Whenever there is an offer of a private and future street, provide a drainage statement/letter.

18. Construct curb, gutter, base, and pavement on A "Street from Mesquite Lane to "B" Street, and "B" Street to the satisfaction of Public Works. The top of curb shall be located 18 feet from the centerline. Grade the remaining parkway at 2 percent cross-slope within the ultimate right of way.

19. Construct curb, gutter, base, pavement on A" Street east of "B" Street, "C" Street, and "D" Street to the satisfaction of Public Works. The top of curb shall

be located 17 feet from the centerline. Grade the remaining parkway at 2 percent cross-slope within the ultimate right of way.

20. Off-site improvements are required. It shall be the responsibility of the developer to acquire the necessary right of way and/or easement prior to tentative map approval.

21. Provide off-site full street right of way or easement and construction off-site street improvements on "A" Street joining Mesquite Lane to the satisfaction of Public Works.

22. Remove the existing cul-de-sac bulb and replace with curb, gutter, base, and pavement on Mesquite Lane joining "A" Street to the satisfaction of Public Works.

23. Provide 50 feet of off-site easement and construct curb, gutter, base, and pavement on "E" Street joining Palomino Drive and Lorencita Drive to the satisfaction of Public Works. The top of curb shall be located 18 feet from the centerline. Grade the remaining parkway at 2 percent cross-slope within the ultimate right of way.

24. Provide adequate right of way for construction a turnaround with a minimum radius of 32 feet on E Street in the vicinity of the gate entrance. Construct the gate entrance to the satisfaction of Public Works. The entry gate or key pad (if one is provided) must be located at a minimum of 50 feet beyond the right of way of Lorencita Drive.

25. The alignments for "B" Street must be compatible with the adjoining Tracts 41504 and 41505.

26. Underground all utility lines to the satisfaction of Public Works Contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

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

28. 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 to the satisfaction of Public Works.

29. Provide and install street name signs prior to occupancy of buildings.

30. A deposit is required to review documents and plans for final map clearance.

Prepared by Joseph Nguyen Phone (626) 458-4921 Date 09-21-2015
tm52047ra-rev2(08-25-2015)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 052047-2 (Amend) TENTATIVE MAP DATE SUBMITTED 08-25-2015

The subdivision shall conform with previously approved (and now amended) conditions, dated 03-17-97, 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 lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of 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. Off-site improvements are tentatively required.

5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

6. 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.

Prepared by Vilong Truong Phone (626) 458-4921 Date 09-16-2015
tr52047-2s-Amend Map-rev1(Map dated 08-25-15).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 52047-2 (Rev.) TENTATIVE MAP DATED 08-25-2015

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 buildings 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 indicated on the attached Will Serve Letter dated 04/15/2015 from the Valencia Heights Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 04/15/2016 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.

3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 09-22-2015
tr52047-2w-rev1.doc

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 52047 MAP DATE: August 25, 2015 – Amendment Map

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. 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 Private and Future Streets as proposed for this development. Indicate compliance via a note on the Final Map.

4. A reciprocal access agreement is required for the Secondary Emergency Access as required for this development. Submit documentation to the Fire Department for review prior to Final Map clearance.

5. A construct bond is required for the Secondary Emergency Access as required for this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

6. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.

Reviewed by: Juan Padilla Date: September 23, 2015

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 52047 MAP DATE: August 25, 2015 – Amendment Map

PROJECT
CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

2. The required Secondary Emergency Access road shall be installed prior to issuance of the first building permit for this development. Submit verification of completion to the Fire Department concurrently with the review of the architectural plans prior to building permit issuance.

3. All proposed residential buildings shall be placed 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.

4. Any required fire lane within a lot 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.

5. Fire lanes within each lot exceeding a length of 150 feet are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla Date: September 23, 2015

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

PROJECT: TR 52047 MAP DATE: August 25, 2015 – Amendment Map

6. The gradient of the Private and Future Street or any fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

7. Any change of direction within a Private and Future street or within a fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

8. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

9. Per the fire flow test performed by Valencia Heights Water Company dated 07-21-15, 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.

10. Install **6** public fire hydrants as noted on the tentative map as filed in our office. All required fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

11. The required fire flow from the public fire hydrant for this development is **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The requirement is based on previous approval, the existing water pressure, the proposed total square footage of the future residences, and the area within a Very High Fire Hazard Severity Zone. The expansion of the new water system shall be design to comply with the required fire flow.

Reviewed by: Juan Padilla Date: September 23, 2015

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

PROJECT: TR 52047 MAP DATE: August 25, 2015 – Amendment Map

12. The required fire flow may change based on the size of the future residences in compliance with the County of Los Angeles Fire Code. During the review of the architectural plans, the Fire Department will determine the required fire flow prior to building permit issuance.

13. 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.

14. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
15. 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.
16. An approved limited access device is required for any proposed gate within this development in compliance with the Fire Department's Regulation 5. Compliance required prior to final sign off of the gate.

17. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

18. All proposed Private and Future Streets 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.

Reviewed by: Juan Padilla Date: September 23, 2015

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	52047	DRP Map Date: 08/25/2015	SCM Date: 10/01/2015	Report Date: 09/22/2015
Park Planning Area # 14		COVINA HIGHLANDS		Map Type: REV. (REV RECD)

Total Units [39] = Proposed Units [39] + Exempt Units [0]

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.39
IN-LIEU FEES:	$96,612

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $96,612 in-lieu fees.

Trails:

See also attached Trail Report. Schabarum Skyline Trail

Comments:

Net increase of 39 single family 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: Kathline King

Kathline J. King, Chief of Planning

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map #	52047	DRP Map Date: 08/25/2015	SMC Date: 10/01/2015	Report Date: 09/22/2015
Park Planning Area # 14	COVINA HIGHLANDS			Map Type: REV. (REV RECD)

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

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

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

Where:

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units 39 - Proposed Units 39 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.32	0.0030	39	0.39
M.F. < 5 Units	1.43	0.0030	0	0.00
M.F. >= 5 Units	1.24	0.0030	0	0.00
Mobile Units	3.62	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	0.39

Park Planning Area = 14 COVINA HIGHLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.39	$247,722	$96,612

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
0.39	0.00	0.00	0.39	$247,722	$96,612

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director
John Wicker, Chief Deputy Director

October 1, 2015

TO: Steven Jones, Principal Planner
Department of Regional Planning
Special Projects Section

FROM: Kathline J. King, Chief of Planning
Department of Parks and Recreation
Planning Division

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR VESTING TENTATIVE TRACT MAP (VTTM) #52047-2**

The Department of Parks and Recreation (DPR) has completed the trail review of Vesting Tentative Tract Map No. 52047-2. The proposed Schabarum-Skyline Trail alignment, as shown on subject map within lot number thirty-nine (39) and lot number forty (40) is approved. DPR is requiring the Subdivider to dedicate a ten foot (10') wide trail easement and construct a variable-width five to eight foot (5'-8') wide multi-use (hiking, mountain biking, and equestrian) trail to the satisfaction of DPR.

DPR trail conditions of map approval, prior to final map are as follows:

1. Subdivider shall dedicate a ten foot (10') wide Multi-Use Schabarum-Skyline Trail easement, and construct variable-width five to eight foot (5'-8') wide natural surface trail with connectivity from the existing trail located at the southwest side of the open space lot number forty (40) and the northwest side of lot number thirty-nine (39).

2. The required trail easement shall be recorded via separate instrument, prior to final map recordation. Upon request DPR will provide a trail easement recordation template.

3. Full public access shall be provided in perpetuity for the multi-use trail.

4. Easement dedication(s) must be outside the public road right-of-way.

5. Subdivider shall include DPR in the transmittal of the project grading plan to Regional Planning.

a. Submit project grading plans, including trail grading information to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:

   i. Cross slope gradients on natural soil not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').

   ii. Cross slope gradients above four percent (4%) on paved surfaces, such as roadway trail crossings will be evaluated on a case by case basis.

   iii. Typical trail section and details to include:
   - Width and name of trail
   - Longitudinal (running) gradients
   - Cross slope gradients

   iv. Bush hammer (or equivalent rough finish) at minimum width of eight feet (8') for roadway (if concrete surface), trail surface crossing to provide for traction and safety.

   v. Appropriate retaining walls as needed.

   vi. Lodgepole fencing required at both sides of trail within lot number forty (40) and lot number thirty-nine (39) to delineate trail direction and for trail user safety (see condition 7b.).

   vii. The "A" Street trail crossing must be approved by the Department of Public Works (DPW). Applicant is responsible to install painted crosswalk for "A" Street trail crossing utilizing DPW specifications, including DPW trail crossing signage. DPW trail crossing signage to be installed per DPW specifications at the east and west side of trail crossing.

   viii. Curb-cuts required at minimum five feet (5') length at each end of "A" Street trail crossing.

6. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:

a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to DPR on a monthly basis.

b. Stake the centerline of the trail and then schedule a site meeting with DPR's Trails Section Planner for trail alignment inspection and approval.

7. Construction of trail and installation of lodgepole fencing:

a. **Trail:** Construct the Natural Trail 2 variable width five to eight foot (5'-8') wide trail within the ten foot (10') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at http://file.lacounty.gov/dpr/cms1_208899.pdf. Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by DPR. See Section 4: "Trail Designs Trail Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner.

b. **Lodgepole Fencing:** Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in height by six and one-half inch (6½') diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated and they are eight feet (8') in length by four and one-half inches (4½") in diameter with beveled ends. The posts are installed fifty-four inches (54") above grade and thirty inches (30") below grade. Posts are set in three quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.

i. **Lot number forty (40):** Install trail fencing minimum length of sixteen feet (16') long (two eight foot (8') sections each side of trail) from "A" Street heading northwest for user safety and to delineate trail alignment.

ii. **Lot number thirty-nine (39):** Install trail fencing on one side facing "A" Street for the full length of trail from "A" Street to the northwest corner of lot number thirty-nine (39) for user safety and delineation of the trail.

8. Notify DPR within five (5) business days of trail construction completion, including installation of all required lodgepole fencing for a Final Trail Inspection. The Final Inspection is required to obtain DPR approval and ensure the trail and

fencing are in compliance with the trail construction guidelines within the Trails Manual. Any portions of the constructed trail and fencing not approved, shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact DPR to schedule another site inspection.

9. Prior to DPR's final acceptance of the constructed Schabarum-Skyline Trail alignment, the Subdivider shall:

   a. Submit electronic copies on CD (AutoCAD) of the as-built trail grading/construction drawings to DPR's Trails Planning Section.

   b. Submit a letter to DPR requesting acceptance of the dedicated constructed trail and lodgepole fencing. DPR will then issue an acceptance letter only after receiving a written request for final trail approval; and as-built trail drawings.

   c. **Note:** DPR will install appropriate trail signage and is responsible for trail maintenance after final acceptance.

For any questions concerning the trail alignment or conditions of approval, please contact Robert Ettleman, by phone at (213)-351-5134 or email at rettleman@parks.lacounty.gov.

KK:FM:RLE:nr 52047-2 Trail Conditions

c: Bridlevast, Inc. (T. Frattone)
Hunsaker & Associates (R. Glessner)
Parks and Recreation (K. King, F. Moreno, C. Lau, O. Ruano, R. Ettleman)

COUNTY OF LOS ANGELES
Public Health

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

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

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Michael D. Antonovich
Fifth District

September 18, 2015

Revised Tract Map No. 52047-2

Vicinity: Covina Highlands

Revised Tract Map Date: August 25, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Revised Tract Map 52047-2** to allow a reduction in off-site grading and construction. This Department recommends approval of the revised tract map.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA (M.T)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016

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 (Fires 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".

ADDENDUM TO MITIGATED NEGATIVE DECLARATION
FOR SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 52047 - 2

1. **Existing Entitlements**

   a. On May 6, 1999, the Regional Planning Commission approved Vesting Tentative Tract Map (VTTM) No. 52047, Conditional Use Permit (CUP) 96-101, Oak Tree Permit (OTP) 96-101, and adopted the Mitigated Negative Declaration (MND). The subject property is situated within the Covina Highlands Zoned District of Los Angeles County, and is located at Mesquite Lane, south of the 10 Freeway. Subsequently, an Amended Vesting Tentative Tract Map was approved by the County Hearing Officer on July 29, 2003, authorizing certain design alterations.

   b. The approved VTTM and CUP authorizes the creation of 39 single-family residence lots and one open space lot on 51.8 acres, and project associated grading and infrastructure to be developed in compliance with hillside management and density controlled development design review criteria that allows clustering of the units into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space.

   c. The OTP authorized the removal of 11 oak trees.

   d. Mitigation measures identified in the approved Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP), and imposed on the project as a condition of approval, including the following categories: Geotechnical, Flood, Fire, Noise, Cultural, Biota, and Visual.

2. **Proposed Entitlement Modifications**

   The proposed project changes require the following amendments to, or new entitlements: Second Amendment to Vesting Tentative Tract Map (VTTM) No. 52047, and an Addendum to the approved MND.

3. **Proposed Amended Vesting Tentative Tract Map No. 52047**

   a. The Amended VTTM proposes to eliminate off-site grading, with corresponding revisions on the map pertaining to lot and internal street configurations and changes to wetlands mitigation areas, as described in this document.

   b. In the northeasterly portion of the project site, it is proposed to eliminate off-site grading. This will result in a reduction of approximately 150,420 cubic yards (cy) of grading.

   c. As result of the elimination of moving earth material for the northerly portion of project site, approximately 113,296 square feet at the eastern property line will be contour-graded or left in its natural state.

   d. A drainage course will be kept in its natural state as separate wetlands mitigation areas will be incorporated into one within the drainage course.

   e. Configuration of the map and lot layout for the central portion of the project has been left

essentially unchanged.

f. All applicable Conditions of Approval for VTTM 52047 shall remain in effect for this Second Amendment to VTTM 52047.

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to a previously adopted Mitigated Negative Declaration if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects

- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects

- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete, shows any of the following:

- The project will not have one or more significant effects not discussed in the previous EIR

    - Potentially significant effects previously examined will not be substantially more severe than shown in the previous MND

    - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted

    - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous MND, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted

The MND adopted by the Board of Supervisors on May 6, 1999, analyzed the following potential project impacts: Geotechnical, Flood, Fire, Noise, Cultural, Biota, and Visual. Impacts on all of these elements and/or services were found to be less than significant after appropriate mitigation, as identified in the approved MND and the Mitigation Monitoring Plan.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the MND:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 39-UNIT PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description (Exhibit 'B')	*39	*40	*39 SFR lots, 1 open space lot.
Geotechnical	*Off-site grading required	Elimination of off-site grading.	*Elimination of 150,420 cy of grading *Preservation 113,296 square feet of undisturbed and contour-graded area at the easterly portion of the project site
Flood (Exhibit 'B')	Comply with all County Code requirements that mitigate potential impacts due to hydrological characteristics of the project site.	No change.	N/A
Fire (Exhibit 'B')	*Comply with all requirements that mitigate potential impacts due to fire hazard characteristics of the project and participate in an appropriate financing mechanism to provide funds for fire protection facilities.	No change.	N/A
Noise (Exhibit 'B')	*Second story balconies shall not overlook Interstate Highway 10 pavement. Incorporate berms in conjunction with sounds walls into the northwest corner of the property.	No change.	N/A
Cultural Resources (Exhibit 'B')	*Suspend construction in the vicinity of a cultural resource encountered during development of the site.	No change.	N/A

Biota (Exhibit 'B')	*Enter into an agreement with the California State Department of Fish and Game and apply for a Department of Army permit pursuant to Section 404 of the Clean Water Act.	*Connect wetlands mitigation areas.	*Interconnectivity of the wetlands mitigation area for improved flow.
Visual (Exhibit 'B')	*Provide walnut woodland landscaping and grant to the satisfaction of the Los Angeles County Department of Parks and Recreation a 10 foot wide trail easement for the Schabarum Trail along the western property boundary.	*Dedicate, provide and improve public access in perpetuity and install fencing for multi-use trail easement.	*Improved access and connectivity to the existing trail.

The amended Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown above, these amendments will result in the reduction of each potential impact identified in the original MND, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act (CEQA) that would require a subsequent Negative Declaration or EIR.

Therefore, this Project Amendment qualifies for an Addendum to the previously approved MND, as authorized under CEQA Section 15164.

By: _____

Date: 2015 OCT 28

AFFIDAVIT OF ACCEPTANCE INSTRUCTIONS

Please read carefully. Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the action date), proceed with the following instructions if you have not been notified that an appeal has been received.

1. Sign the "Affidavit of Acceptance" form in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person.

2. Make an appointment with the assigned case planner to submit the following items:
   - Original "Affidavit of Acceptance" form (with wet signature).
   - Three copies of the site plan. **Plans must be folded** to fit into an 8 ½" X 14" folder.

3. Submit the aforementioned items **in person (do not mail)**. At your final appointment, you will receive a copy of the approved site plan, and approved plans will be routed to the Department of Public Works, Building and Safety, as applicable.

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }ss

REGARDING: PROJECT NO. 96101
Second Amendment to Vesting Tentative Tract Map NO. TR52047
Mesquite Lane, Covina Highlands Zoned District]
APN: 8710001027

I/We,_____, the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above and fully on Exhibit "A', attached hereto. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit.

Executed this _____ day of _____ ,20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____