Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

October 31, 2006

TO: Librarian
San Dimas library
145 N. Walnut Avenue
San Dimas, CA 91733

FROM: Susan Tae, AICP
Acting Supervising Regional Planner
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 47449
OAK TREE PERMIT CASE NO. 99-028-(5)

Vesting Tentative Tract Map No. 47449 and Oak Tree Permit Case No. 99-028-(5) are scheduled for a Public Hearing before the Regional Planning Commission of the Los Angeles County Department of Regional Planning on December 6, 2006. The Draft Environmental Impact Report ("Draft EIR") and Revisions to the Draft EIR were sent to you previously.

Please have the materials listed below be available to the public.

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

Thank you.

Attachments:
1. Copy of Vesting Tentative Tract Map No. 47449
2. Land Use Map
3. Notice of Public Hearing
4. Reports/recommendation

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT No. **OAK TREE PERMIT NO. 99-028-(5)**
TRACT MAP NO. 47449-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE December 6, 2006	

APPLICANT	**OWNER**	**REPRESENTATIVE**
Vista Verde San Dimas Avenue Property LLC	Vista Verde San Dimas Avenue Property LLC	Philip A. Gustafson

REQUEST
Vesting Tentative Tract Map: To create 70 single-family lots and five open space lots (including one park lot) on 60.4 acres.
Oak Tree Permit: To remove 129 oak trees and encroach into the protected zone of 24 oak trees.

LOCATION/ADDRESS	**ZONED DISTRICT** San Dimas
Northerly of Calle Bandera and westerly of San Dimas Avenue	**COMMUNITY**
ACCESS San Dimas Avenue and Valley Center Avenue	**EXISTING ZONING** RPD-10,000-3U (Residential Planned Development-10,000 square feet minimum lot area)

SIZE	**EXISTING LAND USE**	**SHAPE**	**TOPOGRAPHY**
60.4 acres (gross)	Vacant, Former Bible college buildings	Irregular	Level to Hilly Terrain

SURROUNDING LAND USES & ZONING

North: Walnut Creek Park, Tzu Chi property (former Bible College); OS (Open Space), A-1-1 (Light Agricultural- One acre min. lot area)	**East**: Frank G. Bonelli Regional County Park; City of San Dimas
South: Single-family residences; City of San Dimas: Single-Family Residential - 7500	**West**: **Single-family residences;** A-1-10,000 (Light Agricultural-10,000 square feet minimum lot area)

GENERAL PLAN	**DESIGNATION**	**MAXIMUM DENSITY**	**CONSISTENCY**
Countywide General Plan	Public and Semi-Public Facilities, Open Space	N/A	To be determined

ENVIRONMENTAL STATUS
Draft Environmental Impact Report (DEIR) – Evaluated impacts that can be mitigated to less than significant include geotechnical, hydrology, water quality, noise exposure, cultural resources, traffic and access, educational services, library services, aesthetic, and air quality. Impacts that cannot be mitigated to less than significant include biota and oak trees, and paleontological

DESCRIPTION OF SITE PLAN

The map depicts 70 single-family lots, and five open space lots, including one park lot. Residential lot sizes range from 10,000 to 31,217 sq ft. The development is proposed to cover approximately 27.2 acres of the site with the remaining acreage proposed as open space. Proposed off-site access is from a new private driveway with 28 feet of drive area and 5.5-foot wide sidewalk, from San Dimas Avenue with 36-foot wide emergency access from Calle Bandera. An off-site sewer connection is also proposed to the west with a length of 4,400 feet. Grading is proposed to be 230,000 cubic yards of cut and 240,000 cubic yards of fill to be balanced on-site. Oak tree removals and encroachments are requested for the lots and associated grading. The tentative map also depicts retaining walls up to 10 feet in height and a realignment of the Michael D. Antonovich Trail. Open space lots are proposed to be maintained by the HOA with 29.9 acres donated to a conservancy.

KEY ISSUES

- Potential issues involve impacts from oak tree removals, access, the sewer connection, and grading. Some of these are associated with off-site improvements proposed to serve the project through adjacent properties, including the Mesa Oaks residential neighborhood to the west, and the City of San Dimas which surrounds the project site.
- The City of San Dimas has previously indicated concern regarding the inadequacy of the DEIR, said impacts, particularly connections from or through the City's boundaries for the access and sewer, in addition to traffic and various environmental impacts.
- Numerous comments have been received on the project, mostly in opposition to the proposal and associated impacts.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

CASE NO. 99-028-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☐ APPROVAL ☐ DENIAL

☐ No improvements ____20 Acre Lots __10 Acre Lots ____2½ Acre Lots ____Sect 191.2

☒ Street improvements __X__Paving __X__ Curbs and Gutters __X__ Street Lights

__X__ Street Trees ____ Inverted Shoulder __X__Sidewalks __X__ Off Site Paving ____ft.

☒ Water Mains and Hydrants

☒ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other_____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

This project has been before the Regional Planning Commission four times, and last on December 7, 2005 for a 90-unit development. Previously, offsite access was proposed to the northwest through the adjacent Tzu Chih property, which has since been eliminated with the reduction in project size.

Prepared by: Susan Tae

DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 47449 **Map Date: January 10, 2006**

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and the area requirements of the RPD-10,000-3U zone. Also, conform to the requirements of Oak Tree Permit No. 99-028-(5) and the Mitigation Monitoring Program.

2. Submit a copy of the project conditions, covenants and restrictions ("CC&Rs") and any covenants or agreements for Los Angeles County Department of Regional Planning ("Regional Planning") review and approval.

3. Provide for the ownership and continued maintenance of the private driveway by a homeowners' association or by a maintenance agreement, and provide Regional Planning with a copy of the covenants, conditions and restrictions for review prior to final map approval.

4. Record a covenant reserving guaranteed access over the private driveway for ingress and egress for the benefit of the lots served. Provide a copy of the document to be recorded to the Department of Regional Planning for review prior to final map approval.

5. On the final map, use the standard land hook to tie both portion of Lot No. 73 together as a single parcel. Place a note on the final map indicating that both portions of lot Lot No. 73 must be conveyed as a single parcel.

6. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of structures over the open space Lot Nos. 71, 73, 74 and 75.

7. Dedicate open space Lot Nos. 71 and 73 to a public agency to the satisfaction of Regional Planning.

8. Provide for the ownership and maintenance of open space Lot Nos. 72, 74 and 75 by the homeowners' association.

9. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of the Department of Regional Planning.

10. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to Regional Planning.

11. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director").

12. Plant at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with the Los Angeles County Department of Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

13. Permission is granted to merge or adjust lot lines to the satisfaction of Regional Planning.

14. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Los Angeles County Subdivision Committee, which consists of the Los Angeles County Departments of Regional Planning, Public Works, Fire, Parks and Recreation and Public Health. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the area requirements of the General Plan, the Zoning Ordinance. Prior to approval of each final map, submit the following:

    -A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected boundaries and phasing of all future final maps; and

    -A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

15. Within five days of the tentative map approval date, remit a $875 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

16. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 47449. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. Record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be

required by the Department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

17. Within 30 days of the tentative map approval map, as provided in the Mitigation Monitoring Program, deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports require by the Mitigation Monitoring Program.

18. Prior to recordation of the first final map, record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director for approval.

19. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully 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 subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;

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

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

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation and Department of Health Services.

The following reports consisting of 15 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 required, subject to review by the Director of Public Works to determine the final locations and requirements.

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

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

5. 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.

6. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

7. Reserve reciprocal easements for drainage, ingress/egress, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

8. 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.

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

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

11. 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.

12. 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.

13. Lot lines shall be nearly radial or perpendicular to private driveway and firelane to the satisfaction of the Department of Regional Planning.

14. Design the boundaries of the unit final maps to the satisfaction of Public Works and the Department of Regional Planning.

15. The first unit of this subdivision shall be filed as Tract Map No. 47449-01, the second unit, Tract Map No. 47449-02, and the last unit, Tract Map No. 47449.

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

17. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final tract map is filed with the Registrar-Recorder/County Clerk's Office.

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

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

20. The street frontage requirement for Lots 1 to 74 needs to be waived by the Department of Regional Planning.

21. 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
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 47449

REV TENTATIVE MAP DATED 01/10/06
EXHIBIT MAP 01/10/06

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

2. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

3. Department of Public Works approval for bridge location, span, and clearance is required prior to Hydrology Study approval. Any encroachment into the natural drainage course will require permits from the Department of Fish and Game and Corps of Engineers. If non-jurisdiction is established, submit a letter of non-jurisdiction to Public Works (Land Development Division).

4. Comply with the requirements of the following plans to the satisfaction of Public Works:

   - Drainage Concept/SUSMP plan conceptually approved on 11/15/04 for onsite improvements;
   - Drainage Concept/SUSMP plan conceptually approved on 02/01/05 for offsite improvements;
   - Drainage Concept/SUSMP plan conceptually approved on 12/18/05.

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GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name GARY GUO Date 02/22/2006 Phone (626) 458-4921

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) 458-4925

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 47449
SUBDIVIDER Vista Verde
ENGINEER Paas Engineering
GEOLOGIST Geosoils
SOILS ENGINEER Geosoils

TENTATIVE MAP DATED 01-10-06, 11th Revision
LOCATION San Dimas

REPORT DATE 03-06-06, 02-15-06, 12-13-05
REPORT DATE

[X] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

[X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[X] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

X] The Soils Engineering review dated 3-7-06 is attached.

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

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[X] Geology and/or soils engineering reports may be required prior to approval of building or grading plans.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

[ ] The Soils Engineering review dated _____ is attached.

repared by Robert O. Thomas Reviewed by _____ Date 03-08-06

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 5.0
PCA GMTR
Sheet 1 of 1

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Tentative Tract Map 47449

Location San Dimas
Developer/Owner Vista Verde
Engineer/Architect Paas Engineering
Soils Engineer GeoSoils Consultants Inc. (5831)
Geologist GeoSoils Consultants Inc.

Review of:

Revised Tentative Tract Map Dated by Regional Planning **1/10/06**
Geotechnical Report and Addenda Dated **3/6/06**, **2/15/06**, 12/13/05
Geotechnical Reports by Southwest Geotechnical Inc. Dated 5/15/00, 3/24/00, 10/22/99
Previous Review Sheet Dated 2/14/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to the 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 ENGINEER:

A. ON-SITE SOILS HAVE LOW TO HIGH EXPANSION POTENTIAL.
B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
C. PLANS FOR THE PROPOSED PILE SUPPORTED BRIDGE ARE TO BE SUBMITTED TO THIS OFFICE FOR REVIEW.

REGISTERED PROFESSIONAL ENGINEER
BRIAN D. SMITH
No. 69541
Exp: 06/30/06
CIVIL
STATE OF CALIFORNIA

Prepared by _____ Date 3/7/06
Brian D. Smith

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 47449 (Rev.)

TENTATIVE MAP DATED 01-10-2006

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

1. Provide intersection sight distance for a design speed of 65 mph (725 feet) on San Dimas Avenue from the proposed private driveway and fire lane. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works and the City of San Dimas. Additional grading may be required.

2. Depict all line of sight easements on the landscaping and grading plans.

3. Acquire approval to waive street frontage to Lots 1 to 74 from the Department of Regional Planning.

4. Prepare signing and striping plans for San Dimas Avenue to the satisfaction of Public Works and the City of San Dimas.

5. Locate all retaining walls outside of road right of way.

6. If necessary, provide the necessary off-site easement and/or right of way within Assessor Parcel Nos. 8396-001-025, -026, and –027 to allow for the construction of the necessary off-site grading associated with pavement on San Dimas Avenue at the proposed private driveway and fire lane to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.

7. Construct additional pavement on San Dimas Avenue to provide a left-turn lane, right-turn lane, and transition pavement for a 65 mph design speed at the proposed private driveway and fire lane to the satisfaction of Public Works and the City of San Dimas.

8. Install and/or replace guard rail on San Dimas Avenue at the proposed private driveway and fire lane to the satisfaction of Public Works and the City of San Dimas.

9. Install postal delivery receptacles in groups to serve two or more residential lots.

10. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

11. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

12. Comply with the mitigation measures identified in the attached April 30,2003 and January 28, 2004 memoranda from our Traffic and Lighting Division to the satisfaction of Public Works.

13. Obtain an encroachment permit from the City of San Dimas for all improvements on San Dimas Avenue.

Prepared by Timothy Chen Phone (626) 458-4921 Date 03-06-2006

tr47449r-rev11.doc

April 30, 2003

TO: Rod Kubomoto
Watershed Management Division

FROM: Bill Winter
Traffic and Lighting Division

VISTA VERDE RANCH
ADMINISTRATIVE DRAFT ENVIRONMENTAL IMPACT REPORT
TENTATIVE TRACT NO. 47449
SAN DIMAS AREA

As requested we have reviewed the above-mentioned document for the proposed project bounded by the Walnut Creek Wilderness Park on the northwest, the International Church of Christ on the north and east, six single-family residential tracts on the south, and, single-family homes on the west in the unincorporated area of San Dimas.

The proposed project consists of constructing 100 single-family homes on a 58.5 acre site. The project is expected to generate approximately 957 trips per day, with 75 and 101 during the a.m. and p.m. peak hours, respectively.

The following project site and access improvement is required for the project. This improvement shall be the sole responsibility of the project and be made a condition of approval to be in place prior to the issuance of any building permit(s).

San Dimas Avenue at "A" Street - TT 47449

South Approach: One left-turn lane and one through lane (add one left-turn lane).

West Approach (future TT 47449): One left-turn lane and an exclusive right-turn lane.

Detailed striping plans must be prepared and submitted to our Traffic Design Section for review and approval. The plan shall also be submitted to the City of San Dimas for their review and approval.

In order for us to provide our final comments, a determination shall be made regarding whether the project has a significant impact on the adjacent Interstate 210 (I-210) Freeway. The State of California Department of Transportation (Caltrans) shall be consulted to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination in the document. If Caltrans finds that the project has a significant impact on the I-210 Freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested

FILE COPY

to identify the specific project to which the fees will apply. These written comments from Caltrans shall be included with the revised study and submitted to Public Works for review and approval. If a documented good faith effort is made to consult with Caltrans and written comments cannot be obtained within a reasonable amount of time, an analysis of the freeway impact shall be made using the County of Los Angeles' Congestion Management Plan Land Use Analysis Guidelines. Also, the City of San Dimas should review this document and provide a written comment on the potential project CEQA levels of significance with regard to traffic impacts within its jurisdiction. A written comment from the City shall be submitted to Public Works.

The Traffic and Access Impacts Section on page 8 of the Administrative Draft Environmental Impact Report shall be revised to reflect the most current traffic analysis.

If you have any questions, please contact Anna Marie Gilmore of our Traffic Studies Section at Extension 4741.

AMG:cn
T-4/EIR 03111.wpd

cc: T. M. Alexander

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

January 28, 2004

TO: Daryl Koutnik
Department of Regional Planning

FROM: William J. Winter
Assistant Deputy Director
Traffic and Lighting Division

VISTA VERDE RANCH TENTATIVE TRACT NO. 47449
ADMINISTRATIVE DRAFT ENVIRONMENTAL IMPACT REPORT
SAN DIMAS AREA

In our comments on the Administrative Draft Environmental Impact Report in April 2003, we asked that the City of San Dimas and Caltrans be given the opportunity to review this document and the traffic study for Tentative Tract No. 47449.

As indicated in the attached letters dated June 27, 2003, and September 18, 2003, the project traffic consultant asked both agencies to review the traffic study and to provide comments. To date, the applicant has received a verbal comment from the City indicating that they do not have any comments at this time and may have comments when the Environmental Impact Report is completed. Caltrans has not provided any specific comments.

Since the applicant has made a good faith effort to receive comments from these agencies and no specific comments were received, we believe that our requirement that they obtain comments from these agencies during this phase in project documentation has been satisfied.

If you have any questions, please contact Anna Marie Gilmore of our Traffic Studies Section at (626) 300-4741.

AMG:cn
EIR 04003.doc

Attach.

AMG.

Overland Traffic Consultants
25876 The Old Road # 307
Santa Clarita, CA 91381
Phone: (661) 799 - 8423
Cell: (310) 930 - 3303
Fax: (661) 799 - 8456
E-mail: OTCINC@attbi.com

June 27, 2003

Mr. Krishea Patel
Director of Public Works
City of San Dimas
245 East Bonita Avenue
San Dimas, California 91773

RE: Transmittal of Traffic Impact Study for Tentative Tract 47449
(Vista Verde Ranch)

Dear Mr. Patel,

Per the request of the County of Los Angeles Department of Public Works, enclosed for your review is one copy of a traffic impact study for a new single family housing project located west of San Dimas Avenue south of Valley Center Avenue in the County of Los Angles.

This traffic study was conducted to update a previously prepared traffic study prepared by Mr. Thomas S. Montgomery in August of 2000. Please call me to discuss any questions regarding this study.

Sincerely,

Jerry T. Overland

Cc: Daniel Singh

Overland Traffic Consultants, Inc.

Overland Traffic Consultants
25876 The Old Road # 307
Santa Clarita, CA 91381
Phone: (661) 799 - 8423
Cell: (310) 930 - 3303
Fax: (661) 799 - 8456
E-mail: jerry@overlandtraffic.com

September 18, 2003

Mr. Daniel Singh
Dentec Holdings
1843 Business Center Drive
Duarte, CA 91010

RE: Status of Vista Verde Ranch Traffic Study Reviews

Dear Daniel,

Per your request on behalf of the Los Angeles County Regional Planning Department, Overland Traffic Consultants contacted Caltrans and the City of San Dimas in June of 2003 requesting both agencies to review and comment on the traffic impact study prepared for the Vista Verde Ranch project. The November 2002 traffic study was sent to Mr. Steve Buswell of Caltrans and to Mr. Krishea Patel of the City of San Dimas on June 27, 2003 (attached transmittal letters). Several follow up calls have been made over the past two months to each agency requesting the status of the review. As of today, we have been told the following:

City of San Dimas – A phone call was received this week from Ms. Sherry Garwick of the City of San Dimas stating that "it is too early to comment on the project, however, the City may have comments on the project's EIR but it has no comments on the traffic study at this time." Ms. Sherry Garwick can be reached at (909) 394-6248.

Caltrans – We have been told that the Traffic Operations section is reviewing the report and would send comments the week of September 8th possibly into the early part of the following week of September 15th or 16th. A follow up call was made to Mr. Steve Buswell at Caltrans (213) 897 – 4429 on September 16th to check the status. We were told that the letter would be sent later that day or the next. Since we have not heard from Caltrans and time is running out, we have prepared this status letter for you to submit to the County of Los Angeles.

If you have any questions please call me.

Sincerely,

Jerry T. Overland

Attachments

Cc: Mr. Steve Buswell
Ms. Sherry Garwick

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 47449 (Rev.)

TENTATIVE MAP DATED 01-10-2006

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. Install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.

3. The applicant shall conform with the approved sewer area study **(PC11789as, dated 11-18-2004)** to the satisfaction of Public Works.

4. The offsite alignment of the mainline sewer in the vicinity of Lot 101 is not approved as shown. The sewer mainline shall remain within the proposed road right of way.

5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

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

7. Obtain appropriate encroachment permits from all affected jurisdictions.

Prepared by Patricia Constanza Phone (626) 458-4921 Date 03-06-2006
tr47449s-rev11.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 47449 (Rev.)

TENTATIVE MAP DATED 01-10-2006

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.

3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

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

5. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Juan M Sarda Phone (626) 458-7151 Date 03-06-2006

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. Tr. 47749 Tentative Map Date 10-January-2006

Revised Report Yes

☐ 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 12 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.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: ____

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

By Inspector *Janna Masi* Date 6-Mar-06

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: Tr 47449 Map Date 10-January-2006

C.U.P. _____ Vicinity Map San Dimas - 0209C

☐ **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 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways 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 "Fuel Modification Plan" shall be submitted and approved prior to final 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 or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ 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: **Provide an emergency gated entraance / exit from Calle Banderos to Tr. 47449, said gate shall be a minimum width of 26' and meet all requirements as set forth by the Fire Department. The main bridge entrance from San Dimas shall be improved with a capacity of 75,000 lbs, live load design. Primary access to San Dimas shall be constructed prior to the issuance of any building permits. Prior to the clearance of the final map verification from the City of San Dimas shall be provided to our department for the proposed access connections to Calle Banderos and San Dimas.**

By Inspector: Janna Masi Date 6-Mar-06

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **47449**	DRP Map Date:**01/10/2006**	SCM Date: / /	Report Date: **03/02/2006**
Park Planning Area # **14**	**COVINA HIGHLANDS**		Map Type:**REV. (REV RECD)**

Total Units **70** = Proposed Units **70** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.61**
IN-LIEU FEES:	**$123,499**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $123,499 in-lieu fees.

Trails:

See also attached Trail Report. WALNUT CREEK TRAIL - Contact Tom Dittmar, Trails Coordinator at (213) 351-5129 for trail requirements.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber

James Barber, Advanced Planning Section Head

Supv D 5th
March 06, 2006 08:06:14
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **47449**	DRP Map Date: **01/10/2006**	SMC Date: / /	Report Date: **03/02/2006**
Park Planning Area # **14**	**COVINA HIGHLANDS**		Map Type: **REV. (REV RECD)**

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

(P)eople x (0.003) Goal 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.

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

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 **70** = Proposed Units **70** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**2.91**	**0.0030**	**70**	**0.61**
M.F. < 5 Units	2.10	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	1.63	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.61**

Park Planning Area = **14 COVINA HIGHLANDS**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.61	$202,458	**$123,499**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.61	0.00	0.00	0.61	$202,458	**$123,499**

Supv D 5th
March 06, 2006 08:06:18
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COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

March 6, 2006

NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS

Map #: TR - 47449 Date on Map: Jan. 10, 2006

Provide a variable width easement for the **Walnut Creek Trail** to the satisfaction of the Department of Parks and Recreations' Standards. The Department understands that the developer will perform a more detailed site investigation and develop a modified trail alignment, which will supercede the trail alignment shown on the approved tract map. This revised alignment shall be submitted to the Department for approval prior to dedication of the trail. Because of the necessity to show the trail alignment as it pertains to topographical lines, trail grade shall not exceed 10%, grade to a maximum of 15% shall be permitted for only distances of less than 300 feet, **all information pertaining to trail requirements must be shown on the Tentative Parcel Map**.

__X__ TRAIL OK AS SHOWN.

****

Dedications and the exact following language must be shown for trail dedications on the first phase of the final map.

Title Page: We hereby dedicate to the County of Los Angeles a **variable width** easement for Riding and Hiking purposes for the **Walnut Creek Trail**.

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

For any questions concerning trail alignment or other trail requirements, please call (213) 351-5137.

Jeremy Bok, Acting Trails Coordinator

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

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

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
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Michael D. Antonovich
Fifth District

February 28, 2006

RFS No. 06-0002415

Tentative Tract Map No. 47449

Vicinity: San Dimas

Tentative Tract Map Date: January 10, 2006 (11th Revision)

The Los Angeles County Department of Health Services' conditions for approval for the **Reactivated Vesting Tentative Tract Map 47449** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Southern California Water Company**, a public water system, which guarantees water connection and service to all lots.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #22** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

RECEIVED
NOV 8 2005

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

November 3, 2005

Ms. Annie Lin
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Lin:

REVISED OAK TREE PERMIT #99-028, DENTEC HOLDINGS, INC. REACTIVATED VESTED TENTATIVE TRACT MAP #47449, VISTA VERDE RANCH – "SAN DIMAS" (FOURTH REVISION)

We have reviewed the "Request for Revised Oak Tree Permit #99-028." The project, Vista Verde Ranch reactivated Tentative Tract Map #47449, is located north of Valley Center Drive, south of Calle Bandera and west of San Dimas Avenue in an unincorporated area of San Dimas. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The revised "Oak Tree Report Addendum" refers to the document prepared by Debra Day, Arborist, dated April 11, 2005. The initial version was prepared by Don Case and Dentech Holdings Inc, dated August 12, 2003.

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 $800. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior

to the commencement of construction and seven (7) subsequent annual 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. The consulting arborist shall provide quarterly reports to the County Forester describing any work performed and an evaluation of the health and vigor of the remaining Oak trees on site. The quarterly reports shall be submitted even if work is not being performed. This will document the condition of the remaining Oak trees on the property and record any natural decline in their health and vigor and/or record any natural catastrophes (i.e. – fire, earthquake damage, and insect infestation).

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. Those trees that are permitted for encroachment shall be fenced to allow specific work to be performed and still provide protection from larger equipment. 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 drip line 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 location 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 location map, mitigation planting plan, and conditions of approval. If the conditions of approval are not present on site during a monitoring inspection of an active project, the County Forester will give an immediate "Stop Work Order". This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of one hundred twenty-nine (129) trees of the Oak genus *(Quercus agrifolia)* identified as Tree Numbers: A, B, C, D, M, R, 441, F-3, H-3, 380, 383, 434A, 434B, 437, 99-148, 99-149, 99-150, 99-164A, 99-164C, 99-164D, 99-164E, 99-185, 99-297, 99-298, 99-299, 99-300,

99-301, 99-314, 99-315, 99-316, 99-317, 99-318, 99-319, 99-320, 99-321, 99-322, 99-323, 99-324, 99-325, 99-326, 99-327, 99-328, 99-329, 99-330, 99-331, 99-332, 99-333, 99-334, 99-335, 99-336, 99-337, 99-338, 99-339, 99-340, 99-341, 99-342, 99-343, 99-344, 99-345, 99-346, 99-347, 99-348, 99-349, 99-350, 99-361, 99-362, 99-363, 99-364, 99-533, 99-534, 99-535, 99-536, 99-537, 99-539, 99-542, 99-543, 99-544, 99-660, 99-661, 99-662, 99-664, 99-665, 99-693, 99-694, 99-695, 99-696, 99-697, 99-699, 99-700, 99-701, 99-703, 99-704, 99-705, 99-706, 99-707, 99-709, 99-718, 99-727, 99-740, 99-753, 99-917, 99-918, 99-929, 99-942, 99-943, 99-987, 99-989, 99-990, 99-991, 99-1014, 99-1017, 99-1018, 99-1019, 99-1020, 99-1085, 99-1086, 99-1087, 99-1088, 99-1089, 99-1090, 99-1091, 99-1092, 99-1093, 99-1094, 99-1095, 99-1096, 99-1097, 99-1098, and 99-1099.

This grant also allows encroachment within the protected zone of twenty-four (24) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers: L, H-2, I-2, J-3, 381, 382, 394, 99-151, 99-187, 99-188, 99-365, 99-546, 99-658, 99-666, 99-667, 99-668, 99-702, 99-710, 99-711, 99-728, 99-916, 99-941, 99-992, and 99-1103. 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 or other methods approved by the County Forester prior to any construction. Any major roots encountered shall be conserved to the extent possible 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 the protected Oak trees or to improve their appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches less than two (2) inches in diameter 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 (1) 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, Oak Trees: Care and Maintenance, 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) trees for one hundred twenty (120) trees removed and five to one (5:1) for nine (9) trees removed. Mitigation replacement for one hundred twenty (120) trees removed is two hundred and forty (240) trees. The following list of trees require replacement at the higher rate of five to one (5:1) due to their size and higher tree value: Tree numbers 383, 99-314, 99-326, 99-348, 99-363, 99-542, 99-544, 99-991, and 99-1096 for a total of forty-five (45) trees. Therefore, the total number of mitigation trees required is two hundred eighty-five (285).

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; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.

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

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. The seven-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 for the removals have been planted. 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 provide the ISA value for any tree specified above that dies as a result of the approved encroachments within three (3) years after the completion of this project. At the end of the three-year period, the County Forester can extend the monitoring period if the health of any encroached tree is in decline. This will require additional monitoring fees by the County Forester. 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."

15. 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.

16. 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:

17. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.

18. 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 three (3) years of the initial encroachment, 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."

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

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

21. 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.

22. 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.

23. Should any future inspection disclose that the subject property is being used in violation of any one (1) 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.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

Frank Vidale for

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:sc

Enclosure

c: Daniel Singh/Ron Brown, Dentec Holdings, Inc.
Daryl Koutnik, Department of Regional Planning

BURDEN OF PROOF
OAK TREE PERMIT
VISTA VERDE RANCH, SAN DIMAS 1999/ TTM 47449

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

The Oak Tree Ordinance and Department of Forester and Fire Warden Publication 809-89 "Oak Trees: Care and Maintenance" will be followed. Precautions will be taken to prevent any cutting, grading, filling, trenching or other modifications of the grades within the dripline of remaining native oaks. Construction of trenches, retaining walls, driveways or other construction within the dripline shall be monitored by a project arborist.

Where needed the remaining oaks shall be pruned as required in accordance with the County Foresters guidelines under the supervision of the project arborist.

Landscaping that requires an irrigation system will not be located within any oak trees Dripline. Irrigation systems for landscaping shall be designed to prevent water seepage to oak trees. Surface runoff shall be channeled away from the oaks. Precautions shall be taken, where the natural terrain has been altered, to direct water flow away from the oak trees to eliminate ponding.

Oak trees adjacent to any proposed grading work will be secured by a fence at least 4-ft in height. Upon completion the Forester and Fire Warden will be notified prior to any grading. Fencing shall be retained for the period of construction to be removed after inspection and approval by the Forester and Fire Warden as authorized by the LA County Oak Tree Ordinance (No. 82-0168). The remaining oak trees will be preserved and protected as a result of the aforementioned preventative measures.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

The following measures shall be implemented to avoid soil erosion:

- Grading and Storm Drain plans will be processed and approved by the County. Project engineers will diligently incorporate grading and drainage designs into the plans to mitigate any potential soil erosion within the proposed residential development.
- The soil will be re-compacted under the direction of a certified Soils Engineer in accordance with the standards of Los Angeles County's Department of Public Works.
- Surface runoff and storm water will be diverted from the remaining oaks while maintaining the natural water flow.
- Storm water trunk devices will be designed to drain the water away from a minimum of 6-ft to 10-ft of the oak tree's critical area and not be allowed to pond and become trapped.

B. That in addition to the above facts at least one of the following findings apply:

1. The removal of ask trees proposed is necessary as continued existence at present locations frustrates the planned improvements and planned use to such an extent that:

   a. Alternative development plans cannot achieve the same permitted density and that the cost of such alternative would be prohibitive, and

   b. Placement of oak tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, and

   The residential subdivision was designed to make use of level sections of the property, thereby retaining the maximum number of oak trees by preserving their natural hillside habitat. The proposed yield for the subject property is well below the allowable density.

2. The oak trees proposed for removal interfere with streets within and outside of the subject property, and no reasonable alternative to such an interference exists other than removal of the trees. Access to the development requires the construction of a mile-long road.

3. A number of the oak trees proposed for removal are seriously debilitated or in danger of falling such that cannot be retained through reasonable preservation methods.

4. The removal of oak trees proposed will not be contrary to, or be in substantial conflict with the interest and purpose of the oak tree permit procedure.