



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

November 30, 2006

Bruce W. McClendon FAICP
Director of Planning

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner

FROM: Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 47449-(5)
OAK TREE PERMIT CASE NO. 99-028-(5)
AGENDA ITEM NO. 8 a, b; DECEMBER 6, 2006**

PROJECT BACKGROUND

As you may recall, Vesting Tentative Tract Map No. 47449-(5) was a subdivision proposal for 92 single-family lots and one driveway lot in the RPD-10,000-3U (Residential Planned Development – 10,000 Square Feet Minimum Required Lot Area – Three Dwelling Units per Acre), A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and O-S (Open Space) zones, located southerly of Valley Center Avenue, westerly of San Dimas Avenue and northerly of Calle Bandera in the San Dimas Zoned District. The proposal also requires approval of Oak Tree Permit Case No. 99-028-(5) to authorize the removal of 472 oak trees and encroach into the protected zone of 67 oak trees. Public hearings regarding this case have been held on February 9, 2005, August 24, 2005 and December 7, 2005.

At the August 24, 2005 public hearing, a conceptual redesign of the project was presented for your Commission's consideration. The applicant presented a project of 70 single-family lots, one park lot and one open space lot. The project also proposed a bridge connection from San Dimas Avenue as well as significant reduction in the number of oak tree removals. The case was continued to December 7, 2005 to allow the applicant time before the Los Angeles County Subdivision Committee ("Subdivision Committee") for technical review before returning before the Commission, and on December 7 was taken off calendar to allow sufficient time to complete revisions to the Draft Environmental Impact Report ("EIR") and technical clearances of the subdivision.

REDESIGNED PROJECT DESCRIPTION

The project has been redesigned to 70 single-family lots and six open space lots (including one park lot) and reviewed by Subdivision Committee on March 6, 2006. The number of oak tree removals has also been reduced from 472 removals to 129 oak tree removals with encroachment into the protected zone of 24 oaks. Revisions to the Draft EIR have also been prepared for the redesigned project and has been circulated for public review.

The following is a summary of the changes from the previous design:

- Access

The previous project of 92 single-family homes required two means of access to the property. As the project has been reduced to 70 single-family lots, only one means of access may be provided. The access to the project site is now proposed as "A" Street, a private driveway and fire lane, from San Dimas Avenue to the east with a clear-span bridge approximately 700 feet long. The bridge is proposed to be 35.5 feet wide with 28 feet of roadway paving and a 5.5 foot-wide sidewalk on one side. Internal access, "B" Street, "D" Street and "E" Street, are also private driveway-fire lanes 58 feet and 60 feet wide, and all access including the bridge would be maintained by the development's homeowners' association.

Emergency access is proposed from Calle Bandera, currently a gated tap street to the south within the City of San Dimas ("San Dimas"). Only emergency personnel is proposed to have ability to use this connection for emergency purposes. The tentative map also indicates access for utilities which should be clarified and consistent with information in the Draft EIR.

- Oak tree removals

The oak tree permit was originally filed to request the removal of 472 oak trees and encroachment into the protected zone of 67 oak trees. An amended oak tree report dated April 11, 2005, has been prepared for the current project design which indicates 129 oak tree removals and encroachment into the protected zone of 24 oak trees. Much of this reduction results from the elimination of the second means of access that went through the property to the north for eventual connection to Valley Center Avenue. Mitigation for the oak tree removals is recommended at a ratio of 2:1 for a total of 258 oak tree replacement plantings. A total of 1,904 oak trees were evaluated as part of the amended oak tree report.

- Grading and development footprint

Project grading has also been reduced from 690,000 cubic yards to approximately 230,000 cubic yards of grading to be balanced onsite. Proposed retaining walls are depicted up to 15 feet high with up to eight-foot retaining walls along "A" Street near Lot Nos. 3, 4 and 5, and the maximum 15-foot retaining wall within Lot Nos. 51 and 52. Filling of canyons is no longer proposed with the proposal for a clear-span bridge, and approximately 1,740 linear feet of retaining walls have been removed along Valley Center Avenue and San Dimas Avenue from the project. Exhibit Nos. 4-7 and 4-8 in the revisions to the Draft EIR depict offsite grading rather than the retaining walls that are shown on the tentative map; the proposal for either retaining walls or offsite grading should be clarified and appropriate documents updated to reflect the correct project proposal.

The development footprint has also been reduced from 45.7 acres to 33.5 acres, leaving an additional 12.2 acres of area as undeveloped.

- Open space and trail

The project proposes 27 acres of open space, including a 1.25-acre paseo depicted as Lot No. 72, along the southern property boundary line and adjacent to Loma Vista Park within San Dimas. The trail from

San Dimas Avenue is also proposed to be realigned in conjunction with a larger trailhead staging area off of San Dimas Avenue. Lot Nos. 71 and 73 are proposed to be donated to a conservancy; Lot Nos. 72, 74 and 75 will be owned and maintained by the homeowners' association.

The project also proposes two phases: Phase I includes the eastern portion with bridge access from San Dimas Avenue; Phase II includes the western portion with the sewer connection point to the west. The project design has been reviewed by the Subdivision Committee for technical feasibility and recommended project conditions are attached. Not all technical holds have been fully resolved and are discussed in further detail below.

All correspondence received from the last public hearing has been included.

STAFF ANALYSIS

During the August 24 public hearing, your Commission reviewed a conceptual design of the project. Six persons testified from the public, including one person representing the San Dimas City Council, one person in support of the project and four in opposition. The following are project issues for the Commission's consideration in the evaluation of this redesign:

- View impacts

The project's redesign has two potential areas of concern: view impacts of the bridge and development of homes, including homes on Lot Nos. 26 through 30 with higher pad elevations than adjacent property owners to the west within the Mesa Oaks community.

Bridge

Additional analysis has been provided in the revisions to the Draft EIR, including a visual analysis of the bridge with lines-of-sight and photos with a conceptual depiction of bridge. A slideshow presentation was also given during the August 24, 2005 public hearing from the bridge consultant hired by the developer; additional copies of the August 24 slideshow were unavailable for inclusion at time of writing, but are expected to be available on December 6, 2006 for your reference related to the aesthetics of the bridge. Staff feels that additional information may be required to determine whether view impacts of the bridge will result from the project. Additional simulations depicting the bridge from vantage points other than vehicles on San Dimas Avenue, may also be requested to ensure that other viewsheds are not negatively impacted.

Additional analysis and clarification may also be requested to evaluate the grading associated with the bend in "A" Street near Lot Nos. 3, 4 and 5. The visual analysis and lines-of-sight in Exhibit Nos. 4-7 and 4-8 depict offsite grading in the Draft EIR while the tentative map depicts retaining walls that limit grading to within the subject property. The analysis associated with these visual impacts would differ depending on whether offsite grading or retaining walls are being proposed. This would need to be clarified and appropriate documents updated to reflect the proposed project. Lastly, additional information may be requested regarding view impacts from development of the knoll where Lot Nos. 1, 2, 3, 4 and 5 are proposed. A landscaping plan may also be requested to provide additional information regarding proposed trees and vegetation that are intended to reduce impacts.

Homes

View impacts may also be of concern related to development on the western portion of the property as it

abuts the Mesa Oaks community. Pad elevations are depicted ranging from one foot up to 12 feet higher from the proposed development, to existing pad elevations in Mesa Oaks. On the tentative map, a cross-section of the pad elevations and proposed houses shows a horizontal separation of 51 feet from the property boundary line to the proposed building footprint on Lot No. 28; 97 feet is depicted from the proposed home to the existing home within Mesa Oaks. From the property boundary, 10 feet is shown at the same elevation as the adjacent property in Mesa Oaks, then a 2:1 slope is depicted to reach the proposed pad elevation. The pad elevation difference of 10 feet is over a distance of approximately 100 feet, as depicted on the tentative map cross-section 1-1.

The proposed homes depicted in the cross-section for the development are also depicted as two-story homes. While single-family homes are typically not reviewed as part of a tentative map intended for the land division, structures up to 35 feet are permitted and may also be a factor in determining potential negative impacts. Homes within the Mesa Oaks community abutting the development are currently one story and concerns raised in correspondence from adjacent residents citing that homes up to 35 feet in height may be placed on pads up to 12 feet higher than the existing home. As the proposed lots along the western property boundary are at least 103 feet deep, there appears to be sufficient room to place the homes within the pad at some distance from the existing homes.

Staff feels that additional information may also be requested to ensure that the difference in pad elevation would not create negative impacts to those properties in Mesa Oaks abutting the development. Simulations and/or line-of-sight diagrams could be prepared to aid in this evaluation and provide a visual to the cross-section depicted on the tentative map. If negative impacts from views are determined to potentially result from the pad elevation difference, mitigation measures could be provided, including setbacks, to ensure that these potentially larger homes are far enough away from the Mesa Oaks community to reduce impacts to the extent feasible.

Also proposed is the placement of homes near cul-de-sac private driveway "B" Street on Lot Nos. 1, 2, 3, 4 and 5. There is discussion in the revisions to the Draft EIR that negative visual impacts will not result from grading and development on this knoll; however, visual simulations or images would ensure that viewsheds from areas beyond the adjacent property and from San Dimas Avenue would not be negatively impacted by these five homes.

- Offsite improvements and connections

The project requires improvements beyond the boundary of the subdivision. These include the connection of "A" Street to San Dimas Avenue to the east, and installation of mainline sewers within Mesarica Road to the west. Emergency access to Calle Bandera is also proposed as part of the subdivision. Some of these connections are within San Dimas, who has commented in the past that they have not indicated that permission will be granted for these connections.

Roads

Private driveway and fire lane "A" Street is proposed to connect offsite to San Dimas Avenue, a major highway on the County Master Plan of Highways. Calle Bandera is also proposed as emergency access for the project. Calle Bandera exists from the south to the property line, and is shown as a tap street within San Dimas and currently gated. Emergency access has been granted in the past by San Dimas to the County Fire Department, who is contracted with San Dimas for fire service; San Dimas has also indicated that they have not granted permission for emergency access for the County Fire Department to use this gate. Since the County Fire Department provides fire services to both the unincorporated

subject property and adjacent San Dimas, it is unclear whether San Dimas may limit emergency access to County Fire under contract.

Sewers

Sewers are proposed to provide sewage disposal for the development, and the installation of mainline sewers through Mesarica Road to the east has been depicted for the subdivision. Most of Mesarica Road is within the unincorporated area of Los Angeles County but approximately 600 feet of Mesarica Road as it nears the intersection with Puente Avenue, is within San Dimas. San Dimas has again indicated that it has not granted permission for encroachment permits that would be required for work within the public right-of-way of Mesarica for the installation work. Work is also required within the City of Covina within Puente Avenue north of its intersection with Mesarica Road; the applicant indicated at the August 24, 2005 public hearing that correspondence has been received from the City of Covina that the installation work for sewers may be done. Any necessary permits, including encroachment permits, are being conditioned by the Los Angeles County Department of Public Works ("Public Works") as required prior to final map approval.

- Applicant's offer for provision of sewers to Mesa Oaks community

The project is required to install mainline sewers through Mesarica Road to the trunk line in Puente Avenue. The developer is offering, with support of the adjacent Mesa Oaks community, to install mainline sewers throughout the community along with laterals from the mainline to each individual property at the property line (see attached description from applicant). The developer is also offering to pay the annexation fees for the Mesa Oaks community into Los Angeles County Sanitation Districts No. 22 as well as the County Consolidated Sewer Maintenance District.

As the current tentative map depicts the offsite sewer mainline through the adjacent Mesa Oaks community for the subdivision only, if the Commission indicates that this should be part of the project the tentative map must be revised and recirculated through Subdivision Committee for technical review and clearance, including Public Works for review of the sewer mainline design throughout the Mesa Oaks community.

A community meeting was held on October 30, 2006 for the residents of the Mesa Oaks community and other interested persons. Staff from the County Sanitation District, Sewer Maintenance District and Regional Planning was in attendance to respond to any questions raised regarding the project and the applicant's proposal for installation of sewers.

- Corrections to tentative map

Additional information and/or corrections are required on the tentative map. These include the following:

- Creation of private driveway and fire lanes within development as separate lot(s)
- Adjustment of proposed lot lines and development to remain outside any O-S and A-1-1 zoning, maintain minimum street frontages, etc.
- Correct labeling of lots, lot numbers, lot ties, lot lines, etc.
- Correct and/or additional cross-sections for all retaining walls
- Addition to Detail "B" for mainline sewers throughout the Mesa Oaks community, if accepted by the Commission as part of the project

Los Angeles County Department of Regional Planning ("Regional Planning"), in review of the revised tentative map, intend to recommend tentative map conditions with respect to lot size, ownership and maintenance of the private driveway and fire lanes, and open space. Regional Planning also intends to recommend conditions that prohibit issuance of a grading permit prior to final map approval unless timing of the installation of the bridge and offsite connection of sewers is addressed.

STAFF EVALUATION

The redesigned project has been reduced with respect to density, impacts to oak trees and other environmental impacts. The Los Angeles Countywide General Plan designates this property as "PF" (Public Facility), and states that when the public facility is no longer its use, a compatible density may be used for the property. The adjacent Mesa Oaks community is designated Category "1" (Low Density Residential – One to Six Dwelling Units per Acre), which would yield a maximum of approximately 360 units. The project proposes 70 single-family lots, and lots have been designed to be minimum 10,000 square feet in conformance with zoning required area. However, staff feels that the project continues to have remaining technical holds or issues related to its design. These include:

- Additional information related to viewshed impacts from development

Additional information would be needed to ensure that any negative impacts of the bridge to viewsheds beyond those discussed in the revisions to the Draft EIR, be provided. This also applies to additional visual information for the development of five single-family lots on the knoll closest to the east side of the project, and homes along the western property boundary line adjacent to the Mesa Oaks community. Additional information or alternative bridge design information should also be provided to ensure that the bridge is compatible with community character and aesthetically pleasing.

- Review of offsite sewers to Mesa Oaks community

If offsite sewers is provided for the entire Mesa Oaks community, technical review should be done to ensure that provision of sewers to each property within Mesa Oaks can be provided. This would include revisions to the tentative map.

- Phasing

It is unclear based on the phasing that is proposed, how access and sewer service will be provided to the subject property. Phase I includes the bridge which is the only main access to the development. Phase II includes the installation of the sewer mainline to the west. Both the access and sewer connection would need to be in place for development of the homes, which then may not make phasing appropriate for this development. Additional information may be obtained from the applicant with respect to the phasing they have proposed.

- Environmental impacts

The Draft EIR concludes that there are significant impacts to biological resources and tree removals, and paleontological resources. Additional information from the applicant would be required to determine the findings your Commission would need to make that there are overriding considerations for approval of the project as currently designed. In addition to those impacts that cannot be mitigated to less than significant, additional visual analysis should be provided.

The following recommendations are subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Regional Planning Commission feels that additional information be provided with respect to additional visual analysis, further technical review of the sewers within the Mesa Oaks community, logic behind phasing as proposed, and additional information from the applicant related to finding there are overriding considerations for approval of the project with significant impacts that cannot be mitigated to less than significant, staff recommends that the Commission continue the hearing and take the matter off calendar to resolve these issues.

If the Regional Planning Commission feels that insufficient information is available to find that there are overriding considerations for approval of a project with significant impacts that cannot be mitigated to less than significant, and for lack of technical information that would ensure feasibility of the project as currently proposed, staff recommends that the Commission close the public hearing and indicate its intent to deny Vesting Tentative Tract Map No. 47449 and Oak Tree Permit Case No. 99-028-(5).

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing, and take the matter off calendar to address the additional information requested as discussed during the public hearing."

OR

"I move that the Regional Planning Commission close the public hearing, and indicate its intent to deny Vesting Tentative Tract Map No. 47449 and Oak Tree Permit Case No. 99-028-(5) for lack of adequate information to find overriding considerations to approve the project with significant impacts that cannot be mitigated to less than significant, and lack of technical information to ensure feasibility of the project as currently designed."

SMT:st
11/30/06

Attachments: Tentative Map
Draft Conditions
Updated oak tree burden of proof
Additional Correspondence

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**

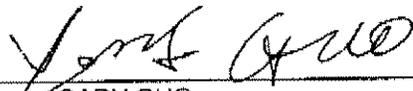
DRAINAGE CONDITIONS

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.

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.
2. Obtain all necessary encroachment permits and plan approvals from all affected jurisdictions prior to recordation of the final map and issuance of any Public Works permits to the satisfaction of Public Works.

Name _____


GARY GUO

Date 11/30/2006 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 _____

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

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- 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.
- 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 _____."
- The Soils Engineering review dated 3-7-06 is attached.

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

Prepared by  Reviewed by  Date 03-08-06
Robert O. Thomas

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

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.

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

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.



MM
Prepared by _____

Brian D. Smith
Brian D. Smith

Date 3/7/06

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

The subdivision shall conform to the design standards and policies of 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
tr47449r-rev11.doc

Phone (626) 458-4921

Date 03-06-2006

April 30, 2003

TO: Rod Kubomoto
Watershed Management Division

FROM: Bill Winter *William 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

Rod Kubomoto
April 30, 2003
Page 2

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



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1931
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 28, 2004

IN REPLY PLEASE
REFER TO FILE: T-4

TO: Daryl Koutnik
Department of Regional Planning

FROM: William J. Winter *W. 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 Angeles.

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

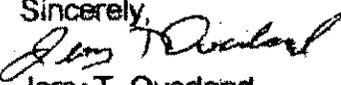
Dear Daniel,

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

A Traffic Engineering and Transportation Planning Consulting Services Company

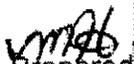
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT No. 47449 (Rev.)

Page 1/1

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 building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. The applicant shall conform with the approved area study (**PC 11789AS, dated 11-18-2004**) to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. 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.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
7. Obtain all necessary encroachment permits and plan approvals from all affected jurisdictions prior to recordation of the final map and issuance of any Public Works permits to the satisfaction of Public Works.
8. In the event that construction of main line sewers to service the community of Mesa Oaks be added as a condition for approval of this development, then this approval will be void until a new sewer area study including these additions and addressing their constructability and serviceability is reviewed and approved to the satisfaction of Public Works.


Prepared by Julian Garcia
tr47449s-rev11 revd(11-30-06).doc

Phone (626) 458-4921Date 11-30-2006

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
tr47449w-rev11.doc



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 Jaana 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 entrance / 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: Anna 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 = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.61
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



**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)people 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 = Proposed Units + Exempt Units

	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



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.

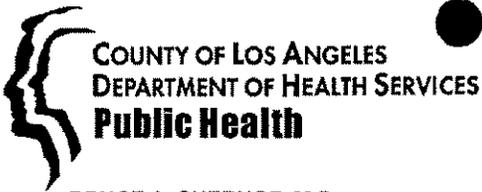
Dedications and the exact following language must be shown for trail dedications on the first phase of the final map.

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



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

BOARD OF SUPERVISORS

FRED LEAF
CHIEF OPERATING OFFICER

Gloria Molina
First District

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

Yvonne Brathwaite Burke
Second District

Environmental Health
ARTURO AGUIRRE, Director

Zev Yaroslavsky
Third District

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

Don Knabe
Fourth District

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,

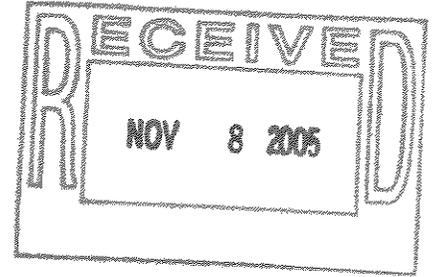
Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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



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

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
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

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

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

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.

Ms. Annie Lin
November 3, 2005
Page 5

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,



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 oak 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.**

COMPLETE DESCRIPTION OF SEWER OFFER TO MESAOAKS RESIDENTS

There are a hundred and seventeen (117) lots located within the Mesaoaks Community, of which ten (10) lots are located on Woodhurst Drive that may not gravity flow. The Developer proposes to install an eight inch sewer main line and laterals to the property boundary of each of the hundred and seventeen parcels, the construction of which will be paid for by the Developer.

Attached is a table that describes the fees that will be paid by the Developer and those fees that will be the responsibility of individual homeowners. The ten lots on Woodhurst Drive may require a pump station. The Developer will continue to work with the County Public Works and residents on an appropriate design for resolving the method of sewerage to these lots.

It is the Developer's understanding that the County Public Works has conceptually approved the sewer design for all of the lots with the exception of the ten lots on Woodhurst Drive. The Developer requests the Commission impose a condition that would require Developer to continue to work with Public Works and 10 residents for a design resolution of the ten lots.

**VESTING TENTATIVE TRACT MAP NO. 47449
DENTECVISTA VERDE**

**PROPOSED PROVISION OF SEWERS FOR ADJACENT MESA OAKS COMMUNITY
ESTIMATED FEE SUMMARY SHEET as for November 1, 2006**

Fee Type Fee Amount To Be Paid By

LOS ANGELES COUNTY SANITATION DISTRICTS (DISTRICT NO. 22)

Responsible for operation and maintenance of regional wastewater collection systems and treatment plants (www.lacsd.org)

ANNEXATION FEES			
- Typical Single Family Residence (1/2 ac)	One Time Fee	\$3,600	Individual Developer
- Dentec Project		\$14,300	
- Mesa Oaks Community		\$15,100	Individual/Community Developer
- Dentec Project plus Mesa Oaks community		\$17,700	
CONNECTION FEE	One Time Fee	\$1,725 each	Individual
SERVICE CHARGE	Annual Fee	\$106.25	Individual
(Applicable once connected)			

-> Proposed by Developer

CONSOLIDATED SEWER MAINTENANCE DISTRICT

Responsible for maintenance of local sewer infrastructure

ANNEXATION FEES			
- Dentec Project plus req portions of Mesatnica	One Time Fee	\$9,839	Developer
- Dentec Project plus Mesa Oaks community		\$14,710	
SEWER SERVICE CHARGE	Annual Fee	\$35.50	Individual
- For Developed Property		\$17.75	Individual
- For Undeveloped Property			
SADDLE PERMIT FEE *	One Time Fee	\$154 each	Individual
* Only applicable if Developer does not extend laterals to property line (PL)			
- Installation of mainline and laterals to PL	N/A	N/A	Developer

-> Proposed by Developer

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

PERMIT FEES			
- Abandonment of Existing Septic Tank	One Time Fee	(included below)	Individual
- Installation of Private Sewer Lateral		\$150	

OTHER POTENTIAL COSTS

- Decommission/Removal of Existing Waste System Varies Individual
- Installation of Laterals from Property Line to Connection Varies Individual

DISCUSSIONS WITH THE CITY OF SAN DIMAS AND MESAOAKS COMMUNITY

On August 9, 2005, the Subdivision Application was heard by the Regional Planning Commission (RPC). The Applicant held fourteen meetings with different members of the City of San Dimas staff and council members in order to elicit input for a project redesign. On August 24, 2005, the Applicant presented a concept plan to the RPC. The concept plan intended to address the issues raised at the public hearing of February 9, 2005 and in the meetings held with the City of San Dimas.

In the last several months the Applicant's representatives have attended a public forum meeting held by the City of San Dimas during which the applicant made a presentation of the present Subdivision Application and project design. Additionally, the Applicant responded to questions from the community. The Applicant's representatives have also contacted four of the five council members for the City of San Dimas and attended three meetings with individual council members to discuss the present proposal.

The Applicant's representatives also attended a public meeting with the Mesaoaks Community members to discuss the terms of the offer submitted to the Mesaoaks residents for sewer mains and laterals and to answer questions the community members had with regard to the installation of sewer in their community. Finally the Applicant has attended 3 meetings with individual homeowners concerning sewer for the community.



Additional information concerning this matter may be obtained by telephoning the Land Divisions Section at (213) 974-6433 between 7:30 a.m. and 6:00 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita Valley) toll free and then request a connection to 974-6433.

If you are unable to attend this community meeting but wish to submit written comments, please send them to:

Los Angeles County
Department of Regional Planning
ATTN: Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, CA 90012

Or email us at:
stae@planning.lacounty.gov

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least five business days notice".

Meeting location does not indicate any religious preference, and is not intended to serve as an endorsement of any kind.

Land Divisions Section
Los Angeles County
Department of Regional Planning
320 W. Temple Street, Room 1382
Los Angeles, CA 90012

COMMUNITY MEETING

DENTEC/VISTA VERDE PROJECT

VESTING TENTATIVE
TRACT MAP NO. 47449

AND PROPOSED PROVISION
OF SEWERS

OCTOBER 23, 2006
6:00 PM

MEETING TO BE HELD AT:

SONRISE CHRISTIAN SCHOOL
AUDITORIUM
1220 E. RUDDOCK STREET
COVINA, CA 91784



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

**DENTEC/VISTA VERDE PROJECT
VESTING TENTATIVE TRACT MAP NO. 47449
AND PROPOSED PROVISION OF SEWERS**

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 47449 proposes to create 70 single-family homes and five open space lots (including one park lot) on 60.4 gross acres. The project is located westerly of San Dimas Avenue and northerly of Calle Bandera in the San Dimas Zoned District within the unincorporated area of Los Angeles County. Oak Tree Permit Case No. 99-028 also requests to remove 129 oak trees and encroach into the protected zone of 24 oaks.

A public hearing on the project will be held by Los Angeles County Regional Planning Commission on **December 6, 2006**. Official public hearing notices will be mailed separately to each property owner within 1,000 feet of the project location.

DEVELOPER'S PROPOSAL FOR PROVISION OF SEWERS

The Mesa Oaks community, located west of the subject property (see circle below), is currently served by private sewage disposal systems. The developer, as part of the subdivision, is required to construct an offsite sewer in Mesarica Road through part of the Mesa Oaks neighborhood. The project applicant, RAD Developers, Corporation, has conveyed to the community their willingness to incur the entire cost of installing main sewer lines throughout the Mesa Oaks community as well as lateral connections to each property owner's boundary. Connections from property boundary to each individual house is not proposed.

PURPOSE OF COMMUNITY MEETING

This will be an opportunity for residents and interested persons to hear factual information from Los Angeles County staff regarding the project including its latest design and potential environmental impacts. Staff will also be available to answer questions regarding the proposal for installation of sewers.

**COMMUNITY MEETING
ATTENDEES
(SUBJECT TO CHANGE)**

**REPRESENTATIVES
FROM**

COUNTY OF LOS ANGELES

Office of Mayor
Michael D. Antonovich

Department of Regional Planning:
Land Divisions, Impact Analysis

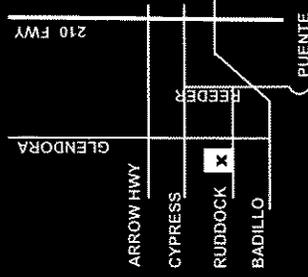
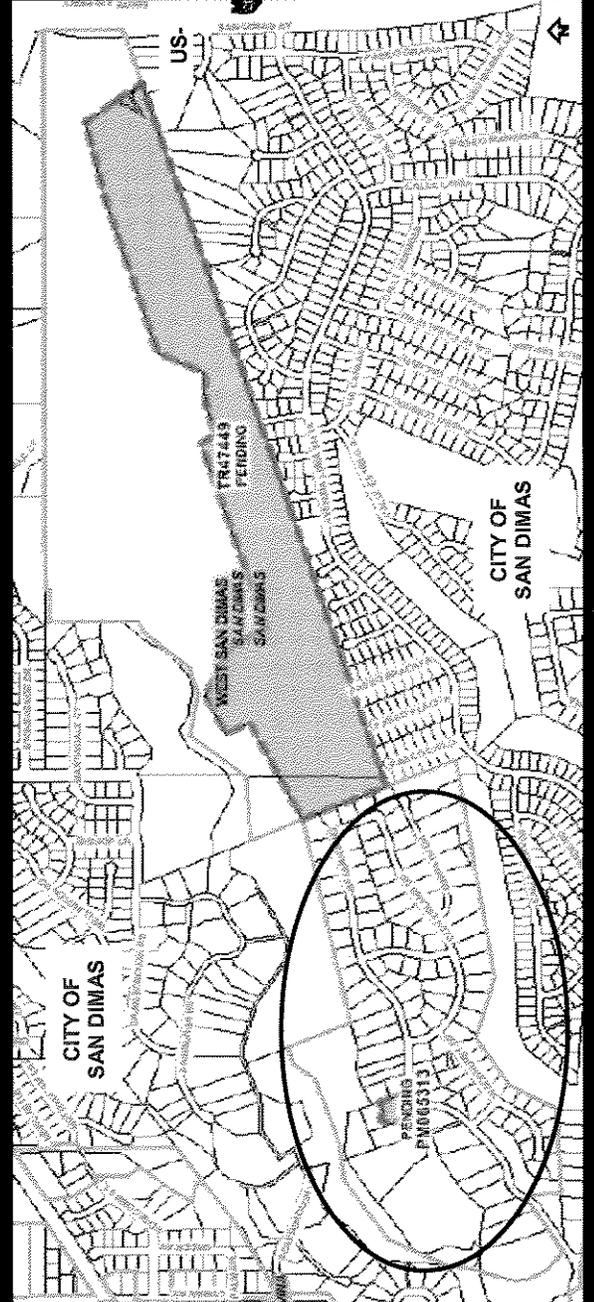
Department of Public Works:
Land Development

County Sanitation Districts

PLEASE NOTE:

This community meeting is intended to provide information only and is not a formal public hearing. No decision will be made at this meeting and County staff makes no guarantee to the future outcome of the project.

RPC Public Hearing: 12-6-06 9am
320 W Temple St, Rm 150, LA 90012



210 FWY

GLENDORA

NOT TO SCALE

**MONDAY
OCT. 23, 2006
6:00 PM**

SONRISE CHRISTIAN SCHOOL
AUDITORIUM
1220 E. RUDDOCK ST
COVINA, CA

LEWIS BRISBOIS BISGAARD & SMITH LLP

ATTORNEYS AT LAW

221 NORTH FIGUEROA STREET, SUITE 1200, LOS ANGELES, CA 90012
PHONE: (213) 250-1800 | FAX: (213) 250-7900 | WEBSITE: www.lbbslaw.com

JULIA SYLVA
DIRECT DIAL: 213.680.5110
E-MAIL: sylvaj@lbbslaw.com

OCTOBER 26, 2006

FILE NO.
33333-333

Pat Modugno, Chairman, and
Members of the Regional Planning
Commission
DEPARTMENT OF REGIONAL
PLANNING
COUNTY OF LOS ANGELES
520 West Temple Street
Los Angeles, CA 90012

COPIES: EACH COMMISSIONER
STAFF

Menezes
Tae
Hofst 2

Re: Project: 60-Acres (Vista Verde Ranch) located in the unincorporated area of City of San Dimas; Subdivision Application# 99-028 and TTM 47449

Date of Public Hearing: December 6, 2006

Applicant: Vista Verde San Dimas Avenue Properties, LLC

Dear Chairman Modugno and Members of the Regional Planning Commission:

The subject project consists of 70 single-family homes with limited removal and relocation of oak trees, access to public streets and sewer connection, and minimal environmental impact (the "Project"). The Project was before the Regional Planning Commission ("RPC") on four (4) prior occasions, the rescheduled date for a public hearing date is now December 6, 2006.

On August 24, 2005, the Applicant presented a concept plan to the RPC which addressed the comments made by the RPC, the staff of the Department of Regional Planning ("DRP"), the City of San Dimas (the "City") and members of the public at previous public hearings conducted by the RPC. After reviewing the concept plan along

LEWIS BRISBOIS BISGAARD & SMITH LLP
Pat Modugno, Chairman, and
Members of the Regional Planning Commission
October 26, 2006
Page 2

with the additional public comments, the RPC directed the Applicant to submit the concept plan *as the revised design project* to the DRP for its review.

The Los Angeles County's General Plan, provides for a maximum allowable density of 364 dwelling units on the 60-acre parcel. Two-thirds of the property or 40-acres is relatively flat and disturbed as a result of prior grading. The Project is consistent with the General Plan: no zone change or conditional use permit are necessary for the approval of the Project. After many years of hearings, meetings, plans and project revisions, the Applicant is ready to proceed.

In spite of an earnest effort to work cooperatively with the City, unfortunately, we believe that the Project may be faced with further needless delays and impediments as a result of the unreasonable position of the City; specifically, the following:

1. The City's insistence that the only access to the subject property, the existing stubbed-out street at the Project's southern boundary, *not be utilized*. This access would result in limited or, virtually, no biological impacts. The remaining two other possibilities are to the north or to the east, since there is already an existing residential development to the west. In the past the City *has opposed access to both the north and east* due to significant biological impacts as a result of grading and constructing roads through the canyons that separate the property from the north and east.
2. The City's vision for development of the subject property fluctuates and is unstable, depending on what the Applicant proposes; each time the Applicant proposes a plan that would meet the requests of the City, a lower density is demanded by the City. Inexplicably, the present vision of the City is to construct large estate lots; there is little or no demand for this type of product in the market place.

In mid-October 2006, the Revisions to the Draft Environmental Impact Report ("DEIR") were issued. The DEIR provides that some of the environmental impacts that would have occurred under the original plan have been eliminated, reduced or modified under the revised design project proposed. In these cases, mitigation measures that were originally proposed have been replaced with new mitigation measures required to address the environmental impacts that would potentially occur under the revised design project. The Applicant accepts all of the mitigation measures proposed by the DEIR and we are confident that the mitigation measures proposed will adequately and fully address the environmental impacts associated with the Project.

Please bear in mind that this is a brief summary of project developments occurring during the past eighteen (18) months. Pursuant to your directive at the first Public Hearing before the RPC, the Applicant's team of professionals, including this office, expended a tremendous amount of effort in trying to work out a mutually agreeable plan with the City. Collectively, we attended 14 different meetings with City Council Members and City staff. The development plan was revised on a number of occasions pursuant to the guidance and at the direction of the Council Members and City staff. At one point, just prior to presenting the concept plan to the RPC, it appeared as if the City was close to supporting the current 70-lot plan. However, shortly thereafter, the City held a study session *without notifying the Applicant or other interested parties*. The study session was attended by the City Council, City staff and certain members of the community selected from a private list of one the Council Members opposed to the Project. It is apparent that this study session was another bad faith effort and attempt to organize opposition to the Project and derail the Applicant's efforts to reach a consensus on the proposed plan.

The Applicant has a solid tract record of reaching out to the City in seeking a mutually agreeable plan. Originally, approximately ten years ago, the Applicant filed a subdivision application with the City. The City made little or no effort to process the application so the applicant withdrew it after two years and filed a subdivision application with the County instead.

On the positive side, we have received favorable responses from many members of the community as well as the RPC. It is a good design. The following are the differences between the initial plan submitted to the RPC and the present proposal:

- The access has been revised so that a bridge will be utilized to connect San Dimas Avenue and the first natural plateau of the property. The bridge will span almost 700 feet at an additional cost of about seven million dollars. *Little or no impact will result to biological resources as a result of constructing the bridge.*
- The grading has been reduced from 690,000 yards to 230,000 yards.
- No grading is proposed on the eastern portion of the property between the first natural plateau and San Dimas Avenue. This was a major point of contention by the City.
- Approximately 30 undisturbed natural acres are proposed as either permanent open space or a permanent natural park.

LEWIS BRISBOIS BISGAARD & SMITH LLP

Pat Modugno, Chairman, and
Members of the Regional Planning Commission
October 26, 2006
Page 4

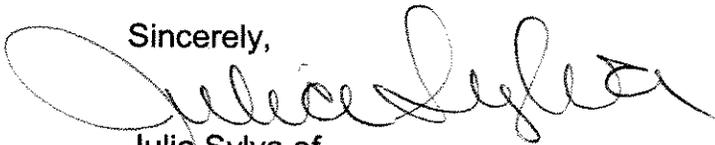
- Approximately, 380 oak trees will be saved as a result of revising the plan.
- The Project is proposed on approximately two-thirds of the subject property which is composed of relatively flat and disturbed terrain.
- A 1 ¼ acre park is proposed adjacent to Loma Vista Park.

In short, the Applicant has made every conceivable effort to work cooperatively with the City. The bridge is a very costly solution and places the burden of approximately \$100,000 per lot on the Project. Not only does it not make sense to develop larger lots (since market data shows that there is a dollar limit to what people are willing to pay in this location) but developing estate-type lots effectively *and unfairly* changes the existing land use.

The Applicant has complied with all directives of the RPC by processing the concept plan through the DRP. The Project meets all local zoning and land use requirements. We are hopeful that the RPC will approve the Application as presented.

Please contact the undersigned if you have any questions. Thank you for your attention to this matter.

Sincerely,

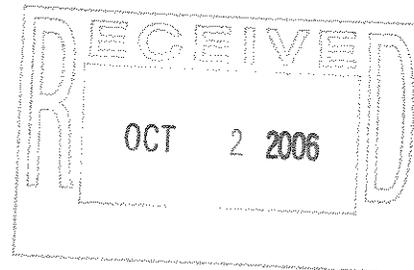


Julia Sylva of
LEWIS BRISBOIS BISGAARD & SMITH LLP

JS:mj

cc: Daniel Singh, Managing Member

Javier and Mary Marquez
3834 N. Briarpath Ave. Covina, CA 91724



September 21, 2006

Ms. Susie Tae, Planner
LA County Regional Planning
320 West Temple St.
Los Angeles, CA 90012

RE: Tract Map #47449/Support for Sewers in the Mesa Oaks Development

Dear Ms. Tae:

We are writing this letter to express our support of approval for Tract Map #47449, contingent upon the developer providing sewers with laterals to property lines in the development on all public streets and Oak Twig Lane as proposed (no cost to home owners). We support their proposal for the following reasons:

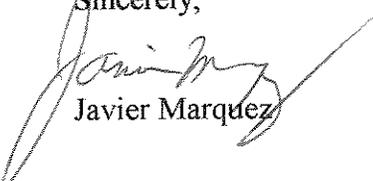
1. The price is right.
2. Sewers are environmentally friendlier than septic systems.
3. Sewers are more efficient and require little or no homeowner maintenance.
4. An overwhelming majority of residents are in support of the developer's proposal to our development.

We are confident that if a vote were to be sanctioned by the Mesa Oaks Homeowner's Improvement Association, it would be passed by an overwhelming majority. An advisory ballot was sent to residents at the request of the developer. Immediately following the mailing of the ballots to residents, the HOA Board issued a "denouncement" of the advisory vote, citing that it lacked Board sanction, and questioning the validity of the developer's letter. Prior to the denouncement, 42 ballots were collected, 36 in favor and 6 opposed.

An overwhelming majority of the HOA Board consists of residents who live geographically closest to the proposed development and are opposed to the development of the property and any related proposal. **Their personal views do not reflect the opinion of the majority of the Mesa Oaks homeowners.**

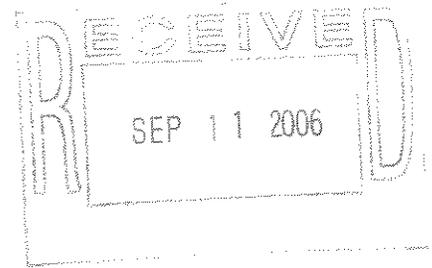
If you have any questions, please feel free to call us at (626) 339-6904.

Sincerely,


Javier Marquez


Mary Marquez

John and Teddi Breaux
20917 E. Mesarica Road Covina, CA 91724



September 7, 2006

Ms. Susie Tae, Planner
LA County Regional Planning
320 West Temple St.
Los Angeles, CA 90012

RE: Tract Map #47449/Support for Sewers in the Mesa Oaks Development

Dear Ms. Tae:

We are writing this letter to express our support of approval for Tract Map #47449, contingent upon the developer providing sewers with laterals to property lines in the development on all public streets and Oak Twig Lane as proposed. We view the developer's proposal as *quid pro quo*, and subsequently support their proposal for the following reasons:

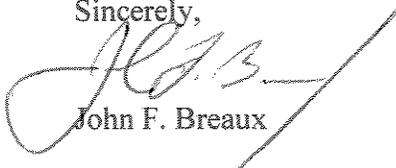
1. The price is right.
2. Sewers are environmentally friendlier than septic systems.
3. Sewers are more efficient and require little or no homeowner maintenance.
4. An overwhelming majority of residents are in support of the developer's proposal to our development.

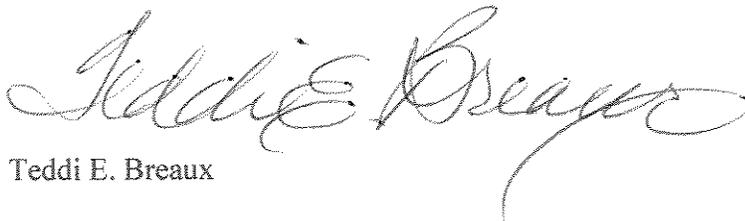
We are confident that if a vote were to be sanctioned by the Mesa Oaks Homeowner's Improvement Association, it would be passed by an overwhelming majority. An advisory ballot was sent to residents at the request of the developer. Immediately following the mailing of the ballots to residents, the HOA Board issued a "denouncement" of the advisory vote, citing that it lacked Board sanction, and questioning the validity of the developer's letter. Prior to the denouncement, 42 ballots were collected, 36 in favor and 6 opposed.

An overwhelming majority of the HOA Board consists of residents who live geographically closest to the proposed development and are opposed to the development of the property and any related proposal. **Their personal views do not reflect the opinion of the majority of the Mesa Oaks homeowners.**

If you have any questions, please feel free to call us at (626) 332-2524.

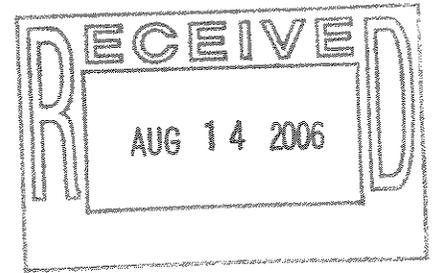
Sincerely,


John F. Breaux


Teddi E. Breaux

Mona Lee Arce

1116 E. Edna Place
Covina, Ca 91724



August 11, 2006

*Michael Antonovich, 5th District Supervisor
Los Angeles County Board of Supervisors
500 W. Temple Street, Suite 869
Los Angeles, California 90012*

*Re- Installation of sewer line within Mesa Oaks Tract and proposed TTM
47449 (70 lots Subdivision)*

Dear Honorable Supervisor Antonovich,

As a resident of the Mesa Oaks area of Los Angeles County, I am writing this letter in support of the installation of a sewer line within our tract and consequently, in support of the proposed 70 lot subdivision.

In the late 1970s I lived on the Mesa for ten years and within the last two years I moved. The one draw back to living in this lovely area is that we are all on septic tanks. My residence was built in 1959 and so I am dealing with a very old system, as are most of the residents in this area. It is to our advantage that this sewer line be installed. It will be an asset to our homes.

We have an association board that seems to have its majority against the sewer lines because all their properties back up to the proposed development. This association is to make sure the association pool is clean and trees on the Mesa are trimmed not to make decisions that will affect the individual homeowner.

Sure we would like to see any open land stay that way, but it is foolish to think that this property will stay open forever. And again we would be foolish not to take the offer of this developer for eventually a developer will build on this land and maybe the next developer will not be this generous.

In closing I would say that if you polled the Mesa the majority would like to be able to take a shower and not worry about how much water they use.

Sincerely,


Mona Lee Arce

cc. Pat Modugno, Planning Commission Chairman

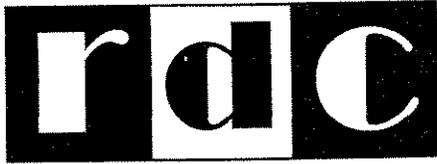
Jay Gomez, 5th District Field Deputy

Paul Novak, 5th District Planning Deputy

Suzie Tae, Subdivision Section Head

Daryl Koutnik, Impact Analysis Section Head

March 27, 2006



RAD | DEVELOPERS | CORP

Daniel Singh
RAD Developers, Corp.
10365 West Jefferson Blvd.
Culver City, CA 90232

William and Patricia Lietz
3676 N. Woodhurst Drive
Covina, CA 91724

RE: Recent Negotiations Regarding Your Community's Waste Disposal System

Dear Mesa Oaks Homeowners:

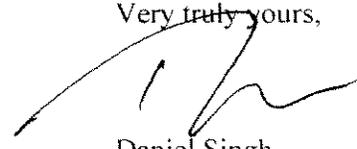
As you may already know, there has been extensive discussion among your community's municipal entities including the Regional Planning of the County of Los Angeles, and Mesarica's Home Owner's Association regarding the approval of a sewage line within Mesarica Road to be installed to service a residential housing development adjacent to your neighborhood.

As the asset managers of the property owners, we are authorized to convey the property owners' willingness to commit to incurring the entire cost of installation of main sewer lines throughout the entire area known as Mesa Oaks (i.e., under all the public roads of Mesa Oaks). There will be no cost to the community for the construction of the sewer lines and the laterals to each property owner's boundary. The above offer is only available subject to approval by the County of Los Angeles and a majority of the residents being committed to supporting this matter.

The proposal to take on the work and costs of installing sewer lines to each *individual house* is outside the scope and obligations of the property owners of the land on which the proposed housing development is being considered. Nonetheless, having the main lines installed under each public street at no cost to the Mesa Oaks residents represents a considerable savings for those who choose (or are forced, due to failing septic systems) to hook up to a sewer system. It is estimated that if the Mesa Oaks residents were to decide to install main sewer lines on the Mesa without outside funds (i.e., no developer's financial help), each homeowner would need to contribute (pay) approximately \$20,500¹ toward the construction alone. In addition the area would have to pay for the required fees, licenses, inspections and so forth of the entirely new system which would total to about \$57,4000² (to be divided among the residents).

Please keep in mind the costs provided are costs your community would have to raise on its own, otherwise. Your support is required before the property owners will commit to making such enormous expenditures outside the realm of the needs of the development. With your support however, the utmost will be done to bring about a result that promotes content and satisfaction among your community.

Very truly yours,



Daniel Singh
RAD Developers, Corp.

¹ LA County estimate as of 1999

² Figures from the property owners of proposed development

TRINIDAD ESTRADA

3684 Woodhurst Drive, Covina CA 91724 (626) 967-6077

August 9, 2006

Susie Tae
Subdivision Section Head Regional Planning
320 W. Temple Street, Suite 1390
Los Angeles, CA 90012

Re: Support for the Installation of Sewer Line in Mesa Oaks and
Proposed Development TTM 47449

Dear Honorable Supervisor:

This letter is to inform you of the support that my wife and I are giving to a proposal made by the current developer of TTM 47449. The developer is willing to install sewer lines in the area known as Mesa Oaks, a tract located in an unincorporated area of Los Angeles adjacent to the proposed development (TTM 47449). We live in this unincorporated area and have long favored the installation of sewer lines through our area so that the existing waste systems, which are exclusively that of septic tanks and cesspools, could be retired. The developer has offered to build sewer lines and laterals in our area *if the majority of the residents* do not oppose his project of 70 homes on nearby vacant land. He has seen first hand that a vocal minority from the Mesa Oaks Tract adjacent to his land speaking in opposition about another nearby development can delay the plans of his development. They have done so in the past. Provided this proposed development gets all the proper permits and legal approvals, my wife and I do not object to the development of the adjacent, privately owned land known as TT 47449. A poll taken by Pat Leitz (a former liason between the local home owners association and the applicant for the development of TTM 47449) and myself shows a majority of respondents feel the same.

I believe the majority of residents of Mesa Oaks have been underrepresented and/or misrepresented in the past at various county meetings by a minority of the residents of the Mesa Oaks Tract who have maintained that information regarding the builder's offer and any open discussion of this matter be channeled solely through Mesa Oaks Community Improvement Association, a voluntary organization which does not have all of the residents of the area in its membership and which apparently has a majority of its board members adamantly opposed to any development on the land in question. Please consider the majority opinion when assessing the feelings of those living in Mesa Oaks regarding the development of TTM 47449 and their desire to accept the builder's offer to assist in the modernization of the areas current waste disposal systems by making sewer's available.

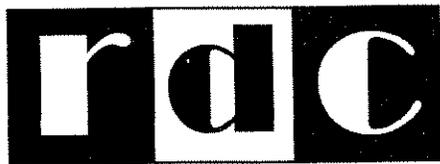
Sincerely,



Trinidad L. Estrada

cc: Michael Antovich, 5th District Supervisor Los Angeles County Board
Pat Modugno, Planning Commission Chairman Regional Planning
Paul Novak, 5th District Planning Deputy
Jay Gomez, 5th District Field Deputy
Daryl Koutnik, Impact Analysis Sectin Head Regional Planning

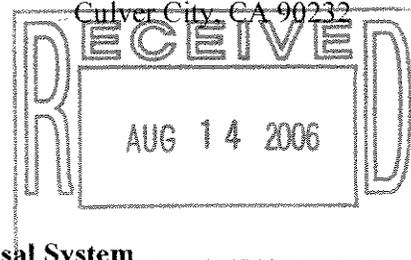
March 27, 2006



RAD | DEVELOPERS | CORP

William and Patricia Lietz
3676 N. Woodhurst Drive
Covina, CA 91724

Daniel Singh
RAD Developers, Corp.
10365 West Jefferson Blvd.
Culver City, CA 90232



RE: Recent Negotiations Regarding Your Community's Waste Disposal System

Dear Mesa Oaks Homeowners:

As you may already know, there has been extensive discussion among your community's municipal entities including the Regional Planning of the County of Los Angeles, and Mesarica's Home Owner's Association regarding the approval of a sewage line within Mesarica Road to be installed to service a residential housing development adjacent to your neighborhood.

As the asset managers of the property owners, we are authorized to convey the property owners' willingness to commit to incurring the entire cost of installation of main sewer lines throughout the entire area known as Mesa Oaks (i.e., under all the public roads of Mesa Oaks). There will be no cost to the community for the construction of the sewer lines and the laterals to each property owner's boundary. The above offer is only available subject to approval by the County of Los Angeles and a majority of the residents being committed to supporting this matter.

The proposal to take on the work and costs of installing sewer lines to each *individual house* is outside the scope and obligations of the property owners of the land on which the proposed housing development is being considered. Nonetheless, having the main lines installed under each public street at no cost to the Mesa Oaks residents represents a considerable savings for those who choose (or are forced, due to failing septic systems) to hook up to a sewer system. It is estimated that if the Mesa Oaks residents were to decide to install main sewer lines on the Mesa without outside funds (i.e., no developer's financial help), each homeowner would need to contribute (pay) approximately \$20,500¹ toward the construction alone. In addition the area would have to pay for the required fees, licenses, inspections and so forth of the entirely new system which would total to about \$57,4000² (to be divided among the residents).

Please keep in mind the costs provided are costs your community would have to raise on its own, otherwise. Your support is required before the property owners will commit to making such enormous expenditures outside the realm of the needs of the development. With your support however, the utmost will be done to bring about a result that promotes content and satisfaction among your community.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Daniel Singh', written over a horizontal line.

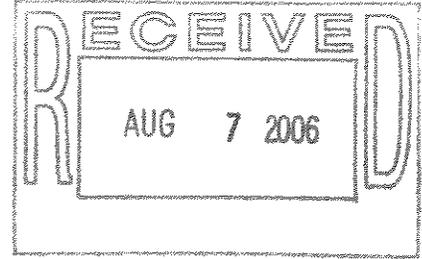
Daniel Singh
RAD Developers, Corp.

¹ LA County estimate as of 1999

² Figures from the property owners of proposed development

Re: Support for Installation of Sewer Line in Mesa Oaks and the Proposed TTM 47449

Michael Antonovich
5th District Supervisor
Los Angeles County Board of Supervisors
500 W. Temple Street Suite 869
Los Angeles, CA 90012
Date 8/3/06



Dear Honorable Supervisor,

This letter is to inform you of the support that my wife and I are giving to a proposal made by the current developer of TTM 47449 to install sewer lines in the area known as Mesa Oaks, a tract located in an unincorporated area of Los Angeles County adjacent to the proposed development (TTM 47449). We live in this unincorporated area and have long favored the installation of sewer lines through our area so that the existing waste systems, which are exclusively that of septic tanks and cesspools, could be retired. The developer, Mr Singh, has offered in writing to build sewer lines and laterals in our area *if* the majority of the residents here did not oppose his project of 70 homes on nearby vacant land. He has seen first hand that a vocal minority from the Mesa Oaks Tract adjacent to his land and speaking in opposition to such a nearby development, can delay the development of the land in question. They have done so in the past. Provided this proposed development gets all the proper permits and legal approvals, my wife and I do not object to the development of the adjacent, privately owned land known as TT 47449. A poll taken by Pat Lietz (a former liaison between the local home owners association and Mr. Singh) and myself shows that a majority of respondents feel the same.

I believe the majority of residents of Mesa Oaks have been underrepresented and/or misrepresented in the past at various county meetings by a minority of the residents of the Mesa Oaks tract who have maintained that information regarding the builder's offer and any open discussion of this matter be channeled solely through the Mesa Oaks Community Improvement Association, a voluntary organization which does not have all of the residents of the area in its membership and which apparently has a majority of its board members adamantly opposed to any development on the land in question. Please consider the opinions of all the residents in the area when assessing the feelings of those living in Mesa Oaks regarding the development of TTM 47449 and that it appears that a majority accepts the builder's offer to assist in the modernization of the area's available waste disposal systems by making sewers available.

Sincerely yours,

A handwritten signature in cursive script that reads "Sam McDonald".

Sam McDonald

cc: Pat Modugno, Planning Commission Chairman

Jay Gomez, 5th District Field Deputy

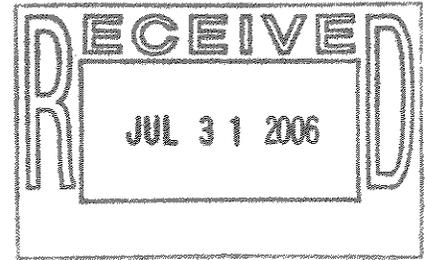
Paul Novak, 5th District Planning Deputy

Suzie Tae, subdivision Section Head

Daryl Koutnik, Impact analysis Section Head

3710 Woodhurst Drive
Covina, CA 91724
T 626.339.0545

Sonja Jones
3685 N. Woodhurst Drive
Covina, CA 91724



July 28, 2006

Michael Antonovich, 5th District Supervisor
Los Angeles County Board of Supervisors
500 W. Temple Street, Suite 869
Los Angeles, CA 90012

RE: Support for proposed TTM 47449 (70 lots subdivision) and sewer line installation within Mesa Oaks Tract

To The Honorable Supervisor Antonovich,

I am a homeowner in the Mesa Oaks Tract of Covina, in the unincorporated area of L.A. County, and represent a majority of homeowners in our tract who supports the above-referenced new proposed subdivision and installation of sewer lines in our neighborhood.

I have a growing concern for our community's septic systems which are nearing the end of their natural lifespan and how our underground water may have been affected. Many residents have already experienced septic failures or repairs; and with rumors of new legislation associated with replacing failed septic systems, we would be ignorant not to accept Mr. Singh's generous offer (letter attached) to the residents of our neighborhood for installation of sewer lines at a fraction of the cost, subject to approval by the County in support of his development.

There are several HOA board members who have tainted the facts about the proposed project adjacent to our tract, and have refused to put out a fair vote to the homeowners. They have not told the truth about costs and impact, if any, to our community.

I am strongly in favor of the proposed TTM47449, and ask that you vote in support of same.

Sincerely,

A handwritten signature in cursive script that reads "Sonja Jones".

Sonja Jones

Encl.

cc: Pat Modugno, Planning Commission Chairman
Jay Gomez, 5th District Field Deputy
Paul Novak, 5th District Planning Deputy
Suzie Tac, Subdivision Section Head
Daryl Koutnik, Impact Analysis Section Head

March 27, 2006



RAD | DEVELOPERS | CORP

Daniel Singh
RAD Developers, Corp.
10365 West Jefferson Blvd.
Culver City, CA 90232

William and Patricia Lietz
3676 N. Woodhurst Drive
Covina, CA 91724

RE: Recent Negotiations Regarding Your Community's Waste Disposal System

Dear Mesa Oaks Homeowners:

As you may already know, there has been extensive discussion among your community's municipal entities including the Regional Planning of the County of Los Angeles, and Mesarica's Home Owner's Association regarding the approval of a sewage line within Mesarica Road to be installed to service a residential housing development adjacent to your neighborhood.

As the asset managers of the property owners, we are authorized to convey the property owners' willingness to commit to incurring the entire cost of installation of main sewer lines throughout the entire area known as Mesa Oaks (i.e., under all the public roads of Mesa Oaks). There will be no cost to the community for the construction of the sewer lines and the laterals to each property owner's boundary. The above offer is only available subject to approval by the County of Los Angeles and a majority of the residents being committed to supporting this matter.

The proposal to take on the work and costs of installing sewer lines to each *individual house* is outside the scope and obligations of the property owners of the land on which the proposed housing development is being considered. Nonetheless, having the main lines installed under each public street at no cost to the Mesa Oaks residents represents a considerable savings for those who choose (or are forced, due to failing septic systems) to hook up to a sewer system. It is estimated that if the Mesa Oaks residents were to decide to install main sewer lines on the Mesa without outside funds (i.e., no developer's financial help), each homeowner would need to contribute (pay) approximately \$20,500¹ toward the construction alone. In addition the area would have to pay for the required fees, licenses, inspections and so forth of the entirely new system which would total to about \$57,4000² (to be divided among the residents).

Please keep in mind the costs provided are costs your community would have to raise on its own, otherwise. Your support is required before the property owners will commit to making such enormous expenditures outside the realm of the needs of the development. With your support however, the utmost will be done to bring about a result that promotes content and satisfaction among your community.

Very truly yours,

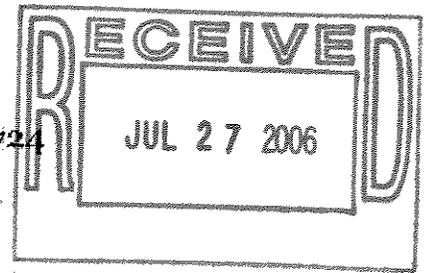
A handwritten signature in black ink, appearing to read 'Daniel Singh', is written over the typed name.

Daniel Singh
RAD Developers, Corp.

¹ LA County estimate as of 1999

² Figures from the property owners of proposed development

PAT LIETZ
3676 Woodhurst Drive, Covina, CA 91724
Phone: (626) 339-8321



July 21, 2006

Michael Antonovich, 5th District Supervisor
Los Angeles County Board of Supervisors
500 W. Temple Street, Suite 869
Los Angeles, CA 90012

Re: Support for Installation of sewer line within Mesa Oaks Tract and proposed TTM
47449 (70 lots subdivision)

Dear Honorable Supervisor Antonovich,

I am a resident of Mesa Oaks Tract located in the unincorporated area of Los Angeles County. This letter is intended to convey to the County the position of the Mesa Oaks residents with respect to the adjacent proposed development and installation of sewer line for the Mesa Oaks residents. The Mesa Oaks Tract is adjacent to a proposed 70 lots subdivision also located in the County of Los Angeles, adjacent to the city of San Dimas. The houses in the Mesa Oaks Tract have no public sewer and are on septic tanks. Most of the septic tanks are close to the end of their life span. I was nominated previously by the Mesa Oaks Homeowners Association as the liason to interact between the HOA and applicant for the development of TTM 47449. I served as the liason for 3 years. I have not been the liason for the HOA since August 2005. Recently, I along with several homeowners residing in the Mesa Oaks Tract composed a questionnaire to see whether the Mesa Oaks residents supported the installation of sewer line by the developer within our tract and if the residents supported the proposed TTM 47449.

The questionnaire was mailed to each one of the 118 Mesa Oaks Tract homeowners. There was an overwhelming consensus amongst the respondents that they supported the installation of sewer within the Mesa Oaks Tract and they have no objection to the proposed TTM 47449. I am enclosing copies of the questionnaire that have been completed by the residents. There were 42 respondents, 88% of them voted in favor of the installation of sewer line by the developer within the Mesa Oaks Tract; and 88% of them voted that they did not object to the proposed development of TTM 47449.

I am sending you this information since there are a few people on the Mesa Oaks HOA Board who are opposed to the development and have provided misleading information to the County and residents concerning the project. Hopefully this provides a clear message to the County what the residents really desire. Please call me if you have any questions concerning this matter.

Sincerely,

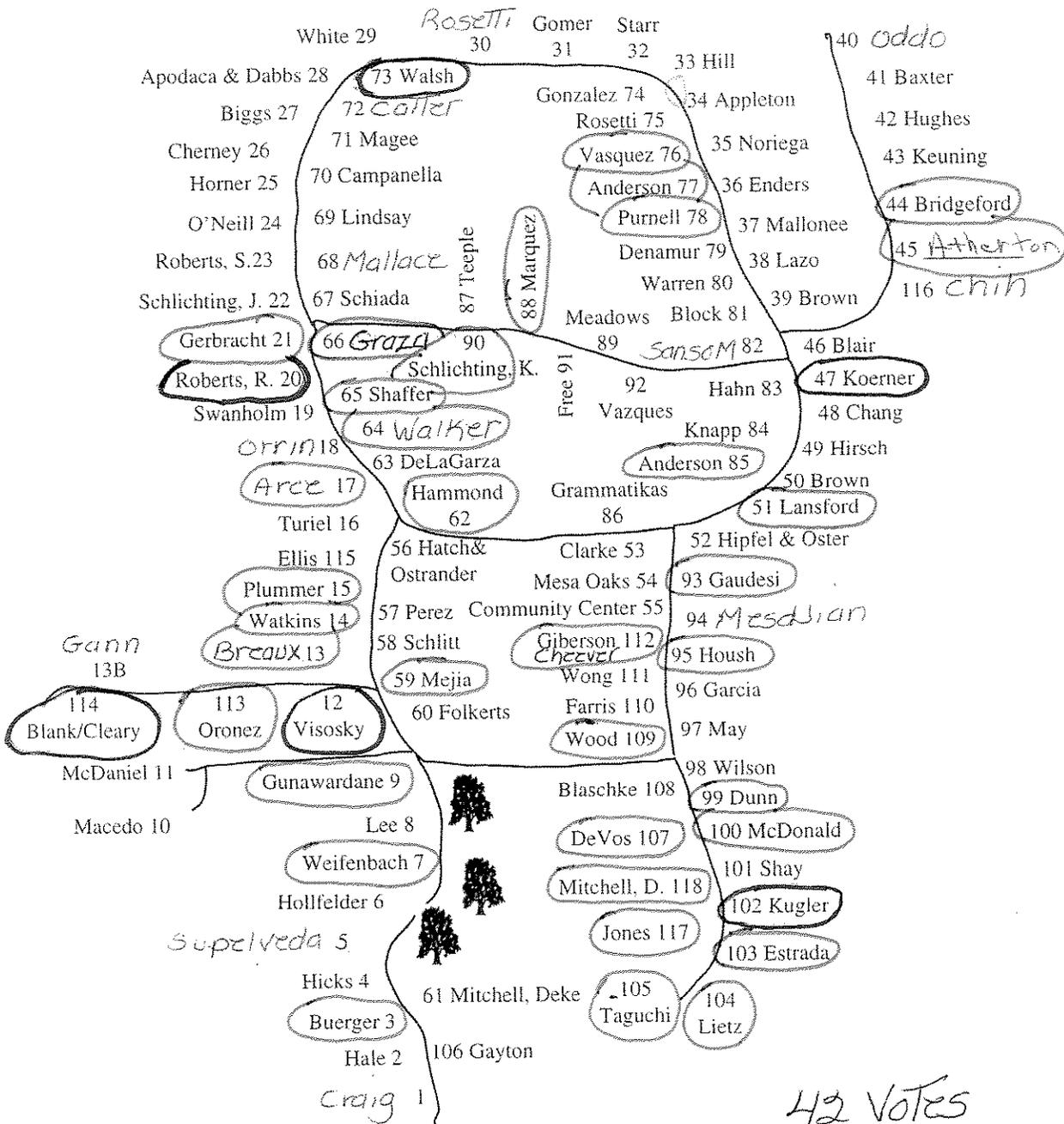
A handwritten signature in cursive script that reads "Pat Lietz". The letters are fluid and connected, with a prominent loop at the end of the word "Lietz".

Pat Lietz

Cc: Pat Modugno, Planning Commission Chairman
Jay Gomez, 5th District Field Deputy
Paul Novak, 5th District Planning Deputy
Suzie Tae, Subdivision Section Head
Daryl Koutnik, Impact Analysis Section Head

Green: Yes
 Red: No

Mesa Oaks Residents



42 Votes
 36 Yes
 6 No

Pat

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Mary M. Buerger
20769 Mesarica Rd.
Covina CA 91724

Mary M. Buerger 4/10/06

#7

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Edith H. Weifenbach MBE
20823 Mission Rd.
Covina Ca. 91724

Margaret Weifenbach
20823 Mission Rd
Covina, Ca 91724

#9

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Dr. S. GUNAWARDANE
20857, MESARICA RD
COVINA, Ca 91724.

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

RICHARD VISOSKY
 20901 MESARICA
Richard Visosky

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No



#14

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

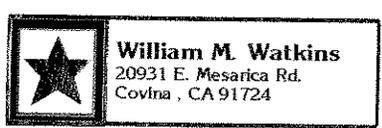
Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No



Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)



Yes



No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?



Yes



No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.



Yes



No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?



Yes



No

KEITH + VIRGINIA PLUMMER
20939 MESARICA RD.
COVINA, CA 91724

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Please write your name, address and sign below:

Name: *MONA LEE ARCE* Address: *21007 Mesquite Rd.*

Signature: *[Handwritten Signature]*

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

*Luby Roberts
21049 Mesavica Rd*

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Rosemarie R. Gerbracht
21061 Mesarica Rd.
Covina, CA 91724

#44

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

4-13-06

MAEBI - ALYCE BRIDGEMOND
DAVID BRIDGEMOND *David Bridgford*
21166 E. RIMPATH DR.

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Please write your name, address and sign below:

Name: ANDREW T. ATHELTON Address: 21152 E. RIMPATH DR
COVINA CA 91724

Signature:



#47

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

BASED ON THIS

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

KOERNER
21080 CLOVERLAND DR.

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Eric & Lois Lansford
21038 E Cloverland Dr.

over

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

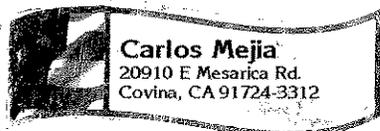
Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No



#62

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

? I don't understand and this?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

ROBERT / GERALDINE HAMMONS
21007 CLOVERLAND DR.
A. G. Paul

Mesa Oaks Sewer Project Questionnaire

#64
Vacant Lot

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Lot #64 Mesarica

Mark Walker

x-77 [Signature]

#65

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

RALPH & DIANE SHAFER
21040 MESARICA RD
COWANA 91724
(626) 966-4304

#66

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

ABSOLON + DORCAS GRAZA
3853 N. Briarpath Dr.
Covina 91724

Mesa Oaks Sewer Project Questionnaire

#13

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

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Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Jim + SANDY WASH
21220 MESARICA

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

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Yes

No

** NOTE: We Do NOT WANT 2 story HOMES AGAINST The Mesa Homes on Cleveland/Messuica*

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Only IF "Bond Program" That is Transferable to New owner IF Home is Sold No Cash Payment

*STEVE & Debbie VASEVAZ
21215 E. Cleveland Dr
COVINA, CA. 91724*

#77

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

21205 CLOVERLAND DR.
 COVINA, CA 91724
 626 332-1340

Andy Anderson
 Cheryl Anderson

#78

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

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Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Handwritten signature: Jennifer Parrell
21155 E CLOVERLAND DR.
COVINA, CA 91724

Handwritten note:
Jennifer Parrell
21155 E Cloverland Dr
Covina, CA 91724

Mesa Oaks Sewer Project Questionnaire

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Yes

No

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Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

BRAD & CAROL ANDERSON
21041 E. CLOVERLAND DRIVE
Covina, CA. 91724

88

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

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Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

JAVIER AND MARY MARQUEZ
3834 BRIARPATR
COVINA CA 91724

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

I ASSUME
MAP 47449 is
for development
of Vista Verde

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

KARL & DIANA SCHLICHTING
384 BRIER PATH DR
COVINA, CA 91724

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

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Yes



No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?



Yes



No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.



Yes



No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?



Yes



No



Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

#99

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

JACK O. DUNN
3718 Woodhurst Drive
Covina, CA 91724

PH 949-706-2950

Jack O. Dunn
4/11/96

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Sam McDonald

Sonja McDonald

3710 Woodhurst Dr.
Covina, Ca 91724

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

~~No~~

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances

~~Yes~~

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Jana J. [Signature]
364 Woodhurst

#123

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Jerry Estrada
Jerry Estrada

3684 Woodhurst Dr.

#104

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Please write your name, address and sign below:

Name: *Bill & Pat Lietz* Address: *3676 Woodhurst Dr., Covina*

Signature: *William Lietz*
Patricia R. Lietz

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

Joe & Bonnie Saguchi
3675 Woodhurst Dr.
Covina, Ca 91724

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

 WITH RESERVATIONS.

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community? AS A CONDITION ONLY IF PAID FOR BY DEVELOPER.

Yes

No

#109

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote accompanied by written qualifications or limiting comments will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

OVER

Mesa Oaks Sewer Project Questionnaire

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<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

*Howard E. Cheever FOR LUPE CHEEVER
3765 WOODHURST DR*

Mesa Oaks Sewer Project Questionnaire

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Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No



JIM ORONOZ PAINTING
3909 N Oak Twig Lane
Covina CA 91724

4/13/06

#114

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

1. Do you accept the proposal of the developer Vista Verde to install a main sewer line in all public streets and laterals to each property line within the Mesa Oaks community at no cost to you? (This is contingent upon the majority of the residents not objecting to the proposed development, it being approved and the installation of all of the above mentioned sewer lines by the developer Vista Verde being added as a condition to L.A. County's approval of Tract #47449. Otherwise this voted item will be moot.)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

Andrew Blank
Cathryn Cleary
3929 Oak Twig Ln.

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

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Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Sonja Jones 4-14-06
Sonja Jones
3685 N. Woodhurst Dr.
Covina, CA 91724
(626) 331-6185

Mesa Oaks Sewer Project Questionnaire

Please check one box in answer to each question. **Caution:** Any Yes vote *accompanied by written qualifications or limiting comments* will invalidate the Yes and turn it into a No vote.

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Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

Yes

No

Doug & Bettina Mitchell
3705 Woodhurst

Mesa Oaks Sewer Project Questionnaire

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Yes



No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?



Yes



No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.



Yes



No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?



Yes



No

No Name
Was not counted

Mesa Oaks Sewer Project Questionnaire

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Yes



No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?



Yes



No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.



Yes



No

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?



Yes



No

No Name
Was not counted

Mesa Oaks Sewer Project Questionnaire

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Yes

No

2. Do you support the installation of a main sewer in all streets within the Mesa Oaks community regardless of the county's decision whether or not to approve the Vista Verde development realizing that you may incur a cost of over \$20,000 if the Mesa has to bear the entire cost alone?

Yes

No

3. Do you object to the development of Tentative Tract Map 47449 under all circumstances.

Yes

No

But I don't

have enough information as to what the real impact

4. Would you like the Mesa Oaks Board to actively pursue the installation of sewers for the entire Mesa Oaks community?

if it
Yes

No

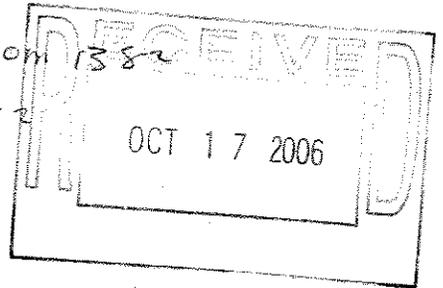
on the mesa will be of a Tract develop

will be low cost!
No Name
Was NOT counted

We live near the entrance, so we won't feel and direct impact.

21046 Cloverland I
Covina, Ca. 91724
Oct. 15, 2006

ATTN: Land Div. Planning
320 W. Temple St. Room 1382
Los Angeles, Ca. 90012



Dear Sirs:

Please be advised that I am Not in favor of the Dentec/Wista Verde Project.

I have not had any problems with my present sewage system in the 36 years I've lived here.

I do not wish to go to the expense of "hooking up" to the new system proposed by the developer.

The fact that 129 oak trees (plus 24) would be destroyed is deplorable.

Please say No to this project!

Thank you-

Sincerely,
Joanne E. Brown

Jennifer N. Johnson
914 S. Essex Road
San Dimas, CA 91773-3755

RECEIVED
NOV 28 2006

November 26, 2006

Daryl Koutnik, Department of Regional Planning
320 W. Temple St. Room 1346
Los Angeles, CA 90012

Dear Daryl Koutnik:

This is the second time I have written you regarding the proposed development for the Walnut Creek area. I will continue to write each and every time a proposal like this is issued, as I **OPPOSE** the destruction of the beautiful canyon so close to my home. What must I do to assist you in recognizing this land as a significant ecological area? You must realize that destroying this property will damage the delicate balance of all wildlife that reside in the Bonelli Park area.

I would like to begin by stating that I have lived in San Dimas for 20 years. I am twenty-six years old now, and I am thankful that my parents moved our family from the overpopulated neighborhoods of Temple City to a more spacious, more beautiful city full of tangible nature and rustic charm.

In a greedy society that seeks wealth above all other things, I am saddened. Walnut Creek is one of the few remaining wild-life corridors in our area, and to think that RAD Developers Corp. wishes to flatten and disturb sixty acres of land and remove 130 (not to mention the 20-something trees that will be encroached upon), those of which are namely Oak, is an atrocity. It has been stated by the Developer's spokeswoman at the community forum that this intrusion will be of a nominal impact and that the obliteration of the proposed sixty acres would not affect the creek and wildlife habitat. That is impossible. Once the Oak trees are removed and the land is barren, what becomes of the wildlife? How many animals that represent the delicate balance of the creek will be demolished, displaced and pushed into our already cluttered city streets?

My greatest concern, as an environmentalist, is that humans are not the only species existing on Earth; we share the planet with so many other animals that make life extraordinary. The Developer's spokeswoman certainly didn't mention the animals residing in Walnut Creek. Watch the taped video from the forum and you'll see she was more concerned with making the Developer's views sound as though they were commonsensical. She stated to the effect, "We're only removing one hundred and thirty trees. We could build hundreds of houses, but have chosen to build 70, thus you community members should see our use of common sense." Instead this alleged commonsensical rant displayed for us the rather illogical ideals that the Developer holds to truly destroy a landlocked piece of undisturbed nature.

Have you witnessed the animals that call the canyon home? Coyotes, rabbits, squirrels, frogs, snakes, red-tailed hawks, owls and numerous other birds all reside in Walnut Creek. If the Developers were to push the native wildlife away from the only location they have left in this concrete jungle, then they will not survive. What beauty will be left for my children? What beauty will be left for yours?

The destruction of Walnut Creek will not only affect the animals that call the creek home. It will affect each and every resident in San Dimas. The desecration of the creek will permanently disrupt the balance of our city in every way. San Dimas is known for its western themed events; old town San Dimas is quaint, and from the Via Verde Hills to just around the corner from my house are horse trails that are quite often used. San Dimas is a city that was created around its abounding nature, as San Dimas Canyon Park is a beautiful place to enjoy. Bonelli Park provides a fun get-away, if only for a day, and if you look carefully, it has a trail that leads right into the proposed Walnut Creek development zone.

Do you remember when Badillo St. was renovated, adding two additional lanes? Traffic has increased greatly since then, I should know, as my bedroom faces the street that is so heavily traveled both morning and night. The addition of 70 homes would bring an estimated 140 cars to our area, assuming each house would own at least two cars.

Another problem I foresee pertains to the sewage lines. Upon the completion of the Rancho Park Estates located off Cypress and Valley Center, the corner of Valley Center has become the stench of the neighborhood. Each night, and most particularly on hot nights, the sewage system from Rancho Park Estates pumps fumes of raw sewage straight into our air, permeating the corner of Valley Center and Badillo with an offensive odor. Drive by around 7 p.m. one night, I invite you to smell it for yourself. Building a sewer that will be beneath the homes in the Mesarica area only brings disastrous consequences, you'll hear plenty of complaints from residents who are disgusted by unpleasant smells.

What I am asking from you, Mr. Koutnik, or any county supervisor who glances this way is that you, too, see the importance of saving our environment from a chaotic upheaval. Richard Urshenfeld and the rest of RAD Developers have been fighting for years to develop this land and there isn't any way that they can without destroying a tiny piece of heaven. Building on sixty acres is NOT an acceptable proposal and you have my vote toward annexing the land that is zoned for 'open-space' to the City of San Dimas. It worked for the plot of land that was once a horse corral located on the corner of Sunflower and Badillo, so I know that annexation is possible.

And just when I thought I had said it all, there's more. I have friends who own a home in the Mesarica area and have an oak tree on their property. They are prohibited from extracting or merely cutting the tree back. I did my homework: the Los Angeles County Oak Tree Ordinance states that it was "established to recognize oak trees as significant historical, aesthetic and ecological resources." The ordinance also states that "a person should not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8" or more in diameter, etcetera, without first obtaining a permit." RAD Developers is proposing to remove over

ONE HUNDRED oak trees! As the County, please adhere to your own policy and refuse this proposal

It is important for you to know, Mr. Kountik, that my neighborhood, the San Dimas Estates, caught on fire this past July. I was stepping out my front door only to see thick smoke coming from the canyon behind Cardiff Street. As one of the first people at the scene, I watched as the canyon erupted into flames. The fire department missed Essex, our street, and drove all the way around to the other side of the canyon in attempt to get to the fire. In this time, half the canyon was burnt to a crisp, and all we could do is watch. Luckily our homes weren't damaged because of our ice plant border lining the canyon. I'm concerned about the construction of 70 homes (San Dimas Estates consists of 59 homes), built in the canyon with the only exit being a 700-foot bridge. The fire hazard in the canyon is high, and we were surprised the canyon hadn't caught on fire before. I don't know about you, but I wouldn't want to buy a home located in a fire pit with a single exit.

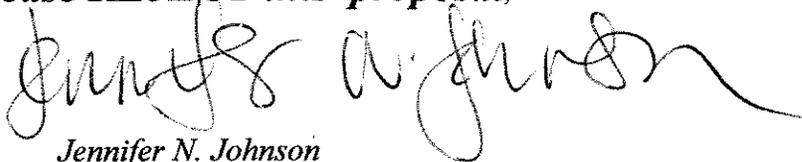
Speaking of the single exit, the creation of a 700-foot bridge is unfathomable. I would hate to see such an eyesore obstructing the view of our beautiful canyon. And to really think that this bridge won't destroy even more of the property, and that the land moving equipment brought in to build the bridge won't destroy more of the trees and wildlife is absurd. I oppose the building of this heinous bridge to every extent.

Let us not forget that Walnut Creek is a fault line, and that the La Conchita mudslides were a heart-wrenching tale of what happens when man infringes upon nature. Let us for once give nature a chance, as I'd hate to get on the 57 freeway heading south and glance to my right only to see nothing but stucco and roof tops cluttering the fertile ground.

The L.A. County Department of Regional Planning shouldn't just consider designating Walnut Creek a "Significant Ecological Area", it should make it one. I know the process is a long one, but once we obliterate the beauty in our midst, there's no going back.

Please don't let our community down. And most of all don't let me down; I'm young and hopeful, and would love to see that all of mankind isn't inherently greedy and self-consumed.

Please REJECT this proposal.

A handwritten signature in black ink, appearing to read "Jennifer N. Johnson". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Jennifer N. Johnson

November 21, 2006

RECEIVED
NOV 28 2006

Daryl Koutnik, Department of Regional Planning
Hall of Records, Room 1346
320 W. Temple Street
Los Angeles, CA 90012

Dear Daryl Koutnik:

We, the residents of San Dimas Estates, oppose the Vista Verde Ranch Project. Our neighborhood caught fire on July 9, and put our homes in great danger. We cannot fathom the building of 70 homes in a remote area of the canyon with a bridge as the main entrance and exit.

Aside from the absurdity of building a bridge leading to San Dimas Avenue, we object to the proposed noise levels to which we will be subjected. When the Estates built on Sunflower and Badillo were constructed, the noise, dust, and traffic was a nightmare.

Lastly, we would like to keep the canyon an open space to provide shelter for the animals who have adapted to coexist with us in our community. Pushing them onto Avineda Loma Vista, San Dimas Avenue, and Valley Center is not fair, nor is it welcomed by us. The animals need a place to live, and we wouldn't have purchased homes in the canyon area had we not been partial to San Dimas and its wildlife.

We oppose the Vista Verde Ranch Project without a doubt.

Sincerely,

The residents of San Dimas Estates

November 25, 2006

Daryl Koutnik c/o Department of Regional Planning
320 W. Temple St. Room 1346
Los Angeles, Ca. 90012



Re: The Vista Verde Ranch Project, Tract Map # 47449

Dear Mr. Koutnik,

My wife and I have lived here in Covina all our lives. We moved to the Mesa because of the rural beauty. We are opposed to the proposed development where the old Bible College used to be. Here are our concerns;

1. The redistribution of so much soil. The last EIR understated the amount of land that had to be moved. Further, I don't understand how the sewage from the northwestern most lots can flow uphill to the sewer easement unless the northwestern lots are graded higher than they are telling us.
2. Detracting from the rural setting. The headlights will shine into our neighborhood all night long. The critters that now inhabit the Walnut Creek Wilderness area will be further encroached upon.
3. The removal and encroachment on Oak Trees (Oak Tree Permit Case # 99-028-05).
4. The height of the pads facing the Mesa. Two Story homes in this location will not only destroy the privacy and views of the bordering Mesa neighbors but will also destroy the view and feel of the neighborhood for anyone who drives by.
5. The extraordinary efforts that the City of San Dimas and the County of Los Angeles have been asked to undertake to accommodate this project: I understand that the Developer got a good deal on the land because it was land locked. I don't think it is the City's and County's responsibility to bend the Traffic regulations and the Environmental restrictions to accommodate this project.

Renee and I are opposed to the project and hope that you will reject it.

Jonathan Starr
21258 Cloverland
Covina, CA 91724
626-332-2660
Jstarr@TopService.com

Cc: Supervisor Michael Antonovich
Susan Tae/Department of Regional Planning
Larry Williams/City of San Dimas

Albert & Vickie Salgado
903 Calle Frondosa
San Dimas, CA 91773
Salgado_903@msn.com

RECEIVED
NOV 27 2006

November 16, 2006

Mr. Daryl Koutnik
Department of Regional Planning
Hall of Records, Room 1346,
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Koutnik:

This is to register our opposition to the Vista Verde Ranch Development Project. The project would harm the Walnut Creek Area causing a loss of open space, and destruction of plant and animal habitat. This area is environmentally sensitive and needs to be protected.

Yours Truly,


Albert & Vickie Salgado

ROLAND NORIEGA
FELICIA NORIEGA
21224 Cloverland Dr. Covina, CA 91724
626-967-1854
Email – merch6070@verizon.net

R E C E I V E D
NOV 27 2006

November 24, 2006

Daryl Koutnik
Department of Regional Planning
Hall of Records, Room 1346
320 W Temple St
Los Angeles, California 90012

Re: New Housing Development East of Mesa Oak Community

We are residents of the Mesa Oaks Community and we are very concern with the proposed development just east of our community.

It appears that the area will need to be elevated from 4 to 12 feet in order to construct the new sewer system; on top of the new raised soil, the new houses will be about 35 feet high: we will loose all our privacy, specifically the homes next to the new project NO ACCEPTABLE. Just imagine the loss of value to our rural properties.

Also because all existing vegetation, including 129 Oak trees, will be removed, noise will increase dramatically, normal rain draining will be disturb and because we will be in a lower level will cause damages.

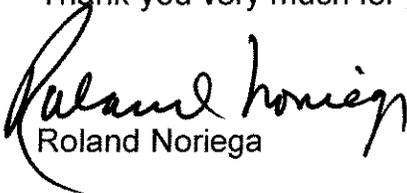
How about existing animal life, definite will be totally disrupted, as well as the existing Antonovich trail along the Walnut Creek.

WE ARE EXTREMELY CONCERN AND OPPOSED TO THE PROJECT

We belong to the Mesa Oak Association, which represents our neighborhood, and no other individual may represent us.

Please, if you have any questions, do not hesitate to contact us

Thank you very much for your attention to this matter


Roland Noriega


Felicia Noriega

November 24, 2006

Mr. Daryl Koutnik
Ms. Susan Tae
Department of Regional Planning
County of Los Angeles
320 W. Temple Street, Room 1346
Los Angeles, CA 90012



Dear Mr. Koutnik and Ms. Tae

**THE PROPOSED VISTA VERDE RANCH PROJECT
REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR)
VESTING TENTATIVE TRACT MAP NO. 47449
OAK TREE PERMIT CASE NO. 99-028-(05)**

I am a resident of the City of San Dimas and President of the Regency Hill Homeowners Association. On behalf of our Association Board of Directors, I want to express our appreciation to the Los Angeles County Regional Planning Commission (RPC) and the Department of Regional Planning for the opportunity to comment on the proposed Project and its RDEIR, dated October 2006 (SCH No.19999-061068). The Regency Hill Community is located on the Northwest corner of Via Verde and San Dimas Avenue, directly south of the proposed Project. The Community's main access is provided through San Dimas Avenue via Avenida Domingo. We respectfully request that the RPC conduct an evening community meeting to be held in the City of San Dimas. This will provide the Project's neighboring residents an opportunity to seek information from the County of Los Angeles staff as well as the developer. The comment period on the RDEIR needs to also be extended to some date after the community meeting is conducted.

We fully agree with the City of San Dimas that the RDEIR:

1. Is poorly prepared, self-serving and lacks complete and meaningful analysis
2. Provides conflicting/erroneous information and updated studies do not appear to adequately address concerns
3. Mitigation measures listed in summary are inconsistent with measures included in applicable impact analysis sections making it unclear which listing of measures are intended to apply
4. Fails to address and provide for adequate coordination and/or approvals with/from the City of San Dimas for Various plans including street improvements along San Dimas Avenue, street lighting, intersection improvements, etc.

5. Does not adequately provide for needed safety improvements at San Dimas Avenue especially in consideration of the recent closure of equestrian trails and the ongoing safety evaluation of the entire coordinator
6. Fails to address any of the outstanding issues related to streets, sewers and/or any other infrastructures through or into the City. These issues must be addressed prior to further action on the Project and its RDEIR
7. Imposes a number of self-created design limitation to avoid the need to respect the unique environment and character of the entire 150 acres (not the so-called Project site) thus avoiding to address the impact to the historic and environmental character of the Tzu Chi property as well as the impacts on the residential neighbors on all sides of the property.
8. Fails to recognize that the property is located in an adopted City of San Dimas Sphere of Influence and thus the Project need for coordination with and concurrence by the City of san Dimas

Additionally, we had previously submitted comments on the Draft Environmental Report for the proposal on January 29, 2005, a copy attached. Unfortunately, the RDEIR fails to address any of our concerns. We continue to be opposed to the proposed development since, among other things, it would (1) Eliminate one of the few open space areas remaining in the San Gabriel Valley; (2) Eradicate the only wildlife corridor left in the area; (3) Destroy the potential Significant Ecological Area and Walnut Creek wilderness; (4) Cause a heavy loss of biological resources; (5) Fail to provide adequate infrastructures to insure consistency and compatibility with surrounding neighborhoods in the City of San Dimas; and (6) Create many other negative impacts that are either not identified and analyzed in the RDEIR *or* inadequately addressed in order to serve the interest of the developer as substantiated by the City of San Dimas and indicated above.

Furthermore we continue to be greatly concerned as to the impact to the traffic impact on our community, Regency Hill. Among other things, the analysis fails to address the impact on Avenida Domingo (with no traffic light/signal) which is the main access for our Community nor does it address how San Dimas Ave would be expanded to provide for the proposed additional left turn lane. Our Community is separated from San Dimas Ave only by a concrete block wall due to lack of available space for a side walk. Further, the analysis must be updated to consider impacts from new existing developments as well as those currently under consideration by the City of San Dimas and neighboring jurisdictions. This deficiency as well as those identified in our letter of January 29, 2005, must be thoroughly analyzed and the resulting negative impact must be mitigated.

Please include us on your distribution list to be notified as to any matter re the subject matter. Should you have any questions, please contact me at the address shown below.

Sincerely,



M. MICHAEL MOHAJER
P.O. Box 3334
San Dimas, CA 91773-7334

MMM: 11/24/06

Att.

Cc: Supervisor Michael D. Antonovich
Los Angeles County Regional Planning Commission Chair and each Member
City of San Dimas Mayor and each Council Member
City of San Dimas Director of Community Development, Larry Stevens
Each Member of the Regency Hill Homeowners Association BODs
Vintage Management Consultants, Aaron Ybarra

Via U.S. Postal Service & Email

January 29, 2005

Mr. Daryl Koutnik
Ms. Annie Lin
Department of Regional Planning
County of Los Angeles
320 W. Temple Street, Room 1346
Los Angeles, CA 90012

Dear Mr. Koutnik and Ms. Lin:

**PROPOSED 92 SINGLE-FAMILY HOME DEVELOPMENT
TENTATIVE TRACT 47749 AND DRAFT ENVIRONMENTAL IMPACT
REPORT - STATE CLEARINGHOUSE NO. 19999061068**

I am a resident of the City of San Dimas and President of the Regency Hill Home Owners Association. The Regency Hill Community is located on the Northwest corner of Via Verde and San Dimas Avenue, directly south of the proposed development. The Community main access is provided through San Dimas Ave via Avenida Domingo. I have reviewed the proposed development and its draft EIR and fully agree with the City of San Dimas that "The draft EIR is poorly prepared, vague, imprecise, self-serving and lacks meaningful analysis."

Further, I am opposed to the proposed development since, among other things, it would (1) Eliminate one of the few open space areas remaining in the San Gabriel Valley; (2) Eradicate the only wildlife corridor left in the area; (3) Destroy the potential Significant Ecological Area and Walnut Creek wilderness; (4) Cause a heavy loss of biological resources; (5) Fail to provide adequate infrastructures to insure consistency and compatibility with surrounding neighborhoods in the City of San Dimas; and (6) Create many other negative impacts that are either not identified and analyzed in the draft EIR as indicated by the City of San Dimas' representative at their Community Forum on January 27, 2005, *or* inadequately addressed in order to serve the interest of the developer as substantiated below.

Traffic: Among other things, the analysis fails to address the impact on Avenida Domingo (with no light/signal traffic) which is the main access for our Community nor does it address how San Dimas Ave would be expanded to provide for the proposed additional left turn lane. Our Community is separated from San Dimas Ave only by a concrete block wall due to lack of available space for a side walk. Further, the analysis must be updated to consider impacts from new existing developments as well as those currently under consideration by the City of San Dimas and neighboring jurisdictions.

Traffic Cont'd: The draft EIR proposes to widen and extend Valley Center Dr through the proposed development which would ultimately discharge vehicle traffic onto San Dimas Ave. However, the traffic analysis fails to address the impact on San Dimas Ave due to the resulting thoroughfare traffic in excess of that generated by the project itself. This deficiency must be thoroughly analyzed and the resulting negative impact must be mitigated

Table 5-5 of the draft EIR refers to vehicle trips on Foothill Blvd. What is the relationship between Foothill Blvd and the proposed development?

Sewer System: The draft EIR fails to address who would be responsible for the maintenance of the local sewer line within the public/common areas.

Solid Waste Disposal: Contrary to the draft EIR claim, currently solid waste collection services in the unincorporated areas of the Los Angeles County are provided on an open market basis. Additionally, the analysis fails to address the impact on in-County landfill capacity nor does it recognize that similar to the sewage system this is a critical needed infrastructure that must be addressed as a part of any proposed development such as the one under consideration.

Drainage System: Again, the draft EIR fails to address the impact of the proposed project on existing residences adjacent to and northerly of Walnut Creek due to changes in watershed boundaries/flow directions resulting from the project especially during heavy rain periods such as the one experienced earlier this year and in 1980 (100-Year Flood) in conjunction with potential runoff from the Puddingston Dam.

Michael D. Antonovich Trail: The proposed development will negatively impact the existing trail as well as eliminating the existing access parking area on San Dimas Ave. The draft EIR must identify these impacts together with measures to eliminate adverse impacts

Appendix A: The draft EIR has failed to address any of the issues and concerns expressed in the County of Los Angeles Department of Public Works internal memorandum dated July 8, 1999, including the concern re the potential landfill gas hazard and protection of the proposed residences.

Exhibits 4-2, 3: References to Paseo Al Deano should be deleted since they no longer exist.

Significant Unavoidable Adverse Impact – Loss of Biological Resources: The draft EIR must provide a detailed discussion as to what *overriding* need/justification should be considered by the County of Los Angeles Regional Planning Commission if they elect to approve the proposal. Is it to protect public health and safety? Is it to protect our environment? Is it to protect our natural resources? Is it to protect the wildlife? Or is it solely to provide for the financial enhancement of the developer considering that the developer knew the property was landlocked when it was purchased?

Thank you for the opportunity to provide comments and please contact me should you have any questions.

Sincerely,

Original Signed

M. MICHAEL MOHAJER
P.O. Box 3334,
San Dimas, CA 91773-7334

MMM:1/29/05

Cc: Supervisor Michael D. Antonovich
J. Gomez, Sr Deputy to Supervisor Antonovich, San Dimas Field Office
City of San Dimas Mayor and each Council Members
City of San Dimas Director of Community Development , Larry Stevens

Via U.S. Postal Service, Fax & Email

November 22, 2006

Subject: Revised Draft Environmental Impact Report (RDEOR)
Vesting Tentative Tract Map No. 47449
Oak Tree Permit Case No. No. 99-028-(05)

RECEIVED
NOV 27 2006

My name is - Arthur H. Childers. I live at 1032 W. Southcliff St.,
San Dimas, Ca., 91773.

My wife and I made a decision to move to San Dimas and enjoy country living. We picked Southcliff St. as it had a marvelous view of Walnut Creek canyon and surrounding hills covered with a variety of trees, especially oak. This location had an additional price tag of \$500 over and above the price of our house because of the view. An ideal place to raise a family which we have done. We have enjoyed the peace and tranquility of the area and want to continue as long as time is allotted to us. We have lived here 42 years.

It is unconscionable to think the addition of 70 residences, the resulting auto traffic, noise, dirt, pollution, etc. associated with this building project, decimating the area by destroying 129 oak trees. affecting a variety of wild life, constructing a bridge 47.5 feet wide X 700 feet long, adding 4400 linear feet of sewer line to an already over loaded sewer system, would do anything to improve this wilderness area. It will not!

The fact alone of building a 700 ft. bridge through part of the area is equated to having a section of the freeway in your front or back yard. The current 57 freeway is near enough already without having a similar duplication to contend with and having to look at.

Projects, such as this proposed one, have been set before us in the past and were soundly opposed and defeated. We did not move to this country type wilderness area to have our life styles changed by those who seem to put money, or the love of it (greed) ahead of the wishes of the people surrounding our tranquil wilderness neighborhood.

Developers/builders come in, do their thing, get paid, and leave, leaving the surrounding neighborhood to live with what's left, whether you like it or not.

Prior to moving into our new San Dimas home in 1964, we were assured this area would always remain the wilderness area that it is today. A promise was given in good faith and should be honored.

I am vehemently opposed to any project that changes the 60 acres in question to a housing project and I hope and pray the Los Angeles County Regional Planning Commission will give ear to our pleas.

Arthur H. Childers

Arthur H. Childers

Copy :

Danyl Koutnik
Department of Regional Planning
Hall of Records, Room 1346
320 W. Temple Street
Los Angeles, Ca. 90012

Susan Tae
Department of Regional Planning
Hall of Records, Room 1382
320 W. Temple Street
Los Angeles, Ca. 90012

Pat Modugno, Chair
Los Angeles County Regional Planning Commission
Hall of Records, Room 1390
Los Angeles, Ca. 90012

Supervisor Michael D. Antonovich
615 E. Foothill Boulevard, Suite D
San Dimas, Ca. 91773

Victor and Elaine Rosetti
21239 E. Mesarica Rd.
Covina, Ca. 91724
(626) 732-1140

November 19, 2006

RECEIVED
NOV 28 2006

Daryl Koutnik
Department of Regional Planning
Hall of Records, Room 1346
320 W. Temple St.
Los Angeles, Ca. 90012

Re: The Vista Verde Ranch Project
RAD Developer/Mr. Daniel Singh
Tract Map # 47449
Oak Tree Permit Case # 99-028-(05)

Dear Mr. Koutnik,

We are residents of the Mesa Oaks Community and reside at 21239 E. Mesarica Rd., Covina, Ca., 91724. Our property line joins the proposed project on its western boundary. We are adamantly opposed to this project and would like to state our reasons for opposition and concern.

We have read the RDEIR and have attended meetings regarding this project. Our first area of concern is the proposed plan to change the elevation of the land directly behind our property and to the other homes connected to the property line at the east end of Mesa Oaks. Since our property line is directly connected to the proposed development, (please see attached photos) and due to the proposed change in elevations to the land directly behind us, our concern is that the earth will eventually shift and erode causing damage to our yard, pool and home. We did raise this concern at the meeting held on October 23, 2006 and were told by a County official that "erosion or landslide should not be an issue or a problem." Can this be guaranteed to us in writing by the County of L.A.? We have attached newspaper correspondence from an incident in Corona, Ca., where residents are suffering from damage to their yards as the earth began moving six months after that project was completed. Should any damage to our property occur in the future, who will be responsible for it? Will L.A. County, the City of San Dimas, the developer or the builder be held accountable for destruction to our home and property? The elevation and grading of this proposed project should be a condition of approval.

Our second concern pertains to the removal of oak trees. We are not permitted to trim the branch of an oak tree that is larger than 4 inches in diameter. This developer proposes to remove 129 mature oak trees. In our opinion this is totally unacceptable.

Our third concern is regarding the proposed bridge which would be the only access to the proposed project. It is our understanding that this bridge will be privately maintained by the homeowners of Vista Verde Ranch. If for some reason, in the future this "private road" was not maintained and became inaccessible to fire equipment, then all the homes surrounding this project would be jeopardized and threatened.

We also want it noted that the Mesa residents are NOT represented by Mrs. Pat Lietz. She has no official capacity on the Mesa Board and has no legal right to conduct a survey on her own, then pass it on to the developer who then included it in the RDEIR. We take offense that the RDEIR states "the applicant is working cooperatively with the Mesa Oaks Community Homeowners Association in processing the annexation." This is untrue.

Lastly, the RDEIR states that water access for this project will be accessed through Tract #21427 but does not specify a lot number. Since we are located within this tract area, (see attached grant deed) we need to know if this would affect our property. So far, no one can answer this question.

These are our major concerns regarding this project. There are many other reasons for our opposition to this project, however we know that other residents of San Dimas, Covina and LaVerne will bring these issues to your attention. We ask that the County of Los Angeles consider all opposing opinions when making decisions regarding this project.

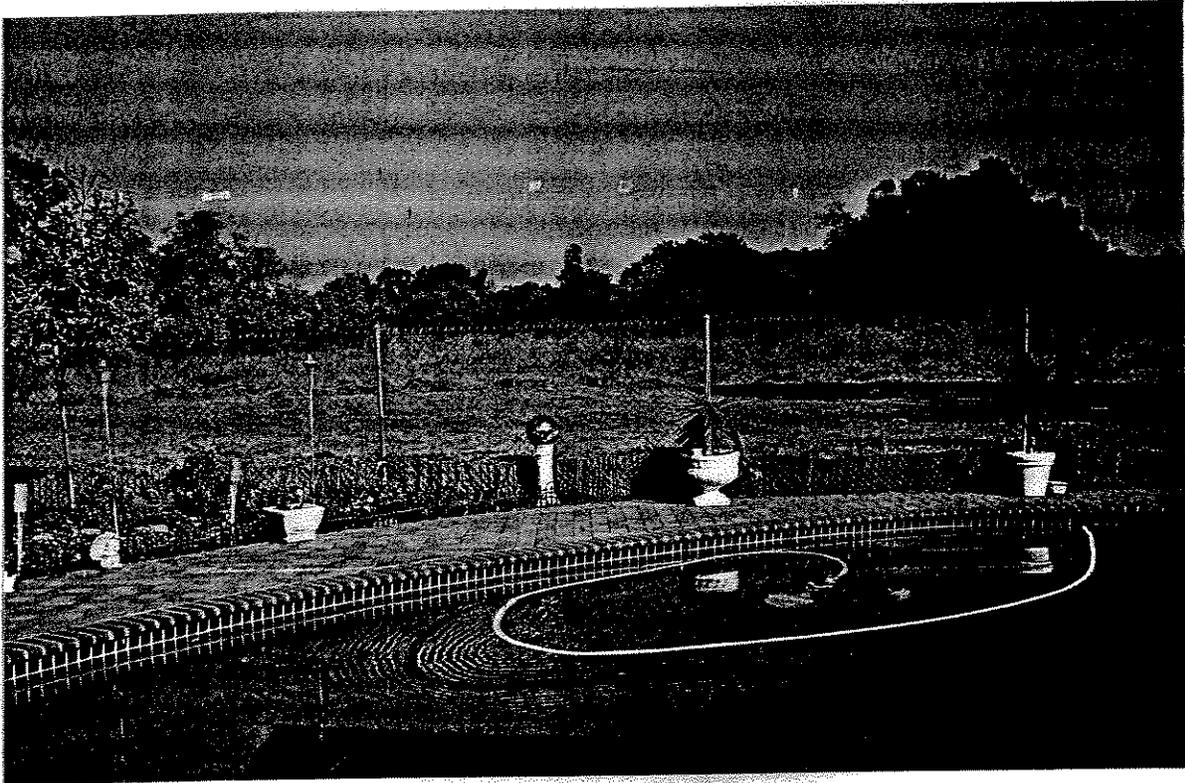
Elaine and Victor Rosetti

A handwritten signature in cursive script that reads "Victor & Elaine Rosetti".

Cc: Supervisor Michael Antonovich
Susan Tae/Department of Regional Planning
Larry Williams/City of San Dimas

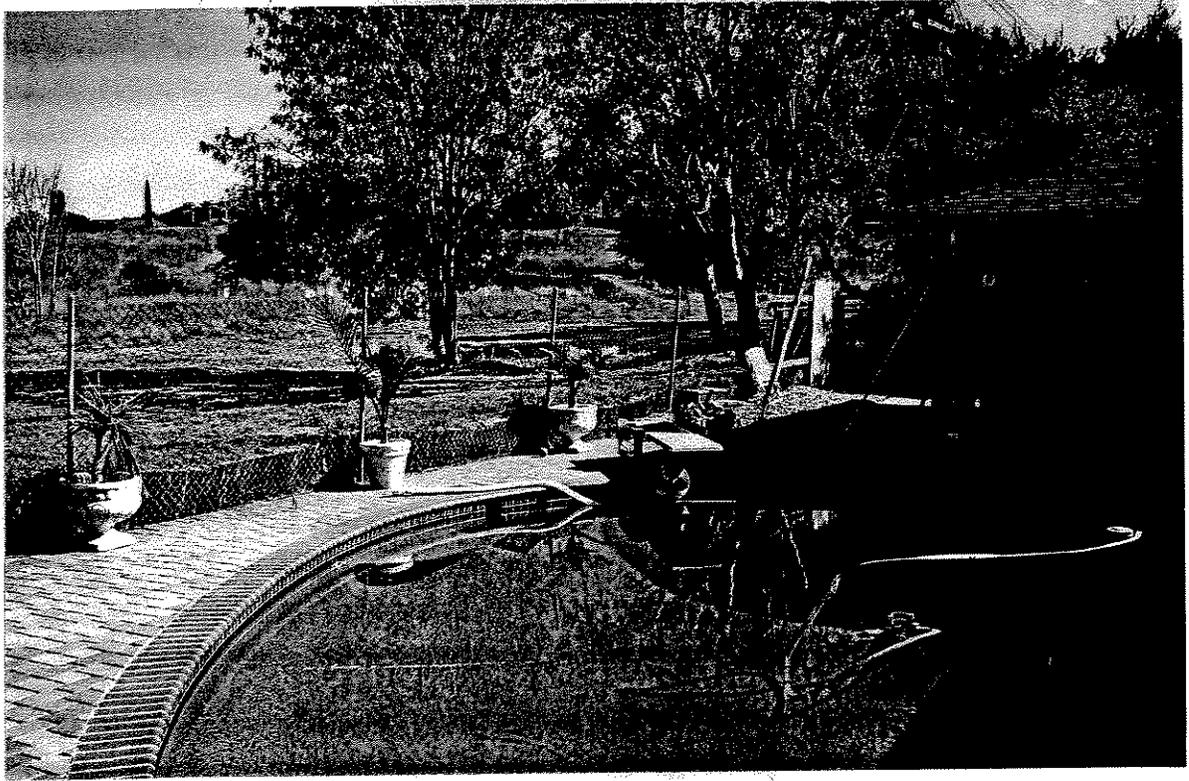
Enclosures/Photos
Grant Deed
Corona Residents property damage

11/06



11/06





11/06



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CBS 2 - KCAL 9 - Los Angeles - Southern California - LA Breaking News, Weather, Traffic, Sports, Blogs, Video, Slideshows: Residents Protest Wal-Mart's Retaining Wall

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8 Jul 1, 2006 3:32 pm US/Pacific

Residents Protest Wal-Mart's Retaining Wall

CBS) CORONA, Calif. Residents of a new neighborhood took their case "to the court of public opinion" to force Wal-Mart and a developer to pay for property damage allegedly caused by a failing retaining wall.

The backyards of 17 homes on Radcliffe Drive in the Vista Grande tract in upscale South Corona sit atop a slope adjacent to the rear of a Wal-Mart at 1290 East Ontario Avenue.

Wal-Mart agreed with developer Fieldstone Communities Inc. to take ownership of a retaining wall and be responsible for its upkeep when the houses were constructed in 2000.

The wall started to fail six months into the year 2000 and the soil started moving, which eventually damaged decks and patios. Stone walls between each of the 17 homes, stretching along 1,150 feet behind Wal-Mart were also damaged.

About half the homeowners on Radcliffe Drive sued Wal-Mart and Fieldstone Homes over the matter in April 2004. Saturday morning, some of them stretched banners across their backyard walls overlooking the 13.5-acre Wal-Mart parking lot, saying "Walmart and Fieldstone Homes don't care about our community" and "Don't Trust. We learned the hard way."

Some of the homeowners were not told of the wall when they bought their homes, which went for more than \$350,000.

"All we want is our yards taken care of and our lives back," said 44-year-old Mark Stahovich, who lives in the 1300 block of Radcliffe. "Our homes are damaged permanently. There is a stigma attached to these houses. We have to disclose (the problems) to new buyers."

Wal-Mart and Fieldstone Homes also filed cross-complaints against the general contractor of the wall and both companies desire to be removed from the lawsuit altogether.

David Crohn, the lead plaintiff in the 2004 suit, said the city declared his second-story deck unsafe.

"The city of Corona has declared the wall a public nuisance," Crohn said. "We just want our yards back."

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8/20/03

ATC Glendale

RECORDING REQUESTED BY
INVESTORS TITLE COMPANY
AND WHEN RECORDED MAIL TO:
VICTOR G. ROSETTI
ELAINE D. ROSETTI
21239 EAST MESARICA ROAD
COVINA, CA 91724

05 2056157

2

Space Above This Line for Recorder's Use Only

A.P.N.: 8426-025-021

Order No.: 14072971

Escrow No.: 25668-A

GRANT DEED

(80)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ 781.00
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[X] unincorporated area; [] City of __, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

DONALD E. WARD and DEBORAH S. WARD, Husband and Wife as Joint Tenants

hereby GRANT(S) to

VICTOR G. ROSETTI and ELAINE D. ROSETTI, Husband and Wife as Joint Tenants

the following described property in the County of Los Angeles State of California;

Lot 21 of Tract #21427, in the County of Los Angeles, State of California, as per map recorded in Book 560, Page(s) 13 and 14 Inclusive of Maps, in the Office of the County Recorder of said County.

Except therefrom that portion of said Lot lying Northwesterly of a straight line, which extends from the Northwesterly corner of said Lot to a point in the Northeasterly line of said Lot, distant Southeasterly thereon 36.00 feet from the Northeasterly corner of said Lot.

PROPERTY ADDRESS: 21239 EAST MESARICA ROAD, COVINA, CA 91724

Date: JULY 27, 2005

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

To: Susan Tate
Department of Regional Planning
Fax # - 213-626-0434

Daryl Koutnik
Department of Regional Planning
Room 1346
320 West Temple Street
Los Angeles, CA 90012

Re: Vesting Tentative Tract Map No. 47749 and Oak Tree
Permit Case No. 99-0028-(5)
Vista Verde Project

We strongly oppose building of this project. We feel that the only connection via San Dimas Avenue will be a serious environmental and traffic concern. In case of fire or an earthquake this would be a complete disaster for our homes and lives in the Via Verde area. We also are completely against the removal of any oak trees.

We also strongly support the City of San Dimas stand on this project and all objections given at meetings regarding this project.

Our address is 1320 Avenida Loma Vista, San Dimas, CA 91773
our phone # 909-971-9424
e-mail address: mchakerians@aol.com

Sarkis Martin Chakerian and Marilyn Morgan Chakerian

Fax # 909-971-9584

RECEIVED
NOV 22 2006

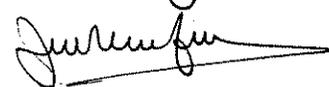
Dept. of Regional Planning
Room 1346, 320 W. Temple Str.
Los Angeles, CA. 90012
Attn. Daryl Koutnik

Nicholas O. Ohanyan
1328 Paseo Morelos
San Dimas, CA. 91773

11/20/06

Re: Vesting Tentative Tract Map No. 47449 and
Oak Tree Permit Case No. 99-028-(05) for Vista
Verde Ranch Project

I have enclosed a copy of the letter that I had
sent to Supervisor Michael Antonovich on 7/30/05, expressing
my concerns and opposition in regard to the above project.
Please consider my letter as a no vote for the project.
Thank you.

Sincerely


Michael D. Antonovich
Board of Supervisors
615 E. Foothill Blvd. Suite D,
San Dimas, CA. 91773

Nicholas O. Ohanyan
1328 Paseo Morelos
San Dimas, CA. 91773

7/30/05

Dear Supervisor,

In November 1978 I purchased a house in Via Verde area of San Dimas, that had lots of open space and rural characteristics at that time. Over the years developers built properties on every imaginable land they could get, causing huge population growth in the area. Today a developer wants to build houses, called "Vista Verde Ranch Project", on the last remaining open land with lots of oak trees and habitat, where the old Baptist College was located. My house is located on Ave. Loma Vista, one of the busy main streets. Every day, the noise from the passing traffic, just 20ft away from my bedroom wakes me up around 4:30 am running until 11 pm. This new project will add a new busy main street running parallel to Avenida Loma Vista about 100 yards away, creating many short city blocks. My block will consist of three average 1500 ft² small houses, sandwiched between 2 busy main streets; perhaps it will be the shortest city block in the nation.

If the project is approved, the area will lose its last remaining breathable, natural open space, will have more traffic, more noise and above all more air pollution.

I am totally and absolutely opposed to "Vista Verde Ranch Project".

Sincerely

November 18, 2006

Daryl Koutnik
Department of Regional Planning
Hall of Records, Room 1346
320 W. Temple St.
Los Angeles, CA 90012

RECEIVED
NOV 22 2006

RE: RDEIR Vesting Tentative Tract Map No. 47449, Oak Tree Permit Case No. 99-028-(05)

Dear Mr. Koutnick,

I would like to express my **vehement opposition** to the building of 70 residences and the removal of 129 oak trees in the 60 acre portion of the former Baptist Bible College near my home in San Dimas.

I live on the corner of Valley Center and Cypress. The residences to be built are in an area just south of my home, and I do not want more people, more smog, and more traffic in my neighborhood.

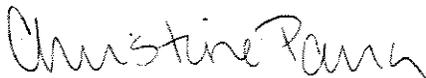
This location is a beautiful place, and needs to be preserved and protected. There is no place like it anywhere around here, with hundreds of trees, a stream, wildlife and natural beauty. We do not need any more homes or people here, and we do not need to destroy a tiny reminder of how beautiful this area once was.

The people around here treasure this place as it is – an open, natural space to have a picnic, walk their dogs or horses, and enjoy a day away from civilization, even though it is just down the street. It would be a horrible thing to kill the trees and the animals that live there, and pave over it.

Once destroyed, it can never be replaced.

Please do not approve this project.

Sincerely,



Christine Parra

1421 CYPRESS ST.
SAN DIMAS, CA 91773

November 6, 2006

Susan Tae
Department of Regional Planning
Room 1346
320 West Temple Street
Los Angeles, CA. 90012

**Re: VESTING TENTATIVE TRACT MAP NO. 47749 AND OAK TREE PERMIT
CASE NO. 99- 028-(5)**

Dear Ms. Tae

We are homeowners living in the community known as the Mesa Oaks area. Our home is within 1000 feet of the proposed development. The Mesa Oaks community are all custom built homes in a rural setting.

We are very concerned with the density of the proposed development, especially toward the west end of the development. The DIER proposes 5 houses east of to the established homes on Mesarica Road in the Mesa Oaks area. The DIER states the proposed home will be about 35 foot high. The proposed development property is quite higher than the homes on Mesarica Road. The DIER does not state how high the homes will be above Mesarica Rood or the existing homes.

The density is also a concerned with utilities. At this time we are already faced with electricity brownouts and blackouts. In the DIER the developer addresses possibility of a water supply located to the west of his development in Mesa Oaks. This water supply is from Suburban Water Systems, which supplies the Mesa Oaks area. With the existing homes our, water pressure already goes down to 15 to 20 psi at times of heavy use.

The removal of 129 Oak Trees is unacceptable and will not only harm the environment but also destroy a vast amount of animals living in the area. This unique San Gabriel Valley area is one of the few left in Los Angels and should not be over developed for a few realtors or developers.



Howard D. Baxter
21234 Rimpath Dr.
Covina, CA. 91724



Roberta E. Baxter

ROLAND NORIEGA
FELICIA NORIEGA
21224 Cloverland Dr. Covina, CA 91724
626-967-1854
Email - merch6070@verizon.net

RECEIVED
NOV 27 2006

November 24, 2006

Susie Tae
Department of Regional Planning
Hall of Records, Room 1382
320 W Temple St
Los Angeles, California 90012

Re: New Housing Development East of Mesa Oak Community

We are residents of the Mesa Oaks Community and we are very concern with the proposed development just east of our community.

It appears that the area will need to be elevated from 4 to 12 feet in order to construct the new sewer system; on top of the new raised soil, the new houses will be about 35 feet high: we will loose all our privacy, specifically the homes next to the new project NO ACCEPTABLE. Just imagine the loss of value to our rural properties.

Also because all existing vegetation, including 129 Oak trees, will be removed, noise will increase dramatically, normal rain draining will be disturb and because we will be in a lower level will cause damages.

How about existing animal life, definite will be totally disrupted, as well as the existing Antonovich trail along the Walnut Creek.

WE ARE EXTREMELY CONCERN AND OPPOSED TO THE PROJECT

We belong to the Mesa Oak Association, which represents our neighborhood, and no other individual may represent us.

Please, if you have any questions, do not hesitate to contact us

Thank you very much for your attention to this matter


Roland Noriega


Felicia Noriega

November 22, 2006

Subject: Revised Draft Environmental Impact Report (RDEOR)
Vesting Tentative Tract Map No. 47449
Oak Tree Permit Case No. No. 99-028-(05)

RECEIVED
NOV 27 2006

My name is - Arthur H. Childens. I live at 1032 W. Southcliff St.,
San Dimas, Ca., 91773.

My wife and I made a decision to move to San Dimas and enjoy
country living. We picked Southcliff St. as it had a marvelous view
of Walnut Creek canyon and surrounding hills covered with a variety
of trees, especially oak. This location had an additional price tag
of \$500 over and above the price of our house because of the view.
An ideal place to raise a family which we have done. We have
enjoyed the peace and tranquility of the area and want to continue
as long as time is allotted to us. We have lived here 42 years.

It is unconscionable to think the addition of 70 residences, the
resulting auto traffic, noise, dirt, pollution, etc. associated with this
building project, decimating the area by destroying 129 oak trees.
affecting a variety of wild life, constructing a bridge 47.5 feet wide X
700 feet long, adding 4400 linear feet of sewer line to an already
over loaded sewer system, would do anything to improve this wilderness
area. It will not!

The fact alone of building a 700 ft. bridge through part of the area
is equated to having a section of the freeway in your front or back
yard. The current 57 freeway is near enough already without having a
similar duplication to contend with and having to look at.

Projects, such as this proposed one, have been set before us in the
past and were soundly opposed and defeated. We did not move to this
country type wilderness area to have our life styles changed by those
who seem to put money, or the love of it (greed) ahead of the wishes
of the people surrounding our tranquil wilderness neighborhood.

Developers/builders come in, do their thing, get paid, and leave,
leaving the surrounding neighborhood to live with what's left, whether
you like it or not.

Prior to moving into our new San Dimas home in 1964, we were assured this
area would always remain the wilderness area that it is today. A promise
was given in good faith and should be honored.

I am vehemently opposed to any project that changes the 60 acres in
question to a housing project and I hope and pray the Los Angeles County
Regional Planning Commission will give ear to our pleas.

Arthur H. Childens

Arthur H. Childens

Copy :

Danyl Koutnik
Department of Regional Planning
Hall of Records, Room 1346
320 W. Temple Street
Los Angeles, Ca. 90012

✓ Susan Tae
Department of Regional Planning
Hall of Records, Room 1382
320 W. Temple Street
Los Angeles, Ca. 90012

Pat Modugno, Chair
Los Angeles County Regional Planning Commission
Hall of Records, Room 1390
Los Angeles, Ca. 90012

Supervisor Michael D. Antonovich
615 E. Foothill Boulevard, Suite D
San Dimas, Ca. 91773



711011200

Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

December 13, 2005

Mr. Frank Neal
1250 Avenida Loma Vista
San Dimas, CA 91773-4153

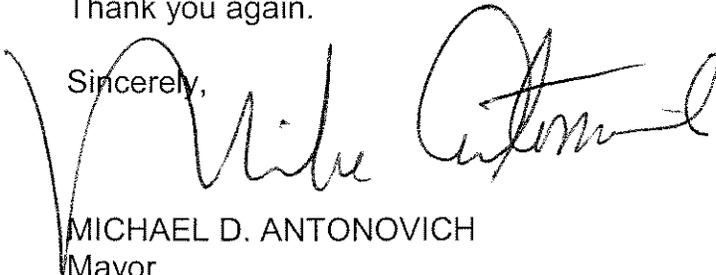
Dear Mr. Neal:

Thank you for your e-mail concerning the Vista Verde project near the City of San Dimas. I appreciated it.

This project is currently being analyzed by the staff of the Department of Regional Planning and the Regional Planning Commission. I will also forward your letter and concerns to Jim Hartl, Director of Planning and Russ Guiney, Director of Parks & Recreation to consider your suggestions about alternative uses of the property. The decision by the commission is appealable to the Board of Supervisors, and if this issue comes before the Board I will consider your concerns.

Thank you again.

Sincerely,



MICHAEL D. ANTONOVICH
Mayor

MDA:pno

cc: Jim Hartl
Russ Guiney

Tae, Susan

From: Osuna, Susie [SOsuna@iacbos.org]
Sent: Tuesday, December 27, 2005 5:36 PM
To: Tae, Susan
Subject: FW: UPDATE ON WALNUT CREEK/ VISTA VERDE RANCH

Per your request.....sorry!

-----Original Message-----

From: Antonovich, Michael
Sent: Tuesday, November 29, 2005 9:44 AM
To: Barger-Leibrich, Kathryn; Gomez, Juventino; Novak, Paul
Subject: FW: UPDATE ON WALNUT CREEK/ VISTA VERDE RANCH

NEED REPLY

-----Original Message-----

From: Cycleman [mailto:cycleman@bigplanet.com]
Sent: Monday, November 28, 2005 9:38 AM
To: Antonovich, Michael
Subject: Fw: UPDATE ON WALNUT CREEK/ VISTA VERDE RANCH

Dear Mr. Antonovich,

A comment from an effected home owner of Via Verde.

Thank you for your time and assistance!

A Voter! - Frank Neal, San Dimas

----- Original Message -----

From: Cycleman
To: DDBertone@aol.com
Cc: yauchzee@msn.com ; jclift@lycos.com ; merolic@earthlink.net ; ghenderson@marmonkeystone.com ; bredbrian@verizon.net
Sent: Sunday, November 27, 2005 2:44 PM
Subject: Re: UPDATE ON WALNUT CREEK/ VISTA VERDE RANCH

Hi Denis,

Thank you for the response.

My name is Frank Neal. I live on Avenida Loma Vista. I rode the bus with you, attended the last County meeting, and spoke about my little piece of this neighborhood.

If public activism will make a difference, please let me know what I can do to help!

I am opposed to any sort of residential developement on that parcel! My compromise is that I would encourage developement of the area for a school, museum, Nature Conservancy, Park, or any of many for-profit efforts that would not be so destructive to the area, but would give the Developer a chance to recover his costs over time.

At the County meeting, some yahoo said, "The Developer has spent the money. The bell cannot be

unrung." I beg to differ! There are LOTS of ways the Developer can get his money back. How about giving the area to the County/State? Make it a park, named after the Developer, with his name to be continued into perpetuity, and with a clause that it can never be developed? AND, he gets to take a HUGE write-off on his taxes?

Denis, here's the deal: The Developer wants money. We want no further residential developement. BUT, there IS a compromise. While there is a solution to this, it will take a better mind than mine to come up with a solution. Has the City Council considered hiring a National Arbitration Manager for advice? For a fee, they might come up with a solution that would make us all say, "Duh! Why didn't we think of that?"

I'd like this to be resolved to the betterment of the neighborhood and fairness to the Developer. I believe, this can be done without more residences being added to the area. I'm leaving this to you. As my Elected Official; you have my name, my voice, my support, and my time! Get some Great Minds together (even if San Dimas City needs to pay some fees!) and find a compromise solution that will accomplish this!

Most humbly,

Frank Neal
1250 Avenida Loma Vista
San Dimas, CA 91773-4153
909.592.2727
Cycleman@BigPlanet.com

Fitzgerald, Ellen

From: Hartl, James
Sent: Thursday, August 25, 2005 4:39 AM
To: Fitzgerald, Ellen; Ruiz, Rosie
Subject: FW: RAD Developer (Tract 47449) project 99028

From: Oncallrt@aol.com [mailto:Oncallrt@aol.com]
Sent: Wednesday, August 24, 2005 7:45 PM
To: jhartl@planning.co.la.ca.us
Subject: RAD Developer (Tract 47449) project 99028

Dear Mr Hartl -

As a resident of the Mesa Oaks community to the the west of this proposed housing project, I am opposed to the project and the installation of sewers. Though a woman stood in favor of this project at the meeting today, Pat Leitz is not on the Mesa Oaks Association Board, nor is she a representative for me or others in my community. She stated that residents voted for this project and the sewer installation and documents sent to Daryl Koutnik from our President, Gil Apodaca will support my comments.

Mrs Leitz has been working with this developer and has misrepresented facts to the Commission that need to be corrected. Thank you for your attention to this matter. I look forward to your response.

Leslie Roberts

8/25/2005

City Council
CURTIS W. MORRIS, Mayor
JOHN EBINER
DENIS BERTONE
F.D. "SANDY" McHENRY
JEFF TEMPLEMAN, Mayor Pro Tem

City Manager
BLAINE M. MICHAELIS

Assistant City Manager / Treasurer
KENNETH J. DURAN

City Attorney
J. KENNETH BROWN

San Dimas

Director of Public Works
KRISHNA PATEL

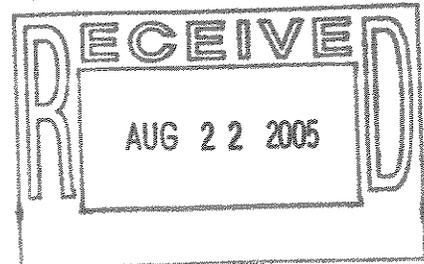
Director of Community
Development
LAWRENCE STEVENS

Director of Parks
and Recreation
THERESA BRUNS

City Clerk
INA RIOS

August 17, 2005

Wayne Rew, Chair
Pat Modugno, Vice Chair
Harold V. Helsley
Leslie G. Bellamy
Esther L. Valadez
Regional Planning Commission of County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012



RE: Draft Environmental Impact Report
Vesting Tentative Tract Map No. 47749
Oak Tree Permit Case No. 99-028-(5)

Dear Planning Commission Members:

The City of San Dimas welcomes the opportunity to present comments on the above referenced project. The City appreciates the previous actions that you took last February to not approve the project and to direct the Applicant to work with your Staff and the City to address the many outstanding issues.

During the time since that Planning Commission hearing the City Staff has met with the Applicant on a number of occasions to discuss revisions to the project. Most of these revisions have moved in a positive direction to address the issues of concern. We are continuing to discuss further changes with the Applicant to address unresolved issues.

Our comments focus on the proposed Tentative Tract design and the recent revisions thereto. It is anticipated that previous comments on the DEIR will be addressed by Staff and be further considered by the Planning Commission at any future hearing. If additional studies have been prepared to respond to comments made, it may be prudent to re-circulate the DEIR before bringing it back to the Planning Commission for action.

At its meeting of July 26, 2005 the City Council acknowledged the positive revisions and directed Staff to continue to work with the Applicant to address remaining concerns. Noting that progress in parts of the plan are not enough to make the whole plan acceptable, the City Council unanimously opposes the 70 lot proposal as currently presented. Specific unresolved areas of concern include:

- *Proposed density, including design and location of certain lots* ~ 70 lots exceeds the number which is appropriate for this property. Elimination of lots near the easterly knoll and along the north side of the proposed street leading to San Dimas Avenue should be considered. Since the early 1980's the City has reviewed many different developments in the Via Verde area to the south. Most of this development has been on properties with hillside characteristics less challenging than this property and the informal standard to not exceed one dwelling unit per gross acre has been applied to nearly all of the residential specific plans in Via Verde. While other limitations (access, topography, oak trees, Walnut Creek, historic buildings, etc.) may point to a lesser density on this property, it certainly should not exceed that longstanding community standard.
- *Sewer connection* ~ There are two possible connections to a public sewer. The City will not allow connection to the nearby City sewer located in Walnut Creek unless the property is annexed. The remaining option requires a one-mile long sewer through the unincorporated Mesa Oaks neighborhood with a connection to the County trunk line in Puente. Area residents have expressed opposition to this extension and a portion of the extension traverses City right-of-way. The City has not received any requests for necessary easements and/or encroachment permits and may not support extension of the sewer line within its right-of-way. The City needs to be included in any Subdivision Committee meetings conducted regarding the sewer connection.
- *Bridge design/impacts* ~ While the bridge alternative positively reduces impacts associated with grading and tree removal, it does introduce some additional issues. These include aesthetics (selection of materials for a ± 600-foot long bridge needs to be carefully considered); width (particularly to determine if pedestrian access will be accommodated); point of connection to San Dimas Avenue (may require traffic signal and does require City approval since San Dimas Avenue is a City street); and, long-term maintenance since the bridge would be part of a public street.
- *Coordination with Tzu Chi* ~ Provision should be made to allow the Tzu Chi property to access the new street and to any emergency access which might be approved to Calle Banderas. The residential subdivision design needs to evaluate the possible impacts of new residential building on existing historic buildings on the Tzu Chi property.
- *Adequacy of access* ~ Access for this property is and always has been severely constrained. While topography certainly contributes to these constraints, the current access problem is largely self-created resulting

from the ill-conceived lot line adjustment creating the opportunity for two separate landowners while land-locking one of the properties that was created. Subsequent litigation to secure certain access rights did not consider public policy and design issues. Creating access through bridges, filling canyons or connecting to existing public streets to overcome these constraints to support some level of "expected" or "desired" development seems flawed. Perhaps the level of development should adjust to these constraints rather than expecting surrounding property owners, the County and/or the City to accept these "created" access solutions.

- *Fire safety* ~ A long cul-de-sac with nearly all of the lots on the westerly end of the cul-de-sac presents safety concerns. Hillside brush clearance standards may adversely affect preservation of some existing trees and natural underbrush. Any emergency access through the Tzu Chi property is constrained by the narrow driveway to Valley Center. Emergency access to Calle Banderas is at the pleasure of the City. The City has not determined whether it will approve revisions to upgrade the access to meet Fire Department requirements or allow continued use for emergency access.
- *Open space preservation* ~ The subject and the surrounding property are a unique scenic and environmental resource and every effort to preserve those characteristics needs to be considered when evaluating this proposal. The area is replete with small canyons and oak trees and is traversed by Walnut Creek and the Michael Antonovich Trail. It is proximate to Bonelli Park. It has been historically underutilized by small-scale, compatible institutional uses (Cal Poly, a boys' home, and churches). Development will irreversibly alter this area. If there must be development, it needs to respect these characteristics and design itself to fit in rather than stand out.
- *County zoning/lot line adjustment approval* ~ The City asserts that its prior objections to the current zoning require further evaluation. Any rezoning associated with the settlement of the EIR lawsuit over the prior Century American project should not be considered valid. The City also questions approval of the lot line adjustment which created this parcel as being inconsistent with the Map Act and certainly ill-conceived.

The City is hopeful that further progress can be made to address these concerns before the matter is brought to hearing. The City is committed to working positively to address these issues. You should understand that our comments are generally based upon the latest proposal presented to the City which may differ in some details from the plan presented to you.

In addition, you should be aware that the Tzu Chi Foundation, owners of the remaining 90 acres within the 150 acre unincorporated County island, has indicated that they intend to file an application to annex their property to the City of San Dimas. Both properties are within our adopted Sphere of Influence. The

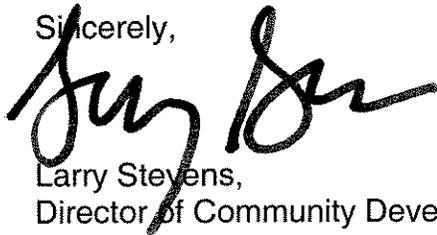
City Council fully supports their request and intends to file an application with LAFCO to annex the entire 150 acres in the very near future. Since the Applicant had indicated the desire to annex to the City after Tract Map approval by the County, part of our most recent discussion focused on merging the two requests and processing the Tract Map with the EIR/pre-zoning associated with the annexation. If these discussions continue, they will require additional time.

At this time, the City requests the Planning Commission to support annexation of the subject property to the City and support re-filing the current applications with the City for consideration in the EIR/pre-zoning procedures associated with the anticipated annexation application. If the Planning Commission cannot support this approach, the following actions are suggested:

1. Refer the matter to County Subdivision Committee for technical review.
2. Provide for a noticed hearing when the matter is brought back to the Planning Commission.
3. Direct further revisions consistent with the comments contained herein.
4. Direct Applicant to continue to work with County Staff and City.

Please contact me at 909-394-6250 if there are any questions regarding our comments.

Sincerely,



Larry Stevens,
Director of Community Development

cc: Mayor and City Council
City Manager
City Attorney
Ellen Fitzgerald, County Planning Staff
Honorable Michael Antonovich, Board of Supervisors
J. Gomez, Senior Deputy
Paul Novak, Planning Deputy
Daniel Singh, Vista Verde Ranch
Guy Williams, Tzu Chi Foundation

Victor and Elaine Rosetti
21239 E. Mesarica Rd.
Covina, Ca. 91724
(626) 732-1140

R E C E I V E D
NOV 27 2006

November 19, 2006

Daryl Koutnik
Department of Regional Planning
Hall of Records, Room 1346
320 W. Temple St.
Los Angeles, Ca. 90012

**Re: The Vista Verde Ranch Project
RAD Developer/Mr. Daniel Singh
Tract Map # 47449
Oak Tree Permit Case # 99-028-(05)**

Dear Mr. Koutnik,

We are residents of the Mesa Oaks Community and reside at 21239 E. Mesarica Rd., Covina, Ca., 91724. Our property line joins the proposed project on its western boundary. We are adamantly opposed to this project and would like to state our reasons for opposition and concern.

We have read the RDEIR and have attended meetings regarding this project. Our first area of concern is the proposed plan to change the elevation of the land directly behind our property and to the other homes connected to the property line at the east end of Mesa Oaks. Since our property line is directly connected to the proposed development, (please see attached photos) and due to the proposed change in elevations to the land directly behind us, our concern is that the earth will eventually shift and erode causing damage to our yard, pool and home. We did raise this concern at the meeting held on October 23, 2006 and were told by a County official that "erosion or landslide should not be an issue or a problem." Can this be guaranteed to us in writing by the County of L.A.? We have attached newspaper correspondence from an incident in Corona, Ca., where residents are suffering from damage to their yards as the earth began moving six months after that project was completed. Should any damage to our property occur in the future, who will be responsible for it? Will L.A. County, the City of San Dimas, the developer or the builder be held accountable for destruction to our home and property? The elevation and grading of this proposed project should be a condition of approval.

Our second concern pertains to the removal of oak tress. We are not permitted to trim the branch of an oak tree that is larger than 4 inches in diameter. This developer proposes to remove 129 mature oak trees. In our opinion this is totally unacceptable.

Our third concern is regarding the proposed bridge which would be the only access to the proposed project. It is our understanding that this bridge will be privately maintained by the homeowners of Vista Verde Ranch. If for some reason, in the future this "private road" was not maintained and became inaccessible to fire equipment then all the homes surrounding this project would be jeopardized and threatened.

We also want it noted that the Mesa residents are NOT represented by Mrs. Pat Lietz. She has no official capacity on the Mesa Board and has no legal right to conduct a survey on her own, then pass it on to the developer who then included it in the RDEIR. We take offense that the RDEIR states "the applicant is working cooperatively with the Mesa Oaks Community Homeowners Association in processing the annexation." This is untrue.

Lastly, the RDEIR states that water access for this project will be accessed through Tract #21427 but does not specify a lot number. Since we are located within this tract area, (see attached grant deed) we need to know if this would affect our property. So far, no one can answer this question.

These are our major concerns regarding this project. There are many other reasons for our opposition to this project, however we know that other residents of San Dimas, Covina and LaVerne will bring these issues to your attention. We ask that the County of Los Angeles consider all opposing opinions when making decisions regarding this project.

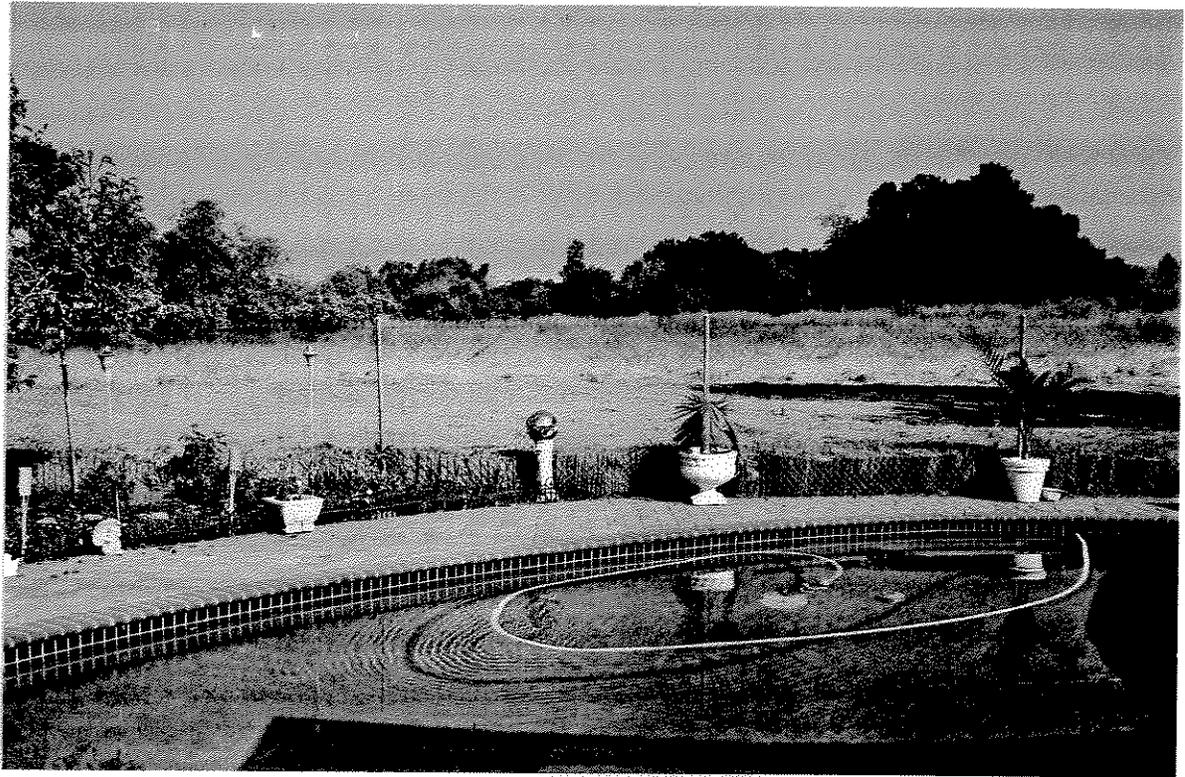
Elaine and Victor Rosetti

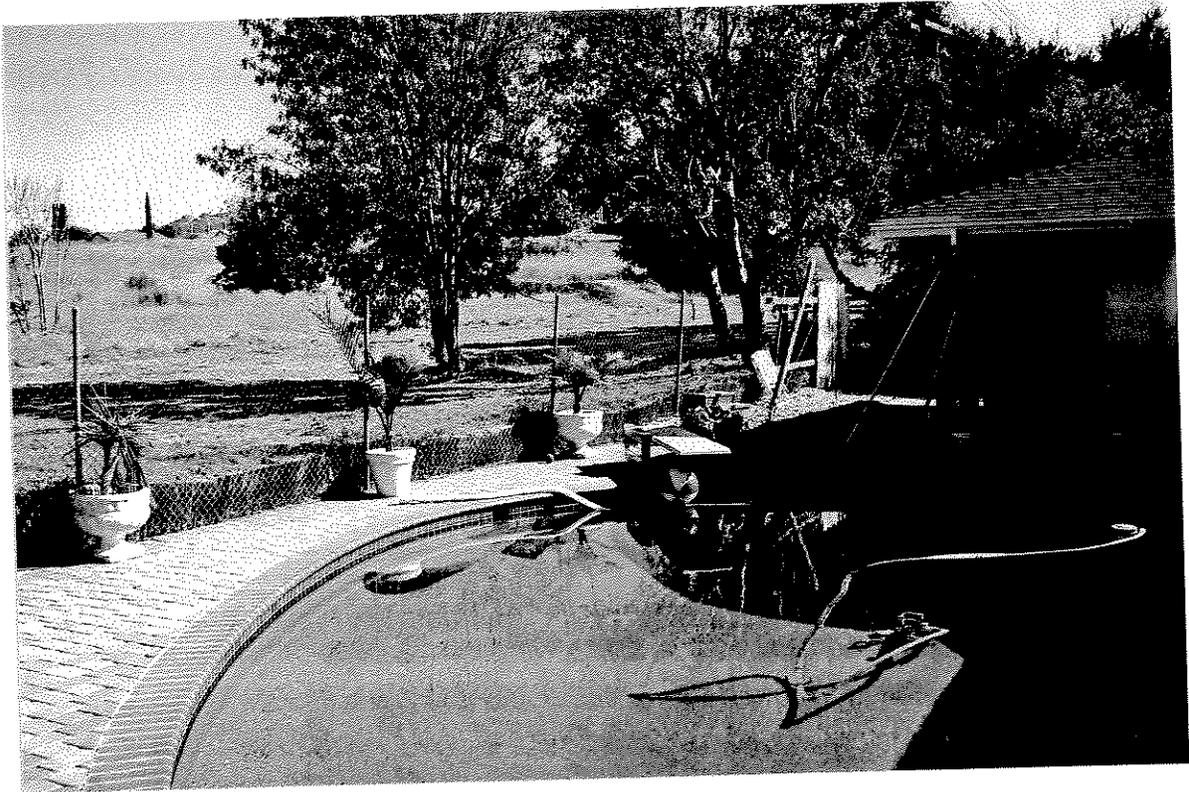


Cc: Supervisor Michael Antonovich
Susan Tac/Department of Regional Planning ✓
Larry Williams/City of San Dimas

Enclosures/Photos

Grant Deed
Corona Residents property damage





CBS 2 - KCAL 9 - Los Angeles - Southern California - LA Breaking News, Weather, Traffic, Sports, Blogs, Video, Slideshows: Residents Protest Wal-Mart's Retaining Wall

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Top News

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Residents Protest Wal-Mart's Retaining Wall

(CBS) CORONA, Calif. Residents of a new neighborhood took their case "to the court of public opinion" to force Wal-Mart and a developer to pay for property damage allegedly caused by a failing retaining wall.

The backyards of 17 homes on Radcliffe Drive in the Vista Grande tract in upscale South Corona sit atop a slope adjacent to the rear of a Wal-Mart at 1290 East Ontario Avenue.

Wal-Mart agreed with developer Fieldstone Communities Inc. to take ownership of a retaining wall and be responsible for its upkeep when the houses were constructed in 2000.

The wall started to fail six months into the year 2000 and the soil started moving, which eventually damaged decks and patios. Stone walls between each of the 17 homes, stretching along 1,150 feet behind Wal-Mart were also damaged.

About half the homeowners on Radcliffe Drive sued Wal-Mart and Fieldstone Homes over the matter in April 2004. Saturday morning, some of them stretched banners across their backyard walls overlooking the 13.5-acre Wal-Mart parking lot, saying "Walmart and Fieldstone Homes don't care about our community" and "Don't Trust. We learned the hard way."

http://cbs2.com/topstories/local_story_182194222.html

8/14/200

Some of the homeowners were not told of the wall when they bought their homes, which went for more than \$350,000.

"All we want is our yards taken care of and our lives back," said 44-year-old Mark Stahovich, who lives in the 1 block of Radcliffe. "Our homes are damaged permanently. There is a stigma attached to these houses. We have to disclose (the problems) to new buyers."

Wal-Mart and Fieldstone Homes also filed cross-complaints against the general contractor of the wall and both companies desire to be removed from the lawsuit altogether.

David Crohn, the lead plaintiff in the 2004 suit, said the city declared his second-story deck unsafe.

"The city of Corona has declared the wall a public nuisance," Crohn said. "We just want our yards back."

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8/26/05

ATC Glendale

RECORDING REQUESTED BY
INVESTORS TITLE COMPANY
AND WHEN RECORDED MAIL TO:
VICTOR G. ROSETTI
ELAINE D. ROSETTI
21239 EAST MESARICA ROAD
COVINA, CA 91724

05 2056157

2

A.P.N.: 8426-025-021 Order No.: 14072971 Space Above This Line for Recorder's Use Only Escrow No.: 25668-A

GRANT DEED (80)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ 781.00
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[X] unincorporated area; [] City of __, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
DONALD E. WARD and DEBORAH S. WARD, Husband and Wife as Joint Tenants

hereby GRANT(S) to
VICTOR G. ROSETTI and ELAINE D. ROSETTI, Husband and Wife as Joint Tenants

the following described property in the County of Los Angeles State of California;

Lot 21 of Tract #21427, in the County of Los Angeles, State of California, as per map recorded in Book 560, Page(s) 13 and 14 Inclusive of Maps, in the Office of the County Recorder of said County.

Except therefrom that portion of said Lot lying Northwesterly of a straight line, which extends from the Northwesterly corner of said Lot to a point in the Northeasterly line of said Lot, distant Southeasterly thereon 36.00 feet from the Northeasterly corner of said Lot.

PROPERTY ADDRESS: 21239 EAST MESARICA ROAD, COVINA, CA 91724

Date: JULY 27, 2005

GRANT DEED CONTINUED ON NEXT PAGE

November 20, 2006

21236 East Cloverland Drive
Covina CA 91724

Daryl Koutnik
Department of Regional Planning, Room 1346
320 West Temple Street
Los Angeles CA 90012

RECEIVED
NOV 21 2006

Dear Mr. Koutnik:

The intent of this letter is to provide written comments regarding inaccuracies and misrepresentations in the Draft Environmental Impact Report (DEIR) described as Tract Map Number 47449 that was released to the public October 2006.

In the DEIR section labeled Appendix L Questionnaires to Mesa Oaks Residents, there is a map and copies of survey responses from 44 (forty-four) residences within the Mesa Oaks community. The Mesa Oaks Board did not create, approve, authorize, or distribute that survey. The Board did not have prior knowledge of the survey. When the Board became aware of a survey, the Board issued a letter to all residents stating the survey was not from the Mesa Oaks Board.

The DEIR also contains a map of homeowner names and residence locations within the Mesa Oaks community. That map was created for internal use of the Association. That map was not issued for public distribution. Ms. Lietz did not have approval from the Mesa Oaks Board of Directors or the homeowners to use or distribute that map outside of the Mesa Oaks community.

The survey in the DEIR was created, distributed, and compiled by Ms. Pat Lietz. No one but Ms. Lietz knows who received her survey or who returned her survey. Ms. Lietz also interpreted the results of her survey. The DEIR reports 42 responses, 2 of those appear to be duplicates. In the DEIR, it appears that Ms. Lietz implies 36 positive responses is a majority. Thirty-six (36) is not the majority of 116 residences. The area of the map adjacent to the proposed development area indicates no responses reported from the majority of the residences negatively impacted by the proposed development.

In section 3.0, Revised Design, Project Description, page 7, the EIR states, the *applicant is working cooperatively with the Mesa Oaks Community Homeowners Association in processing the annexation*. That statement is a fabrication. The applicant (developer) does not communicate with the Mesa Oaks Community Improvement Association. The developer communicates with Mrs. Lietz.

Ms Lietz was not appointed to be the liaison between the Dentec (developer) and Mesa Oaks Community Improvement Association, Inc. In 2003 Ms. Lietz asked the Board to inquire about the procedure and costs for installing sewers. At that time, according to the minutes of the Board for July 8, 2003, the Board and President Don Hahn, approved Ms. Lietz to chair a committee concerning matters relating to sewers and property use. Sometime after that meeting, Ms. Lietz appointed herself as a liaison to the developer and the Board allowed her to continue. The committee was never created.

After the February 9, 2005 Los Angeles Planning Commission meeting, Gil Apodaca, the President of the Mesa Board of Directors at that time, reprimanded Ms Lietz because she publicly stated at the Commission Meeting that she represented the Mesa Oaks Board of Directors. Ms Lietz was removed from the ad hoc chair position. The Board of Directors has not authorized Ms. Lietz to represent the Board of Directors at any meeting or in any manner.

I have lived in the Mesa since 1983. I have been a member of the Mesa Oaks Association for twenty-three (23) years. Of those 23 years, I have been President of the Board for four (4) of those years, Vice President for two (2) years, Treasurer of the Board for eight (8) of those years, and Director member for at least four (4) of those years. I have attended ninety-five percent (95%) of all Board of Director meetings. I have attended twenty-two (22) of the twenty-three (23) Annual Mesa Oaks meetings. In the past and currently, I maintain the historical and pertinent records for the Mesa Board of Directors. You may contact Doug Baxter, President of Mesa Oaks Association to verify my credibility and to document facts I have stated. His phone number is 626.339.3445.

The development and the installation of sewers are extremely controversial in the Mesa Oaks neighborhood. Unfortunately, these issues have created hostility, mistrust, and the spread of misinformation among the neighbors. The Board has not even been able to distribute the information from Los Angeles County without receiving complaints of bias from the residents.

I write this letter in frustration. I am surprised and disappointed to find Los Angeles County allowed the DEIR to be published with not only undocumented data that is biased but also personal data created for non-public purposes. This data has caused irreparable damage to the reputation of the Mesa Oaks Association and its members. Even I have had to refute the data the County published. Other organizations and entities outside of the Mesa Oaks now believe the majority of Mesa Oaks approve the development because of the data published in the DEIR.

Yes, I would certainly be negatively impacted by the proposed development. However, if a development is approved, I do not want inaccurate and false information to be a partial basis for approval. Nor do I want approval because some of us did not speak up.

I sincerely hope that you do not accept the results of an undocumented survey or the undocumented narrative of the developer to serve as the as the opinion of the majority of Mesa Oaks residents. Please consider a process to check the accuracy and suitability of future published documents.

I appreciate your time and effort in this matter.

Sincerely,



Lynda Appleton

Cc: Supervisor Michael D. Antonovich
Cc: Susie Tae, Department of Regional Planning ✓
Cc: San Dimas City Council

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



November 13, 2006

RECEIVED
NOV 14 2006

Daryl Koutnik
L.A. County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Koutnik:

Re: SCH# 1999061068; Vista Verde Rancho Project No. 99-028, Tract Map No. 47499

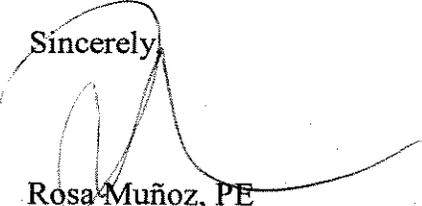
As the state agency responsible for rail safety within California, we recommend that any future development projects planned adjacent to or near Metrolink's San Bernardino Line, Union Pacific Railroad Company, and BNSF Railway Company right-of-ways be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new developments. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

Please advise us on the status of the future development projects. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,



Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Rob Harris, Metrolink

Mesa Oaks
Community Improvement Association, Inc.
3785 Woodhurst Drive
Covina, California 91724

October 21, 2006

Mr. Daryl Koutnik
Department of Regional Planning
County of Los Angeles
210 W. Temple Street, Room 1346
Los Angeles, CA. 90012

Subject: Tract Map #47449

Dear Mr. Koutnik,

On October 19, 2006 we became aware of a letter written to the Honorable Supervisor Antonovich on July 21, 2006 from Mrs. Pat Lietz. The Mesa Oaks Community Improvement Association, Inc., has not taken a position on the proposed housing project (Tract Map #47449) currently being processed through the Count of Los Angeles.

The Mesa Oaks area has 115 homes in the area. The Mesa Oaks Community Improvement Association is a voluntary membership association with 94 active members. In 2004 the association polled the entire community regarding the proposed development and the sewers. The association found this to be a very controversial subject with strong views on both sides of the issue. At that time, the association presented its results to the county at the public hearing for the development TIM 47449.

It is true, Mrs. Lietz was appointed, by the association, as a liaison person between the County of Los Angeles, the developer of TIM 47449, and the association. During her time as liaison person it became obvious she could not be objective to the entire community and wanted sewers regardless of any plans of the development TIM 47449. Mrs. Lietz has continually asked the board to send out another questioner and has been told the board was going to wait until the new EIR report was published. Mrs. Lietz did send out her personal questionnaire, which she controlled and counted.

Since 2004 their has been about 10 homes that has changed ownership in the Mesa Oaks community. The new owners are just as divided on this issue as the previous owners were. The new Draft EIR report was issued this week and the County of Los Angeles will be hosting a community meeting on October 23, 2006. This meeting will give the homeowners the opportunity to have their questions about the development answered by a proper authority. After this meeting the Board of Directors will survey **ALL** Mesa Oaks homeowners. The association will forward the unbiased results to the County of Los Angeles to be considered at the public hearing.

The Mesa Oaks Community Improvement Association Inc., and some of its members are concerned with the map, and the names of homeowners in the area included in the Draft EIR. The Board of Directors did not approve the association's map for publication, to the public. Some Mesa Oak residence are in critical employment positions and do not have published information in order to protect their privacy. If this information can be removed from the EIR it would be greatly appreciated.

Sincerely,


H. Doug Baxter – President Pro Tem

626 339-3445


David Gomer – Development Liaison

626 858-4929

Cc. Susie Tea, Subdivision Section Head

November 30, 2006

21236 East Cloverland Drive
Covina CA 91724

Daryl Koutnik
Department of Regional Planning, Room 1346
320 West Temple Street
Los Angeles CA 90012

Dear Mr. Koutnik:

The intent of this letter is to provide written comments regarding the Draft Environmental Impact Report (DEIR) described as Tract Map Number 47449 that was released to the public October 2006.

The history of proposed developments in the area spans at least 23 years and at least three different developers. I believe there have been nine different proposals to develop the land. The multitude and variety of problems of developing this area are inherent in the property. It is a land locked wilderness area. The problems are compounded when you consider the impact on the surrounding areas.

When you look at the aerial map, you do not see many green areas. Yes, there is Bonelli Park on the east side of San Dimas Avenue. When it was Puddingstone, we could take our kids there free. Now it has an entry fee of at least \$7. This elimination and disruption of a wilderness area is significant to the hundreds of surrounding residents. Walnut Creek and the Antonovich trail are a wilderness area that are available free of charge. There are no other areas locally where you may take your child for a hike, walk on a trail, see some wild life, maybe run into a skunk, watch out for poison ivy and not see tracts of homes. Obviously there will also be major disruption to existing animal life and existing vegetation. The area has a value that cannot be expressed in dollars and cents.

The DEIR does not address Native American concerns sufficiently. The Mesa Oaks area and the proposed development property are a part of a natural mesa. Walnut Creek is a natural water way. The geographical setting of a mesa combined with water availability is an area typically occupied in the past by Native Americans. The DEIR does not contain any discussion, reference, or document to indicate any consultation with local Native American councils.

The density of the homes at the west end of the project is not similar to the density of the adjacent area in Mesa Oaks. The DEIR density would have the largest impact on the adjacent homes in Mesa Oaks. The density described in the tract map exceeds the density of the adjacent homes in Mesa Oaks. It appears the density in the west area exceeds the density in the surrounding areas and may exceed the prescribed density requirements. This is not discussed in the DEIR. The applicant does not address the impact of this density on the neighboring Mesa Oaks homes. Residential lots of 10,000 square feet calculates to only 22% of an acre. That is more than 4 homes to an acre of land. Homes adjacent to the west end of the project are on lots 3/4 of an acre to more than 1 acre in size.

DEIR applicant falsified information in an attempt to persuade the Planning Commission to approve the project. On page ten of Section Two, the applicant attempts to show that a majority of the Mesa Oaks

residents approve the development. That narrative is completely erroneous. There are 116 residences in Mesa Oaks. In the survey depicted, 42 residences were sent the questionnaire. They report that 36 responses is 88% of 116. Do I need to tell you that 88% of 116 is 102, and not 36?

The applicants continue to reduce the numbers of homes to be built. It is obvious the reduction is to reduce the numbers of requirements they must complete. It appears the development will result in a number of areas that are noncompliant to existing regulations.

There are multiple contingencies in the DEIR. How can the Commission approve a proposal with so many contingencies? How can this developer receive an approval from the Commission before he obtains approvals from the other entities impacted?

How long will the Commission continue to use County staff time and taxpayer money whenever he comes up with another plan for this land? Why does this developer continue to have the right to use the time of public employees to serve his own needs?

Property values are based on location location, location. Does this developer have the right to devalue our location for him own financial benefit?

Why is the applicant allowed to continue to report the multiple areas of impact from the view of the applicant and not report the impact on the surrounding areas? For example, drainage report is on the drainage within the proposed development instead of the impact on the surrounding areas.

This project has been before the Commission at least 9 times in the last 20 years. Please finally deny a development on this land. Please do not allow the 70 homes to forever corrupt a wilderness area and forever change the rural setting of the surrounding homes.

Sincerely,



Lynda Appleton

Cc: Supervisor Michael D. Antonovich

Cc: Susie Tae, Department of Regional Planning

Cc: Larry Stevens, Community Development Director, City of San Dimas

*Rev. Mary Mitchell
20780 Mesarica Road
Covina, CA 91724
626-332-1451*

November 28, 2006

Mr. Daryl Koutnik (faxed to 213-626-3434)
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Koutnik:

As a resident of Mesa Oaks, this letter is to express my very strong opposition to the proposed Vista Verde Ranch development VESTING TENTATIVE TRACT MAP NO. 47749 and OAK TREE PERMIT CASE NO. 99-028-(5) DEIR REPORT.

Reasons:

Environment: The removal (destruction) of 129 oak trees is unconscionable. Developers should be held to the same law regarding oak trees as residents and not be granted special privileges through purchasing permits, nor should they be allowed to remove historic structures located in the area.

This project encroaches on the **Walnut Creek Wilderness area** which is a significant wildlife corridor and includes the **Antonovich Trail**, the integrity of which will be compromised by the proposed 700 foot bridge. Development will threaten wild life and have an **irreversible negative ecological impact.**

Archaeological Study: The entire area affected by this development was home to the Gabrielino Native American Tribe which still has active members. An archaeological study, as required, has not been done.

Incorrect Information: It has been **incorrectly implied**, by an individual who is not an authorized representative of Mesa Oaks, **that Mesa Oaks residents support this project** and that the developer is working closely with us. Quite to the contrary, the **developer has not met with Mesa Oaks residents since December 6, 2003.** At that meeting, the developer implied that the County had approved the project which, of course, was not true. When asked questions, the developer, and his representatives, was evasive and unable to satisfactorily answer questions..

Sewers for Mesa Oaks Residents: The developer verbally stated that he would install sewer lines at his expense but has not confirmed this in a written commitment to the Board of Directors. At the December 6, 2003 meeting the developer verbally stated he would repave the streets in Mesa Oaks after sewer construction but no written commitment has been received.

Traffic Considerations: There is only one way for ingress and egress on Mesarica Road in Mesa Oaks. Sewer construction would propose a significant to residents in case of fire, earthquake or other emergency situation.

If approved, the developer will have to connect to the County sewer at the corner of Puente and Mesarica. This is a narrow and heavily trafficked intersection and the presence of construction workers and equipment would create another hazard, especially if there were another emergency.

Conclusion: Proposed developments during the past 20 years have been denied because this is a land-locked area and a protected wilderness area. It is now more important than ever that government officials and citizens act to preserve the limited wilderness areas that still exist.

As I stated in my letter of opposition dated January 31, 2005, public officials are elected by constituents who trust that they will serve them by making decisions in the best interest of the citizens, their communities and the environment.

This proposed development will adversely affect surrounding neighborhoods and a unique wilderness area and wildlife corridor. I urge the public officials representing this area to uphold their responsibility to the citizens involved and oppose this development and any future proposals.

Thank you for your consideration.

Sincerely,



Rev. Mary Mitchell

cc: Supervisor Michael Antonovich (faxed to 909-592-0751)
Susan Tae (faxed to 213-626-0434)
Larry Stevens, City of San Dimas (faxed to 909-304-6200)
Denis Bertone, City of San Dimas (faxed to 909-304-6200)