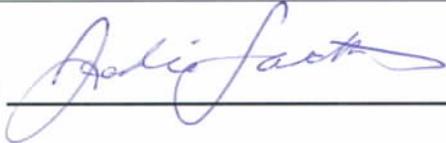


# Regional Planning Commission Transmittal Checklist

Hearing Date  
October 23, 2013  
Agenda Item No.  
5

**Project Number:** 03-338-(4)  
**Case(s):** Modification to Recorded Tract Map No. 54341  
Oak Tree Permit No. 201300017  
Environmental Assessment No. 03-338  
**Planner:** Alejandrina C. Baldwin

- Project Summary
- Property Location Map (aerial)
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions (including Subdivision Committee Reports)
- Burden of Proof Statement(s)
- Environmental Documentation (Addendum to MND)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Modification to Tract Map dated 4-17-2013
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Retaining Wall Exhibit
- Public Comment Letter
- 

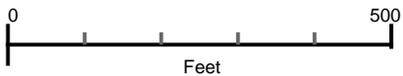
Reviewed By: 



# Department of Regional Planning

Printed: Oct 10, 2013

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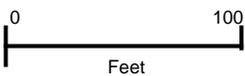




# Department of Regional Planning

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

**PROJECT NUMBER**

03-338-(4)

**HEARING DATE**

10-02-2013

**REQUESTED ENTITLEMENTS**

Modification to Recorded Tract Map No. 54341  
 Oak Tree Permit No. 201300017  
 Environmental Assessment No. 03-338

# PROJECT SUMMARY

**OWNER / APPLICANT**

Harmony Family/ Joseph Chau

**MAP/EXHIBIT DATE**

4-17-2013

**PROJECT OVERVIEW**

A request for a modification to recorded tract map to modify Public Works conditions regarding road improvements along Brea Canyon Cutoff Court (not Brea Canyon Road), an administrative yard modification to construct an over height retaining wall (10 feet in height), and a retroactive oak tree permit to encroach into the protected area of an oak tree.

**LOCATION**

2625 Brea Canyon Cutoff Road

**ACCESS**

Brea Canyon Cutoff Court

**ASSESSORS PARCEL NUMBER(S)**

8269-017-035, 036, 037, 038, 039

**SITE AREA**

5.61 Acres

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

San Jose

**LAND USE DESIGNATION**

N2

**ZONE**

A-1-1

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

NA

**COMMUNITY STANDARDS DISTRICT**

Rowland Heights CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration Addendum

**KEY ISSUES**

- Brea Canyon Court is a small service street which is accessed from Brea Canyon Road. This small service street is used for access of two single family lots and TR 54341 (a total of seven single family homes).
- Application is filed pursuant to Los Angeles County Code 21.52.030. The public hearing is limited only to the modifications requested and the Regional Planning Commission may act only on the requested modification and not on the overall project.
- The administrative yard modification is reviewed and approved by the Director, if the entire project is approved by the Regional Planning Commission.
- Modification of Public Works road conditions will allow development of the public right-of-way and provide access to the Recorded Tract Map No. 54341.
- Retroactive oak tree permit is for encroachment into the protected zone of one tree due to previous grading for Brea Canyon Cutoff Court. Modification in Public Works road conditions would reduce the need for additional grading under the dripline of the oak tree.
- An over height retaining wall, maximum 10 feet in height, is proposed to be placed under the encroached oak tree to maintain the cut slope.
- On June 20, 2006 Tract Map No. 54341 was approved to create five single family lots on 5.62 acres, CUP 03-338 to ensure compliance with hillside development design criteria, and Oak Tree Permit No. 03-338 for the removal of four oak trees and encroachment into the protected zone of 29 oak trees. The map recorded on August 31, 2011.

**CASE PLANNER:**

Alejandrina C. Baldwin

**PHONE NUMBER:**

(213) 974 – 6433

**E-MAIL ADDRESS:**

acbaldwin@planning.lacounty.gov

### **ENTITLEMENTS REQUESTED**

- Modification to Recorded Tract Map No. 54341 to modify Public Works conditions regarding road improvements along Brea Canyon Cutoff Court and an administrative yard modification to construct an over height retaining wall (10 feet in height).
- Oak Tree Permit No. 201300017 to retroactively approve the encroachment into the protected zone of one (1) oak tree (non-heritage) with project grading.

### **PROJECT DESCRIPTION**

A modification to recorded Tract Map No. 54341 (TR 54341) has been filed pursuant to Section 21.52.030 of Title 21 of the Los Angeles County Code (County Code). The modification map depicts a modified street section and the vacation of a portion of the right of way of Brea Canyon Cutoff Court (not Brea Canyon Road). The vacation of a portion of this street is necessary to allow a retaining wall along the current graded slope and prevent further grading and encroachment into the protected zone of one oak tree located directly above the new retaining wall. Specifically the road condition changes request to modify the roadway section from inverted shoulders to the standard cul-de-sac design section within the minimum 58-feet of right of way, and modify the parkway dimension to allow a parkway reduction from 12 feet to 3 feet. No other changes to the tract map are requested.

Oak Tree Permit No. 201300017 (OTP 201300017) is a retroactive oak tree permit for the grading activity performed during the improvement of Brea Canyon Cutoff Court. Due to inaccurate dimensions on the approved tentative map for TR 54341, the area that needed to be graded was not properly depicted on the plans. During the grading and improvement of Brea Canyon Cutoff Court, a sloped area was graded under the dripline of one oak tree which was not shown as to be graded within the original approval of TR 54341.

On June 20, 2006, a Hearing Officer of the Los Angeles Regional Planning Department, approved Project No. 03-338-(4), which consisted of TR 54341, Conditional Use Permit (CUP) No. 03-338, and Oak Tree Permit (OTP) No. 03-338. TR 54341, which recorded on August 31, 2011, created five single-family lots. CUP 03-338 ensured compliance with hillside management design review criteria. OTP 03-338 authorized the removal of four oak trees and the encroachment into the protected zone of 29 oak trees on the subject property. The subject oak tree which is part of OTP 201300017 was not one of the identified trees for encroachment or removal under the original oak tree permit.

A public hearing is required for the proposed modifications and oak tree permit. The public hearing and action of the Los Angeles County Regional Planning Commission however is limited to the requested modifications and the retroactive oak tree permit only, and not the overall project or previously approved findings and conditions. The administrative yard modification is required for the new retaining wall as it is proposed to be 10 feet in height instead of the permitted 6 foot maximum height. The yard modification is part of the modification to recorded tract map, as the wall is necessary

for the road condition changes, although the yard modification aspect is an administrative action.

### **EXISTING ZONING**

The subject property is zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) zone. All surrounding properties (north, south, west, east) are zoned A-1-1 as well.

### **EXISTING LAND USES**

The subject property is undeveloped and vacant. Surrounding properties are all developed with single-family residential.

### **PREVIOUS CASES/ZONING HISTORY**

Project No. 03-338-(4) which included TR 54341, CUP 03-338, and OTP 03-338 was approved on June 20, 2006. TR 54341 recorded on August 31, 2011.

Tentative Tract Map No. 49491, CUP. 90-206 and Oak Tree Permit Case No. 90-206 were filed on the subject property on April 13, 1990. This project was approved by the Hearing Officer on November 26, 1991 and expired without recording on November 26, 1995.

The current A-1 zoning on the property became effective on April 18, 1934 following the adoption of Ordinance Number 2433 which created the San Jose Zoned District.

### **ENVIRONMENTAL DETERMINATION**

An Addendum to the certified Mitigated Negative Declaration (MND) for TR 54341 (prepared and certified by the Hearing Officer of the Los Angeles Regional Planning Department on June 20, 2006 for five single-family lots) was prepared for this modification. The Addendum concluded that the modification of Public Works road conditions, encroachment of one oak tree for grading activity necessary to develop Brea Canyon Cutoff Court, and an over height retaining wall would not result in any increased or additional environmental impacts beyond those which were analyzed in the MND, and therefore concluded that supplemental environmental analysis is not required. A copy of the addendum is attached.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is currently located within the Rowland Heights Community Plan (Community Plan) land use Category Non-Urban 2 category. This category of the Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing non-urban residential neighborhoods with densities of up to one unit per gross acre. The proposed modification will modify the required road improvements of Brea Canyon Cutoff Court which is not heavily used or readily seen from adjacent streets (will be used for access by a total of seven single family lots). The non-urban residential neighborhood character will still be maintained.

The project is consistent with the following policies of the Community Plan as follows:

Land use and urban development pattern

- *Maintain setbacks which are adequate to preserve the privacy of adjacent residences and yards.*  
The project modifications, new retaining wall and oak tree encroachment will not change the setbacks provided by the single family lots created under TR 54341, and therefore will be consistent with the policy to:

Housing and Community Development

- *Encourage the equitable distribution of housing for low and moderate income individuals and households throughout the community and the region.*  
The road modifications will allow for the construction of TR 54341 as approved which contributes to the variety of housing stock of Los Angeles County.
- *Require that new housing be consistent with the maintenance of community character.*  
The road modifications will allow for construction of TR 54341 as approved which maintains the community character.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.21.110 of the County Code, establishments in the A-1-1 Zone are subject to certain development standards, although this modification does not modify the design of the single-family residential lots. In addition to development standards met prior to final map recordation, the recorded lots are required to meet the applicable development standards prior to the building permit issuance.

The project site is within the Rowland Heights Community Standards District (CSD) which includes additional development standards for property within the A-1 zone, as this project is. Additional development standards include front yard landscaping minimums and the containment of dumpsters. This project does not propose to change any of the front yards or location of dumpsters.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 21.52.030 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

TR 54341 was conditioned for the public road improvement of Brea Canyon Cutoff Court as the primary access to the five lot development. The greatest impact from the wall will be felt by the future residents of TR 54341 and two adjacent neighbors. The new 10 foot high proposed wall will not be seen from the adjacent streets, Brea Canyon Cutoff Road and Pathfinder Road, as Brea Canyon Cutoff Court is at a lower elevation and hidden behind a residential property which fronts on Brea Canyon Road. The neighborhood character will be maintained as no other changes to the project are requested.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this modification on May 30, 2013.

Public Works has recommended the following modified road conditions:

- Permission granted to modify the roadway section from inverted shoulders to the standard cul-de-sac design section with minimum 58-feet of right of way. Permission is granted to modify the parkway dimension to allow a parkway reduction from 12 feet to 3 feet to mitigate grading impacts to oak trees along a portion of the property frontage on Brea Canyon Cutoff Court. Street lights and sidewalks are not required per LA County Code 21.32.150 and 21.32.190 respectively.

The conditions of all five departments of the Subdivision Committee are attached.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

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

**PUBLIC COMMENTS**

One letter in opposition has been received by a neighbor who resides along Portside Drive. The letter raises concerns regarding the over-height wall and the encroachment of the oak tree.

**FEES/DEPOSITS**

No fees are required.

**STAFF RECOMMENDATION**

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

Staff recommends **APPROVAL** of Project Number 03-338-(4), Modification to Recorded Tract Map No. 54341 and Oak Tree Permit No. 201300017, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 03-338-(4), HEREBY APPROVE THE ADDENDUM TO THE CERTIFIED MITIGATED NEGATIVE DECLARATION.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE  
MODIFICATION TO RECORDED TRACT MAP NO. 54341 AND OAK TREE PERMIT  
NO. 201300017 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Alejandrina C. Baldwin, Principal Regional Planner, Land Divisions Section  
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval  
Environmental Document (Addendum to MND)  
Site Photographs, Aerial Image  
Modification Map Exhibit dated 4-17-2013

NP: ACB  
10-10-2013

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. 03-338-(4)  
MODIFICATION TO RECORDED TRACT MAP NO. 54341  
OAK TREE PERMIT NO. 201300017**

1. **ENTITLEMENT REQUESTED.** The applicant, Joseph Chau, is requesting a Modification to Recorded Tract Map No. 54341 to modify Public Works conditions regarding road improvements along Brea Canyon Cutoff Road, an administrative yard modification to construct an over height retaining wall of 10 feet, and a retroactive oak tree permit to encroach into the protected area of one (1) oak tree.
2. **HEARING DATE** October 23, 2013.
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION**
4. **PROJECT DESCRIPTION.** A modification to recorded Tract Map No. 54341 (TR 54341) has been filed pursuant to Section 21.52.030 of Title 21 of the Los Angeles County Code (County Code). The modification map depicts a modified street section and the vacation of a portion of the right of way of Brea Canyon Cutoff Court. The vacation of a portion of this street is necessary to allow a retaining wall along the current graded slope and prevent further grading and encroachment into the protected zone of one oak tree located directly above the new retaining wall. Specifically the road condition changes request to modify the roadway section from inverted shoulders to the standard cul-de-sac design section within the minimum 58-feet of right of way, and modify the parkway dimension to allow a parkway reduction from 12 feet to 3 feet. No other changes to the tract map are requested.

Oak Tree Permit No. 201300017 (OTP 201300017) is a retroactive oak tree permit for the grading activity performed during the improvement of Brea Canyon Cutoff Court. Due to inaccurate dimensions on the approved tentative map for TR 54341, the area that needed to be graded was not properly depicted on the plans. During the grading and improvement of Brea Canyon Cutoff Court, a sloped area was graded under the dripline of one oak tree which was not shown as to be graded within the original approval of TR 54341.

On June 20, 2006, a Hearing Officer of the Los Angeles Regional Planning Department, approved Project No. 03-338-(4), which consisted of TR 54341, Conditional Use Permit (CUP) No. 03-338, and Oak Tree Permit (OTP) No. 03-338. TR 54341, which recorded on August 31, 2011, created five single-family lots. CUP 03-338 ensured compliance with hillside management design review criteria. OTP 03-338 authorized the removal of four oak trees and the encroachment into the protected zone of 29 oak trees on the subject property. The subject oak tree which is part of OTP 201300017 was not one of the identified trees for encroachment or removal under the original oak tree permit.

The administrative yard modification is required for the new retaining wall as it is proposed to be 10 feet in height instead of the permitted 6 foot maximum height.

The yard modification is part of the modification to recorded tract map, as the wall is necessary for the road condition changes, although the yard modification aspect is an administrative action.

5. **LOCATION.** 2625 Brea Canyon Cutoff Court, in the unincorporated community of Rowland Heights and Rowland Heights Community Standards District (CSD). Assessor parcel numbers 8269-017-035, 036, 037, 038, 039.
6. **EXISTING ZONING.** A-1-1 (Light Agricultural-One Acre Minimum Lot Area) zone. Surrounding zone is also A-1-1.
7. **EXISTING LAND USES.** Vacant. Surrounding land uses are single-family residential.
8. **PREVIOUS CASES/ZONING HISTORY.** Project No. 03-338-(4) which included TR 54341, CUP 03-338, and OTP 03-338 was approved on June 20, 2006. TR 54341 recorded on August 31, 2011. Tentative Tract Map No. 49491, CUP. 90-206 and Oak Tree Permit Case No. 90-206 were filed on the subject property on April 13, 1990. This project was approved by the Hearing Officer on November 26, 1991 and expired without recording on November 26, 1995. The current A-1 zoning on the property became effective on April 18, 1934 following the adoption of Ordinance Number 2433 which created the San Jose Zoned District.
9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.**

General Plan/Community Plan Consistency

The project site is currently located within the Rowland Heights Community Plan (Community Plan) land use Category Non-Urban 2 category. This category of the Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing non-urban residential neighborhoods with densities of up to one unit per gross acre. The proposed modification will modify the required road improvements of Brea Canyon Cutoff Court which is not heavily used or readily seen from adjacent streets (will be used for access by a total of seven single family lots). The non-urban residential neighborhood character will still be maintained. The project is consistent with the following policies of the Community Plan as follows:

Land use and urban development pattern

- *Maintain setbacks which are adequate to preserve the privacy of adjacent residences and yards.*

The project modifications, new retaining wall and oak tree encroachment will not change the setbacks provided by the single family lots created under TR 54341, and therefore will be consistent with the policy to:

Housing and Community Development

- *Encourage the equitable distribution of housing for low and moderate income individuals and households throughout the community and the region.*

The road modifications will allow for the construction of TR 54341 as approved which contributes to the variety of housing stock of Los Angeles County.

- *Require that new housing be consistent with the maintenance of community character.*

The road modifications will allow for construction of TR 54341 as approved which maintains the community character.

**10. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Pursuant to Section 22.21.110 of the County Code, establishments in the A-1-1 Zone are subject to certain development standards, although this modification does not modify the design of the single-family residential lots. In addition to development standards met prior to final map recordation, the recorded lots are required to meet the applicable development standards prior to the building permit issuance.

The project site is within the Rowland Heights Community Standards District (CSD) which includes additional development standards for property within the A-1 zone, as this project is. Additional development standards include front yard landscaping minimums and the containment of dumpsters. This project does not propose to change any of the front yards or location of dumpsters.

- 11. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** TR 54341 was conditioned for the public road improvement of Brea Canyon Cutoff Court as the primary access to the five lot development. The greatest impact from the wall will be felt by the future residents of TR 54341 and two adjacent neighbors. The new 10 foot high proposed wall will not be seen from the adjacent streets, Brea Canyon Cutoff Road or Pathfinder Road, as Brea Canyon Cutoff Court is at a lower elevation and hidden behind a residential property which fronts on Brea Canyon Road. The neighborhood character will be maintained as no other changes to the project are requested.

- 12. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this modification on May 30, 2013.

- 13. LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

- 14. PUBLIC COMMENTS.** One letter in opposition has been received by a neighbor who resides along Portside Drive. The letter raises concerns regarding the over-height wall and the encroachment of the oak tree.

**MODIFICATION TO RECORDED TRACT MAP SPECIFIC FINDINGS**

15. In order to improve Brea Canyon Cutoff Court to a full 58 foot right-of-way, additional grading would be necessary. Changes in the road conditions will allow a reduction of the right-of-way width and will allow the to develop the project as intended, with primary access taken from Brea Canyon Cutoff Court.

Therefore, there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary

16. The proposed modification will continue to provide primary access from Brea Canyon Cutoff Court.

Therefore, the proposed modifications do not impose any additional burdens on the present fee owner of the property.

17. The request to modify road conditions and construct a new retaining wall does not change the other lots which have recorded as part of the original project.

Therefore, such modifications would not alter any right, title or interest in the real property.

18. Additional grading to improve Brea Canyon Cutoff Court to 58 feet in width would require additional encroachment into the protected zone of one oak tree. The changes in the road conditions will allow the development of the public right-of-way without further encroachment into the oak tree.

Therefore, the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions.

19. The project request will continue to provide a non-urban character to the development, and will not change the density, location and character of the approved project.

Therefore, the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans.

20. The project does not request to modify the density of the project as approved on June 20, 2006.

Therefore, the site is physically suitable for the type and proposed density of the development.

21. The proposed project will be required to record easements reflecting the public right of way changes and improvements. The vacation of a portion of Brea Canyon Cutoff Court will be used to develop a new retaining wall and avoid further impacts into an oak tree and further grading into the hillside.

Therefore, the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements.

### **OAK TREE PERMIT SPECIFIC FINDINGS**

22. The oak tree was encroached upon by necessary grading to improve the public right of way, Brea Canyon Cutoff Court. Notwithstanding oak trees considered under the original oak tree permit, no new oak trees onsite are proposed to be disturbed by the final improvement of Brea Canyon Cutoff Court.

Therefore, the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

23. This oak tree permit is not proposing any removals or relocations. The encroachment of the oak tree is necessary to install a 10 foot high retaining wall which will prevent further encroachment or grading into the protected zone of the oak tree.

Therefore, the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

24. At the time TR 54341 was approved, it was not identified that grading for the improvement of Brea Canyon Cutoff Court would be necessary under the dripline of the subject oak tree.

Therefore, in addition to the above facts, the encroachment of the oak tree proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent at that: (a) alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or (b) Placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.

25. The project does not propose additional grading within the protected zone of the oak tree. The proposed retaining wall will not detrimentally affect the health of the oak tree and no additional encroachments or removals are proposed.

Therefore, the encroachment of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

### **ENVIRONMENTAL DETERMINATION**

26. An Addendum to the certified Mitigate Negative Declaration (MND) for TR 54341 (prepared and certified by the Hearing Officer of the Los Angeles Regional Planning Department on June 20, 2006 for five single-family lots) was prepared for this modification. The Addendum concluded that the modification of Public Works road conditions, encroachment of one oak tree for grading activity necessary to develop Brea Canyon Cutoff Court, and an over height retaining wall would not result in any increased or additional environmental impacts beyond those which were analyzed in the MND, and therefore concluded that supplemental environmental analysis is not required.
27. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

IN RESPECT WITH THE MODIFICATION TO RECORDED TRACT MAP, BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. There are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary; and
- B. The proposed modifications do not impose any additional burdens on the present fee owner of the property; and
- C. Such modifications would not alter any right, title or interest in the real property; and
- D. The modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions; and
- E. The modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map; and
- F. The proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans; and
- G. The site is physically suitable for the type and proposed density of the development; and

H. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements; and

IN RESPECT WITH THE OAK TREE PERMIT, BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- I. Therefore the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.; and
- J. Therefore, the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.; and
- K. Therefore, in addition to the above facts, the removal of oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent at that: (a) alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or (b) Placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.; and
- L. Therefore, the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Modification to Recorded Tract Map as set forth in Section 21.52.030 of the Los Angeles County Code (Subdivisions Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

- 1. The Regional Planning Commission has considered the Addendum to the Mitigated Negative Declaration to Tract Map No. 54341 for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Project No. 03-338-(4), Modification to Recorded Tract Map No. 54341 and Oak Tree Permit No. 201300017 is approved, subject to the attached conditions.

Action Date: October 23, 2013

NP:ACB

10-10-2013

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 03-338-(4)  
MODIFICATION TO RECORDED TRACT MAP NO. 54341  
OAK TREE PERMIT NO. 201300017**

**PROJECT DESCRIPTION**

The project is a modification to Recorded Tract Map No. 54341 to modify Public Works conditions regarding road improvements along Brea Canyon Cutoff Court, an administrative yard modification to construct an over height retaining wall of 10 feet, and a retroactive oak tree permit to encroach into the protected area of one (1) oak tree pursuant to the Los Angeles County Code (County Code) Sections 21.52.030 the A-1-1 (Light Agricultural-One Acre Minimum Lot Area) zone, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “subdivider” 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 subdivider, and the owner of the subject property if other than the subdivider, 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. 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 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 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 subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider 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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$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 subdivider, 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 subdivider 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. This grant shall expire unless used within two (2) years after the recordation of a final map for Modification to Recorded Tract Map No. 54341. In the event that Modification to Recorded Tract Map No. 54341 should expire without the recordation of a final map, this grant shall terminate upon the expiration of this map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. 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.
9. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
10. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
11. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

12. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the permittee has control.
13. The subject property shall be developed and maintained in substantial compliance with the Modification to Recorded Tract Map No. 54341 dated 4-17-2013.

**OAK TREE PERMIT SPECIFIC CONDITIONS**

14. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated June 27, 2013 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
15. A plan for protecting oak trees on the subject property during and after development, such as, but not limited to, the following requirements:
  - a. The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden,
  - b. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,
  - c. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,
  - d. That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,
  - e. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director,

- f. That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions,
- g. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,
- h. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site.

**PROJECT SITE SPECIFIC CONDITIONS**

- 16. Conform to the applicable requirements of Title 21 of the Los Angeles County Code and the requirements of the A-1-1 zone.
- 17. The subdivider shall comply with all conditions set forth in the attached letters from County Departments of Public Works, Fire, Parks and Recreation, and Public Health, and as previously conditioned at the time of the tentative map approval, except as expressly modified herein.

Attachments:

Subdivision Committee Report and County Forester's Letter dated June 27, 2013 (pages 1- 21)

TRACT NO. 54341 (Modification to Recorded Map) MOD. MAP DATED 04-17-2013

We have no objection to the requested modifications. The following reports/conditions are recommended for inclusion in the conditions of tentative approval:

1. Comply with the attached two-pages Subdivision conditions to the satisfaction of Public Works.
2. Comply with the attached one-page Drainage conditions to the satisfaction of Public Works.
3. Comply with the attached one-page Geologic conditions to the satisfaction of Public Works.
4. Comply with the attached one-page Soils conditions to the satisfaction of Public Works.
5. Comply with the attached one-page Grading conditions to the satisfaction of Public Works.
6. Comply with the attached one-page Road conditions to the satisfaction of Public Works.
7. Comply with all other previously approved conditions to the satisfaction of Public Works.



Prepared by John Chin

Phone (626) 458-4918

Date 05-14-2013

Tr54341L-Modification to Recorded Map(04-17-13).doc  
<http://planning.lacounty.gov/case/view/03-338/>

The following reports consisting of 9 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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. Quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. 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.
11. 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.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. 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.



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

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

TRACT NO.: 54341

TENTATIVE MAP DATE: 04/17/13

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

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 05/19/09 to the satisfaction of the Department of Public Works.

Name *Ernesto J Rivera* Date 05/13/2013 Phone (626) 458-4921  
Ernesto J Rivera

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-7989

DISTRIBUTION  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

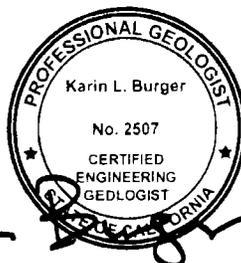
TENTATIVE TRACT MAP 54341  
SUBDIVIDER Harmony Family Limited Partnership  
ENGINEER Calland Engineering, Inc.  
GEOLOGIST Quartech Consultants, Inc.  
SOILS ENGINEER Quartech Consultants, Inc.

TENTATIVE MAP DATED 4/17/13 (modified recorded map)  
LOCATION Rowland Heights  
GRADING BY SUBDIVIDER [ Y ] (Y or N)  
REPORT DATE 11/14/08, 8/18/08, 5/5/08, 11/9/06  
REPORT DATE 11/02/09, 2/18/09, 11/14/08, 8/18/08, 5/5/08, 11/9/06

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map was cleared by GMED on 5/10/11.
- Grading plans were recommended for approval by GMED on 12/10/09.
- The Soils Engineering review dated 5-8-13 is attached.



Reviewed by Karin Burger Date May 7, 2013

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office ---  
Job Number LX001129  
Sheet 1 of 1

Tentative Map (Tract) 54341  
Location Rowland Heights  
Developer/Owner Harmony Family Limited Partnership  
Engineer/Architect Calland Engineering, Inc.  
Soils Engineer Quartech Consultants (06-109-004EG)  
Geologist Quartech Consultants

DISTRIBUTION:

1 Drainage  
1 Grading  
1 Geo/Soils Central File  
    District Engineer  
    Geologist  
1 Soils Engineer  
1 Engineer/Architect

Review of:

Modified Recorded Map Dated by Regional Planning 4/17/13  
Soils Engineering and Geology Reports Dated 11/14/08, 8/18/08, 5/5/08, 11/9/06  
Soils Engineering Reports Dated 11/2/09, 2/18/09  
Additional Reports by EGL Dated 9/21/04, 8/4/04, 6/1/04, 4/22/04, 1/13/04, 11/14/03  
Additional Reports by Geo-Etka Dated 5/16/91, 3/20/91, 9/28/90  
Previous Review Sheet Dated 6/6/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Prepared by \_\_\_\_\_ Date 5/8/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service-survey>.

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.  
P:\gmpub\Soils Review\Jeremy\TR 54341, Rowland Heights, TTM-A\_9.doc

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

1. Submit a revised grading plan for approval to include the proposed retaining wall and revised grading limits to the satisfaction of Public Works.
2. Conform with all previously approved grading conditions to the satisfaction of Public Works.

 Name Patricia Constanza Date 05/13/13 Phone (626) 458-4921

The proposed modification to recorded Tract Map 54341 is to modify the street section and vacate portion of the right of way to allow a retaining wall. We recommend the following modified road conditions:

1. Permission granted to modify the roadway section from inverted shoulders to the standard cul-de-sac design section with minimum 58-feet of right of way. Permission is granted to modify the parkway dimension to allow a parkway reduction from 12 feet to 3 feet to mitigate grading impacts to oak trees along a portion of the property frontage on Brea Canyon Cutoff Road. Street lights and sidewalks are not required per LA County Code 21.32.150 and 21.32.190 respectively.
2. Complete processing of related right of way vacation due to changes related to the roadway section.
3. Complete processing of road plan revisions and provide revised bond estimates. Roadway bonds may be subject to change and may not be released until completion of improvements and related right of way vacation.
4. With the exception of the inverted shoulder requirements, conform with all previously approved road conditions to the satisfaction of Public Works.



Prepared by Patricia Constanza  
Tr54341r\_Modification to Recorded Map 05-13-2013.doc

Phone (626) 458-4921

Date 05-13-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 54341 (Mod. to Recorded Map)

Page 1/1

MOD. MAP DATED 04-17-2013

1. The subdivider shall comply with previously approved sewer conditions to the satisfaction of Public Works.



Prepared by Tony Khalkhali  
tr54341s-(Mod. to recorded map dated 04-17-13).doc

Phone (626) 458-4921

Date 05-13-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 54341 (Mod. to Recorded Map)

Page 1/1

MOD. MAP DATED 04-17-2013

- The subdivider shall comply with previously approved water conditions to the satisfaction of Public Works.



Prepared by Tony Khalkhali  
tr54341w-(Mod. to recorded map dated 4-17-13)

Phone (626) 458-4921

Date 05-13-2013



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: TR 54341 Map Date: April 17, 2013 - Mod to Recorded Map

C.U.P. \_\_\_\_\_ Vicinity: \_\_\_\_\_

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has no objections to the proposed Modification to the Recorded Map. All previous requirement and conditions of approval have not changed and are still applicable.**

By Inspector: Juan C. Padilla Date May 20, 2013

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



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**WATER SYSTEM REQUIREMENTS - UNINCORPORATED**

Subdivision No: TR 54341 Map Date: April 17, 2013 - Mod to Recorded Map

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:  
Install **2** public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
 Location: As per map on file with the office.  
 Other location: \_\_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The Fire Department has no objections to the proposed Modification to the Recorded Map. All previous requirement and conditions of approval have not changed and are still applicable.**

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.



# COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

June 27, 2013

Alejandrina C Baldwin, Principal Regional Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Baldwin:

**OAK TREE PERMIT NUMBER 2013-00017**  
**PROJECT NUMBER 03-338**  
**2625 BREA CANYON CUTOFF COURT, WALNUT**

We have reviewed the "Request for Oak Tree Permit #2013-00017." The project is located at 2625 Brea Canyon Cutoff Court in the unincorporated area of Walnut. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Craig Crotty, the consulting arborist, dated April 4, 2013.

**We recommend the following as conditions of approval:**

**OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUADAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDORA  
HAWAIIAN GARDENS  
HAWTHORNE

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

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

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

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

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

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**RETROACTIVE OAK TREE ENCROACHMENT:**

7. This grant acknowledges the past encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 3 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

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

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

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the past non-permitted encroachment.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

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

**Alejandrina C. Baldwin, Principal Regional Planner**

**June 27, 2013**

**Page 4**

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule an inspection with a County Forester please call the Environmental Review Unit at (818) 890-5719.

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

Very truly yours,



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

Jl: jl

Enclosure



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>54341</b>	DRP Map Date:	<b>04/17/2013</b>	SCM Date:	<b>05/30/2013</b>	Report Date:	<b>04/16/2013</b>
Park Planning Area #	<b>10</b>		<b>ROWLAND HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$0 in-lieu fees.

Trails:

No trails.

Comments:

This is a Modification to Recorded Tract Map No. 54341. TR 54341 was cleared by the Dept. on May 12, 2011 and the in- lieu fee of \$9,862 was received for 5 single- family detached units. Clearance Report attached.

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:   
James Barber, Land Acquisition & Development Section

Supv D 4th  
May 16, 2013 11:05:30  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>54341</b>	DRP Map Date:	<b>04/17/2013</b>	SMC Date:	<b>05/30/2013</b>	Report Date:	<b>04/16/2013</b>
Park Planning Area #	<b>10</b>		<b>ROWLAND HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

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  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.63	0.0030	0	0.00
M.F. < 5 Units	3.25	0.0030	0	0.00
M.F. >= 5 Units	2.77	0.0030	0	0.00
Mobile Units	2.33	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = 10 ROWLAND HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$234,598	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$234,598	\$0



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



Russ Guiney, Director

May 12, 2011

Land Development Division  
Department of Public Works  
County of Los Angeles  
900 South Fremont Avenue  
Alhambra, California 91803

## CLEARANCE TO RECORD

Map # 54341

DPW Map Date 03/16/2011

The Subdivision Ordinance, Title 21, Section 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code, requires the dedication of park land or the payment of a fee-in-lieu thereof, or a combination of both as a condition for final approval of maps of residential subdivision. The park land obligation for this Tract has been fulfilled for the following

\$9,862 Fee paid for 5 units on May 12, 2011.

Departmental Review Fee Paid to DPW on 09/05/06  
Receipt No. LD00000004714

Sincerely,

James Barber  
Land Acquisition & Development  
(213)351-5117

SD	PPA	Account No.
4th	10	68974



COUNTY OF LOS ANGELES  
**Public Health**

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

**CYNTHIA A. HARDING, M.P.H.**  
Acting Chief Deputy Director

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

**JACQUELINE TAYLOR, MPA, REHS**  
Director, Bureau of Environmental Protection

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**MICHELLE TSIEBOS, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

Tract Map No. 54341

Vicinity: Rowland Heights

Tentative Tract Map Date: April 17, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed the proposed modification to **Recorded Tract Map 54341**. This Department does not have any comments.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: May 10, 2013

M.T.



# COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

June 27, 2013

Alejandrina C Baldwin, Principal Regional Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Baldwin:

**OAK TREE PERMIT NUMBER 2013-00017**  
**PROJECT NUMBER 03-338**  
**2625 BREA CANYON CUTOFF COURT, WALNUT**

We have reviewed the "Request for Oak Tree Permit #2013-00017." The project is located at 2625 Brea Canyon Cutoff Court in the unincorporated area of Walnut. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Craig Crotty, the consulting arborist, dated April 4, 2013.

**We recommend the following as conditions of approval:**

**OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDORA  
HAWAIIAN GARDENS  
HAWTHORNE

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

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

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

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

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

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**RETROACTIVE OAK TREE ENCROACHMENT:**

7. This grant acknowledges the past encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 3 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

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

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

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the past non-permitted encroachment.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
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14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
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**Alejandrina C. Baldwin, Principal Regional Planner**

**June 27, 2013**

**Page 4**

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

Very truly yours,



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

Jl: jl

Enclosure

An illustration of several oak leaves and a branch. The leaves are detailed with veins and have a lobed, wavy edge. Some leaves are shaded in light gray, while others are white with black outlines. The branch is dark and textured, showing small buds or knots.

# OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

### **The Oak Tree**

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

## The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

### Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

[http://lacofd.org/Forestry\\_folder/otordin.htm](http://lacofd.org/Forestry_folder/otordin.htm)

Or contact:

**Department of Regional Planning**  
320 W. Temple Street, 13th floor  
Los Angeles, CA 90012-3284  
(213) 974-6411  
TDD: (213) 617-2292  
<http://planning.co.la.ca.us>

## Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



*Valley Oak*  
**QUERCUS LOBATA**

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 3"-4" LONG; PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS; FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



*Coast Live Oak*  
**QUERCUS AGRIFOLIA**

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG; SPINY, ROUNDED, AND HOLLY-LIKE; BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



*Interior Live Oak*  
**QUERCUS WISLIZENII**

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

### OTHER COMMON OAKS :

CALIFORNIA BLACK OAK : **QUERCUS KELLOGGI**  
CANYON LIVE OAK : **QUERCUS CHRYSOLEPIS**  
ENGELMANN OAK : **QUERCUS ENGELMANNII**

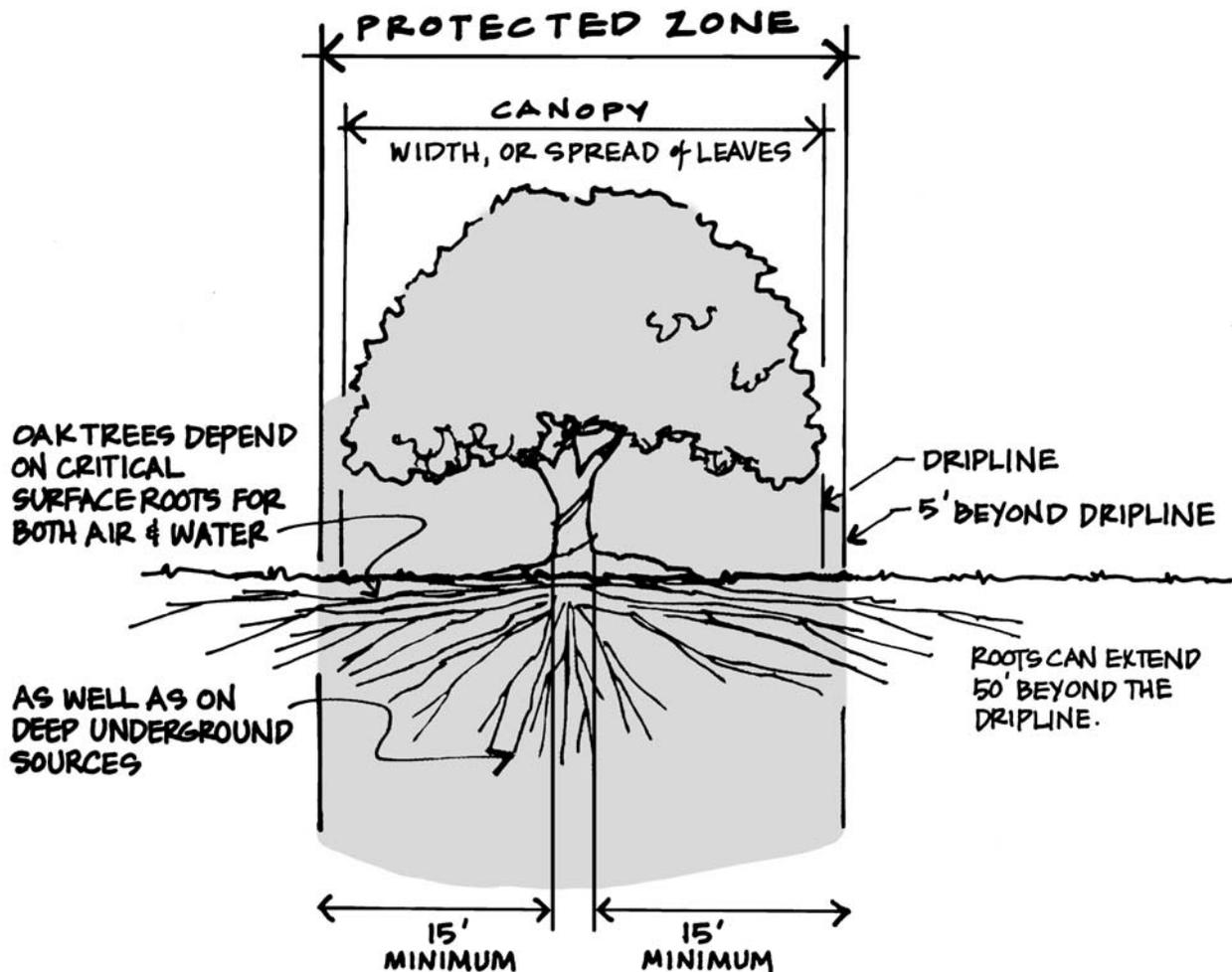
# THE PROTECTED ZONE

The **protected zone** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

“The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater.”



# CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

## Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

## Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

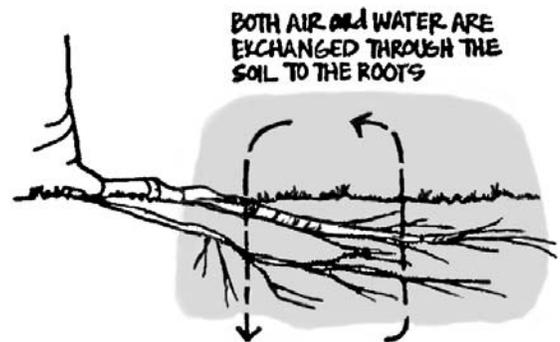
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

## Soil Compaction and Paving

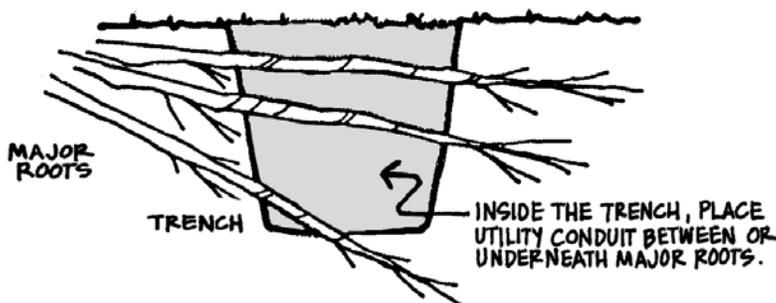
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

## SOIL COMPACTION



## TRENCHING



# MAINTENANCE

## Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

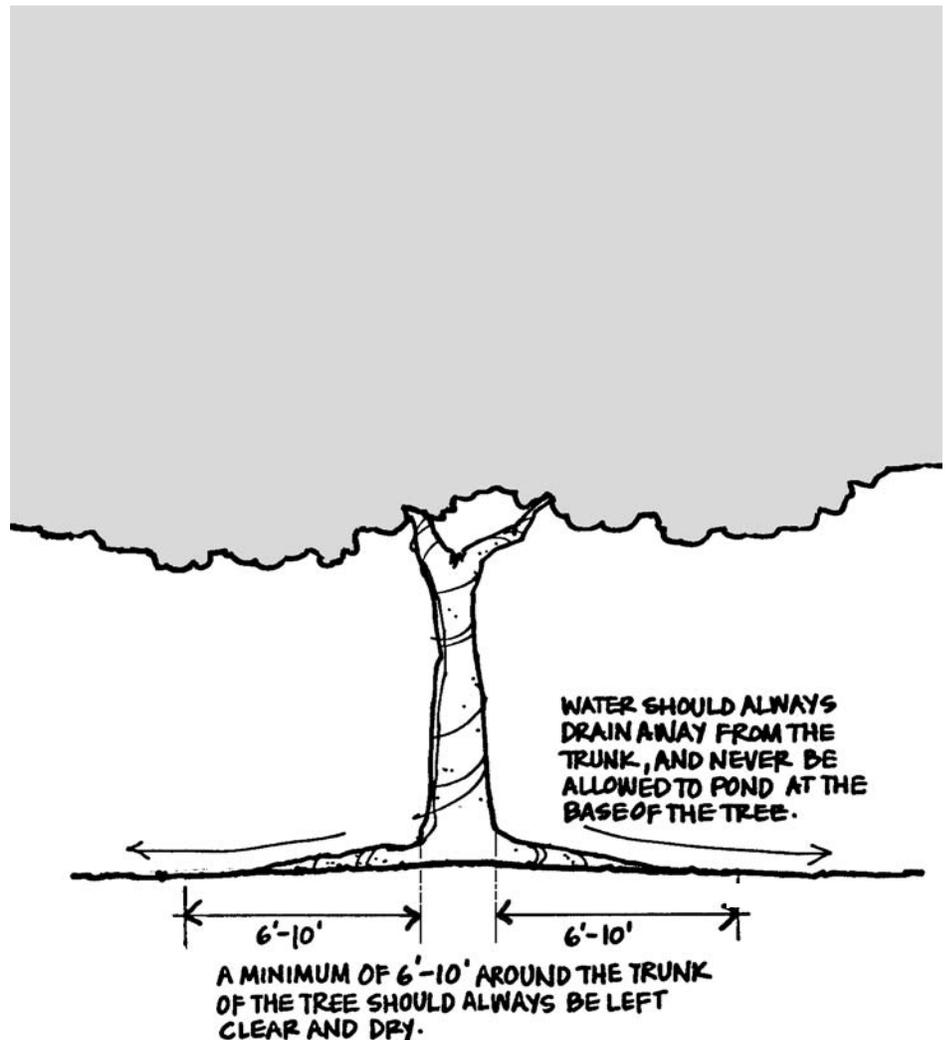
## Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

## Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



## Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

## Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for “dry shade.” Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

### PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera spp.</i> Coral Bells	2-4' mound. Flowers on an upright stem 2-3' high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

### NOTES:

Before deciding on plants, check a source such as the [Sunset Western Garden Book](#) to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

# ADDITIONAL RESOURCES and Places to Visit

## Public Agencies

### County of Los Angeles Fire Department

Prevention Bureau, Forestry Division  
5823 Rickenbacker Road, Rm #123  
Commerce, CA 90040-3027  
(323) 890-4330  
<http://lacofd.org/forestry.htm>

### University of California

Integrated Hardwood Range Management Program  
163 Mulford Hall, Berkeley, CA 94720-3114  
<http://danr.ucop.edu/ihrmp>

## Private Organizations

### The Theodore Payne Foundation

10459 Tuxford Street  
Sun Valley, CA 91352-2126  
(818) 768-1802  
[www.theodorepayne.org](http://www.theodorepayne.org)

### California Native Plant Society

1722 J Street, Suite 17  
Sacramento, CA 95814-3033  
(916) 447-2677  
[www.cnps.org](http://www.cnps.org)

### The California Oak Foundation

1212 Broadway, Suite 810  
Oakland, CA 94612-1810  
(510) 763-0282  
[www.californiaoaks.org](http://www.californiaoaks.org)

## Arboretums and Botanic Gardens

### Los Angeles County Arboreta and Botanic Gardens

301 N. Baldwin Ave.  
Arcadia, CA 91007-2697  
(626) 821-3222  
[www.arboretum.org](http://www.arboretum.org)

### Los Angeles County South Coast Botanic Garden

26300 Crenshaw Blvd.  
Palos Verdes Peninsula, CA 90274-2515  
(310) 544-6815  
[www.southcoastbotanicgarden.org](http://www.southcoastbotanicgarden.org)

### Los Angeles County Descanso Gardens

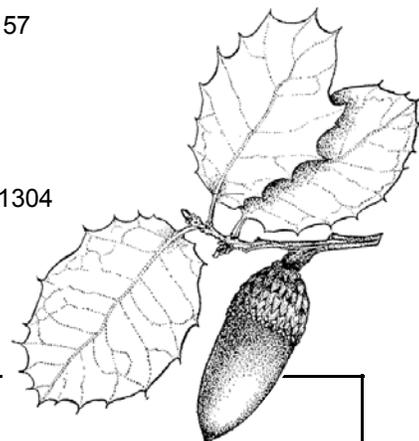
1418 Descanso Drive  
La Canada-Flintridge, CA 91011-3102  
(818) 949-4200  
[www.descansogardens.org](http://www.descansogardens.org)

### Rancho Santa Ana Botanic Garden

1500 North College  
Claremont, CA 91711-3157  
(909) 625-8767  
[www.rsabg.org](http://www.rsabg.org)

### The Lummis Home

200 E. Avenue 43  
Los Angeles, CA 90031-1304  
(213) 222-0546



## Publications

*Compatible Plants Under and Around Oaks.* Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

*Growing California Native Plants.* Marjorie G. Schmidt, Univ. California Press. 1981.

*Illustrated Guide to the Oaks of the Southern Californian Floristic Province.* Fred M. Roberts. FM Roberts Publications. 1996.

*Living Among the Oaks: A Management Guide for Landowners.* University of California Integrated Range Management Program. 1995.

*Oaks of California.* Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

*Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape.* GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.  
Available from the University of California Integrated Hardwood Range Management Program.

*Regenerating Rangeland Oaks in California.* University of California Integrated Range Management Program. 2001.



## County of Los Angeles Fire Department Forestry Division

### County of Los Angeles Board of Supervisors

Gloria Molina, First District  
Yvonne Brathwaite Burke, Second District  
Zev Yaroslavsky, Third District  
Don Knabe, Fourth District  
Michael D. Antonovich, Fifth District

### County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit  
605 N. Angeleno Avenue  
Azusa, CA 91702-2904  
(626) 969-2375

Camp 17  
6555 Stephens Ranch Road  
La Verne, CA 91750-1144  
(909) 593-7147

Environmental Review Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5719

Fire Plan/Interpretive Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5783

Fuel Modification Unit  
605 N. Angeleno Avenue  
Azusa, CA 91702-2904  
(626) 969-5205

Henninger Flats Forestry Unit  
2260 Pinecrest Drive  
Altadena, CA 91001-2123  
(626) 794-0675

Lake Hughes Forestry Unit  
42150 N. Lake Hughes Road  
Lake Hughes, CA 93532-9706  
(661) 724-1810

Malibu Forestry Unit  
942 N. Las Virgenes Road  
Calabasas, CA 91302-2137  
(818) 222-1108

San Dimas Forestry Unit  
1910 N. Sycamore Canyon Road  
San Dimas, CA 91773-1220  
(909) 599-4615

Saugus Forestry Unit  
28760 N. Bouquet Canyon Road  
Saugus, CA 91390-1220  
(661) 296-8558

Vegetation Management Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5720

**ADDENDUM TO MITIGATED NEGATIVE DECLARATION FOR  
PROJECT NO. 03-338  
MODIFICATION TO RECORDED TRACT MAP NO. 54341  
OAK TREE PERMIT NO. 201300017**

Vesting Tentative Tract Map No. 54341 (TR 54341) was approved by a Los Angeles Hearing Officer on June 20, 2006 for Five single-family lots on 5.61 acres along with Conditional Use Permit No. 03-338 to ensure compliance with hillside development design criteria and Oak Tree Permit No. 03-338 for the removal of four oak trees and encroachment into the protected zone of 29 oak trees. The requested map modification would pertain only to roadway Map Conditions and a new retaining wall. The retroactive oak tree permit is for grading encroachment into the protected zone of one oak tree. The subject property is located within the San Jose Zoned District of Los Angeles County, within the unincorporated area of Hacienda Heights.

The road condition changes propose to modify the roadway section from inverted shoulders to the standard cul-de-sac design section with minimum 58-feet of right of way, and modify the parkway dimension to allow a parkway reduction from 12 feet to 3 feet.

The new oak tree permit would permit the retroactive encroachment from grading of Brea Canyon Cutoff Court and construction of the over height wall. The new road condition changes and retaining wall will prevent the need of further grading and encroachment into the oak tree.

Staff is in support of the modification of road conditions, the encroachment of one oak tree, and an over height retaining wall because it will not result in additional environmental impacts beyond those which were analyzed in the MND, and therefore concluded that supplemental environmental analysis is not required.

Arborist report, Los Angeles County Forrester letter dated June 27, 2013, and Public Works update conditions (dated May 14, 2013) for Exhibit Map dated 4-17-2013 served as an addendum previous reports which is part of the Mitigate Negative Declaration.

**ADDENDUM TO MITIGATE DNEGATIVE DECLARATION FOR  
PROJECT NO. 03-338-(4)  
FOR MODIFICATION TO RECORDED TRACT MAP NO. 54341 AND  
OAK TREE PERMIT NO. 201300017**

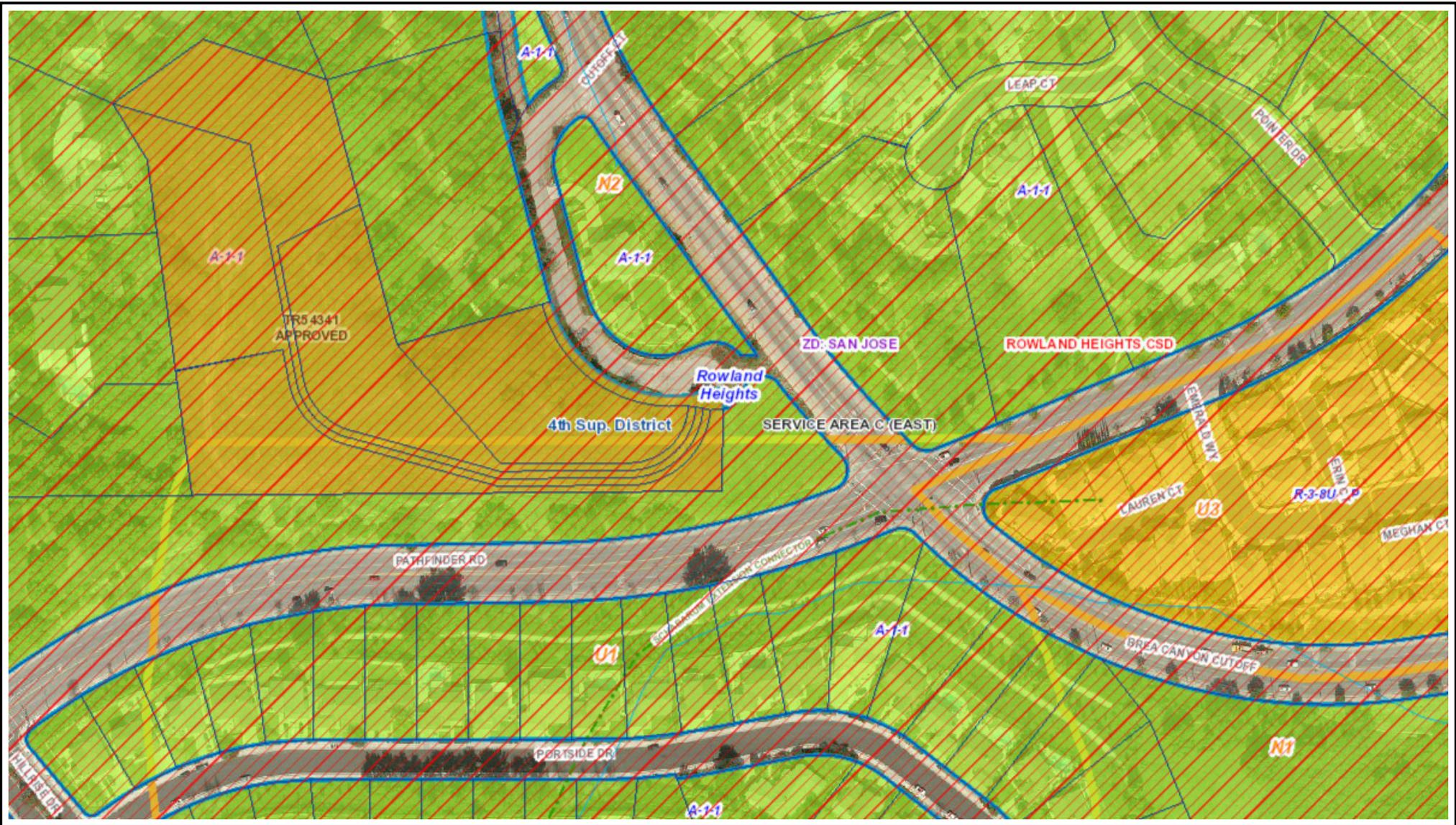
Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously certified Mitigated Negative Declaration if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. The Map Condition changes and oak tree permit will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing

impacts. No new environmental effects have been identified with regard to the design standards. No new information pertaining to the subject property or the environmental impacts of the existing development has been discovered during the preparation of this Addendum.

Therefore, the previous Mitigated Negative Declaration, adopted on June 20, 2006, which is available for inspection upon request, provides adequate environmental analysis for the project as currently amended.

View from entrance of Brea Canyon Cutoff Court

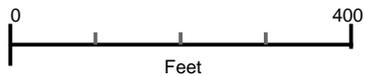




# Department of Regional Planning

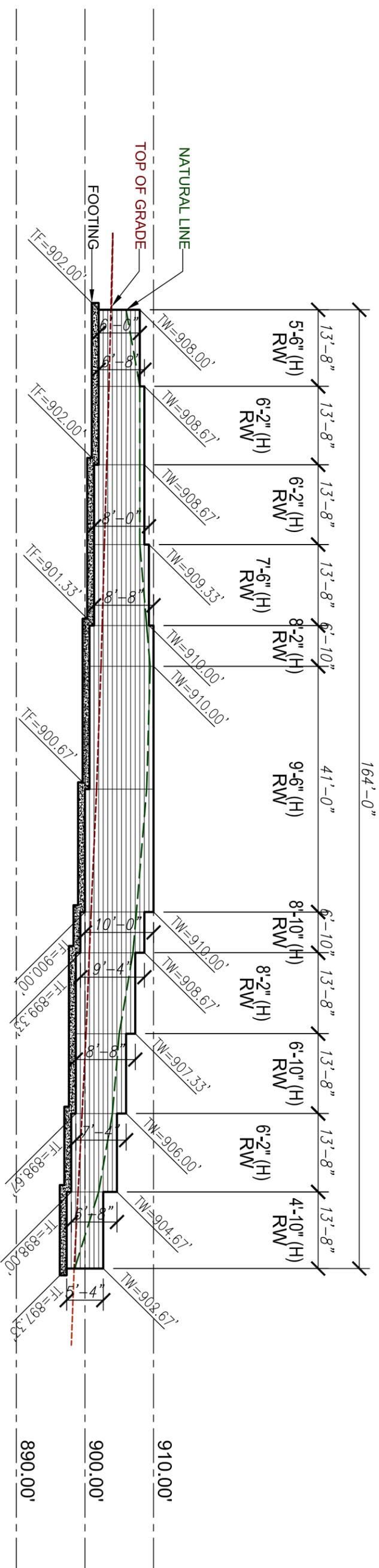
Printed: Oct 10, 2013

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# PROPOSED RETAINING WALL

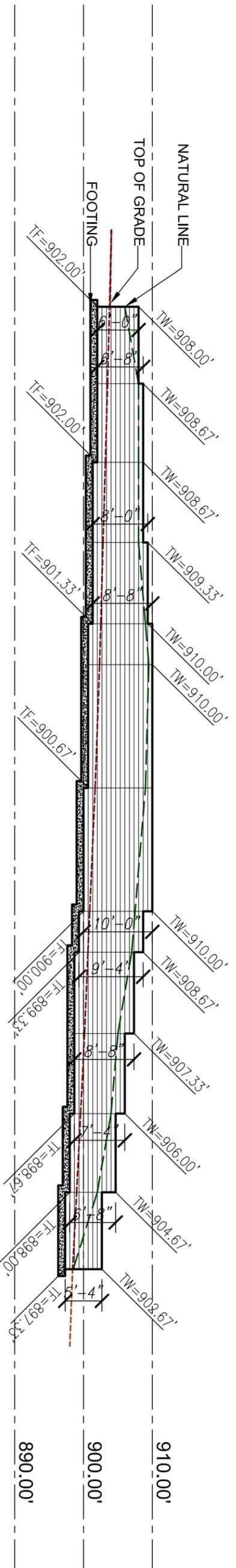
2625 BRECA CANYON CUT OFF ROAD,  
WALNUT, CA 91789



## FRONT ELEVATION

Scale: 1/16" = 1'-0"

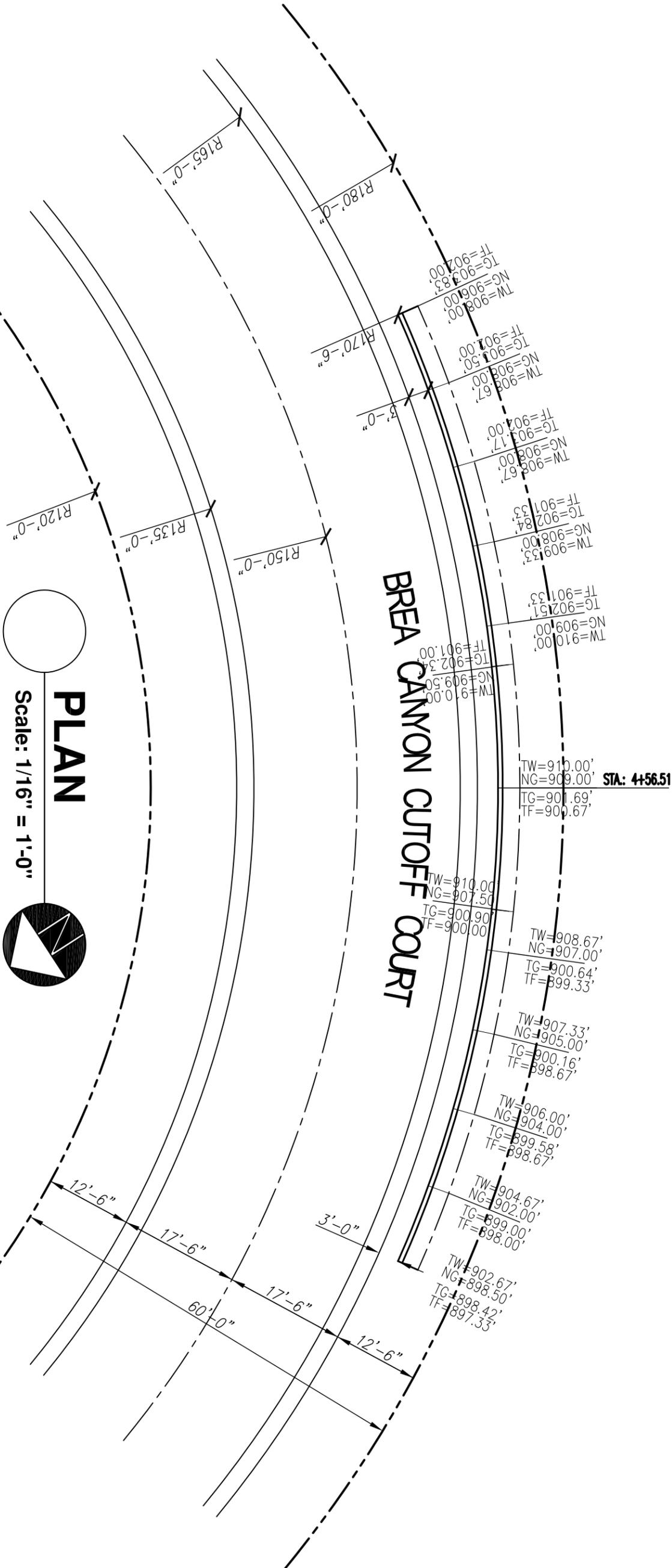
H = HEIGHT  
RW = RETAINING WALL  
(RETAINING WALL TO BE USED CMU  
W/ PLANTED VINE BOSTON IVY OR EQUAL)



**FRONT ELEVATION**

Scale: 1/16" = 1'-0"

**BREA CANYON CUTOFF COURT**



20363 Portside Dr Cel:909-319-3198  
Walnut CA 91789 Fax:909-281-8001  
Email:jc@jchelpu.com

# Jevons Kung

Sep.23,013

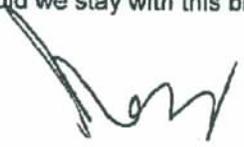
To LA County  
Dept of Regional  
Planning

## Complaint of the Project No. 03-338-(4), Modification to Recorded Tract Map No. 54314

Hi Alejandrina of someone in planning of LA county,

I really feel sick and tired with this project **03-338-(4)** at **2625 Brea Canyon Cutoff Road, within the San Jose Zoned District**, it has in front of my house for over 3.5 years from the date they start the project, it made nothing but sand, dirt and noise; This builder had ruined this hill from a country living style paradise to become a trash, did you ever send inspector to come taking a look? black plastic material on the ground covers the sand, big vinyl pips exposed on the ground, ugly iron wired fence all around the project area, toilet and weeds on the hill . . What happened you guys in city allow them to do so?

Now, I just get a hearing notice from you again, they will build a **10-foot wall**? What is that going to happen? To make **a jail**? this place is right next to Pathfinder Rd and Brea Canyon Cutoff, Me, my wife and all people in my community will get in and out in front of it every day, how dare are them building a "**Great wall**" on the side of street and also thinking about to cut a nature oak tree? for what? To make their profit form housing by scarifying our feeling and view, should we stay with this big wall in the rest of our life? Objection, objection and objection.



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Jevons Kung  
20363 Portside Dr  
Walnut, CA 91789