



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

March 8, 2007

Bruce W. McClendon FAICP  
Director of Planning

TO: Esther L. Valadez, Chair  
Harold V. Helsley, Vice Chair  
Leslie G. Bellamy, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, 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. 6 a, b; MARCH 14, 2007**

**PROJECT BACKGROUND**

As you may recall, Vesting Tentative Tract Map No. 47449-(5) was a subdivision proposal redesigned for 70 single-family lots and six open space lots (including one park lot) in the RPD-10,000-3U (Residential Planned Development – 10,000 Square Feet Minimum Required Lot Area – Three Dwelling Units per Net 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 129 oak trees and encroachment into the protected zone of 24 oak trees.

At the December 6, 2006 continued public hearing, the redesigned subdivision was presented for your Commission's consideration with technical review having been completed by Los Angeles County Subdivision Committee ("Subdivision Committee"). Testimony was taken from the applicant as well as from the public both in favor and in opposition. After considering the testimony, your Commission continued the public hearing to March 14, 2007, and directed the applicant to address the concerns raised in discussion by the Commission and by staff.

**PROJECT ISSUES**

The following is a summary of issues raised by staff and the Commission at the previous public hearing:

- Additional information related to viewshed impacts from development

Additional information was requested 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 as well as homes along the western property boundary line adjacent to the Mesa Oaks community. Additional information or alternative bridge design information was also requested to be provided to ensure that the bridge is compatible with community character and aesthetically pleasing.

Visual simulations have been provided by the applicant that depict three different viewsheds as follows:

Bridge and Project Entrance

Pages 1, 2, 3 and 7 depict four views of the bridge and project entrance from various locations. These views are from San Dimas Boulevard, northbound and southbound, and from the McKinley Home for Boys north of the development. The bridge is depicted as a truss bridge with two footings visible. The most impacted view from the McKinley Home for Boys, which includes a direct view of the bridge in the distance as well as the areas left natural below.

Homes – From North of Development

Page 6 depicts a view of the project from north of the development. The development as depicted, blends with the natural areas with some of the roofs visible. This simulation view includes the homes located on the knoll.

Homes – From Mesa Oaks Community West of Development

Pages 4 and 5 depict views of the homes on the far western side of the development, from those adjacent residents in the Mesa Oaks community. Both views visually depict the cross-section provided on the tentative map with its 10-foot setback followed by 2:1 slope and pad area, shown as a total 51 feet separation from the property line to the proposed house (Section 1-1). Landscaping is also depicted in the simulations to further reduce visual impacts from the Mesa Oaks residents.

- Review of offsite sewers to Mesa Oaks community

The proposal for offsite sewers has been incorporated on the tentative map for the entire Mesa Oaks community, and technical review has been completed by Los Angeles County Department of Public Works to verify the proposed sewer design.

- Phasing

The applicant has clarified, and provided a note on the tentative map, that the phasing depicted is for the construction of homes. The project is not requesting phasing of its final maps, and will record its lots in one phase.

- Density at western end of property adjacent to Mesa Oaks community

The Commission provided comments that the western end of the development was too dense. The applicant, in their latest tentative map, has depicted one less lot immediately adjacent to the Mesa Oaks community, and adjusted lot lines to accommodate the lot along the northern side of the private driveway and fire land access road. The applicant has also provided visual simulations to reflect the reduced visual impacts of the development at the western end, from those residents in the Mesa Oaks community.

- Park access

The applicant clarified at the last public hearing that Park Lot No. 72 is located adjacent to Loma Vista Park in the City of San Dimas, and will be open to the public.

- Environmental impacts

The applicant has provided additional visual analysis to support less than significant impacts on viewsheds. A Statement of Overriding Considerations will still be required for impacts to biological resources impacts from tree removals, and archaeological resources.

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

**STAFF ANALYSIS**

Based on the additional information provided, and a corrected tentative map that has been submitted and reviewed by Subdivision Committee, no additional holds or technical concerns remain from staff.

The project is consistent with Los Angeles Countywide General Plan and zoning, and provides benefits including offsite sewer capability for the Mesa Oaks community as well as public access to a park adjacent to the City of San Dimas Loma Vista Park. A trail staging area will also be provided at the project entrance at San Dimas Boulevard.

Los Angeles County Department of Regional Planning (“Regional Planning”), will also be recommending 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. Lastly, staff recommends that an additional mitigation measure be added which requires homes to be natural in color to blend with the surrounding environment, as simulated on Page 6 of the applicant’s materials. These draft conditions will be available for your Commission’s review before final action on the project.

**STAFF EVALUATION**

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 agrees that all information requested of the applicant has been provided, and is to the satisfaction of the Commission, staff recommends the Commission close the hearing, and direct staff to prepare the Final EIR including Response to Comments and Statement of Overriding Considerations, and final findings and conditions.

**Suggested Motions:**

**“I move that the Regional Planning Commission close the public hearing, and direct staff to prepare the Final EIR, including response to comments.”**

**“I also move that the Regional Planning Commission direct staff to prepare the findings and conditions, and return before the Commission at a future consent date.”**

SMT:st  
03/08/07

Attachments: Tentative Map  
Draft Conditions  
Visual Simulations provided by the applicant  
Additional Correspondence

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are 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. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. Delineate proof of access to a public street on the final map.
12. 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.
13. 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.
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 78 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.

SMS

Prepared by Juan M Sarda  
tr47449L-rev12.doc

Phone (626) 458-4921

Date 03-05-2007



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 01-10-07, 12th 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 \_\_\_\_\_ is attached.

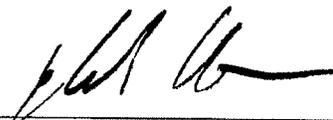
**TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- 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

  
Robert O. Thomas

Reviewed by



Date 02-14-07



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 78 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. Provide Signing and Striping Plans (Scale 1:40) on San Dimas Avenue and "A" Street in the vicinity of this project to the satisfaction of Public Works and the City of San Dimas.
9. 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.
10. Install postal delivery receptacles in groups to serve two or more residential lots.

11. 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.
12. 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.
13. Comply with the mitigation measures identified in the attached March 27, 2006 letter from our Traffic and Lighting Division to the satisfaction of Public Works.
14. Obtain an encroachment permit from the City of San Dimas for any improvements within its jurisdiction.
15. Obtain an encroachment permit from Caltrans for any improvements within its jurisdiction.
16. Coordinate with the City of San Dimas or Caltrans for any necessary offsite improvements in their jurisdictions. The approval of the Department of Parks and Recreation will be required for work affecting the Michael Antonovich Trail.

JMS

Prepared by Juan M Sarda  
tr47449r-rev12.doc

Phone (626) 458-4921

Date 03-05-2007



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DONALD L. WOLFE, Director

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

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

March 27, 2006

IN REPLY PLEASE  
REFER TO FILE: T-4

Mr. Jerry T. Overland  
Overland Traffic Consultants, Inc.  
27201 Tourney Road, No. 206  
Santa Clarita, CA 91355

Dear Mr. Overland:

**VISTA VERDE RANCH  
TENTATIVE TRACT NO. 47449  
TRAFFIC IMPACT ANALYSIS (JANUARY 2006)  
SAN DIMAS AREA**

As requested, we have reviewed the above-mentioned document for the proposed project. The Vista Verde Ranch Project is located on approximately 60.4 acres between the Taiwan Buddhist Tzu Chi Foundation Campus on the north and the existing residential neighborhood off Avenida Loma Vista to the south in the unincorporated County of Los Angeles area of San Dimas.

The proposed project consists of two alternative site plans. One alternative consists of the construction of 70 single-family detached homes with site access via San Dimas Avenue at A Street (TT 47449) and is expected to generate approximately 670 vehicle trips daily, with 52 and 71 trips generated during the a.m. and p.m. peak hours, respectively. The second alternative consists of 64 single-family detached homes with access via Calle Bandera and is expected to generate approximately 612 vehicle trips daily, with 48 and 65 trips generated during the a.m. and p.m. peak hours, respectively.

The following project site and access improvement is required and shall be the sole responsibility of the project.

San Dimas Avenue at A Street – TT 47449

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

**FILE COPY**

Mr. Jerry Overland  
March 27, 2006  
Page 2

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.

We generally agree with the study that the traffic generated by the project alone and the cumulative traffic generated by the project and other related projects will not have significant impacts to County roadways in the area.

The project will not have any significant impact to the Congestion Management Program monitored locations.

We recommend that a copy of the latest tract map showing internal circulation and access locations to and from the project shall be submitted to our Land Development Review Section.

We recommend that the study also be reviewed by Caltrans and the City of San Dimas for potential California Environmental Quality Act impacts within their jurisdiction. Written comments from Caltrans and the City shall be submitted to Public Works.

For questions regarding the traffic study, please contact Ms. Marian Tadrous of our Traffic Studies Section at (626) 300-4848. For questions regarding the feasibility study and cost estimate, please contact Mr. Sam Richards of our Land Development Review Section at (626) 300-4842.

Very truly yours,

DONALD L. WOLFE  
Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

AM MT:cn

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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 is 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.

JMS

Prepared by Julian Garcia  
tr47449s-rev12.doc

Phone (626) 458-4921

Date 03-05-2007

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. 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 open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

JMS

Prepared by Lana Radle  
tr47449w-rev12.doc

Phone (626) 458-4921

Date 03-05-2007



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 47449 Map Date January 10, 2007

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: Janna Masi Date March 7, 2007



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

5823 Rickenbacker Road  
Commerce, California 90040

**WATER SYSTEM REQUIREMENTS - UNINCORPORATED**

Subdivision No. TR 47749 Tentative Map Date January 10, 2007

Revised Report Yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install 12 public fire hydrant(s). Verify / Upgrade existing \_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location: \_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: \_\_\_\_\_

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

By Inspector Janna Masi Date March 7, 2007



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT**



Tentative Map #	<b>47449</b>	DRP Map Date:	<b>01/10/2007</b>	SCM Date:	/ /	Report Date:	<b>03/01/2007</b>
Park Planning Area #	<b>14</b>		<b>COVINA HIGHLANDS</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.61</b>
IN-LIEU FEES:	<b>\$129,267</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

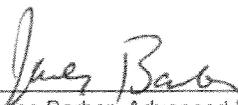
The payment of \$129,267 in-lieu fees.

**Trails:**

See also attached Trail Report. WALNUT CREEK TRAIL - For trail requirements, please contact Robert Ettleman, Interim Trails Coordinator at (213) 351-5134.

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, Advanced Planning Section Head

Supv D 5th  
March 05, 2007 07:18:18  
QMB02F FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	47449	DRP Map Date: 01/10/2007	SMC Date: / /	Report Date: 03/01/2007
Park Planning Area #	14	COVINA HIGHLANDS		Map Type: REV. (REV RECD)

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

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

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

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
  - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
  - U = Total approved number of Dwelling Units.
  - X = Local park space obligation expressed in terms of acres.
  - RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

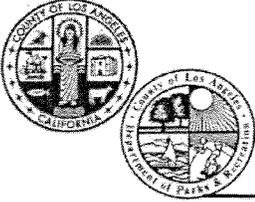
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	70	0.61
M.F. < 5 Units	2.10	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	1.63	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.61</b>

Park Planning Area = 14 COVINA HIGHLANDS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.61	\$211,913	<b>\$129,267</b>

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.61	0.00	0.00	0.61	\$211,913	<b>\$129,267</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

March 5, 2007

Ms. Susie Tae  
Regional Planning Supervisor  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms. Tae:

**TRAIL CONDITIONS OF MAP APPROVAL  
VESTING TENTATIVE TRACT MAP-47449  
MAP DATED JANUARY 10, 2007**

The Department of Parks and Recreation has completed the review of Tentative Tract Map 47449. The developer to provide a variable width easement for the Walnut Creek Trail to the satisfaction of the Department of Parks and Recreation's Standards as depicted within the conditions stated below.

The proposed realignment of the dedicated equestrian trail easement that connects to the equestrian staging area is acceptable to the Department. The Department also understands that the developer is responsible to construct a modified trail alignment, due to the development of the private main arterial and bridge, which disrupts the existing Walnut Creek Trail. The modified trail alignment will supersede 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.

The Department currently has no holds on this map and is approving the tentative map with the following conditions, before first phase of final map recordation:

1. The Developer shall clearly delineate the following segments of proposed dedicated multiuse trail easements within TR47449 that the County will accept.
  - a. Realignment and dedication of a trail easement that connects to staging area as depicted on Map dated January 10, 2007.
  - b. Realignment of the equestrian trail, and dedication within county land, due to the bisection of said trail, within the development of the proposed private main arterial street and bridge.

2. Said realignment of the Walnut Creek Trail will not have cross-slopes greater than two percent (2%).
3. Said realignment of Walnut Creek Trail will not have slopes greater than fifteen percent (15%) for distances of up to 300 feet.
4. Minimum 12' vertical clearance for equestrian trails that route under bridges.
5. Post trail closure signage along Walnut Creek trail, on the east and west side of the development site during construction phase of development.
6. The 10' wide equestrian crossing located at entrance to the proposed development, to have bush hammer finish.
7. The equestrian staging area must be out of the road right of way.
8. Dedicated trails to be outside the road right of way.
9. During submittal of the rough grading plans, the Developer shall provide detailed grading information for the segment of trails the County will accept. The detailed grading information for the trails shall include all pertinent information required for the construction of the trails, but not limited to the following:
  - a. All detailed grading information for the construction of the trails must meet the Department's Trails Standards and all applicable codes.
  - b. Cross slope gradients and running slope gradients;
  - c. Typical section details;
  - d. Bush hammer finishes for crossings at all concrete surfaces;
  - e. Appropriate retaining walls;
  - f. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.
10. The Developer shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (Autocad 2005) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
11. After approval of the trail alignments on the rough grading plans, the developer shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.

Ms. Susie Tae  
March 5, 2007  
Page 3

12. The Developer shall submit a baseline construction schedule for the planned progress of completing the trail after posting of FPLM bonds with the Department.
13. Prior to the start of trail construction, a project manager or trail's contractor representing the Developer shall have the centerline of the trail alignments staked or flagged by a licensed surveyor. The Developer's Representative shall then schedule a site meeting with the Department after completion of staked or flagged trail alignments for the Department's inspection and approval.
14. Once trail construction starts, the Developer's Representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide the Department with updates of actual construction milestones against projected milestones from the original baseline schedule, and any revisions to the original baseline schedule.
15. After completion of the trail construction and prior to the Department acceptance of the trail dedication, the Developer shall notify the Department five (5) business days in advance of all requests for final inspection.
16. If the completed trail construction is not approved by the Department during final inspection, the Developer will correct any punch list items identified during the final inspection within thirty (30) calendar days and reschedule another final inspection with the Department.
17. Upon approval and acceptance of the trail construction, the Developer shall issue a written letter to the Department requesting acceptance of dedicated trail and copies of the As-Built drawings relating to the trail construction.

If you have any questions and comments, please contact Robert Ettleman, Interim Trails Coordinator, at (213) 351-5134.

Sincerely,



Larry R. Hensley  
Chief of Planning

LH:RE:TR47449-07b

c: James Barber, Patrick Reynolds, Robert Ettleman (Parks and Recreation)





COUNTY OF LOS ANGELES  
**Public Health**



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

**JOHN F. SCHUNHOFF, Ph.D.**  
Chief Deputy

Environmental Health  
**TERRANCE POWELL, R.E.H.S.**  
Acting Director of Environmental Health

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](http://www.lapublichealth.org/eh/progs/envirp.htm)

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**Don Knabe**  
Fourth District  
**Michael D. Antonovich**  
Fifth District

February 27, 2007

RFS No.07-0003805

Tentative Tract Map No. 47449

Vicinity: San Dimas

Tentative Tract Map Date: January 10, 2007 (12<sup>th</sup> Revision)

The County of Los Angeles Department of Public Health's approval for **Vesting Tentative Tract Map 47449** is contingent upon the following conditions:

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

RECEIVED  
DEC 18 2006

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: sylva@lbbslaw.com

DECEMBER 15, 2006

FILE NO.  
27547-02

Pat Modugno, Chair and  
Members of the Regional Planning  
Commission  
Department of Regional Planning  
COUNTY OF LOS ANGELES  
Hall of Records, Room 1385  
Los Angeles, CA 90012

Re: Vista Verde Ranch, LLC.  
Public Hearing: December 6, 2006

Dear Chair Modugno and Members of the Regional Planning Commission:

As you know, this office represents Daniel Singh, RAD Developers Corp., the asset manager of the Vista Verde Ranch, LLC (the "Applicant"), located in the Fifth Supervisorial District, adjacent to the City of San Dimas (the "Project").

We appreciate the attention, time and effort you have provided as Commissioners in this *administrative, quasi-judicial* matter. Thank you for your action of December 6, 2006, wherein you continued this matter to a date certain.

Please note, the Applicant has complied with all requests of the Commission. As you may recall, at the first public hearing of **February 9, 2005**, the Commission specifically requested that the Applicant meet and confer with the City of San Dimas (the "City") to develop a plan with less environmental impacts. As reported at the public hearing of **December 6, 2006**, pursuant to the Commission directive, the Applicant took the initiative to meet with the City at least fourteen (14) times. The City never communicated to the Applicant details of a plan the City would support. The Applicant presented a revised plan to the Commission that was much improved (grading was reduced by almost 70 percent, Oak Tree removals reduced by almost 80 percent, density was reduced and a bridge was proposed so that there would be no traffic impact

SAN FRANCISCO  
(415) 362-2580

SAN DIEGO  
(619) 233-1006

COSTA MESA  
(714) 545-9200

INLAND EMPIRE  
(909) 387-1130

SACRAMENTO  
(916) 564-5400

NEW YORK  
(212) 232-1300

LAS VEGAS  
(702) 893-3383

PHOENIX  
(602) 385-1040

TUCSON  
(520) 202-2565

CHICAGO  
(312) 345-1718

LEWIS BRISBOIS BISGAARD & SMITH LLP

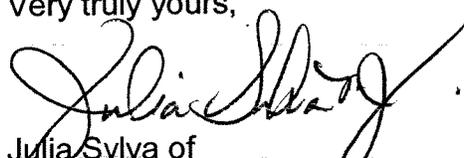
Pat Modugno, Chair and  
Members of the Regional Planning Commission  
December 15, 2006  
Page 2

to the residents in the City and there would be no impacts to the natural canyon). Almost all of the changes were completed as a result of the concerns raised by the City. When we departed from the public hearing of **August 24, 2005**, we were under the strong impression that there would be no further continuances or attempts to force the parties work together.

As you witnessed most recently, there were about three times more of the amount of neighbors who support the Project than those who are opposed. Of the approximately forty-five neighbors who came to speak in support, fifteen reside within the City limits and thirty reside within the Mesa Oaks Tract located in the County, adjacent to the western boundary of the Project (and none of them are investors in the Project). We reiterate some of the messages communicated by the neighbors: the need for the Commission to be fair and just with the Applicant, the dismay that ten years had elapsed without much progress, and their personal frustrations with the City.

We understand and fully appreciate that parties may have differing opinions and positions on matters; we also understand and appreciate the art of compromise. It is obvious that the City does not want the Project to go forward and does not want to reach an amicable compromise. Accordingly, we are wasting much time, effort, energy and resources in seeking to satisfy the whims of the City. Also, it is obvious that the City is never going to support the Project. The Project is a good project, for the County, the City, and the residents that will live therein. We respectfully request that the Project be allowed to move forward for approval. Your continued support is greatly appreciated.

Very truly yours,



Julia Sylva of  
LEWIS BRISBOIS BISGAARD & SMITH LLP

JS:mj

cc: Nicole Englund, Planning Deputy, First District  
Mike Bohlke, Planning Deputy, Second District  
Vivian Rescalvo, Planning Deputy, Third District  
Curt Pedersen, Planning Deputy, Fourth District  
Paul Novak, Planning Deputy, Fifth District  
Lawrence Hafetz, Principal Deputy County Counsel  
Daniel Singh, RAD Developers Corp.

**DENTEC/VISTA VERDE**

**EIR**

**ADDITIONAL**

**CORRESPONDENCE**

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

RECEIVED  
DEC 20 2006

December 19, 2006

**RE: Vista Verde Ranch Project**  
Project 99-028 • Tentative Tract 47449

Dear Daryl:

I am writing to obtain copies of the three completed focused studies for the California Gnatcatcher that the developer of the Vista Verde Ranch project states have been completed.

The October 2004 DEIR refers to a study done by "Pacific Southwest Biological Services, Inc." This survey is not to be found in the document. Appendix H, titled "Focused Gnatcatcher Surveys" does not contain this survey.

In the RDEIR (October 2006) it mentions a revised gnatcatcher study updated in August 2005 done by Blain Consulting, and states that it can be found in Appendix C. Appendix C contains no complete focused study, only a letter from Blain Consulting.

QUESTIONS:

1. Do you have in your possession any of the completed focused Gnatcatcher studies mentioned in the DEIR and the RDEIR? If so, could I please have copies of these documents.
2. If you do not have the copies of these studies, can we can get a hold of them?
3. Am I correct in assuming that the information mentioned in the DEIR and the RDEIR do not constitute completed focused studies?

Thank you for your time and efforts pertaining to these questions. I would appreciate receiving an answer to these questions in writing.

Sincerely,



Denis Bertone  
San Dimas City Councilmember

cc: Susan Tae, Department of Regional Planning



Arnold Schwarzenegger  
Governor

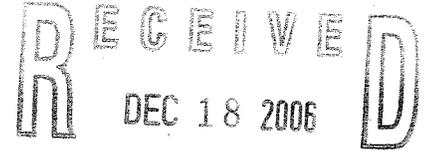
STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Sean Walsh  
Director

December 14, 2006

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



Subject: Vista Verde Ranch Project, Project No. 99-028, Tract Map No. 47499  
SCH#: 1999061068

Dear Daryl Koutnik:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on December 6, 2006. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (1999061068) when contacting this office.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**DEPARTMENT OF FISH AND GAME**

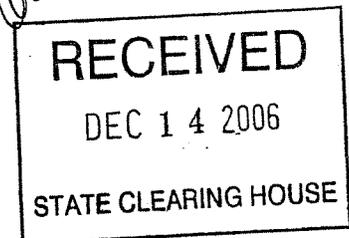
<http://www.dfg.ca.gov>  
 South Coast Region  
 4949 Viewridge Avenue  
 San Diego, CA 92123  
 (858) 467-4201



November 28, 2006

*Clear  
12-6-06  
later*

Mr. Daryl Koutnick  
 Los Angeles Department of Regional Planning  
 320 West Temple Street, Room 1348  
 Los Angeles, CA 90012



Draft Revised Environmental Impact Report for  
 Vista Verde Ranch, Project # 99-028  
 SCH # 1999061068, Los Angeles County

Dear Mr. Koutnick:

The Department of Fish and Game (Department) has reviewed the revisions to the Draft Environmental Impact Report (DEIR) for the above referenced project relative to impacts to biological resources. The revised project includes the reduction of a single-family residential development by twenty units from the originally proposed 90 units on approximately 33.3 acres of land and calls for 6 additional lots, totaling approximately 27 acres to be reserved for open space. The project has also been redesigned to avoid encroachment into Walnut Creek which runs east west to the north of the project. The project is located near Highway 57 and Dimas Road near the City of San Dimas and is located within the proposed East San Gabriel Valley Significant Ecological Area (SEA). The project is surrounded by residential development to the west and south, San Dimas Boulevard and SR 57 the immediate east, Bonelli Park to the east of SR 57 and Walnut Creek Wilderness park and private open space to the immediate north. The project site supports oak woodland, small patches of degraded coastal sage scrub and non native grassland.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Section 15386) and pursuant to our authority as a Responsible Agency under the California Environmental Quality Act (CEQA), Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq) and Fish and Game Code Section 1600 et seq.:

**IMPACTS TO BIOLOGICAL RESOURCES**

1. Project Design – The project includes the construction of 70 single-family residences on approximately 33.3 acres of land.

The number of proposed dwelling units appears to be inconsistent with the management practices recommend on page vi of the November 2000 Biological Resources Assessment of the proposed East San Gabriel Valley SEA which states "Limit development densities to one residential unit per ten acres parcel, and constrain development design, where feasible, to cluster dwelling configuration along existing roadways in order to maintain clearing associated with fuel management, and to reduce the need for grading, fencing, and other habitat disturbances. Please clarify how a larger

yards or by maintenance crews in common landscape areas in an unauthorized manner which allows target species to be scavenged upon by predators resulting in secondary poisoning to the predator. Unauthorized and improper use of pesticides anywhere within the proposed residential complex may pose a hazard to wildlife on or off the open space lots and should be discouraged via notification to home buyers through their purchasing agreements.

6. Urban/Wildlife Conflicts: Direct and indirect human interactions with wildlife species can result in human fatalities, injury, and loss of property, as well as, wildlife injuries, fatalities, and an increase in depredation permit requests. The applicant should develop a plan to avoid and minimize urban wildlife conflicts. This plan should be included within the final EIR approved for this Project. As part of this plan, residents should be required to store all trash in animal proof containers and to keep pet food indoors. Residents should also be encouraged to landscape with deer-resistant plants, enclose gardens with deer-proof fencing, pick up fallen tree fruit, install motion-sensitive lighting around the house and garden, avoid leaving small children or pets outside unattended, avoid providing artificial sources of water around the home, keep debris piles from accumulating around the yard to reduce hiding places, and provide secure enclosures for domestic animals.

The Department also recommends that the applicant actively engage in public education to inform residents of the community about living with wildlife. One recommended approach is that the applicant develop and produce a brochure to be routinely distributed to all owners of record and that would also be made readily available to all residents of the subdivision and commercial development.

The Department recommends that the above concerns be addressed prior to lead agency approval of the proposed project.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Scott Harris, Associate Wildlife Biologist, at (626) 797-3170.

Sincerely,



Michael J. Mulligan  
Deputy Regional Manager



Arnold Schwarzenegger  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Sean Walsh  
Director

December 7, 2006

RECEIVED  
DEC 11 2006

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

Subject: Vista Verde Ranch Project, Project No. 99-028, Tract Map No. 47499  
SCH#: 1999061068

Dear Daryl Koutnik:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on December 6, 2006, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 1999061068  
**Project Title** Vista Verde Ranch Project, Project No. 99-028, Tract Map No. 47499  
**Lead Agency** Los Angeles County Department of Regional Planning

---

**Type** EIR Draft EIR  
**Description** The project applicant proposes to develop a subdivision of land for 92 single family residences on a site of 60.4 acres with lots ranging in size from 10,000 to 31,217 sf. The project requests the authorization to remove 129 oak trees with multiple encroachments.

---

**Lead Agency Contact**

**Name** Daryl Koutnik  
**Agency** L. A. County Department of Regional Planning  
**Phone** (213) 974-6461 **Fax**  
**email**  
**Address** 320 W. Temple Street  
**City** Los Angeles **State** CA **Zip** 90012

---

**Project Location**

**County** Los Angeles  
**City** San Dimas  
**Region**  
**Cross Streets** San Dimas Road / 57 Highway  
**Parcel No.** 8385-016-006  
**Township** 1S **Range** 9W **Section** **Base** SB

---

**Proximity to:**

**Highways** 57 Freeway  
**Airports** Brackett Field  
**Railways** Metrolink  
**Waterways** Walnut Creek  
**Schools** San Dimas HS  
**Land Use** Vacant / RPD - 10,000 - 3 du/acre / Public Facilities / Low Density Residential

---

**Project Issues** Aesthetic/Visual; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Growth Inducing; Noise; Public Services; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Wildlife

---

**Reviewing Agencies** Resources Agency; Regional Water Quality Control Board, Region 4; Department of Parks and Recreation; Native American Heritage Commission; Office of Historic Preservation; Department of Health Services; Department of Fish and Game, Region 5; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Caltrans, Division of Aeronautics; Santa Monica Mountains Conservancy

---

**Date Received** 10/12/2006 **Start of Review** 10/12/2006 **End of Review** 12/06/2006

---



CALIFORNIA RESOURCES AGENCY

# San Gabriel & Lower Los Angeles RIVERS AND MOUNTAINS CONSERVANCY

## Governing Board of the Conservancy

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Central Basin Water Association

Margaret Clark, Vice Chair  
San Gabriel Valley Council of  
Governments

Denis Bertone  
San Gabriel Valley Council of  
Governments

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Angeles National Forest  
US Forest Service

Mike Chrisman  
Secretary for Resources  
Resources Agency

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Orange County Executive Office

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Al Wright  
Executive Director  
Wildlife Conservation Board

Linda Adams  
Secretary  
California Environmental Protection  
Agency

Vacant  
Environmental Public Member

Vacant  
Orange County Division of the League of  
California Cities

Belinda V. Faustinos  
Executive Officer

December 6, 2006

RECEIVED  
DEC 11 2006

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

Re: Draft Revised Environmental Impact Report Vista Verde Ranch  
Project Tract Map 47449, OTP 99-028

Dear Mr. Koutnik,

The Rivers and Mountains Conservancy (RMC) is submitting this letter to provide comments on the Vista Verde Ranch Project Revised EIR. The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, or Rivers and Mountains Conservancy (RMC) was established as an independent State agency within the Resources Agency of the State of California to preserve urban open space and habitats in order to provide for low-impact recreation and educational uses, wildlife and habitat restoration and protection, and watershed improvements.

The goals of the RMC are described in "*Common Ground*", the Conservancy's Watershed and Open Space Plan (found at <http://www.rmc.ca.gov/plan/intro.html>). The Plan presents a simple vision for the future: **restore balance between natural and human systems in the watersheds**. The centerpiece of the Plan is a series of Guiding Principles that cities, federal, state and local agencies, communities, groups and individuals can use to plan preservation, restoration and establishment of future open space, water resources, and habitat projects. More than 60 cities in Los Angeles County have adopted this document.

The RMC has reviewed the Vista Verde Ranch Project Draft Revised EIR and has the following comments:

**1. Project Design** – The project includes the construction of 70 single-family residences on approximately 33.3 acres of land.

a. The number of proposed dwelling units appears to be inconsistent with the management practices recommend on page vi of the November 2000 Biological Resources Assessment of the proposed East San Gabriel Valley SEA which states "Limit development densities to one residential unit per ten acres parcel, and constrain

Dear Mr. Koutnik  
December 6, 2006  
Page 2

development design, where feasible, to cluster dwelling configuration along existing roadways in order to maintain clearing associated with fuel management, and to reduce the need for grading, fencing, and other habitat disturbances." Please clarify how a larger number of proposed residences meets the intent of the proposed SEA guidelines in order to reduce impacts to biological resources.

2. Impacts to Coastal Sage Scrub (CSS)– Table 1-1, *Summary of Impacts and Mitigation Measures for Revised Design Project*, states that "Small patches of degraded coastal sage found on-site (less than 0.5 acres) are largely isolated from other areas of sage scrub found in Bonelli Park. Based on the isolation and small size of the coastal sage scrub habitat found within the project site, these areas are not considered an appropriate breeding habitat for coastal California gnatcatcher."

a. Table 4-1, page 51 in the DEIR indicates that 1.42 out of a total of 2.07 acres of coastal sage scrub will be impacted by the project. There appears to be no mitigation for the loss of this threatened vegetative community from the project other than the assumption that the remainder of CSS on the project will be included in one of the open space lots. According to the proposed Biological Resources Assessment of the proposed East San Gabriel Valley SEA, this SEA "represents a regional wildlife corridor between the San Gabriel Mountains and the Puente Hills/Chino Hills complex. Unlike the commonly held concept of a corridor, this SEA contains a series of discontinuous habitat blocks and patches rather than an unbroken corridor for movement. As such, this SEA facilitates movement and exchange between larger habitat areas by allowing for terrestrial "island hopping" between and among the individual SEA components."

The conclusion that the CSS on the project site does not support suitable breeding habitat for coastal California gnatcatcher may be valid, but fails to discuss how remnant patches of CSS habitat within the project site contribute to the stated Island hopping function of the proposed SEA for coastal California gnatcatcher and other CSS selective avian species. This relationship should be further evaluated in the impact and mitigation section of the EIR. It would appear that there is an opportunity to preserve, enhance and/or create CSS habitat within the open space lots of the proposed project to benefit function of the proposed SEA while achieving the stated project goal.

3. Impacts to grassland habitat – The DEIR does not discuss how the loss of essentially one half of the grassland habitat on the project site will impact raptor reproduction success and habitat use within the remainder of the project site. Native and annual grassland habitat is a dwindling resource within areas of increasing urbanization and provides important foraging habitat for raptor species. It should be clarified in the EIR, how much grassland will be preserved within the open space lots and how this habitat could be enhanced to increase the carrying capacity for prey species to make up for the loss of foraging habitat for raptors.

4. Open Space Lots – The DEIR proposes approximately 27 acres to be reserved for open space within the project site.

Dear Mr. Koutnik  
December 6, 2006  
Page 3

a. The RMC recommends dedicating the open space areas in fee title or a conservation easement to a local land conservancy for protection and management in perpetuity. The dedication should include an endowment for the management of the open space.

5. Pest Management – Secondary poisoning of wildlife is an increasing problem near the urban fringe. Poisons such as rodenticides are sometimes broadcast by humans in their yards or by maintenance crews in common landscape areas in an unauthorized manner which allows target species to be scavenged upon by predators resulting in secondary poisoning to the predator. Unauthorized and improper use of pesticides anywhere within the proposed residential complex may pose a hazard to wildlife on or off the open space lots and should be discouraged via notification to home buyers through their purchasing agreements.

6. Urban/Wildlife Conflicts: Direct and indirect human interactions with wildlife species can result in human fatalities, injury, and loss of property, as well as, wildlife injuries, fatalities, and an increase in depredation permit requests. The applicant should develop a plan to avoid and minimize urban wildlife conflicts. This plan should be included within the final EIR approved for this Project. As part of this plan, residents should be required to store all trash in animal proof containers and to keep pet food indoors. Residents should also be encouraged to landscape with deer-resistant plants, enclose gardens with deer-proof fencing, pick up fallen tree fruit, install motion-sensitive lighting around the house and garden, avoid leaving small children or pets outside unattended, avoid providing artificial sources of water around the home, keep debris piles from accumulating around the yard to reduce hiding places, and provide secure enclosures for domestic animals.

The RMC also recommends that the applicant actively engage in public education to inform residents of the community about living with wildlife. One recommended approach is that the applicant develops and produces a brochure to be routinely distributed to all owners of record and that would also be made readily available to all residents of the subdivision and commercial development.

Thank you for your consideration of these comments. If you have any questions, please contact the Project Manager assigned to this project, Jane Beesley at 626-458-7190 or at [jbeesley@rmc.ca.gov](mailto:jbeesley@rmc.ca.gov).

Sincerely,



Belinda V. Faustinos  
Executive Officer

**DENTEC/VISTA VERDE**

**ADDITIONAL  
CORRESPONDENCE**

**Re: Support for the Housing Development in the San Dimas/Via Verde area: TTM 47449**

Commissioner Esther Valdez  
Regional Planning  
320 W. Temple Street, Room 1350  
Los Angeles, CA 90012  
**Date 3/3/07**



Dear Commissioner Valdez,

This letter is to inform you of the support that my wife and I are giving to the most recent proposal to develop the land known as TTM 47449 in the Via Verde area adjacent to San Dimas and why we support the project as we know it. In addition you should be made aware that a recent vote was taken among the residents of our area known as Mesa Oaks concerning this issue. Though the vote was not the first one taken among the residents of our area, it was the first time the local Homeowners Association sponsored the vote and counted the ballots. The results were consistent with previous tallies and just as clear: 55 households were in favor of the proposed development and 36 were opposed.

3710 Woodhurst Drive  
Covina, CA 91724  
T 626.339.0545

There are several reasons why my wife and I support of the development in question. First, our neighborhood depends entirely upon septic tanks and cesspools for its sewage waste disposal. Such forms of waste disposal are environmentally unfriendly to the water table; and considering where we are, a well populated area of southern California, such forms of waste disposal are antiquated and ultimately unnecessary. The latest proposal of land development to our east includes the running of a sewer line through Mesa Oaks and creating branch lines (laterals) down every public street. We have desired such an engineering project for as long as the 33 years that we have been living here. With the approval of the proposed construction to our east, heavy equipment of the type required to update our waste disposal would be at hand and welcomed at a considerable savings of time and money. (It is also my understanding that California law prohibits any area in our state from being "land-locked-out" of all avenues of connecting to a surrounding sewer line. It seems as if San Dimas believes otherwise.)

Aside from the waste disposal issue, there is the question of private property and a nearly all powerful government entity. Yes, the citizenry should be protected by proper zoning and properly enacted laws, but we have seen multiple attempts to develop the land to our east by various owners over the years. In each case they have been given the option of not utilizing their land or making such significant concessions in their plans to calm the protestations of a few in and out of government that they have given up in frustration. The current owner of the property has greatly reduced the density of his development and acceded to various other demands. He has attempted to cooperate with the neighboring official and unofficial ruling bodies and individuals. Still it seems that an influential few want him compelled to turn his investment over to the public as a quasi-park or other largely free and open space because some homeowners would rather not have neighbors on one side of their properties. Though that view is understandable, it is contrary to the health of a free society and the concept of private property.

Sincerely,

A handwritten signature in black ink that reads "Sam McDonald" followed by "Sonja McDonald" in a cursive script.

Sam McDonald and Sonja McDonald

Cc: Planning Commissioners: P. Modugno, L. Bellamy, H. Helsley, W. Rew

March 1, 2007

RECEIVED  
MAR 05 2007

To Commissioner Esther Valdez  
Regional Planning

Subject: Vista Verde Project; San Dimas Area

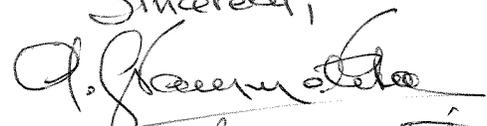
Dear Madam

My wife & I have been residents for 44 years in the community of Mesa Oaks which is adjacent to the subject Project.

We are in support of the Developer's plans to build 70 houses in the proposed area and provide sewer lines and laterals for future connections to all houses in our Mesa Oaks community.

We hope and strongly urge you to give your approval to the Developer.

Thank you for your consideration.

Sincerely,  
  
Dolores Grammatikas



Mr. & Mrs. A. G. Grammatikas  
21025 E Cloverland Dr  
Covina, CA 91724

CC, Commissioner Pat Madugno  
" Leslie Bellamy  
" Harold Hestley  
" Wayne Lew

tel. 626 3391706

*Mona Lee Arce*

21007 Mesarica Road  
Covina, Ca 91724

---

RECEIVED  
MAR 05 2007

March 1, 2007

Commissioner Esther Valdez  
Regional Planning  
320 W. Temple Street, Room 1350  
Los Angeles, Ca 90012

Dear Commissioner Valdez,

Subject – proposed TTM 47447(support)

On December 6, 2006 I attended the meeting where the subject development was discussed. Rather than go on and on as to why I am in favor of this development, I will just state that I am in favor even if the developer does not install sewers.

You were informed that a vote was taken in our area and the outcome was that the majority of the residents voted in favor of the development. There is an association on the mesa which believes that it can speak for ALL the residents whether we are members of the association or not. I am a member but because of the actions of this board I will not be renewing my membership.

I hope that on the 14<sup>th</sup> of March that your commission will grant the developer the right to proceed with his project.

Sincerely,



Mona Lee Arce

cc: sent to commissioners Pat Modugno, Leslie Bellamy, Harold Helsley,  
Wayne Rew

RECEIVED  
MAR 05 2007

March 1, 2007

Supervisor Michael Antonovich  
5<sup>th</sup> District Supervisor  
LA County Board of Supervisors  
500 W. Temple St., Suite 869  
Los Angeles, Ca. 90012

Re: Vista Verde Project – San Dimas

Dear Supervisor Antonovich:

It is our understanding that the abovementioned project is to be considered for approval this month.

As longtime residents of San Dimas we want to express our full support for this project and its approval. We have followed the television coverage and feel that the benefits to the city and to the immediate neighborhood would be of great enhancement and benefit especially since the density proposed by the developer is only approximately 20% of the density that could be allowed on the property per its zoning.

We strongly suggest the board approve this project.

Sincerely,


Dan & Helen Comerford  
908 Humbolt Ct.  
San Dimas, Ca. 91773

cc: Pat Modugnos  
Paul Novak  
Daryl Koutnik  
Jay Gomez  
Susie Tae  
Esther Valdez  
Leslie Bellamy  
Harold Helsley  
Wayne Rew

Pat & Bill Lietz  
3676 N. Woodhurst Drive  
Covina, CA 91724  
(626) 339-8321

February 26, 2007

Esther Valdez  
Planning Commission, Chairperson  
Regional Planning  
320 W. Temple St., Room 1350  
Los Angeles, CA 90012

RECEIVED  
FEB 27 2007

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

Dear Commissioner Valdez,

I recently became acquainted that you have been appointed as Chairperson of the Planning Commission, Congratulations. I have written several letters in the past concerning the proposed Vista Verde development in the San Dimas area. I am not sure whether you were given or remember any of the previous letters, so I thought the best thing to do was to provide you with a complete picture of my position. Just so you aware, many others expressed the same sentiments as me after the last Commission Hearing.

I have lived in the tract next to the proposed Vista Verde Ranch project for 21 years. I have attended all of the commission hearings. I began to follow the development proposal approximately 5 years ago. Initially, I did not favor the development. I have seen the plan change by the developer many times. I believe the first plan proposed 114 houses, which I did not care for. It seems to me the developer has tried to be reasonable by listening and changing the plan they have proposed. However the city seems to have endless requests. To me, it seems the city is not reasonable. I have to also say, I was surprised and confused with the way the hearing started on December 6, 2006. Commissioner Modugno stated that he did not feel the developer had followed your prior instructions to continue trying to work with the city. What I remember happening in a previous hearing was that the Commission was satisfied that the Developer had made an earnest effort to work with the city and the Commission favored the 70 house proposal. I'm sure it can be difficult to recall all of the Commission Hearings that the appointees attend; especially, one which was held sixteen months ago. Therefore, it is very understandable that Commissioner Modugno was mistaken.

I thought it might be helpful to you if I summarized what happened at the past hearings. Looking at the staff report I see the first meeting was on February 9, 2005. I recall attending that meeting. At the end of that Commission Hearing, the Commission asked the Developer to work with the City to complete a redesign of the project. Commissioner

---

Modugno stated that if both the Developer and the City was reasonable then there could be a solution for a good plan.

The second Commission Hearing was on August 24, 2005. My recollection is that at this Hearing the Developer said they held many meetings with the City to discuss a redesign. The Developer presented a 70-lot plan to the Commission. Both the staff and the Commissioners liked this plan and the Commission asked the Developer to submit the plan to the County staff to complete their review. The City representatives were at the meeting and Commissioner Mdugno let them know that the developer seemed to have addressed their past concerns. I remember the idea was to bring the project back to the Commission so they could approve the plan after the EIR was completed and the staff had finished checking the plan.

A couple of days ago I spoke to a man on the phone who works for the County. He said there are tape recordings of the Commission Hearings. I believe if Commissioner Modugno were to listen to the August 24, 2005 tape recordings it may help to refresh what happened. The only reason I say this is because I believe we need to treat this Developer fairly because he has tried to be reasonable and has agreed to many concessions which provide a great deal of public benefits. Most developers are not so generous and I am very concerned that continuing to stall or frustrate the developer's efforts to develop the Vista Verde Ranch may cause the Developer to abandon the project. Another developer may be a lot more aggressive in their development plans and may be less patient and more prone to litigate upon learning of the history development applications have experienced in coming before the Commission.

At the December 2006, Commission Hearing the developer was asked to address the technical holds concerning the sewer. I am hoping that these issues have been resolved. I support the project and hope the Commission will approve the project at the next hearing in March.

Sincerely,

Pat Lietz

Cc: Pat Modugno, Planning Commission  
Leslie Bellamy, Planning Commission  
Harold Helsley, Vice Chairman, Planning Commission  
Wayne Rew, Planning Commission

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

RECEIVED  
FEB 05 2007

February 2, 2007

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- 028-(5)**

Dear Mr. Koutnik:

On January 3, 2007 in response to the letter from RAD Developers, Corp. (see attached), the Mesa Oaks Community Improvement Association, Inc. sent a ballot to the 116 property owners in the Mesa Oaks Community requesting them to be returned by January 13, 2007.

The ballot asked the property owners, if they would be willing to support the proposed development to the east of the Mesa if the developer installs sewers and laterals at the developer's expense throughout the Mesa Oaks community.

On January 19, 2006 ballots were opened and counted as follows:

- 93 ballots returned.
- 55 voted yes.
- 36 voted no.
- 2 abstained.

Sincerely,



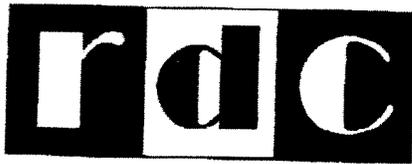
H. Doug Baxter, President



Steven Barbato, Vice President

cc: Supervisor Michael D. Antonovich  
Daniel Singh, RAD Developers, Corp.

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:

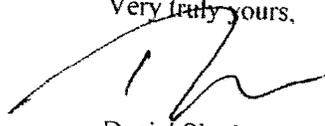
As you may already know, there has been extensive discussion among your community's municipal entities including the Regional Planning of the County of Los Angeles, and Mesarica's Home Owner's Association regarding the approval of a sewage line within Mesarica Road to be installed to service a residential 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 \$20,500<sup>1</sup> 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 \$57,400<sup>2</sup> (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.

<sup>1</sup> LA County estimate as of 1999

<sup>2</sup> Figures from the property owners of proposed development

Frank Wuillay & Cathy Houston  
21231 East Mesarica Road  
Covina, California 91724  
(626) 915-6426

RECEIVED  
FEB 05 2007

January 31, 2007

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

Frank Wuillay and I purchased our home on April 17, 2006. We did not purchase it because of the home but because of the location of the property and the surrounding areas. We love the peaceful and tranquil feeling in the Mesa Oaks and the nature that surrounds us. With Walnut Creek on one side and a piece of property that we thought was deadlocked we never imagined that this beautiful area would be disrupted for a housing tract.

One of my concerns is about the already overcrowded schools. Additional housing will only bring more children, which will compound the existing problem.

Another concern is the proposed change in elevation to the land directly behind our property. As the earth begins to shift and erosion occurs what will happen to our new 1200 square foot garage, yard, pool and our home. If damage should occur, who will be responsible for this?

I am also concerned about the removal of oak trees. When we purchased our property from the previous owner he told us that he was fined \$5,000.00 for removing a branch from an oak tree on his property, yet this development will destroy 129 mature oak trees. Even now, we trying to save two mature Eucalyptus trees from dying because beetles are destroying them. Why is more housing needed or so much more important than destroying so much of nature's beauty?

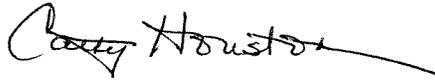
Lastly, it is my understanding, that the homeowners of Vista Verde Ranch will privately maintain the bridge that will access their housing development. What if it is not and who

will be responsible for this? If it becomes inaccessible to fire equipment then the Mesa Oaks and the surrounding homes could become jeopardized and/or threatened.

All we are asking is that the County of Los Angeles will take all these concerns along with everyone else's concerns into affect when making decisions regarding this project. Even though we will be provided the opportunity to attach to the proposed sewer system, we do not believe this is in the best interest of the community and/or the environment.

Thank you very much for your time and effort, it is greatly appreciated.

Sincerely,



Frank Wuillay  
Cathy Houston

Cc: Supervisor Michael Antonovich  
Susan Tae/Department of Regional Planning

RECEIVED  
DEC 18 2006

1156 Coventry Ct.  
San Dimas, CA 91773

**Susan Tae**

Department of Regional Planning, Room 1382  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Tae:

I am a high school senior looking to make a difference in my community. It has been brought to my attention that the Los Angeles Regional Planning Commission is in the process of assessing the impact of the Vista Verde Ranch development project within the city of San Dimas. As a resident and as a concerned citizen, I do not agree with the endeavor.

My first concern is the environment. With this task, one hundred and twenty nine oak trees that have been around for a long time will be cut down. Animals will lose their habitats and residents will lose the tranquility and beauty of the scenery. Horse trails will be removed and with only one bridge connecting the site to the rest of the city, in case of an emergency, traffic is going to be a major problem. Also, we need to consider the impact this will have on the historic character of the Tzu Chi property and respect the residential neighbors on all sides of the property.

San Dimas was already hit with the extension of the 210 freeways a couple of years ago; something we had to accept. It brought more pollution, noise, and heavy traffic. This project is only going to add to the devastation.

I am aware that a project of this magnitude will bring forth high revenue for the county, but please keep in mind that we are all taxpayers and the majority of the residents are opposed to the plan. Why take away one of the only remaining patches of land that benefits the whole community? As the Preliminary Council commented, "The proposed project is not appropriate for the subject property and creates significant adverse impacts which cannot be reasonably mitigated." Thank you for your time and I hope you take this into consideration.

Sincerely,



Celeste Manzano

December 6, 2006

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



Dear Ms. Tae,

We are writing to express our views on the development to the east of our community, the Vista Verde project in San Dimas. We are unable to attend the public hearing due to work commitments, but want all public officials to know how much we OPPOSE this project and the supposedly promised sewers for our neighborhood.

The amount of construction, extra costs and inconvenience of the sewers being laid down our street is bad enough, but the overall quality of life that we have enjoyed and want to continue to enjoy would be at great risk. The unacceptable level of the homes in the new development that would back up to our neighbors sounds dangerous, obnoxious and an invasion of privacy for those homes. We do not want to drive down our street, Mesarica, and see these towering homes above the rooflines of these homes. The sewer project has divided our community to the point of distraction. We know it will not be handled fairly and feel the developer is making promises he simply cannot keep in regards to the costs and the amount of disturbance of the street and the front yards of our homes. Please, please do not approve this project.

Also, the amount of oak trees that would be scheduled to be destroyed is unacceptable. We have to get permission to slightly trim an oak tree and the developer is going to take out hundreds and hundreds. This has to be stopped. Therefore, we ask that you stop this development in its tracks as soon as possible.

Thank You,

A handwritten signature in cursive script that reads "Jim &amp; Sandy Walsh".

Jim & Sandy Walsh  
21220 Mesarica Road  
Covina, Calif. 91724

SENATE OF CALIFORNIA  
Subject: Sp. Vesting, T and Fee Prop  
Sp. OTR 02-228 4/1/04  
Date: 12-6-06  
Mary L. Menton  
acting ~~Secretary~~

Senate Bill No. 1334

CHAPTER 732

An act to add Section 21083.4 to the Public Resources Code, relating to oak woodlands conservation.

[Approved by Governor September 24, 2004. Filed with Secretary of State September 24, 2004.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1334, Kuehl. Oak woodlands conservation: environmental quality.

(1) The Oak Woodlands Conservation Act provides funding for the conservation and protection of California's oak woodlands.

The California Environmental Quality Act (CEQA) requires a lead agency to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a discretionary project that it proposes to carry out or approve that may have a significant effect on the environment, as defined, or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA provides some exemptions from its requirements for specified projects.

This bill would require a county, in determining whether CEQA requires an environmental impact report, negative declaration, or mitigated negative declaration, to determine whether a project in its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment, and would require the county, if it determines there may be a significant effect to oak woodlands, to require one or more of specified mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands. The bill would exempt specified activities from its requirements. By imposing new duties on local governments with respect to oak woodlands mitigation, the bill would impose a state-mandated local program.

(2) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.



This bill would provide that no reimbursement is required by this act for a specified reason.

*The people of the State of California do enact as follows:*

SECTION 1. Section 21083.4 is added to the Public Resources Code, to read:

21083.4. (a) For purposes of this section, “oak” means a native tree species in the genus *Quercus*, not designated as Group A or Group B commercial species pursuant to regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4526, and that is 5 inches or more in diameter at breast height.

(b) As part of the determination made pursuant to Section 21080.1, a county shall determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment. If a county determines that there may be a significant effect to oak woodlands, the county shall require one or more of the following oak woodlands mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands:

(1) Conserve oak woodlands, through the use of conservation easements.

(2) (A) Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees.

(B) The requirement to maintain trees pursuant to this paragraph terminates seven years after the trees are planted.

(C) Mitigation pursuant to this paragraph shall not fulfill more than one-half of the mitigation requirement for the project.

(D) The requirements imposed pursuant to this paragraph also may be used to restore former oak woodlands.

(3) Contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of that section and the guidelines and criteria of the Wildlife Conservation Board. A project applicant that contributes funds under this paragraph shall not receive a grant from the Oak Woodlands Conservation Fund as part of the mitigation for the project.

(4) Other mitigation measures developed by the county.

(c) Notwithstanding subdivision (d) of Section 1363 of the Fish and Game Code, a county may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 (commencing with Section 1360) of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection



ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of this section.

(d) The following are exempt from this section:

(1) Projects undertaken pursuant to an approved Natural Community Conservation Plan or approved subarea plan within an approved Natural Community Conservation Plan that includes oaks as a covered species or that conserves oak habitat through natural community conservation preserve designation and implementation and mitigation measures that are consistent with this section.

(2) Affordable housing projects for lower income households, as defined pursuant to Section 50079.5 of the Health and Safety Code, that are located within an urbanized area, or within a sphere of influence as defined pursuant to Section 56076 of the Government Code.

(3) Conversion of oak woodlands on agricultural land that includes land that is used to produce or process plant and animal products for commercial purposes.

(4) Projects undertaken pursuant to Section 21080.5 of the Public Resources Code.

(e) (1) A lead agency that adopts, and a project that incorporates, one or more of the measures specified in this section to mitigate the significant effects to oaks and oak woodlands shall be deemed to be in compliance with this division only as it applies to effects on oaks and oak woodlands.

(2) The Legislature does not intend this section to modify requirements of this division, other than with regard to effects on oaks and oak woodlands.

(f) This section does not preclude the application of Section 21081 to a project.

(g) This section, and the regulations adopted pursuant to this section, shall not be construed as a limitation on the power of a public agency to comply with this division or any other provision of law.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.



**CEQA Oak Woodland Mitigation Banks**

**Q.** *What are oak woodland mitigation banks? Do you have info on counties that already use oak mitigation banks?*

**A.** Counties don't yet have oak woodland mitigation banks because the opportunity is just emerging.

Oak mitigation banks help off-set development impacts either through the planting of oaks off-site or purchase of off-site conservation easements on existing woodlands.

Counties and conservation organizations should collaborate with organizations like the Sierra Nevada Conservancy, California Rangeland Conservation Coalition and California Rangeland Trust to establish local lists of rangeland owners willing to make lands available for developers wanting to plant oaks off-site as California Environmental Quality Act mitigation. Local or state conservation organizations would hold the conservation easements placed on these mitigation oak woodlands.

It needs to be stressed that rangeland owners are not participating in a zero-sum endeavor. Under this approach oak resource conservation does not replace grazing income; growing oaks augments landowner earnings. When planted mitigation oaks are no longer subject to serious cattle damage, grazing may resume (*Restoring Native California Oaks on Grazed Rangelands*, McCreary 2005).

**Q.** What is the purpose of Senate Bill 1334?

**A.** Due to the historical failure of counties to properly apply the California Environmental Quality Act (CEQA) to oak woodlands, Public Resources Code (PRC) section 21083.4 was enacted to reaffirm that CEQA requires "feasible" and "proportional" mitigation for significant oak woodland habitat impacts.

SB 1334 institutes a cap on planting oaks for habitat mitigation and prescribes four mitigation options for counties to obtain feasible and proportional oak woodlands mitigation. The common denominator in all of these CEQA alternatives is that a mitigation measure(s) is intended to solve an identified significant oak woodland impact by keeping or bringing oak habitat impacts below a significant level.

For a project site to be designated oak woodlands under SB 1334 all of the following must occur: (1) no commercial conifers are growing; (2) the majority of living trees are oaks; (3) the site must average 10 percent oak canopy cover per acre.

**Q.** In calculating oak canopy cover are local tree ordinance size standards used?

**A.** No. Public Resources Code §4793(e) stipulates that live oak "trees of any size" are to be counted in gauging oak canopy cover.

**Q.** Public Resources Code §21083.4 (SB 1334) county mitigation applies to all native oak trees "5 inches or more in diameter at breast height." Does this standard also apply to oak trees with multiple trunks?

**A.** Yes. If the total of all trunks equals 5 or more inches dbh, SB 1334 applies.

**Q.** What is the function of the 10 percent oak canopy cover standard?

**A.** The 10 percent oak canopy cover standard determines whether oak woodland habitat exists and if SB 1334 mitigation standards may apply. If significant oak woodland impacts occur, SB 1334 lists the CEQA mitigation alternatives available to counties to reduce impacts to less than significant. The 10 percent standard is unrelated to determining thresholds of significance or any other CEQA application beyond establishing the existence of oak woodlands.

**Q.** *If development mitigation funds are donated to the state Oak Woodlands Conservation Fund, how would this money come back to counties to conserve local lands? Is there a more direct route to funding local restoration projects?*

**A.** Monetary donations to the Oak Woodlands Conservation Fund (OWCF) could stipulate return to the county of origin. Public Resources Code §21083.4(4) allows a county to designate oak woodland mitigation funds to capable local conservation groups in lieu of the OWCF.

#### **Definitions**

"Oak canopy cover" means the area directly under the live branches of the oak trees, defined as a percent, of a given unit of land. Live oak trees of any size are to be counted in calculating canopy cover.

"Oak woodlands" means land where a plurality of the live trees are oaks and the project site contains 10 percent or more oak canopy cover.

"Tree Planting Mitigation" means an oak tree planting replacement ratio of at least 4:1 for removed trees. Planted trees must be maintained for seven years, including replacement of

El Dorado County has operated under a court writ of mandate placing severe restrictions on development since 1999, when a Sacramento Superior Court judge ruled that the environmental report for the 1996 general plan failed to specify the effect residential growth would have on traffic, water and quality of life in the Sierra foothills.

On July 19, 2004 the El Dorado County Board of Supervisors adopted a new general plan and in the process became the first California county to provide oak woodland mitigation measures compatible with California Environmental Quality Act requirements. Specifically, the El Dorado County General Plan recognizes that the standards established in local oak tree ordinances are insufficient for the purpose of mitigating significant impacts to oak woodland habitat values.

## **El Dorado County General Plan Conservation and Open Space Element**

### **OBJECTIVE 7.4.4: FOREST AND OAK WOODLAND RESOURCES**

**Protect and conserve forest and woodland resources for their wildlife habitat, recreation, water production, domestic livestock grazing, production of a sustainable flow of wood products, and aesthetic values.**

Policy 7.4.4.4 For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

#### **Option A**

The County shall apply the following tree canopy retention standards:

<b>Percent Existing Canopy Cover</b>	<b>Canopy Cover to be Retained</b>
80-100	60% of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8. Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.

### **Option B**

The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8.

Policy 7.4.4.5 Where existing individual or a group of oak trees are lost within a stand, a corridor of oak trees shall be retained that maintains continuity between all portions of the stand. The retained corridor shall have a tree density that is equal to the density of the stand.

*California Oak Foundation Note: While the Option A canopy retention standards are appropriate for the Blue oak woodland habitat types found in El Dorado County, they are unsuitable for other oak woodland types. For example, denser Coastal oak woodland habitats require 70 percent canopy cover retention in the 80-100 existing canopy cover range and 75 percent canopy cover retention in the 60-79 existing canopy cover range.*

### **OBJECTIVE 7.4.5: NATIVE VEGETATION AND LANDMARK TREES**

**Protect and maintain native trees including oaks and landmark and heritage trees.**

Policy 7.4.5.1 A tree survey, preservation, and replacement plan shall be required to be filed with the County prior to issuance of a grading permit for discretionary permits on all high-density residential, multifamily residential, commercial, and industrial projects. To ensure that proposed replacement trees survive, a mitigation monitoring plan should be incorporated into discretionary projects when applicable and shall include provisions for necessary replacement of trees.

Policy 7.4.5.2 It shall be the policy of the County to preserve native oaks wherever feasible, through the review of all proposed development activities where such trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. To ensure that oak tree loss is reduced to reasonable acceptable levels, the County shall develop and implement an Oak Tree Preservation Ordinance that includes the following components:

- A. Oak Tree Removal Permit Process. Except under special exemptions, a tree removal permit shall be required by the County for removal of any native oak tree with a single main trunk of at least 6 inches diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10 inches dbh. Special exemptions when a tree removal permit is not needed shall include removal of trees less than 36 inches dbh on 1) lands in Williamson Act Contracts, Farmland Security Zone Programs, Timber Production Zones, Agricultural Districts, designated Agricultural Land (AL), and actions pursuant to a Fire Safe plan; 2) all single family residential lots of one acre or less that cannot be further subdivided; 3) when a native oak tree is cut down on the owner's property for the owner's personal use; and 4) when written approval has been received from the County Planning Department. In passing judgment upon tree

removal permit applications, the County may impose such reasonable conditions of approval as are necessary to protect the health of existing oak trees, the public and the surrounding property, or sensitive habitats. The County Planning Department may condition any removal of native oaks upon the replacement of trees in kind. The replacement requirement shall be calculated based upon an inch for inch replacement of removed oaks. The total of replacement trees shall have a combined diameter of the tree(s) removed. Replacement trees may be planted onsite or in other areas to the satisfaction of the County Planning Department. The County may also condition any tree removal permit that would affect sensitive habitat (e.g., valley oak woodland), on preparation of a Biological Resources Study and an Important Habitat Mitigation Program as described in Policy 7.4.1.6. If an application is denied, the County shall provide written notification, including the reasons for denial, to the applicant.

- B. Tree Removal Associated with Discretionary Project. Any person desiring to remove a native oak shall provide the County with the following as part of the project application:
- A written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods;
  - A site map plan that identifies all native oaks on the project site; and
  - A report by a certified arborist that provides specific information for all native oak trees on the project site.
- C. Commercial Firewood Cutting. Fuel wood production is considered commercial when a party cuts firewood for sale or profit. An oak tree removal permit shall be required for commercial firewood cutting of any native oak tree. In reviewing a permit application, the Planning Department shall consider the following:
- Whether the trees to be removed would have a significant negative environmental impact;
  - Whether the proposed removal would not result in clear-cutting, but will result in thinning or stand improvement;
  - Whether replanting would be necessary to ensure adequate regeneration;
  - Whether the removal would create the potential for soil erosion;
  - Whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and
  - What the extent of the resulting canopy cover would be.
- D. Penalties. Fines will be issued to any person, firm, or corporation that is not exempt from the ordinance who damages or destroys an oak tree without first obtaining an oak tree removal permit. Fines may be as high as three times the current market value of replacement trees as well as the cost of replacement, and/or replacement of up to three times the number of trees required by the ordinance. If oak trees are removed without a tree removal permit, the County Planning Department may choose to deny or defer approval of any application for development of that property for a period of up to 5 years. All monies received for replacement of illegally removed or damaged trees shall be deposited in the County's Integrated Natural Resources Management Plan (INRMP) conservation fund.

## **OBJECTIVE 7.4.2: IDENTIFY AND PROTECT RESOURCES**

**Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.**

Policy 7.4.2.8      Develop within five years and implement an Integrated Natural Resources Management Plan (INRMP) that identifies important habitat in the County and establishes a program for effective habitat preservation and management. The INRMP shall include the following components:

- A. Habitat Inventory. This part of the INRMP shall inventory and map the following important habitats in El Dorado County:
  1. Habitats that support special status species;
  2. Aquatic environments including streams, rivers, and lakes;
  3. Wetland and riparian habitat;
  4. Important habitat for migratory deer herds; and
  5. Large expanses of native vegetation.

The County should update the inventory every three years to identify the amount of important habitat protected, by habitat type, through County programs and the amount of important habitat removed because of new development during that period. The inventory and mapping effort shall be developed with the assistance of the Plant and Wildlife Technical Advisory Committee, CDFG, and USFWS. The inventory shall be maintained and updated by the County Planning Department and shall be publicly accessible.

- B. Habitat Protection Strategy. This component shall describe a strategy for protecting important habitats based on coordinated land acquisitions (see item D below) and management of acquired land. The goal of the strategy shall be to conserve and restore contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the county. The Habitat Protection Strategy should be updated at least once every five years based on the results of the habitat monitoring program (item F below). Consideration of wildlife movement will be given by the County on all future 4- and 6-lane roadway construction projects. When feasible, natural undercrossings along proposed roadway alignments that could be utilized by terrestrial wildlife for movement will be preserved and enhanced.
- C. Mitigation Assistance. This part of the INRMP shall establish a program to facilitate mitigation of impacts to biological resources resulting from projects approved by the County that are unable to avoid impacts on important habitats. The program may include development of mitigation banks, maintenance of lists of potential mitigation options, and incentives for developers and landowner participation in the habitat acquisition and management components of the INRMP.

D. **Habitat Acquisition.** Based on the Habitat Protection Strategy and in coordination with the Mitigation Assistance program, the INRMP shall include a program for identifying habitat acquisition opportunities involving willing sellers. Acquisition may be by state or federal land management agencies, private land trusts or mitigation banks, the County, or other public or private organizations. Lands may be acquired in fee or protected through acquisition of a conservation easement designed to protect the core habitat values of the land while allowing other uses by the fee owner. The program should identify opportunities for partnerships between the County and other organizations for habitat acquisition and management. In evaluating proposed acquisitions, consideration will be given to site specific features (e.g., condition and threats to habitat, presence of special status species), transaction related features (e.g., level of protection gained, time frame for purchase completion, relative costs), and regional considerations (e.g., connectivity with adjacent protected lands and important habitat, achieves multiple agency and community benefits). Parcels that include important habitat and are located generally to the west of the Eldorado National Forest should be given priority for acquisition. Priority will also be given to parcels that would preserve natural wildlife movement corridors such as crossing under major roadways (e.g., U.S. Highway 50 and across canyons). All land acquired shall be added to the Ecological Preserve overlay area.

E. **Habitat Management.** Each property or easement acquired through the INRMP should be evaluated to determine whether the biological resources would benefit from restoration or management actions.

Examples of the many types of restoration or management actions that could be undertaken to improve current habitat conditions include: removal of non native plant species, planting native species, repair and rehabilitation of severely grazed riparian and upland habitats, removal of culverts and other structures that impede movement by native fishes, construction of roadway under and overcrossing that would facilitate movement by terrestrial wildlife, and installation of erosion control measures on land adjacent to sensitive wetland and riparian habitat.

F. **Monitoring.** The INRMP shall include a habitat monitoring program that covers all areas under the Ecological Preserve overlay together with all lands acquired as part of the INRMP. Monitoring results shall be incorporated into future County planning efforts so as to more effectively conserve and restore important habitats. The results of all special status species monitoring shall be reported to the CNDDB. Monitoring results shall be compiled into an annual report to be presented to the Board of Supervisors.

G. **Public Participation.** The INRMP shall be developed with and include provisions for public participation and informal consultation with local, state, and federal agencies having jurisdiction over natural resources within the county.

H. **Funding.** The County shall develop a conservation fund to ensure adequate funding of the INRMP, including habitat maintenance and restoration. Funding may be provided from grants, mitigation fees, and the County general fund. The INRMP annual report described under item F above shall include information on current funding levels and shall project anticipated funding needs and anticipated and potential funding sources for the following five years.

KEITH PLUMMER, Ph.D.

*20939 Mesarica Road  
Covina, California 91724*

December 6, 2006

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

Dear Mr. Koutnik:

As a homeowner in the Mesa Oaks community, I am in favor of the Vista Verde housing development to the east. Given the size, type and quality of the homes to be built, the adjacent homes would add to the distinguishing quality and value of the overall neighborhood.

I understand the developer has given a verbal promise to install sewers throughout the Mesa Oaks community as a gesture of good will. The current septic tank systems serving each individual home allow for possible underground water contamination because of the leach lines. Although this part of the San Gabriel Valley was once quite rural, it is now heavily populated and a modern sanitation system would benefit both the homeowners as well as Los Angeles County.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Plummer", with a long horizontal flourish extending to the right.

KEITH PLUMMER, Ph.D.

*20939 Mesarica Road  
Covina, California 91724*

December 6, 2006

Susan Tae  
Dept. of Regional Planning, Hall of Records Rm. 1382  
320 W. Temple St.  
Los Angeles, CA 90012

Dear Ms. Tae:

As a homeowner in the Mesa Oaks community, I am in favor of the Vista Verde housing development to the east. Given the size, type and quality of the homes to be built, the adjacent homes would add to the distinguishing quality and value of the overall neighborhood.

I understand the developer has given a verbal promise to install sewers throughout the Mesa Oaks community as a gesture of good will. The current septic tank systems serving each individual home allow for possible underground water contamination because of the leach lines. Although this part of the San Gabriel Valley was once quite rural, it is now heavily populated and a modern sanitation system would benefit both the homeowners as well as Los Angeles County.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Plummer", with a long horizontal flourish extending to the right.

Joe M. Taguchi  
3675 Woodhurst Drive  
Covina, CA 91724  
(626) 967-3156

RECEIVED  
DEC 06 2006

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

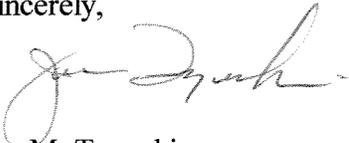
December 3, 2006

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 are of Los Angeles County adjacent to the proposed development (TTM 47449).

If you have any questions, please do not hesitate to call at the above number.

Sincerely,



Joe M. Taguchi

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