

RPC MEETING DATE
February 9, 2005

AGENDA ITEM NO.
12

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: 99-028-(5)

CASE NO. Vesting Tentative Tract Map No. 47449
Oak Tree Permit Case No. 99-028-(5)

CONTACT PERSON: Annie Lin

- STAFF REPORT
- DRAFT CONDITIONS (If Recommended For Approval)
- DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ENVIRONMENTAL DOCUMENTATION
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- TENTATIVE TRACT MAP
- SITE PLAN, ELEVATIONS
- PHOTOGRAPHS
- CORRESPONDENCE
- GIS-NET MAP, ASSESSOR'S MAP
- OAK TREE PERMIT BURDEN OF PROOF
- _____

Reviewed By: 



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

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

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 12	
PUBLIC HEARING DATE February 9, 2005	

APPLICANT Vista Verde San Dimas Avenue Property LLC	OWNER Vista Verde San Dimas Avenue Property LLC	REPRESENTATIVE Philip A. Gustafson
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REQUEST
 Tentative Tract Map: To create 92 single-family lots, eight open space lots and one driveway lot on 60.4 acres.
 Oak Tree Permit: To remove 472 oak trees and encroach into the protected zone of 67 oak trees.

LOCATION/ADDRESS Northerly of Calle Bandera and westerly of San Dimas Avenue	ZONED DISTRICT San Dimas
ACCESS San Dimas Avenue and Valley Center Avenue	COMMUNITY
	EXISTING ZONING RPD-10,000-3U (Residential Planned Development-10,000 square feet minimum lot area)
SIZE 60.4 acres (gross)	EXISTING LAND USE Vacant, Former Bible college buildings
	SHAPE Irregular
	TOPOGRAPHY Level to Hilly Terrain

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

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

ENVIRONMENTAL STATUS
 Draft Environmental Impact Report (DEIR)

DESCRIPTION OF SITE PLAN
 The map depicts 92 single-family lots, eight open space lots and one driveway lot. Residential lot sizes range from 10,018 to 43,762 sq ft. The development is proposed to encompass approximately 45 acres of the site with the remaining acreage proposed as open space. Proposed off-site access is from a new street with 64 feet right of-way from San Dimas Avenue and from a 26-foot wide driveway from Valley Center Avenue. An off-site sewer connection is also proposed to the west with a length of 4,400 feet. Grading is proposed to be 580,000 cubic yards of cut and fill balanced on-site and the adjacent Tzu Chi Foundation property. Oak tree removals and encroachments are requested for the access, lots and associated grading. The tentative map also depicts retaining walls up to 10 feet in height and a realignment of the Michael D. Antonovich Trail. Open space lots are proposed to be maintained by the HOA.

KEY ISSUES

- Major issues involve impacts from oak tree removals, access, the sewer connection, and grading. Some of these are associated with off-site improvements proposed to serve the project through adjacent properties, including Walnut Creek Park and the property to the north, the Mesa Oaks residential neighborhood to the west, and the City of San Dimas which surrounds the project site.
- The City of San Dimas has indicated concern regarding the inadequacy of the DEIR, said impacts, particularly connections from or through the City's boundaries for the access and sewer, in addition to traffic and various environmental impacts.
- The Draft Environmental Impact Report determined that the project will have significant impacts to biota and cultural resources which can not be mitigated to less than significant levels.
- Numerous comments have been received on the project, mostly in opposition to the proposal and associated impacts.
- Alternative designs may be considered to provide access from existing public streets to the south, rather than construction of and expansion of San Dimas Avenue and Valley Center Avenue, thereby reducing or eliminating most of the adverse grading and biotic impacts. With elimination of the proposed access and reduced project costs, there could be a reduction in density with the development clustered on the property's natural plateau with a more rural design with private driveways.

(If more space is required, use opposite side)

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL (Unless redesigned)
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements ___ X ___ Paving ___ X ___ Curbs and Gutters ___ X ___ Street Lights
- ___ X ___ Street Trees ___ Inverted Shoulder ___ X ___ Sidewalks ___ X ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

- Engineer
- Road
- Flood
- Forester & Fire Warden
- Parks & Rec.
- Health
- Planning

ISSUES AND ANALYSIS

Prepared by: Annie Lin

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

STAFF REPORT

February 9, 2005 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Vista Verde San Dimas Avenue Property LLC, is proposing to develop 92 single-family lots, eight open space lots and one driveway lot in the San Dimas Zoned District. The oak tree permit requests to remove 472 oak trees and encroach into the protected zone of 67 oaks. The residential development is proposed to encompass approximately 45 acres of the 60-acre subject property with the remaining area proposed as open space.

The project site is bordered on the north and east by the 90-acre Tzu Chi Foundation ("TCF"). The subject property and TCF were previously under the same ownership and operated as the Pacific Coast Baptist Bible College ("College"). Part of Walnut Creek Wilderness Park is located on TCF and portions of the 25-mile Michael D. Antonovich Trail are located on TCF and the project site. The City of San Dimas is adjacent to both properties to the north, east and south.

Project improvements and associated impacts, including grading, access improvements and oak tree removals, will occur on the subject property and off-site on TCF. Although TCF is not a party to the application, the developer has obtained permission through a settlement agreement for the proposed off-site improvements on TCF. Approximately 580,000 cubic yards of cut and fill grading is proposed to be balanced on both properties.

Two means of off-site access are proposed that traverse through TCF and connect to streets in the City of San Dimas. Primary access is via a new public street from San Dimas Avenue (to the east) with 64 feet right-of-way width. Secondary access is via an existing private driveway from Valley Center Avenue (to the north) proposed to be realigned, extended and widened to 26 feet. Emergency access is proposed from Calle Bandera, a public street to the south that has been gated by the City of San Dimas at the project property boundary. Retaining walls up to 10 feet in height are proposed along both access routes and in portions of the residential development.

Additional off-site improvements include a mile-long sewer connection through Mesarica Road to Puente Street to the west, through the Mesa Oaks neighborhood and portions of the Cities of San Dimas and West Covina.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located southerly of Valley Center Avenue, westerly of San Dimas Avenue and northerly of Calle Bandera in the San Dimas Zoned District. The project is located within the City of San Dimas' sphere of influence.

Physical Features: The subject property consists of two parcels that total approximately 60.4 acres. The site is irregularly shaped with flat to hilly terrain. The property includes

approximately 35.95 acres that are less than 25 percent slope, 16.18 acres that are 25 to 50 percent slope and 6.37 acres that are greater than 50 percent slope. On-site vegetation includes Coast Live Oak Woodland, Coastal Sage Scrub, Eucalyptus trees, and grassland. There are approximately 788 Coast Live Oak trees on the project site. Four natural drainage courses bisect the eastern portion of the property and drain into Walnut Creek, a blue-line stream that flows in a westerly direction across TCF. There has been some rough grading on the westerly portion of the site and natural drainage patterns have been altered as a result of this grading. A portion of the Michael D Antonovich Trail traverses through the property.

Access: Two means of off-site access are proposed from San Dimas Avenue to the east and Valley Center Avenue to the north. Emergency access is also proposed from Calle Bandera, a public street to the south of the subject property, connecting to Avenida Loma Vista. All proposed streets except the driveways connecting to Valley Center Avenue and Calle Bandera are proposed to be public streets with standard improvements with sidewalks, curbs and gutters, street trees and lights. The nearest regional access is the Foothill Freeway (I-210) to the east.

Services: Water would be provided by the Southern California Water Company, sewers would be provided by annexation to County Sanitation District 22, gas would be provided by the Southern California Gas Company and electricity would be provided by the Southern California Edison Company. The Bonita Unified School District serves the area. Nearby recreation includes Walnut Creek Wilderness Park and Frank G. Bonelli County Regional Park.

ENTITLEMENTS REQUESTED

Tentative Tract Map: To create 92 single-family lots, eight open space lots and a driveway lot.

Oak Tree Permit: To remove 472 oak trees and encroach into the protected zone of 67 oak trees.

EXISTING ZONING

Zoning on the project site is RPD-10,000-3U (Residential Planned Development- 10,000 square feet minimum required lot area- three dwelling units per acre), A-1-1 (Light Agricultural- One acre minimum required lot area) and O-S (Open Space).

Surrounding zoning consists of:

North: O-S and A-1-1.

South: Single-family residential- 7500 (within the City of San Dimas).

East: Frank G. Bonelli County Regional Park (within the City of San Dimas).

West: A-1-10,000 (Light Agricultural, 10,000 square feet minimum required lot area)

EXISTING LAND USES

Nine vacant structures exist on the property, previously used as classrooms, student housing and support facilities for the College. These buildings are proposed to be removed to accommodate the proposed residential development.

Surrounding land uses consist of:

North: Walnut Creek Wilderness Park, 90-acre TCF (formerly part of the College)

South: Single-family residences, Loma Vista Park

East: Frank G. Bonelli County Regional Park

West: Single-family residences.

PREVIOUS CASES/ZONING HISTORY

Several cases have been filed on the subject property. In 1989, the College (with Century American Corporation) applied for Zone Change, Conditional Use Permit and Oak Tree Permit 89-422 and previous Tentative Tract Map 47449. This proposal encompassed the entire 150-acre College site comprised of the subject property and adjacent TCF. The project was approved by the Board of Supervisors on June 25, 1991. The zone change authorized a change of zone from A-1-1 and R-A-10,000 to RPD-10,000-3U, A-1-1 and O-S. The tract map proposed 114 single-family lots, five open space lots and one college campus lot for continued operation and expansion of the College. The oak tree permit authorized removal of 361 oak trees. The project approval was challenged in court by the City of San Dimas. In 1993, all parties entered into a settlement agreement wherein the City's challenge was dismissed without prejudice, and the College agreed to file an application with the City to pursue City annexation and project redesign while retaining the future right to pursue the County-approved project which the City could then re-challenge. However, the College did not develop the County-approved residential project and the tentative map and associated permits expired. The College also did not file any subsequent applications with the City of San Dimas.

In 1994, Kaufman and Broad proposed a 50-lot subdivision with the City of San Dimas proposing access from a new street through Loma Vista Park to the south. Although City planning staff recommended approval of the design, due to significant neighborhood opposition, the applicant did not pursue the project.

The College recorded a lot line adjustment (LLA 101,454) on August 6, 1996 which created the current lot boundaries. The two resulting properties were sold to the applicant (60-acre southern portion of College) and the Los Angeles Church of Christ (90-acre northern portion of College). In 2004, the Church of Christ sold its property to TCF.

In 1998, the applicant submitted a proposal to the City of San Dimas for a 100-unit residential development and annexation into the City. However, the applicant subsequently withdrew the city application and filed the current subdivision proposal with the County in 1999.

The current RPD-10,000-3U, O-S, and A-1-1 zoning on the subject property became effective on July 25, 1991 following the adoption of Zone Change 89-422 (Ordinance Number 91-0091Z).

GENERAL PLAN

The property is depicted in the Public and Semi-Public Facilities, and Open Space categories of the Los Angeles Countywide General Plan. The project is also located in an urban hillside management area due to the presence of slopes over 25 percent on the subject property.

Public and Semi-Public Facilities Category

A majority of the project site (over 95 percent) is depicted within the Public and Semi-Public Facilities category. This classification includes major existing and proposed public and semi-public uses including public and private educational and religious facilities. The subject property was previously operated as the Pacific Coast Baptist Bible College, a private educational religious institution. The General Plan states, "In the event that public use of mapped or unmapped facilities is terminated, alternative uses compatible with surrounding development, in keeping with community character, and consistent with the intent of overall Plan objectives may be permitted" (Page III-24). Since the College is no longer in operation, the applicant is proposing to convert the property to residential development compatible with the Low Density Residential category (one to six dwelling units per gross acre) of the General Plan.

The unincorporated area to the west, the Mesa Oaks neighborhood, is depicted within the Low Density Residential category and developed with single-family homes at a density of approximately 1.3 dwelling units per acre. The neighborhood to the south, located in the City of San Dimas, is also developed with single-family residences at a density of approximately 2.3 units per acre. The applicant's proposal for a density of 1.5 units per acre may be considered compatible with the surrounding residential development. The areas to the north and east include the Walnut Creek Wilderness Park and the Frank G. Bonelli Regional Park, respectively.

Open Space Category

Portions of the property in Lots 84 through 86 and 96 are located in the Open Space category. This classification includes public and private lands committed to long-term open space use. No residential development is proposed in these areas and the applicant is proposing to record a lot line adjustment to TCF for these areas in Lots 84 through 86 to maintain contiguous open space.

A majority of TCF is located in the Open Space category due to the presence of portions of the Walnut Creek Wilderness Park and Michael D. Antonovich Trail. These sections of the Park and Trail are part of the larger Walnut Creek Wilderness Park and Michael D. Antonovich Trail comprised of County-owned lands and County park easements. The portions of the Park and Trail within TCF are not County-owned, nor are they dedicated County open space. Rather, the County uses them via a license agreement with TCF for public access and use. The portion of the Park on TCF is a park easement for approximately three acres that encompasses an equestrian staging area and parking. The Michael D. Antonovich Trail is a 25-mile long hiking and equestrian trail along the San Gabriel foothills that connects to the Frank G. Bonelli Park Trail, part of the Los Angeles County trail system. On the subject property and TCF, the Trail is a 14 feet wide park easement that traverses through oak woodlands and is adjacent to Walnut Creek. Entrances to the Trail are available from Walnut Creek Wilderness Park and from San Dimas Avenue that has a roadside parking area.

The proposed access from San Dimas Avenue and Valley Center Avenue both traverse through portions of the Park and Trail. Off-site access improvements, including associated grading, oak tree removals, and retention walls, impact lands in the Open Space designation and require realignment of the Michael D. Antonovich Trail.

According to the General Plan, determinations of the appropriateness of a proposed use in the Open Space category should be based upon its need, its compatibility with identified resource or hazard factors and the degree to which it furthers open space objectives. Land in the Open Space category may be developed to uses permitted in Open Space Zones including agricultural, recreational, and public activities.

Urban Hillside Management

Based on the applicant's slope map, the subject property has 35.95 acres that are 0-25 percent slope, 16.18 acres that are 25-50 percent slope and 6.37 acres that are greater than 50 percent slope. Based on the comparable low density residential category, the mid-density threshold is approximately 181 dwelling units and the maximum density is 362 dwelling units. Since the proposal for 92 units does not exceed the mid-density threshold, a Conditional Use Permit for hillside management is not required.

Other Applicable General Plan Policies

Housing Element:

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Land Use and Urban Development Pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

Conservation and Open Space Element

- Protect watershed, streams and riparian vegetation to minimize water pollution, soil erosion and sedimentation, maintain natural habitats, and aid in ground water recharge.
- Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.

General Plan Update Program

Portions of the subject property are located in the proposed East San Gabriel Valley Significant Ecological Area (SEA), part of the comprehensive General Plan Update program. However, this

proposed SEA designation has not yet been adopted by the Board of Supervisors. Consequently, any related General Plan goals and policies regarding SEAs are not applicable at this time.

City of San Dimas

The subject property is located within the City's sphere of influence. The City has designated the property as Open Space within its General Plan.

PROJECT DESCRIPTION

The applicant proposes 92 single-family lots, eight open space lots and one driveway lot. Residential development is proposed on approximately 45 acres with the remaining area proposed as open space and park lots to be maintained by the Homeowners Association. The applicant has not indicated whether the parks are proposed for passive or active recreation. Residential lot sizes range from 10,006 to 42,762 square feet. Project improvements, particularly road and sewer infrastructure, are proposed on-site and off-site, and extend into the jurisdictional boundaries of the Cities of San Dimas and West Covina.

Access

Two means of access are required since the 92-unit project exceeds the 75-unit threshold for a single means of access. Both proposed roadways require off-site connections to streets in the City of San Dimas. The proposed primary access is a new 300-foot long road of 64-foot right-of-way-width connecting to San Dimas Avenue to the east. This road traverses through a canyon with areas over 50 percent slope. Approximately 70,000 cubic yards of grading is required to fill the canyon to construct the proposed road. In addition, 42 oak trees are proposed for removal to accommodate the access. The road would be visually prominent and require construction of five adjacent retaining walls totaling 8,000 square feet in area with a maximum height of 10 feet. The access from San Dimas Avenue would impact a portion of the Michael D. Antonovich trail which must be realigned around the new road and retaining wall.

Secondary access is proposed by realigning, widening and extending an existing private driveway from Valley Center Avenue to the north. The existing driveway traverses through two off-site properties, the TCF and a property within the City of San Dimas. The driveway is currently 4,040 feet in length and ranges from approximately 11 to 19 feet in width. The Fire Department is requiring the driveway be widened to a minimum width of 26 feet. A portion of the driveway crosses over Walnut Creek on a 15-foot wide bridge. This bridge is required to be replaced with a 26-foot wide bridge with 75,000 pounds capacity per Fire Department requirements. Approximately 118,000 cubic yards of grading is required for this driveway widening with construction of a 940-foot long retaining wall with a maximum height of 10 feet. In addition, 19 oak trees are proposed for removal just for the driveway widening. The driveway widening, bridge replacement and associated impacts would affect portions of Walnut Creek Park, Walnut Creek, and the Michael D. Antonovich Trail.

In addition to the driveway widening, the existing 4,040-foot long driveway must be extended to connect to the proposed development. This access requires construction of a 1,630-foot long new road across a steep canyon with a high density of oak trees, requiring removal of

approximately 75 oak trees. In total, the Valley Center Avenue secondary access would require removal of approximately 94 oak trees over the entire 5,630-foot length.

Calle Bandera is currently a public street to the south in the City of San Dimas, with existing pavement connection to the subject property. Calle Bandera connects to Avenida Loma Vista, a collector street. However, Calle Bandera is currently gated by the City at the property. The City has submitted information indicating the basis for its contention that it may restrict access through Calle Bandera.

For internal project circulation, a 5,000-foot long roadway is proposed with pavement width of 32 to 38 feet and right-of-way width from 58 to 64 feet. This roadway extends from San Dimas Avenue to the furthest western portion of the project site and connects to the private driveway from Valley Center Avenue to the north.

Sewer

The applicant proposes a 10-foot wide, 8-foot deep sewer connection through the Mesa Oaks neighborhood, extending approximately one mile along Mesarica Road to connect with LA County Sanitation District No. 22 in Puente Avenue. The sewer connection also traverses under public streets through the Cities of San Dimas and West Covina. The Department of Public Works requires the applicant to obtain encroachment permits from both Cities for the proposed sewer. The City of West Covina has not expressed any objection. However, the City of San Dimas has indicated its opposition to issuance of permits for the proposed sewer connection.

OAK TREE PERMIT

There are approximately 788 oak trees (9.47 acres of oak woodland) on the subject property and 1,116 trees (31.69 acres of woodland) located on TCF for a total of 1,904 trees on both sites. The applicant requests to remove 472 oak trees (7.96 acres of oak woodland habitat) on both properties. This is equivalent to removal of over 47 percent of the oak trees on the subject property, and 25 percent of the oak trees on both properties, with the following breakdown:

- 375 trees proposed for removal on the project site (5.21 acres of oak woodland habitat)
- 97 trees proposed for removal on TCF (2.75 acres of oak woodland habitat). Most of these trees are requested for removal to accommodate the proposed access from San Dimas Avenue and Valley Center Avenue.

The applicant also requests encroachment into the protected zone of 67 oak trees. The forester's recommended mitigation ratio is 2:1 for the removal of 432 oak trees and 5:1 for the removal of 40 oak trees due to their larger size. The total mitigation is 1064 mitigation trees planted on the open space portion of the property or adjacent parks. The oak tree permit request must substantiate the oak tree permit burden of proof and the applicant's statement is attached.

OTHER APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

Residential Planned Development (RPD) Zone

Single-family residences are permitted in the RPD zone, pursuant to Section 22.20.460.A of the County Code. A Conditional Use Permit is not required since all lots meet the minimum area requirements (10,000 square feet minimum lot area) and the project density is consistent with the maximum zoning density (3 dwelling units per acre). Section 22.20.460 establishes development standards for the RPD Zone, which are the same as the R-1 zone, requiring a 20-foot front yard setback, five-foot side yard setbacks, and a 15-foot rear yard setback. The maximum height of all structures is 35 feet and two covered parking spaces are required for each dwelling unit.

Open Space (O-S) Zone

A majority of TCF and small portions of the subject property are zoned Open Space (O-S). Although no residential development is proposed in these areas, the project access roads, with associated grading, retaining walls and oak tree removals, traverse through the O-S zoning. Pursuant to Section 22.40.400, the purpose of the O-S Zone is to preserve and enhance the recreational, environmental, habitat, water, mineral and agricultural resources, and protect sites of historical, archaeological, scenic or scientific value.

Pursuant to Section 22.40.420, with a director's review, the O-S Zone may be used for "Access to property lawfully used outside of Zone O-S, provided no other practical access to such property is available." In addition, pursuant to Section 22.40.430, grading exceeding 500 cubic yards requires a Conditional Use Permit (CUP).

The project proposes approximately 188,000 cubic yards of grading for access through the O-S zone. Consequently, a CUP should be required for the proposed grading. However, staff believes the proposed grading would not meet the burden of proof and purpose of the O-S zone. In addition, there may be other feasible access to the property. Calle Bandera is an existing public street with pavement connecting to the subject property. Calle Bandera connects to Avenida Loma Vista, a collector street. The City of San Dimas has gated Calle Bandera and indicated its control over access through this gate was established by court decision. Court records indicate that the gate was constructed to prohibit access to the property when it was used as a College and church with institutional traffic inconsistent with the City's circulation element. However, the property is now proposed for a residential use that may be compatible with the existing community to the south.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, a Draft Environmental Impact Report (DEIR) was prepared for the project. The DEIR addresses potentially significant impacts to the following environmental factors: Geotechnical, Hydrology, Water Quality, Noise, Biota, Cultural and Paleontological Resources, Traffic, Educational and Library Services and Aesthetics. The DEIR concludes that potentially significant impacts to Geotechnical, Hydrology, Water Quality, Noise, Cultural and Paleontological Resources, Traffic, Educational and Library Services and Aesthetics are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program. These mitigations include:

Geology: Compliance with requirements of the Department of Public Works-approved geotechnical and soils reports.

Hydrology: Compliance with requirements of the Department of Public Works-approved drainage concept and hydrology plans.

Water Quality: Compliance with National Pollutant Discharge Elimination System requirements.

Noise: Construction restricted from 7:00 am to 7:00 pm on weekdays, prohibition of blasting, reduction of interior ambient noise levels for dwelling units adjacent to the freeway.

Biota: Oak woodland habitat replacement on the project site or adjacent Frank G. Bonelli Regional Park and compliance with the Oak Tree Permit Ordinance.

Traffic: Congestion at the intersection of San Dimas Avenue and Via Verde to be mitigated by providing double left-turn lanes for southbound traffic on San Dimas Avenue north of Via Verde.

Educational Services: Payment of school fees.

Library Services: Payment of library mitigation fee.

Aesthetics: Street lighting must prevent light-trespass onto adjacent properties to the south and west, and interim trails must be constructed to maintain connectivity of the existing trail system.

Potentially significant impacts that cannot be mitigated would occur to Biota and Cultural Resources.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Subdivision Committee has reviewed the proposal and recommended project conditions are attached. Any revised project design would require review by the Subdivision Committee.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

The public hearing notice and notice of completion of the DEIR was advertised in La Opinion on December 17, 2004 and the San Dimas City News on December 18, 2004. The public hearing notice was posted on the property on December 20, 2004. Public hearing materials were sent to the San Dimas Library and the DEIR was sent to this library as well as the Charter Oak and La Verne Libraries. The public hearing notice was sent to approximately 196 property owners within a 500 foot radius. The DEIR was also sent to the City of San Dimas and United Residents of Vista Verde, Mesarica Residential Group, CalTrans, Department of Fish and Game, Bonita Unified School District, U.S. Fish and Wildlife Service and Army Corps of Engineers. Public hearing materials were also posted on the Department's website.

The City of San Dimas held a community meeting on January 27, 2005 to provide an opportunity for area residents to discuss the project. Staff and County Counsel attended the meeting. Approximately 300 people were present. The Community Development Director of San Dimas stated that the City would submit comments that the DEIR is inadequate and should be revised to adequately address potential environmental impacts and to include feasible mitigation measures. The City also indicated that it opposed proposals to connect to City streets and sewers. There was considerable testimony that expressed general opposition to any development on the property, opposition to the grading, construction and oak tree impacts, and opposition to an access connection through Calle Bandera and Avenida Loma Vista. The City has provided a copy of the tape and transcript of the community meeting. The transcript is attached.

The applicant had previously submitted a similar pre-annexation development application to the City of San Dimas in 1998. However, due to the processing time, the applicant withdrew the City application and filed it with the County instead. The applicant continued to meet with the City to discuss the project. The applicant also conducted several community meetings, particularly with the Mesa Oaks neighborhood, regarding proposed sewer connection impacts.

Regional Planning staff has also discussed some of the project issues extensively with City staff and several neighboring property owners.

CORRESPONDENCE

Staff has received numerous opposition letters and comments on the DEIR. Most letters cite the following issues: opposition to the proposed development, concern regarding adverse project impacts from the proposed access, sewer connection, construction, grading and oak tree removals, opposition to access from Calle Bandera and Avenida Loma Vista, desire to maintain the wildlife corridor and natural open space on the project site, inadequacy of the DEIR analysis of project impacts and mitigation measures and use of outdated studies/reports, and the potential significant environmental impacts on biotic and cultural resources.

STAFF EVALUATION

General Plan and Zoning

The proposed residential development is consistent with the Public and Semi-Public Facilities category and adjacent Low Density Residential Category of the Countywide General Plan, and the RPD zoning density. The College is no longer in operation on the subject property and the proposal for conversion to residential use is compatible in density with the adjacent residential neighborhoods to the west and south.

However, staff believes that the proposed access from San Dimas Avenue and Valley Center Avenue may be inconsistent with the purpose of the Open Space land use designation and zoning on TCF. As stated earlier, determination of the appropriateness of the proposed access must be based on evaluation of its need, its compatibility with resource or hazard factors and whether it furthers open space objectives. The access will have the following impacts:

- Substantial grading: Approximately 188,000 cubic yards of grading to fill two canyons.
- Retaining walls: 940-foot long retaining wall up to 10 feet high along the Valley Center driveway and 8,000 square feet of area of retaining walls along San Dimas Avenue.
- 136 oak tree removals: 42 oak trees for San Dimas Avenue and 94 oak trees for the Valley Center Avenue driveway expansion.
- Impacts to Walnut Creek Park and Walnut Creek (new bridge spanning the creek) and the Michael D. Antonovich Trail (realigned around the new road and retaining walls).

These access impacts would not be compatible with the riparian and oak woodland resources, Park and Trail resources, and will not further open space objectives and recreational activities. In addition, public streets, Calle Bandera connecting to Avenida Loma Vista, already exist with

pavement connection to the subject property that may provide feasible access, instead of the proposed San Dimas and Valley Center Avenue access.

It should also be noted that in 1995, Kaufman and Broad applied for a 50-unit residential subdivision with the City of San Dimas, proposing access from a street to the south on a portion of Loma Vista Park through Avenida Loma Vista. City staff recommended approval of this design. However, due to significant community opposition the project was not pursued.

Access

In addition to the access inconsistency with General Plan Open Space policies and zoning, the DEIR has determined that the project has significant unavoidable impacts to biotic resources, particularly from the proposed access. Due to these significant environmental impacts, staff believes that the project would have fewer environmental impacts by taking access from the existing public street, Calle Bandera, that connects to Avenida Loma Vista.

In addition, the City of San Dimas has expressed concern that the proposed traffic improvements may be infeasible.

The applicant has submitted a grant deed identifying a 40-foot wide easement for private road purposes to Valley Center Avenue over TCF and another private property owned by San Dimas 18, LLC. However, San Dimas 18, LLC believes the applicant does not have access through its property since the applicant is not a successor in interest to the original grant and the easement may not be transferred without transfer of title to the applicant. In addition, there is concern that grading and other improvements necessary to widen the road may exceed the 40-foot easement width. Permission for such off-site improvements would have to be obtained prior to tentative map approval. There are additional concerns that the DEIR has not adequately identified the potential environmental impacts associated with the improvements required for the driveway widening and that these improvements may not be adequately depicted on the tentative map.

Sewer

Property owners along Mesarica Road in the Mesa Oaks neighborhood have expressed opposition to the proposed sewer due to construction impacts and potential economic costs. The applicant is required to construct a main line sewer through Mesarica Road to Puente Street that would include connections for future house laterals for adjacent properties. However, the applicant is not required to provide house laterals to each off-site property along Mesarica or to include these properties as part of the annexation to County Sanitation District No. 22.

Open Space impacts

Portions of the proposed development, access roads and retaining walls would be visible from the Michael D. Antonovich Trail. Since the proposed access from San Dimas Avenue encroaches onto the Trail, realignment is necessary around the road and proposed retaining wall. In addition, Walnut Creek Park and Walnut Creek may be impacted by the proposed improvements along the Valley Center Avenue driveway.

Oak Tree impacts

Staff feels that the request to remove 472 oak trees and encroach into the protected zone of 67 trees would not meet the burden of proof for an Oak Tree Permit. The request to remove more than 25% of the oak trees over several acres of woodlands on the subject property and TCF, is in conflict with the purpose of the oak tree permit to maintain and enhance oak trees in the development process. In addition, some of the proposed removals are not necessary to accommodate a potential residential development and preservation of some of the oak trees does not preclude alternative development plans and reasonable use of the property. The DEIR includes an alternative that demonstrates feasible project design that reduces oak tree removals. If the project density is reduced to require only a single means of access, then a secondary access may be eliminated, thereby reducing oak tree impacts, in addition to grading.

Grading Impacts

Grading would result in significant topographic change, particularly to fill in two canyons for both proposed means of access. In addition, the grading associated with the Valley Center Avenue driveway widening may not be adequately depicted on the tentative map or addressed in the DEIR; additional grading and impacts may result.

Off-site Improvements

Encroachment permits and other permits must be obtained for some of the proposed off-site improvements that traverse through the City of San Dimas. The City has indicated its objection to issuance of permits and approvals for the proposed access and sewer construction through the City. County Counsel has advised staff that the Regional Planning Commission may consider proposals to connect to public streets and construct sewers despite objections from the City.

In summary, staff believes that the proposed project:

- Access may be inconsistent with General Plan Open Space category and zoning on TCF.
- May not meet the burden of proof for the Oak Tree Permit.
- Proposes substantial oak tree and grading impacts.
- Impacts the Michael D. Antonovich Trail and Walnut Creek.

Project Alternatives

Alternative designs to address project impacts include elimination of the proposed access over the Open Space category and zoning and reduction in grading and oak tree removals. Staff believes the use of existing streets and infrastructure is preferred since it would have the least amount of physical change; in contrast, the construction and expansion of the proposed access routes would have considerable adverse environmental impacts. Possible access could be provided from Calle Bandera, an existing public street to the south that already has pavement connection to the subject property. Calle Bandera connects to Avenida Loma Vista, an existing street with the design capability to accommodate the traffic generated by the project. This access is the most logical based on sound planning principles and would substantially reduce grading and oak tree impacts. Although Calle Bandera is currently gated and the City maintains it has control over access through the gate, circumstances have changed since the subject property is no longer used as a Church or College.

Due to reduced project costs from elimination of the off-site access improvements, a reduction in project density to less than 75 dwelling units could also be feasible. The project could be clustered near Calle Bandera and the existing residential community to the south, on an existing natural plateau with slopes less than 25 percent. By clustering the development adjacent to existing neighborhoods and limiting the development envelope to the plateau area, grading may be further reduced and additional open space may be provided on the steeper slopes and canyons with oak woodlands. Also, the Michael D. Antonovich Trail would not need to be realigned, Walnut Creek Park and Walnut Creek would not be impacted, and retaining walls along the proposed access routes would not be necessary.

In addition, staff feels that with a reduced project density, a more rural development character may also be considered. The adjacent Mesa Oaks neighborhood to the west is semi-rural with private sewage disposal systems and streets without lights and curbs and gutters. Alternatives include a rural design that proposes internal circulation provided via private driveways, rather than full-width public streets, without street lights, curbs and gutters, thereby allowing greater design flexibility that may further reduce project impacts on adjacent residential neighborhoods.

STAFF RECOMMENDATION

The following analysis and recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recognizes that there is significant community opposition to any development on this property and also to access from Calle Bandera. However, the subject property is not currently zoned Open Space by the County nor is it actually part of Walnut Creek Wilderness Park; rather, the site has been vacant since the College is no longer in operation. The City recognized that this property may be subject to development when it accepted and requested that development applications on the site be processed through the City since it surrounds the property. The City further acknowledged this when it stated in its 1995 staff report on an earlier development proposal, "Because the property is privately owned, the private party may submit an application to develop/utilize the property. Although the City is not obligated to approve any request, it also cannot deny a reasonable request to utilize/develop land which otherwise conforms with all existing zoning and development standards." The City planning staff recommended approval of this earlier proposal for 50 dwelling units taking access from the south via Avenida Loma Vista. Staff's current recommendation is similar to City staff's previous recommendation to use existing public streets that would reduce most environmental impacts and provide a feasible residential development alternative.

Although the City has indicated its objection to sewer and access connections to the City, this may render almost any development infeasible on the subject property. County Counsel has indicated that it is questionable whether the City can prohibit connections to public streets adjoining the property and sewer construction within the public right-of-way. County Counsel has also indicated that the restricted access through Calle Bandera may have been placed due to the incompatibility of using residential streets to access an institutional use, the College. Since the College is no longer in operation, the streets would be used to access proposed residences

similar to the existing residential neighborhood. County Counsel will be able to address any questions related to these potential legal issues.

Due to the project's inconsistency with the General Plan Open Space category and zoning on TCF, the inability to meet the burden of proof for the Oak Tree Permit, the proposed grading impacts and impacts to the Michael D. Antonovich Trail and Walnut Creek, staff recommends denial of the proposed development.

If the applicant wishes to redesign the project, staff recommends alternatives that:

- Reduce oak tree removals and encroachments
- Eliminate impacts to Walnut Creek and the Michael D. Antonovich Trail
- Reduce project density
- Increase dedicated open space areas on the subject property

If the Regional Planning Commission believes that there may be feasible development alternatives on the subject property, staff recommends that the Regional Planning Commission continue the public hearing for conceptual consideration of alternative proposals or take the project off the Commission calendar to allow time for project redesign based on your Commission's direction.

If the Regional Planning Commission believes that the current design and possible alternatives would not substantially reduce environmental impacts and meet the Oak Tree Permit burden of proof, staff recommends denial of the project.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing or take the project off of the Commission calendar to allow the applicant time to redesign the project."

OR

Suggested Motion: "I move that the Regional Planning Commission deny the Vesting Tentative Tract Map 47449 and Oak Tree Permit 99-028-(5)."

Attachments:

- Oak Tree Permit Burden of Proof
- Correspondence
- Vesting Tentative Tract Map No. 47449
- Land Use Map

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

99 028

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

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

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

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

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

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

The following measures shall be implemented to avoid soil erosion:

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

C.B.

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

1. The removal of oak trees proposed is necessary as continued existence at present locations frustrates the planned improvements and planned use to such an extent that:
 - a. Alternative development plans cannot achieve the same permitted density and that the cost of such alternative would be prohibitive, and
 - b. Placement of oak tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, and

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

2. The oak trees proposed for removal interfere with streets within and outside of the subject property, and no reasonable alternative to such an interference exists other than removal of the trees. Access to the development requires the construction of a mile-long road and widening of an existing access road.
3. A number of the oak trees proposed for removal are seriously debilitated or in danger of falling such that cannot be retained through reasonable preservation methods.
4. The removal of oak trees proposed will not be contrary to, or be in substantial conflict with the interest and purpose of the oak tree permit procedure.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit. The consulting arborist shall provide quarterly reports to the County Forester describing any work performed and an evaluation of the health and vigor of the remaining Oak trees on site. The quarterly reports shall be submitted even if work is not being performed. This will document the condition of the remaining Oak trees on the property and record any natural decline in their health and vigor and/or record any natural catastrophes (i.e. fire, earthquake damage, and insect infestation).
5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. Those trees that are permitted for encroachment shall be fenced to allow specific work to be performed and still provide protection from larger equipment. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree location map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree location map, mitigation planting plan, and conditions of approval. If the conditions of approval are not present on site during a monitoring inspection of an active project, the County Forester will give an immediate "Stop Work Order". This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of four hundred and seventy-two (472) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers: A, B, C, 441, F-3, G-3, 380, 99-85 thru 99-90, 99-95, 99-96, 99-104 thru 99-107, 99-107A, 99-107B, 99-107C, 99-108 thru 99-150, 99-153 thru 99-159, 99-159A, 99-160 thru 99-164, 99-164A, 99-164B, 99-164C, 99-164D, 99-165 thru 99-170, 99-170A, 99-171, 99-172, 99-175 thru 99-181, 99-185 thru 99-193, 99-205 thru 99-207, 99-211, 99-212, 99-212A, 99-213, 99-237, 99-265, 99-267, 99-268 thru 99-277, 99-277A, 99-278 thru 99-281, 99-281A, 99-281B, 99-282 thru 99-287, 99-289 thru 99-293, 99-293A, 99-293B, 99-294, 99-297 thru 99-303, 99-314 thru 99-350, 99-361 thru 99-364, 99-533 thru 99-545, 99-631 thru 99-645, 99-647 thru 99-651, 99-660 thru 99-670, 99-677, 99-678, 99-680, 99-693 thru 99-711, 99-718, 99-726 thru 99-744, 99-750, 99-753, 99-756, 99-757, 99-760 thru 99-764, 99-774, 99-796, 99-797, 99-842 thru 99-849, 99-851, 99-853, 99-904 thru 99-940, 99-944, 99-987, 99-991, 99-1012, 99-1014, 99-1016 thru 99-1022, 99-1056, 99-1079, 99-1082, 99-1084 thru 99-1100, 99-1103 and 99-1116. This grant further

allows removal of the following remaining off-site Oak trees: 111 thru 113, 120 thru 123, 149, 408, 415, 416, 418, 419, 449 thru 452, 461, 465, 468, 469, 482, 483, 485, 496, 497, 503, 504, 517, 99-73, 99-76 thru 99-83, 99-571 thru 99-577, 99-587 thru 99-592, 99-597 thru 99-599, 99-609, 99-671 thru 99-676, 99-793, 99-798 thru 99-811, 99-839 thru 99-841, 99-854 thru 99-858, 99-1006, 99-1007, 99-1013, 99-1057 thru 99-1060, 99-1062, 99-1110, and 99-1117 thru 99-1120 on the applicant's site plan and Oak Tree Report. The total removal is four hundred and seventy-two (472) trees.

This grant also allows encroachment within the protected zone of sixty-seven (67) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers: L, R, 381 thru 383, 99-74, 99-74A, 99-75, 99-75A, 99-84, 99-91, 99-94, 99-98, 99-151, 99-189A, 99-194, 99-234, 99-263, 99-266, 99-295, 99-296, 99-310, 99-365, 99-546, 99-575A, 99-578, 99-579, 99-583, 99-584, 99-586, 99-593, 99-594, 99-596, 99-646, 99-724, 99-725, 99-749, 99-754, 99-755, 99-758, 99-795, 99-850, 99-859, 99-941, 99-989, 99-990, 99-1054, 99-1055, 99-1063, 99-1064, 99-1065 and 99-1106. This grant further allows the encroachment of the following off-site trees: 7 thru 9, 27, 114, 116, 117, 119, 150, 230, 231, 420, 448, 470, and 502 on the applicant's site plan map and Oak Tree Report. The total allowable encroachment is sixty-seven (67) trees. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools or other methods approved by the County Forester prior to any construction. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of the protected Oak trees or to improve their appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches less than two (2) inches in diameter in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for 432 trees removed and five to one (5:1) for 40 trees removed. Mitigation replacement is required for four hundred and seventy two (472) trees removed. The following list of trees require replacement at the higher rate five to one (5:1) due to their size and higher tree value: Tree numbers 99-86, 99-88, 99-89, 99-104, 99-153, 99-158, 99-168, 99-172, 99-273, 99-280, 99-294, 99-314, 99-326, 99-348, 99-363, 99-541, 99-542, 99-544, 99-573, 99-597, 99-609, 99-668, 99-675, 99-730, 99-672, 99-811, 99-991, 99-1006, 99-1016, 99-1096, 99-1100, 112, 120, 123, 408, 416, 418, 450, 497 and 504. Therefore, the total number of mitigation trees required is 1064.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. The seven-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees for the removals have been planted. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall provide the ISA value for any tree specified above that dies as a result of the approved encroachments within three (3) years after the completion of this project. At the end of the three-year period, the County Forester can extend the monitoring period an additional three (3) years if the health of any encroached tree is in decline. This may require additional monitoring fees by the County Forester. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
15. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance.
16. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

17. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.
18. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within three (3) years of the initial encroachment, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
19. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
20. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
21. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

Ms. Annie Lin
May 28, 2004
Page 5

22. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation.
23. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

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

Very truly yours,



DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

DRL:sc

Enclosure

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



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 47449

REV TENTATIVE MAP DATED 12/01/04
EXHIBIT MAP 12/01/04

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. Department of Public Works approval for bridge location, span, and clearance is required prior to Hydrology Study approval. Any encroachment into the natural drainage course will require permits from the Department of Fish and Game and Corps of Engineers. If non-jurisdiction is established, submit a letter of non-jurisdiction to Public Works (Land Development Division).
4. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 02/01/05 to the satisfaction of Public Works.

GRADING CONDITIONS:

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

wdh Name _____

[Signature]
TIMOTHY CHEN

Date 02/01/05 Phone (626) 458-4921

The following reports consisting of ___ 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. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. 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.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. Delineate proof of access and secondary access to a public street on the final map.
10. Provide a separate lot for future "B" Street.
11. Grant ingress/egress and utility easements to the public over the private and future streets or future streets.
12. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
13. Design the boundaries of the unit final maps to the satisfaction of Public Works and the Department of Regional Planning.
14. 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.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items: mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. 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. Lot lines shall be nearly radial or perpendicular to street right of way to the satisfaction of the Department of Regional Planning.

19. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
20. Reserve reciprocal easements for drainage, ingress/egress, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways and delineate on the final map to the satisfaction of Public Works.
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.

Prepared by Sheila Christensen

Phone (626) 458-4910

Date 12-20-2004

Reviewed by Toan Duong 

tr47449L-rev8.doc

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
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 47449
SUBDIVIDER Dentec Holdings
ENGINEER Gustafson
GEOLOGIST Southwest Geotechnical
SOILS ENGINEER Southwest Geotechnical

TENTATIVE MAP DATED 12-01-04, 8th Revision
LOCATION San Dimas
REPORT DATE 5-15-00, 3-24-00, 10-22-99
REPORT DATE 5-15-00, 3-24-00, 10-22-99

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 Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- A grading plan must be geotechnically approved by the Geology and Soils Sections. 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 12-14-04 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.
- A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- Geotechnical Recordation Map verification deposit estimate 6 hours.
- Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by Robert O. Thomas Reviewed by [Signature] Date 12/13/04

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 5
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 47449

Location San Dimas
Developer/Owner Dentec Holdings
Engineer/Architect Gustafson
Soils Engineer Southwest Geotechnical (9908183-VN)
Geologist Same as above

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

Review of:

Revised Tentative Tract Map and Exhibit Dated By Regional Planning 12/1/04
Soils Engineering and Geologic Reports Dated 5/15/00, 3/24/00, and 10/22/99
Previous review sheet dated 11/15/04

ACTION:

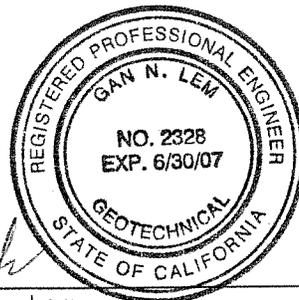
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At grading plan review stage, submit an update soils report/letter, which addresses and evaluates current site conditions and the most recent plans.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND HAVE A LOW TO HIGH EXPANSION POTENTIAL.



Prepared by Gan Lem Date 12/14/04

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

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Permission is granted to reduce the centerline curve radius to 200 feet on "A" Street from the easterly tract boundary to San Dimas Avenue to the satisfaction of Public Works.
4. Permission is granted for street grades up to 15 percent on "A" Street from the easterly tract boundary to San Dimas Avenue and up to 12 percent on "A" Street from "C" Street to "D" Street and on "C" Street from "A" Street to the knuckle only at locations to the satisfaction of Public Works.
5. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
6. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
7. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
8. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.

9. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
10. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
11. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
12. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
13. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent.
14. Provide maximum 6 percent grade through the knuckles.
15. Provide intersection sight distance for a design speed of:
 - a. 65 mph (725 feet) on San Dimas Avenue from "A" Street (northerly direction);
 - b. 35 mph (365 feet) on "A" Street from "B" Street (westerly direction) and from "H" Street (both directions).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

16. Provide stopping sight distance commensurate with a design speed of 35 mph (365 feet) at all points along the curved section of "A" Street to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
17. Depict all line of sight easements on the landscaping and grading plans.
18. Prepare signing and striping plans for San Dimas Avenue to the satisfaction of Public Works.

19. Provide standard property line return radii of 13 feet at all street intersections.
20. Make an offer of private and future right of way 32 feet from centerline on "A" Street from the easterly tract boundary to "C" Street and on "C" Street from "A" Street to the northeasterly tract boundary to the satisfaction of Public Works.
21. Make an offer of private and future right of way 30 feet from centerline on "A" Street from "C" Street to "D" Street, and "D" Street to the satisfaction of Public Works.
22. Make an offer of private and future right of way 29 feet from centerline including standard cul-de-sac bulbs on "E" Street, "H" Street, and "I" Street to the satisfaction of Public Works.
23. Provide additional right of way for standard knuckles on "C" Street, "A" Street, and at the intersection of "D" Street and "E" Street to the satisfaction of Public Works.
24. Make an offer of future right of way 30 feet from centerline on "B" Street to the satisfaction of Public Works.
25. Whenever there is an offer of a private and future street or future street, provide a drainage statement/letter.
26. Construct curb, gutter, base, pavement, and sidewalk on all streets within the tract boundaries to the satisfaction of Public Works. Permission is granted to use the alternate street section on all interior streets.
27. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
28. Construct full-width sidewalk and curb ramp at all returns within the tract boundaries.
29. Plant street trees on all streets within the tract boundaries to the satisfaction of Public Works.
30. Locate all retaining walls outside of road right of way.

31. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring on all streets and highways, including off-site portions of "A" Street from the easterly tract boundary to San Dimas Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 32. If necessary, 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 "A" Street to the satisfaction of Public Works.
 - 33. Install and/or replace guard rail on San Dimas Avenue at "A" Street to the satisfaction of Public Works.
 - 34. Provide a minimum of 50 feet of off-site easement and/or right of way on "A" Street from the easterly tract boundary to San Dimas Avenue, including standard property line return radii of 13 feet at the intersection of "A" Street and San Dimas Avenue, to allow for the construction of the off-site grading and full street improvements (including street lights and street trees) to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. If off-site right of way 32 feet from centerline on "A" Street can be obtained by the subdivider, all improved interior streets may be dedicated except "B" Street.
 - 35. Construct off-site improvements; including curb, gutter, base, pavement, and install street lights; on "A" Street from the easterly tract boundary to San Dimas Avenue to the satisfaction of Public Works. The curb and gutter shall be located 20 feet from centerline along the property frontage.
 - 36. Construct off-site full-width sidewalk and curb ramp at both returns at the intersection of "A" Street and San Dimas Avenue to the satisfaction of Public Works.

37. Provide off-site easement and/or right of way to allow for the construction of the off-site grading and pavement on the secondary access road from the northeasterly tract boundary at "C" Street to Valley Center Avenue to the satisfaction of Public Works, the Department of Regional Planning, and the Fire Department. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.
38. Construct off-site pavement on the secondary access road from the northeasterly tract boundary at "C" Street to Valley Center Avenue to the satisfaction of Public Works, the Department of Regional Planning, and the Fire Department. A minimum of 26 feet of off-site pavement is required. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works.
39. Underground all existing service and distribution lines that are less than 50 KV and 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.
40. Provide and install street name signs prior to occupancy of buildings.
41. Install postal delivery receptacles in groups to serve two or more residential units.
42. 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.
43. Comply with the mitigation measures identified in the attached April 30, 2003 and January 28, 2004 memoranda from our Traffic and Lighting Division to the satisfaction of Public Works.

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.
3. The applicant shall conform with the approved sewer area study (**PC11789as, dated 11-18-2004**) to the satisfaction of Public Works
4. The offsite alignment of the mainline sewer in the vicinity of Lot 101 is not approved as shown. The sewer mainline shall remain within the proposed road right of way.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.
7. Obtain appropriate encroachment permits from all affected jurisdictions.

Prepared by Nathan Howells
Reviewed by Andy Narag *AN*

Phone (626) 458-4921

Date 12-20-2004

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. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each park lot / open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.

Prepared by Sheila Christensen

Phone (626) 458-4921

Date 12-20-2004

Reviewed by Toan Duong

tr47449w-rev8.doc



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 47449 Tentative Map Date December 01, 2004

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 15 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: One hydrant location shall be added as previously noted. West side of "E" Street, between lots 23 and 24.

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 December 16, 2004



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 47449 Map Date December 01, 2004

C.U.P. Vicinity San Dimas

[X] 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.

[X] 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.

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

[X] 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.

[X] 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.

[X] 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.

[X] 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).

[X] 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 Dept. The proposed second means of access to Valley Circle, through the adjacent Church / School property shall be improved to a minimum paved width of 26' and be designed in compliance with Public Works street standards. The bridge shall be improved also with the capacity 75,000 lbs, live load. A second means of access shall be constructed prior to the clearance of phase two final map. All improvements shall be bonded for prior to final map clearance with the Department of Public Works. Primary access to San Dimas shall be constructed prior to the issuance of any building permits. Flag lot 40 shall provide 20' of paved access. Flag lots 75 & 76 Shall provide 20" of paved access, provide a fire department turnaround for these lots, to be noted on the final map.

By Inspector: Janna Masi Date December 16, 2004



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



PARK OBLIGATION REPORT

Tentative Map #	47449	DRP Map Date:	12/01/2004	SCM Date:		Report Date:	12/20/2004
Park Planning Area #	14		COVINA HIGHLANDS			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.80
IN-LIEU FEES:	\$155,707

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$155,707 in-lieu fees.

Trails:

See also attached Trail Report. WALNUT CREEK TRAIL

Contact Patrocenia T. Sobrepeña, Acting 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 Tonda Lay, Trail Coordinator at (213) 351-5135.

By: 
James Barber, Advanced Planning Section Head



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



PARK OBLIGATION WORKSHEET

Tentative Map #	47449	DRP Map Date: 12/01/2004	SMC Date:	Report Date: 12/20/2004
Park Planning Area #	14	COVINA HIGHLANDS		Map Type: REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

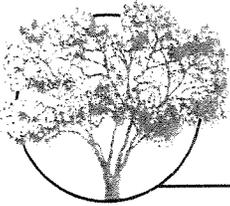
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	92	0.80
M.F. < 5 Units	2.10	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	1.63	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.80

Park Planning Area = 14 **COVINA HIGHLANDS**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.80	\$194,634	\$155,707

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.80	0.00	0.00	0.80	\$194,634	\$155,707



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



December 20, 2004

**NOTICE OF TRAIL REQUIREMENT
 FOR TRACT MAPS AND PARCEL MAPS**

Map #: TR – 47449

Date on Map: December 01, 2004

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

 X TRAIL ALIGNMENT OK AS SHOWN.

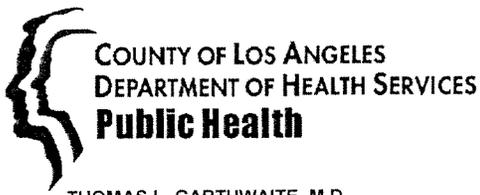
 Dedications and the exact following language must be shown for trail dedications on the first phase of final map.

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

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

For any questions concerning trail alignment or other trail requirements, please call (213) 351-5136.

John Hunt, Section Head, Design



THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

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

Environmental Health
ARTURO AGUIRRE, Director

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

BOARD OF SUPERVISORS

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Michael D. Antonovich
Fifth District

December 6, 2004

Tentative Tract Map No. 47449

Vicinity: San Dimas

Tentative Tract Map Date: December 1, 2004 (8th Revision)

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

1. Potable water will be supplied by the **Southern California Water Company**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #22** as proposed.

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

Respectfully,

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



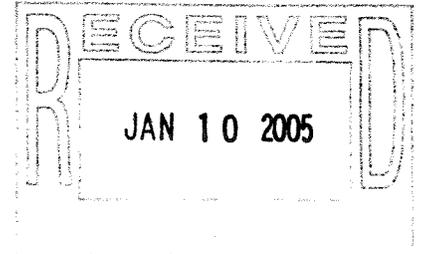
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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JAMES F. STAHL
Chief Engineer and General Manager

January 5, 2005

File No: 22-00.04-00



Mr. Daryl Koutnik
Supervising Regional Planner
Impact Analysis Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Koutnik:

Project No. 99-028, Tract Map No. 47449, Vista Verde Ranch Project

The County Sanitation Districts of Los Angeles County (Districts) received an Administrative Draft Environmental Impact Report (EIR) for the subject project on December 17, 2004. The Districts did not have the opportunity to review and comment on the Screencheck EIR in April 2003, therefore, we offer the following comments regarding sewerage service:

1. The area in question is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 22 before sewerage service can be provided to the proposed development. For specific information regarding the annexation procedure and fees, please contact Ms. Margarita Cabrera at extension 2708. Copies of the Districts' Annexation Information and Processing Fees sheets are enclosed for your convenience.
2. Because of the project's location, the flow originating from the proposed project would have to be transported to the Districts' trunk sewer by local sewer(s) that are not maintained by the Districts. If no local sewer lines currently exist, it is the responsibility of the developer to convey any wastewater generated by the project to the nearest local sewer and/or Districts' trunk sewer. The nearest Districts' trunk sewer is the Walnut Creek Trunk Sewer, Section 3, located in Puente Street at Mesarica Road. This 15-inch diameter trunk sewer has a design capacity of 12.1 million gallons per day (mgd) and conveyed a peak flow of 1.3 mgd when last measured in 2001.
3. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 87.1 mgd. Wastewater flows that exceed the capacity of the San Jose Creek WRP, and all sludge, are diverted to and treated at the Joint Water Pollution Control Plant located in the City of Carson.
4. The expected average wastewater flow from the project site is 23,920 gallons per day.

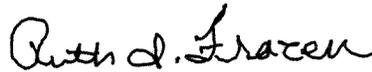
5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into the Air Quality Management Plan, which is prepared by the South Coast Air Quality Management District in order to improve air quality in the South Coast Air Basin as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

Very truly yours,

James F. Stahl



Ruth I. Frazen
Engineering Technician
Planning & Property Management Section

RIF:rf

Enclosures

c: M. Cabrera