

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: September 4, 2025

HEARING DATE: September 17, 2025 AGENDA ITEM: 6

PROJECT NUMBER: PM070855

PERMIT NUMBERS: Vesting Tentative Parcel Map No. 070855
Oak Tree Permit No. RPPL2023006707

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 20323 E. Holt Avenue, Covina

OWNER/APPLICANT: Donnabeth LLC

PUBLIC MEETINGS HELD: 1 of 5

INCLUSIONARY HOUSING ORDINANCE ("IHO"): The project is not subject to the IHO because it consists of fewer than five units.

CASE PLANNER: Marie Pavlovic, Senior Planner
mpavlovic@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PM070855, Vesting Tentative Parcel Map No. 070855 and Oak Tree Permit No. RPPL2023006707, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE PARCEL MAP NUMBER 070855 AND OAK TREE PERMIT NUMBER RPPL2023006707 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- Vesting Tentative Parcel Map to create two parcels on 3.08 gross (2.75 net) acres pursuant to County Code Chapter 21.38 (Vesting Tentative Map) and Section 21.48.010 (Minor Land Divisions).
- Oak Tree Permit for encroachment into the protected zone of one non-heritage oak tree No. 80 as well as retroactive encroachment into the protected zone of two non-heritage oak tree Nos. 32 and 33 in the A-1-40,000 (Light Agricultural - 40,000 Square Feet Minimum Required Lot Area) Zone, pursuant to County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2) and Chapter 22.174 (Oak Tree Permits). These two entitlements are referred to collectively as the "Project".

B. Project

The Project will create two residential parcels on 3.08 gross (2.75 net) acres ("Project Site"). The Project Site is a through parcel; therefore, each proposed parcel would have direct access to and frontage on two different public streets. Proposed Parcel No.1 fronts Holt Avenue and is 2.03 gross (1.75 net) acres. Proposed Parcel No. 2 fronts Covina Hills Road and is 1.05 gross (one net) acres.

The Project Site was developed with a single-family residence ("SFR"), two detached garages, a pool, a shed, and stairs. On proposed Parcel No. 1, the SFR and detached garage were demolished in 2023; however, an empty pool and stairs remain. The pool will be removed and the stairs will be retained. On proposed Parcel No. 2, the other detached garage and shed will be removed. A 10-foot-wide driveway and a 5,000-square-foot pad are depicted on said parcel. The five-foot-high existing chain-link and wrought-iron perimeter fencing serves as security fencing for the vacant lot, which will be brought into compliance prior to issuance of a Certificate of Occupancy for the respective parcel.

The Project includes a total of 2,302 cubic yards ("cy") of grading, including 1,151 cy of cut, 465 cy of fill, and 686 cy of export. No construction is proposed as part of this subdivision, but the applicant is proposing some grading improvements as part of the project, including grading to facilitate site drainage, road improvements, and a building pad and access for future development of Parcel No. 2.

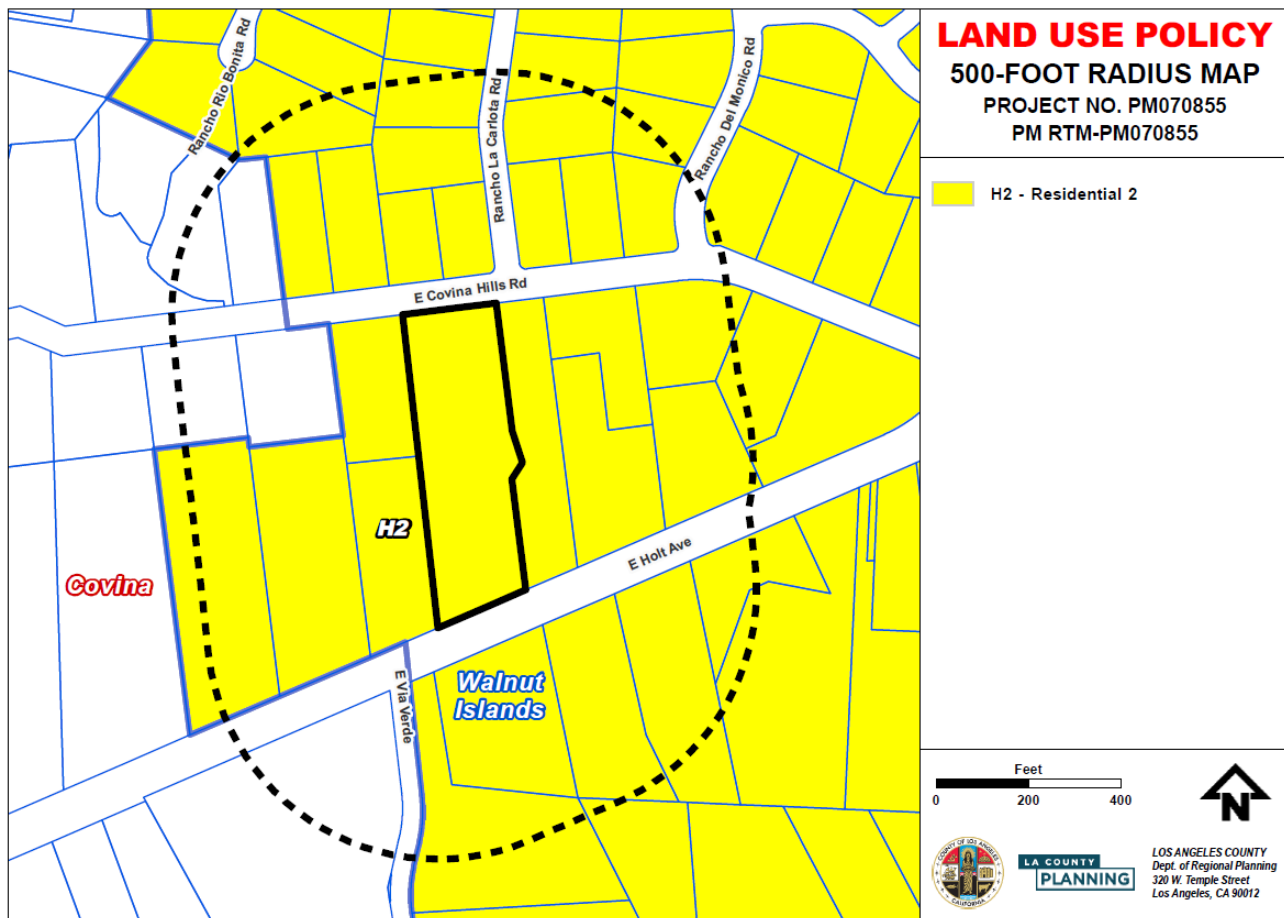
The Project includes an Oak Tree Permit for the encroachment into the protected zone of two non-heritage trees (Nos. 32 and 33) resulting from prior demolition activity, and for the future encroachment into the protected zone of non-heritage tree No. 80, located in the southwest corner of Parcel No. 2, to bring the over-height fence into zoning conformance with height requirements. No other development is proposed at this time.

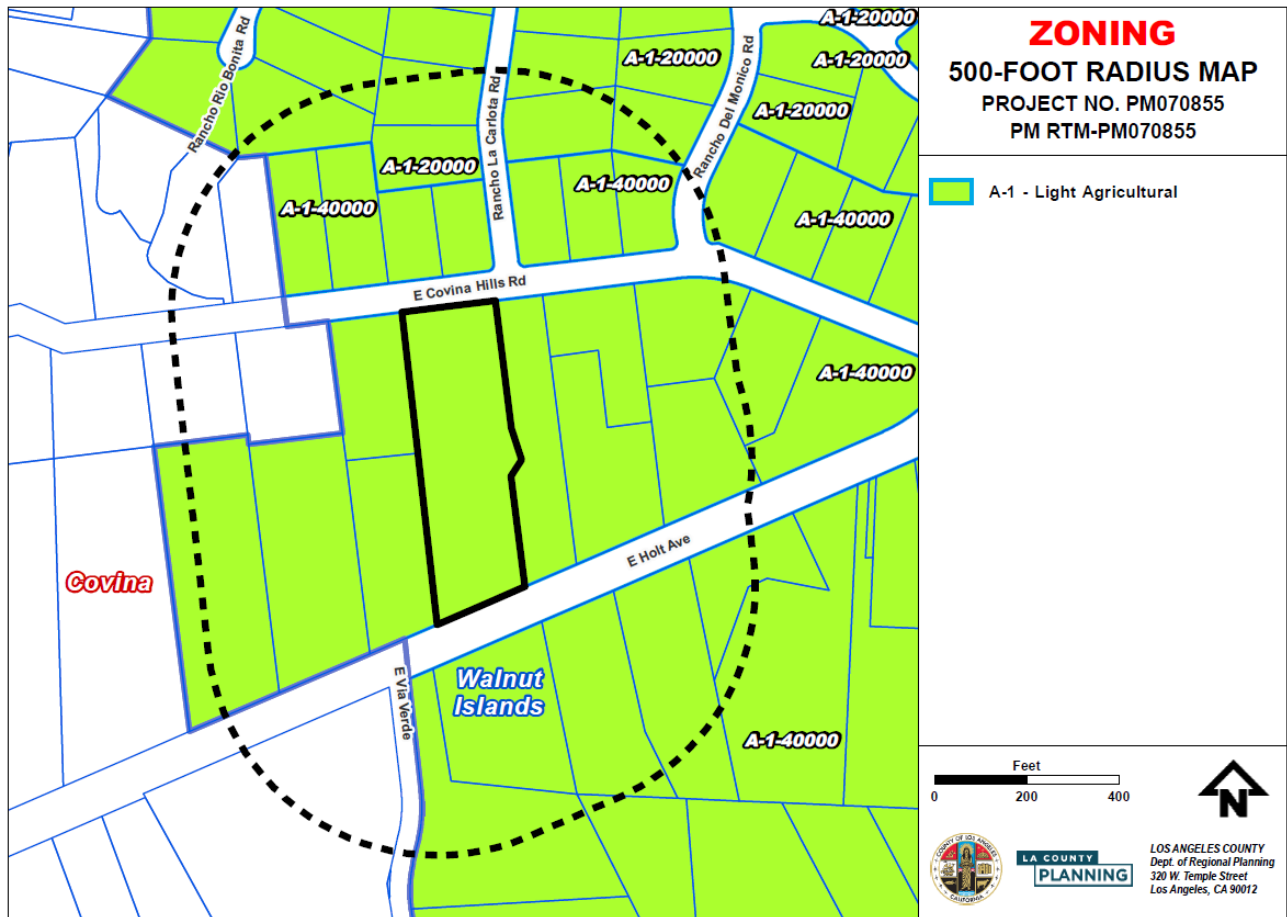
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN* LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre)	A-1-40,000	SFR and accessory structures
NORTH	H2	A-1-40,000	SFR
EAST	H2	A-1-40,000	SFR
SOUTH	H2, City of Covina	A-1-40,000, City of Covina	SFR
WEST	H2, City of Covina	A-1-40,000, City of Covina	SFR

*The Project Application was deemed complete on May 1, 2024, prior to adoption of the East San Gabriel Valley Area Plan("ESGVA") on May 21, 2024 and is therefore not subject to the plan and related ESGVA Planning Area Standards District Ordinance. The Project has been reviewed for consistency with the General Plan and related ordinances.





PROPERTY HISTORY
A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2433	R5 (Agricultural)	March 19, 1934
3811	A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)	March 25, 1941
677	A-1-20,000 (Light Agricultural – 20,000 Square Feet Minimum Required Lot Area)	September 27, 1955

ANALYSIS

A. Land Use Compatibility

The Project Site has a land use designation of H2, which is intended for the development of SFRs at a maximum density of up to two dwelling units per net acre. Based on the size of the property and the H2 land use designation, the maximum allowable density is seven dwelling units. The Project consists of two single-family parcels that will accommodate future single-family development, which is consistent with the intended land use and density of the H2 land use category. The Project Site was previously developed with an SFR and detached garage that were demolished in 2023. There are existing accessory structures on the Project Site, including but not limited to a detached garage and accessory structure on proposed Parcel No. 2, and an empty pool on proposed Parcel No. 1 that will be removed, rendering the site vacant.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is located in a suburban neighborhood. The proposed Project will create two parcels on 3.08 gross (2.75 net) acres and will be compatible with the existing neighborhood. The Project Site is vacant except for an empty pool, a garage, a shed, and stairs. All structures will be removed as part of the conditions of approval except for the stairs. There are a total of nine existing oak trees - five on-site and four off-site; none of the trees are heritage oaks. A total of three on-site oak trees will be encroached upon. Past demolition of the proposed SFR encroached upon two trees (Nos. 32 and 33), and modification of the existing fence along Covina Hills Road, which is located within the protected zone of one oak tree (No. 80). All other oak trees will remain in place.

C. Design Compatibility

A total of nine oak trees of ordinance size are located on and off-site, which form a woodland. Five trees are located on-site and four are located off-site. The Project includes an Oak Tree Permit to authorize encroachment into the protected zone of three non-heritage oak trees, into two retroactive encroachments. Tree Nos. 32 and 33 were encroached upon during demolition of the former SFR on Parcel No. 1. The existing over-height fence along the southwest portion of Parcel No. 2 encroaches into the protected zone of oak tree No. 80. This fence will need to be brought into compliance with code height requirements, resulting in an additional oak tree encroachment. All oak trees will remain in place, and conditions of approval are included to ensure the continued health of the trees. Therefore, no significant impact to any individual oak tree or the woodland will occur.

The property is a through lot. Therefore, the lot split will result in each parcel having direct access to two public streets, similar to the surrounding residential properties. While the building pad for Parcel No. 1 is already constructed at a higher elevation, given the Project Site slopes up toward Covina Hills Road, the pad for Parcel No. 2 is set back approximately 60 feet from the right of way, with the lot's site drainage flowing to the existing channel along the rear property line. The siting of the building pads is not out of character with the

neighborhood. The zoning requires lots to be a minimum of 40,000 net square feet. Each parcel will be over one acre in size (from one to 1.75 net acres, respectively), exceeding this requirement.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB330”) ACTS

The HAA applies to this Project. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government’s ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development’s, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).
- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys’ fees and could result in substantial fines against the County in a successful court action. A court must award attorneys’ fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County

comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings does not exceed the five-meeting limit. As of January 1, 2020, one meeting occurred on the following date:

- Commission Hearing held on September 17, 2025.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements, except fence height under which it will be conditioned to comply. The IHO does not apply to the Project because it consists of fewer than five units. Consistency findings can be found in the attached Findings (Exhibit C - Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by California Government Code Sections 66474 (Tentative Maps) and Section 21.174.060 (Oak Tree Permit Findings). The Burden of Proof with the applicant's responses is attached (Exhibit E - Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Class 1, Existing Facilities, Class 4, Minor Alterations to Land and a Class 15, Minor Land Divisions Categorical Exemption under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. A Class 1 Categorical Exemption is appropriate for the removal of all existing accessory structures (garage, shed, pool) except for the stairs, as well as the modification to an existing fence or fence replacement. No oak trees have or will be removed as a result of Project implementation. Therefore, the Project will not have a significant impact on any individual tree or the collective oak woodland. A Class 4 Categorical Exemption is appropriate because the retroactive oak tree encroachments and proposed oak tree encroachment qualify as minor landscaping work that would not significantly impact the tree with adherence to the oak tree-specific conditions of approval. A Class 15 Categorical Exemption is appropriate because the Project will create two parcels, which does not exceed the four-parcel limit. The Project Site has an average slope of less than 20 percent, is located in an urbanized area, will be served by public water, and fronts public streets.

The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. Further, there is no reasonable possibility that the activity will not have a significant effect on the environment due to unusual circumstances, nor cumulative impacts. Therefore, there are no exceptions to the exemption, and the project is categorically exempt. Staff recommends that the Commission determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The LA County Subdivision Committee consists of representatives from LA County Planning and the County Departments of Public Works, Fire (“Fire”), Parks and Recreation, and Public Health. Based on the Vesting Tentative Parcel Map dated February 11, 2025, the Subdivision Committee cleared the Project for public hearing.

Fire Forestry Division, in a letter dated May 5, 2025, recommended conditions of approval related to the Oak Tree Permit request.

B. Other Agency Comments and Recommendations

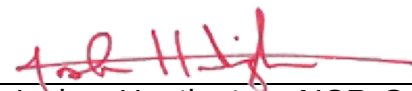
Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Vesting Tentative Parcel Map dated February 11, 2025
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof

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VESTING TENTATIVE PARCEL MAP NO. 070855
OAK TREE PERMIT NO. RPPL2023006707

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EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Oak Tree Report

**PROJECT NUMBER**

PM070855

HEARING DATE

September 17, 2025

REQUESTED ENTITLEMENT(S)

Vesting Tentative Parcel Map No. 070855

Oak Tree Permit No. RPPL2023006707

PROJECT SUMMARY

OWNER / APPLICANT

Donnabeth LLC

MAP/EXHIBIT DATE

February 11, 2025

PROJECT OVERVIEW

Tentative Parcel Map to create two single-family residential parcels from 3.08 gross (2.75 net) acres. Proposed Parcel No. 1 fronts Holt Avenue and will be 2.03 gross (1.75 net) acres in size. Proposed Parcel No. 2 fronts Covina Hills Road and will be 1.05 gross (one net) acres in size. Existing structures have been demolished; a second detached garage and shed on Parcel No. 2 are proposed to be removed. The existing pool on Parcel No. 1 will also be removed; however, the stairs will be retained. These accessory structures will be removed prior to final map recordation. The existing chain-link and wrought-iron perimeter fencing will be brought into compliance as a project condition of approval. A total of 2,302 cubic yards ("cy") of grading is proposed, including 1,151 cy of cut, 465 cy of fill, and 686 cy of export. An Oak Tree Permit is required for the encroachment into the protected zone of one non-heritage oak tree onsite (no. 80) as well as retroactive encroachment of two non-heritage oak trees (nos. 32 and 33) on the project site as a result of the demolition of the existing structures.

LOCATION	ACCESS	VERY HIGH FIRE HAZARD
20323 E. Holt Avenue, Covina	Holt Avenue & Covina Hills Road	No
ASSESSORS PARCEL NUMBER	SITE AREA	
8447-027-014	3.08 Gross (2.75 Net) Acres	
GENERAL PLAN / LOCAL PLAN	PLANNING AREA	SUP DISTRICT
General Plan (see below)	East San Gabriel Valley	1
LAND USE DESIGNATION	ZONE	ZONED DISTRICT
H2 (Residential 2 - Up to 2 Dwelling Units per Net Acre)	A-1-40,000 (Light Agricultural - 40,000 Square Required Lot Area)	Covina Highlands
PROPOSED LOTS	MAX DENSITY/UNITS	AREA/COMMUNITY STANDARDS DISTRICT
2	7 Units	N/A (see below)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption - Existing Facilities; Class 4 Categorical Exemption - Minor Alterations to Land; and Class 15 Categorical Exemption - Minor Land Division

KEY ISSUES

- The Project Application was deemed complete on May 1, 2024, prior to adoption of the East San Gabriel Valley Area Plan ("ESGVA") on May 21, 2024 and is therefore not subject to the plan and related ESGVA Planning Area Standards District Ordinance.
- Consistency with the General Plan and Subdivision Map Act

Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:

- Chapter 21.38 (Vesting Tentative Map)
- Chapter 21.48 (Minor Land Divisions)
- Section 22.16.050 (Development Standards for Zones A-1 and A-2)
- Section 22.174.060 (Oak Tree Permit Findings)

CASE PLANNER:

Marie Pavlovic

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PM070855
VESTING TENTATIVE PARCEL MAP NO. 070855

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 17, 2025, in the matter of Project No. PM070855, consisting of Vesting Tentative Parcel Map No. 070855 ("PM070855"). PM070855 was considered together with an Oak Tree Permit ("OTP") No. RPPL2023006707. PM070855 and the OTP are referred to collectively as the "Project."
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The subdivider, Donnabeth LLC ("subdivider"), requests PM070855 to authorize the creation of two lots on 3.08 gross (2.75 net) acres within the unincorporated community of Walnut Islands ("Project Site"), pursuant to Los Angeles County Code ("County Code") Chapters 21.38 (Vesting Tentative Map) and 21.48 (Minor Land Divisions).
4. **RELATED ENTITLEMENT.** The OTP is a related request to encroach into the protected zone of one non-heritage oak tree (No. 80) and retroactive encroachment into the protected zone of two non-heritage oak trees (Nos. 32 and 33) in the A-1-40,000 (Light Agricultural - 40,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and Chapter 21. 174 (Oak Tree Permits).
5. **ENTITLEMENT(S) REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
6. **LOCATION.** The Project is located at 20323 East Holt Avenue within the Covina Highlands Zoned District within the East San Gabriel Valley Planning Area ("Project Site").
7. **DEEMED COMPLETE.** The Project was deemed complete on May 1, 2024, prior to the adoption of the East San Gabriel Valley Area Plan ("ESGVA") on May 21, 2024.
8. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map. Since the Project was deemed complete prior to the adoption of the ESGVA and effective the same day, it is subject to the General Plan and the ESGVA Planning Area Standards District Ordinance does not apply.

9. **ZONING.** The Project Site is located in the Covina Highlands Zoned District, is currently zoned A-1-40,000.
10. **SURROUNDING LAND USES AND ZONING.** The land use and zoning did not change for the Project site nor the surrounding properties within 500 feet with the adoption of the ESGVA.

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2	A-1-40,000	SFR
EAST	H2	A-1-40,000	SFR
SOUTH	H2, City of Covina	A-1-40,000, City of Covina	SFR
WEST	H2, City of Covina	A-1-40,000, City of Covina	SFR

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 3.08 gross acres (2.75 net acres) in size and consists of two legal lots, tied together through a County Assessor's lot tie. The Project Site is a through lot with gentle-sloping topography and is developed with accessory residential structures, including a garage, shed, pool, stairs, etc. The existing single-family residence ("SFR") and garage were demolished in 2023.

B. Site Access

The Project Site is accessible via Covina Hills, a 60-foot-wide local public street to the north and Holt, an 80-foot-wide local public street, to the south. The Project Site is a through lot; therefore, each parcel will have direct access.

C. Vesting Tentative Parcel Map

The Vesting Tentative Parcel Map dated February 11, 2025, depicts two proposed parcels. Parcel No. 1 fronts Holt Avenue and has leftover stairs and an existing pool. The stairs will be retained and the pool will be removed. Parcel No. 1 is 2.03 gross (1.75 net) acres in size and has a 20-foot-wide private driveway and fire lane with a fire turnaround. Parcel No. 2 fronts Covina Hills Road and is one net acre in size. A 10-foot-wide driveway and a 5,000-square-foot pad are depicted on said parcel. The detached garage currently located on said parcel will be demolished. The Project Site has a five-foot-high perimeter fence that serves as security fencing for the vacant lot, which will be brought into compliance prior to issuance of a building permit for the respective parcel.

D. Internal Circulation

Each parcel has direct access to a public street. Parcel No. 1 fronts Covina Hills Road and is depicted with a 10-foot-wide driveway. Parcel No. 2 fronts Holt Avenue and will utilize a 20-foot-wide private driveway and fire lane with a fire turnaround.

E. Oak Trees

Nine non-heritage oak trees form a woodland. Five are located on-site and four are located off-site. All oak trees will remain on and off-site. An encroachment into the protected zone of tree No. 80 will occur as a result of bringing an over-height chain-link fence into conformance. The five-foot-high fence is established along the property lines forming the front yard along Covina Hills Road. The oak tree is located in the southwest corner of proposed Parcel No. 2. Retroactive encroachments into the protected zone of tree Nos. 32 and 33 occurred when the SFR and garage, formerly located on Parcel No. 1, were demolished. No oak trees have or will be removed as a result of Project implementation.

12. CEQA DETERMINATION

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for a Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land) and Class 15 (Minor Land Divisions) categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, on the basis that the Project involves subdividing four or less parcels. A Class 1 Categorical Exemption is appropriate for the removal of all existing accessory structures (garage, shed, pool) except for the stairs, as well as the modification to an existing fence or fence replacement. No oak trees have or will be removed as a result of Project implementation. Therefore, the Project will not have a significant impact on any individual tree or the collective oak woodland. A Class 4 Categorical Exemption is appropriate because the retroactive oak tree encroachments and proposed oak tree encroachment qualify as minor landscaping work that would not significantly impact the tree with adherence to the oak tree-specific conditions of approval. A Class 15 Categorical Exemption is appropriate because the Project will create two parcels, which does not exceed the four-parcel limit. The Project Site has an average slope of less than 20 percent, is located in an urbanized area, will be served by public water, and fronts public streets.

The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. Further, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor cumulative impacts. Therefore, there are no exceptions to the exemption and the project is categorically exempt.

13. PUBLIC COMMENTS. Staff have not received any comments at the time of report preparation.

14. AGENCY RECOMMENDATIONS.

A. LA County Subdivision Committee ("Subdivision Committee"), consisting of LA County Planning and County Departments of Public Works, Fire ("Fire"), Parks and

Recreation, and Public Health: Recommended clearance to public hearing with conditions of Vesting Tentative Parcel Map dated February 11, 2025.

B. Fire Forestry Division recommended conditions of approval in a letter dated May 5, 2025.

15. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper, (Daily Journal publication), and property posting. On August 7, 2025, Staff mailed a total of 103 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included three notices to those on the courtesy mailing list for the Covina Highlands Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H2 land use category is intended for SFRs at a maximum density of two dwelling units per net acre. Based on the size of the property (approximately three acres), the maximum allowable density is seven dwelling units. Therefore, the Project is consistent in use and density with its H2 land use category.
17. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goals and policies of the General Plan:

General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEAs"). Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential development. The Project Site is not located within an SEA. There are nine existing non-heritage oak trees that will be protected in place with Project conditions of approval.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The Project is an infill development because it is located in an urbanized area and surrounded by existing development. The Project will divide 3.08 gross acres (2.75 net acres), resulting in the potential gain of an additional primary unit. The Project Site is a through lot; therefore, there are two public street frontages, which is an ideal configuration for each new lot to have its own direct access.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

18. **DEEMED COMPLETE.** The Commission finds that the Project was deemed complete on May 1, 2024. As such, it is subject to the applicable local regulations in place at that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).
19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1-40,000 zoning classification as SFRs are permitted in the A-1 zone, pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). Currently, the Project Site contains accessory structures that were built in connection with the former SFR, which was demolished in 2023. All accessory structures are required to be demolished prior to final map recordation, except for the stairs which will remain in place.
20. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and width -Requirements generally). Parcel No. 1 has an approximate lot width of 202 feet, and Parcel No. 2 has an approximate width of 183 feet. Parcel No. 1 is proposed to be approximately two acres and Parcel No. 2 is proposed to be approximately one acre. Therefore, both parcels will contain more than 40,000 square feet.
21. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The Project Site has two frontages. Both frontages have a width of 207 feet, which is greater than the average lot widths ranging from 183 to 202 feet.
22. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls) with implementation of Project conditions. An existing five-foot-high perimeter fence encloses the Project Site. The northerly and southerly portions of the fence along the roads will be lowered to 3.5 feet in height to conform to the front yard fence height requirements of County Code Title 22 (Planning and Zoning), and the Project has been conditioned accordingly.
23. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.48.040 (Items Required for Parcel Maps). The total volume of grading proposed for related subdivision improvements is 2,302 cubic yards ("cy"), including 1,151 cy of cut, 465 cy of fill, and 686 cy of export.
24. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which required that one tree be planted for every 25 linear feet of street frontage. Based on the combined frontage of 414.62 feet, a total of eight trees is required. Specifically, four trees shall be planted along each parcel frontage.
25. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements). The Subdivision

Committee has reviewed and cleared the Project as ready for hearing, and has recommended conditions of approval for the subdivision.

26. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include affordable replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement) and Government Code Section 66300.5 because the SFR that was demolished was a market-rate unit that was not tenant-occupied in the last five years prior to application, nor withdrawn from rent or lease in the last 10 years prior to application. Future for-sale units will effectively replace the for-sale unit that was demolished. Therefore, affordable housing replacement does not apply to the Project.

TENTATIVE PARCEL MAP-SPECIFIC FINDINGS

27. This map has been submitted as a Vesting Tentative Tract/Parcel Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.
28. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The proposed two single-family lots is consistent in use and density of the H2 land use category set forth by the General Plan.
29. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project is consistent with the goals and policies of the General Plan as described above, in particular, the Project is an infill development in an urban area on an underutilized site.
30. **The Commission finds that the site is physically suitable for this type of development.** The Project complies with all development standards for the A-1-40,000 zoning, as otherwise conditioned, as detailed above.
31. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is of suitable size to fully accommodate the proposed net gain of one unit. Based on Project's Site's zoning designation of A-1-40,000, each lot can be created with a net area of 40,000 net acres. Parcel No. 1 provide a net area of 76,410 square feet and Parcel No. 2 provide a net area of 43,732 square feet.
32. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The proposed Project is located in an urbanized area and is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat. Further, the Project does not remove any of the oak trees on-site or off-site, and the Project is conditioned to comply with standards that protect oak trees against the proposed development. Further, sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

33. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage, water, and grading have been addressed in the recommended conditions of approval. The Project will connect to public water.
34. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the vesting tentative map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

35. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section(s) 15301, 15304 and 15315 [Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land), and Class 15 (Minor Land Divisions) categorical exemptions]. A Class 1 Categorical Exemption is appropriate for the removal of all existing accessory structures (garage, shed, pool) except for the stairs, as well as the modification to an existing fence or fence replacement. No oak trees have or will be removed as a result of Project implementation. Therefore, the Project will not have a significant impact on any individual tree or the collective oak woodland. A Class 4 Categorical Exemption is appropriate because the retroactive oak tree encroachments and proposed oak tree encroachment qualify as minor landscaping work that would not significantly impact the tree with adherence to the oak tree-specific conditions of approval. A Class 15 Categorical Exemption is appropriate because the Project will create two parcels, which does not exceed the four-parcel limit. The Project Site has an average slope of less than 20 percent, is located in an urbanized area, will be served by public water, and fronts public streets.

The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. The retroactive oak tree encroachments and proposed oak tree encroachment, to lower the height of a front yard or replace the fence, qualify as minor landscaping work which would not significantly impact the tree with adherence to the oak tree specific conditions of approval. Further, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor cumulative impacts. Therefore, there are no exceptions to the exemption and therefore the project is categorically exempt.

ADMINISTRATIVE FINDINGS

36. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the vesting tentative map and environmental findings.

37. PUBLIC MEETINGS. The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. One meeting occurred on the following date:

- Commission Hearing held on September 17, 2025.

38. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION AND CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the A-1-40000 zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed A-1-40000 zoning.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301, 15304, and 15315 [Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land), and Class 15 (Minor Land Divisions) categorical exemptions]; and

PROJECT NO. PM070855
VESTING TENTATIVE PARCEL MAP NO. 070855

EXHIBIT C
DRAFT FINDINGS
PAGE 9 OF 9

2. Approves **VESTING TENTATIVE PARCEL MAP NO. 070855**, subject to the attached conditions.

JH:MP
September 4, 2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PM070855
OAK TREE PERMIT NO. RPPL2023006707

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 17, 2025, in the matter of Project No. PM070855, consisting of Oak Tree Permit ("OTP") No. 070855. The OTP was heard concurrently with Vesting Tentative Parcel Map ("Tentative Map"). Both entitlement requests are collectively referred to as the "Project".
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Donnabeth, LLC ("Permittee"), requests the OTP to authorize the encroachment into the protected zone of three non-heritage oak trees, including two retroactive encroachments, on a property located at 20323 East Holt Avenue in the unincorporated community of Walnut Islands in the A-1-40,000 (Light Agricultural - 40,000 Square Feet Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and Chapter 21.174 (Oak Tree Permits).
4. **RELATED ENTITLEMENT.** The Tentative Map is a related request to create two lots on 3.08 gross acres pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.48 (Minor Land Divisions).
5. **LOCATION.** The Project is located at 20323 East Holt Avenue within the Covina Highlands Zoned District within the East San Gabriel Valley Planning Area ("Project Site").
6. **DEEMED COMPLETE.** The Project was deemed complete on May 1, 2024, prior to the adoption of the East San Gabriel Valley Area Plan ("ESGVA") on May 21, 2024.
7. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map. Since the Project was deemed complete prior to the adoption of the ESGVA and effective the same day, it is subject to the General Plan and the ESGVA Planning Area Standards District Ordinance does not apply.
8. **ZONING.** The Project Site is located in the Covina Highlands Zoned District and is currently zoned A-1-40,000.

9. **SURROUNDING LAND USES AND ZONING.** The land use and zoning did not change for the Project site nor the surrounding properties within 500 feet with the adoption of the ESGVA.

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2	A-1-40,000	SFR
EAST	H2	A-1-40,000	SFR
SOUTH	H2, City of Covina	A-1-40,000, City of Covina	SFR
WEST	H2, City of Covina	A-1-40,000, City of Covina	SFR

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 3.08 gross acres (2.75 net acres) in size and consists of two legal lots, tied together through a County Assessor's lot tie. The Project Site is a through lot with gentle-sloping topography and is developed with accessory residential structures, including a garage, shed, pool, stairs, etc. The existing single-family residence ("SFR") and one garage were demolished in 2023.

B. Site Access

The Project Site is accessible via Covina Hills, a 60-foot-wide local public street to the north and Holt, an 80-foot-wide local public street, to the south. The Project Site is a through lot; therefore, each parcel will have direct access.

C. Vesting Tentative Parcel Map

The Vesting Tentative Parcel Map dated February 11, 2025, depicts two proposed parcels. Parcel No. 1 fronts Holt Avenue and has leftover stairs and an existing pool. The stairs will be retained and the pool will be removed. Parcel No. 1 is 2.03 gross (1.75 net) acres in size and has a 20-foot-wide private driveway and fire lane with a fire turnaround. Parcel No. 2 fronts Covina Hills Road and is one net acre in size. A 10-foot-wide driveway and a 5,000-square-foot pad are depicted on said parcel. The detached garage currently located on said parcel will be demolished. The Project Site has a five-foot-high perimeter fence that serves as security fencing for the vacant lot, which will be brought into compliance prior to issuance of a building permit for the respective parcel.

D. Internal Circulation

Each parcel has direct access to a public street. Parcel No. 1 fronts Covina Hills Road and is depicted with a 10-foot-wide driveway. Parcel No. 2 fronts Holt Avenue and will utilize a 20-foot-wide private driveway and fire lane with a fire turnaround.

E. Oak Trees

Nine non-heritage oak trees form a woodland. Five are located on-site and four are located off-site. All oak trees will remain on and off-site. An encroachment into the

protected zone of tree No. 80 will occur as a result of bringing an over-height chain-link fence into conformance. The five-foot-high fence is established along the property lines forming the front yard along Covina Hills Road. The oak tree is located in the southwest corner of proposed Parcel No. 2. Retroactive encroachments into the protected zone of tree Nos. 32 and 33 occurred when the SFR and garage, formerly located on Parcel No. 1, were demolished. No oak trees have or will be removed as a result of Project implementation.

11. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for a Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land) and Class 15 (Minor Land Divisions) categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, on the basis that the Project involves subdividing four or less parcels. A Class 1 Categorical Exemption is appropriate for the removal of all existing accessory structures (garage, shed, pool) except for the stairs, as well as the modification to an existing fence or fence replacement. No oak trees have or will be removed as a result of Project implementation. Therefore, the Project will not have a significant impact on any individual tree or the collective oak woodland. A Class 4 Categorical Exemption is appropriate because the retroactive oak tree encroachments and proposed oak tree encroachment qualify as minor landscaping work that would not significantly impact the tree with adherence to the oak tree-specific conditions of approval. A Class 15 Categorical Exemption is appropriate because the Project will create two parcels, which does not exceed the four-parcel limit. The Project Site has an average slope of less than 20 percent, is located in an urbanized area, will be served by public water, and fronts public streets.

The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. Further, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor cumulative impacts. Therefore, there are no exceptions to the exemption and the project is categorically exempt.

12. PUBLIC COMMENTS. Staff have not received any comments at the time of report preparation.

13. AGENCY RECOMMENDATIONS.

A. County Fire Department Forestry Division ("Fire Forester"): Recommended conditions of approval in a letter dated May 5, 2025.

14. LEGAL NOTIFICATION. Pursuant to Section 22.222.160 (Notification Radius) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 7,

2025, a total of 103 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 103 notices to those on the courtesy mailing list for the Covina Highlands Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H2 land use category is intended for SFRs at a maximum density of two dwelling units per net acre. Based on the size of the property (approximately three acres), the maximum allowable density is seven dwelling units. Therefore, the Project is consistent in use and density with its H2 land use category.

16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the goals and policies of the General Plan:

General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEAs"). Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential development. The Project Site is not located within an SEA. There are nine existing non-heritage oak trees that will be protected in place with Project conditions of approval.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The Project is an infill development because it is located in an urbanized area and surrounded by existing development. The Project will divide 3.08 gross acres (2.75 net acres), resulting in the potential gain of an additional primary unit. The Project Site is a through lot; therefore, there are two public street frontages, which is an ideal configuration for each new lot to have its own direct access.

Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.

The Project does not propose removal of any oak trees on or off-site. The Project will adhere to the Conditions of Approval, so that oak trees are protected in place as the Project is built out.

ZONING CODE CONSISTENCY FINDINGS

17. **DEEMED COMPLETE.** The Commission finds that the Project was deemed complete on May 1, 2024. As such, it is subject to the applicable local regulations in place at that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).
18. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1-40,000 zoning classification as single-family homes are permitted in such zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). Currently, the Project Site contains accessory structures that were built in connection with the former single-family residence, which was demolished in 2023. All accessory structures are required to be demolished prior to final map recordation, unless. Currently, the Project Site contains accessory structures that were built in connection with the former SFR, which was demolished in 2023. All accessory structures are required to be demolished prior to final map recordation, except for the stairs which will remain in place.
19. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls) with implementation of Project conditions. An existing five-foot-high perimeter fence encloses the Project Site. The northerly and southerly portions of the fence along the roads will be lowered to 3.5 feet in height to conform to the front yard fence height requirements of County Code Title 22 (Planning and Zoning), and the Project has been conditioned accordingly.
20. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.48.040 (Items Required for Parcel Maps). The total volume of grading proposed for related subdivision improvements is 2,302 cubic yards ("cy"), including 1,151 cy of cut, 465 cy of fill, and 686 cy of export.
21. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include affordable replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement) and Government Code Section 66300.5 because the SFR that was demolished was a market-rate unit that was not tenant-occupied in the last five years prior to application, nor withdrawn from rent or lease in the last 10 years prior to application. Future for-sale units will effectively replace the for-sale unit that was demolished. Therefore, affordable housing replacement does not apply to the Project.

OAK TREE PERMIT FINDINGS

22. **The Commission finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations on the subject property.** All oak trees will remain, protected on-site and off-site. The Project conditions of approval require protective fencing to be erected around the trees as well as the planting of mitigation trees should any protected

tree fail as a result of the approved encroachments, and to require the use of hand tools to minimize and prevent damage to any of the on-site trees to be encroached upon.

23. **The Commission finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated.** The Project Site was previously developed with an SFR and related accessory structures. The SFR and one garage were demolished in 2023. All remaining accessory structures (pool, shed, and garage), except the stairs, will be demolished. The Project conditions of approval ensure grading will comply with County Code and prevent soil erosion.
24. **The Commission finds that the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that (i) Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or (ii) Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** The Commission finds that there are a total of nine existing oak trees, five on-site and four off-site. None of the trees are heritage oaks. A total of three on-site oak trees will be encroached upon. Past demolition of the SFR on Parcel 1 encroached upon two trees (Nos. 32 and 33), and future modification or replacement of the existing fence along Covina Hills Road that is located within the protected zone of one oak tree (No. 80). All other oak trees will remain in place.
25. **The Commission finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** The Commission finds that no oak trees will be removed as a result of this Project. The Commission further finds that the retroactive encroachments and proposed encroachment that would bring an existing non-conforming fence into compliance with the County Code Title 22 (Planning and Zoning), and do not conflict with the intent of the Oak Tree Ordinance.

ENVIRONMENTAL FINDINGS

26. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section(s) 15301, 15304, and 15315 [Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land), and Class 15 (Minor Land Divisions) categorical exemptions]. A Class 1 Categorical Exemption is appropriate for the removal of all existing accessory structures (garage, shed, pool) except for the stairs, as well as the modification to an existing fence or fence replacement. No oak trees have or will be removed as a result of Project implementation. Therefore, the Project will not have a significant impact on any individual tree or the collective oak woodland. A Class 4 Categorical Exemption is appropriate because the retroactive oak tree encroachments and proposed oak tree encroachment qualify as minor landscaping work that would not significantly impact the tree with adherence to the oak tree-specific conditions of approval. A Class 15 Categorical Exemption is appropriate because the Project will create two parcels, which does not exceed the four-parcel limit. The Project Site has an average slope of

less than 20 percent, is located in an urbanized area, will be served by public water, and fronts public streets.

The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. The retroactive oak tree encroachments and proposed oak tree encroachment, to lower the height of a front yard or replace the fence, qualify as minor landscaping work which would not significantly impact the tree with adherence to the oak tree specific conditions of approval. Further, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor cumulative impacts. Therefore, there are no exceptions to the exemption and therefore the project is categorically exempt.

ADMINISTRATIVE FINDINGS

27. PUBLIC MEETINGS. The Commission finds that pursuant to SB 330 (The Housing Crisis Act), the number of publicly held meetings does not exceed the five-meeting limit. One meeting occurred on the following date:

- Commission Hearing held on September 17, 2025.

28. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to County Title 22 (Planning and Zoning) regulations on the subject property.
- B. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
- C. The removal of the oak trees proposed is necessary as continued existence at the present location frustrates the planned improvement or proposed use of the subject property to such an extent that alternate development plans cannot achieve the same permitted density and that placement of such tree precludes the reasonable and efficient use of such property or a use otherwise authorized.
- D. The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301, 15304, and 15315 [Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land), and Class 15 (Minor Land Divisions) categorical exemptions]; and
2. Approves **OAK TREE PERMIT NO. RPPL2023006707**, subject to the attached conditions.

ACTION DATE: September 17, 2025

JH:MP
September 4, 2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PM070855
VESTING TENTATIVE PARCEL MAP NO. 070855

PROJECT DESCRIPTION

The project is a two-lot subdivision that includes encroachment into the protected zone of one non-heritage oak tree onsite and retroactive encroachment into the protected zone of two non-heritage oak trees onsite, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Vesting Tentative Parcel Map No. 070855 shall expire on September 17, 2027.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the vesting tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.
10. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions

regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
13. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map.
15. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

Vesting TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

16. This grant shall authorize the creation of two residential parcels, as depicted on the Vesting Tentative Parcel Map dated February 11, 2025.
17. Permission is granted to adjust lot lines to the satisfaction of LA County Planning.
18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports Vesting Tentative Parcel Map dated February 11, 2025, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Grading

19. The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director of LA County Planning ("Director").

Street Frontage

20. The Subdivider shall provide at least 50 feet of street frontage for each lot.

PRIOR TO RECORDATION OF A FINAL MAP

Tree Planting

21. The Subdivider shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. Based on the width of the Project Site, four trees shall be planted along each street frontage for a total of eight trees, in accordance with Section 21.32.195 (On-Site Trees). The Subdivider shall post a bond guaranteeing performance of work with Public Works, or provide other proof of plantings to the satisfaction of the Director.
22. A final parcel map is required. A parcel map waiver is not allowed.
23. The subdivider shall demolish the accessory garage and shed on Parcel No. 2 and the pool on Parcel No. 1, prior to final map recordation and provide a copy of the final demolition permit to LA County Planning.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1- 14)

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. If applicable, label driveway as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. 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 parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

PARCEL MAP NO.: 70855

TENTATIVE MAP DATE: 02/11/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with the following conditions.

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 11/26/2024, or the latest revision, to the satisfaction of the Department of Public Works.

Review by:  Date: 03/11/2025 Phone: (626) 458-4921
Isaac Carrera

PCA LX001129 / A870
EPIC LA RTM-PM070855
EPIC LA ESTU2022000373
Telephone: (626) 458-4925

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Parcel Map 70855 Tentative Map Dated 02/11/2025 Parent Tract ---
Grading By Subdivider? [Y] (Y or N) 1,616_yd³ Location Covina
Geologist Fred Afiaikian CEG Subdivider Donnabeth LLC
Soils Engineer Cal Land Engineering & Associates, Inc Engineer/Arch. Tritich Engineering

Review of:

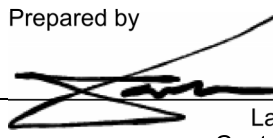
Geologic Report(s) Dated: 06/10/2022
Soils Engineering Report(s) Dated: 05/23/2022
Geotechnical Report(s) Dated:
References: TK Engineering Report, 12/30/2015

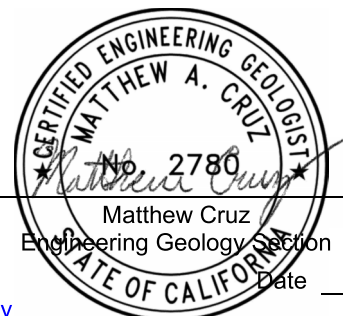
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
2. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). 2
refer to reports by Cal Land Engineering, dated 05/23/2022."
4. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by


Lance Narcida
Geotechnical Section



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

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.

70855, Covina, 2025-02-27, TM-9-A

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, California Geologic Energy Management Division (CalGEM), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.



Name Nargiss Majrooh Date 02/25/2025 Phone (626) 458-4921

\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 070855\GP 070855\2025-02-11 TPM 070855 6TH SUBMITTAL\Tentative Map Conditions PM 70855 Rev 6.doc

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

1. Dedicate slope easement 10 feet wide on Covina Hills Road and Holt Avenue to the satisfaction of Public Works.
2. The typical section shown for Covina Hills Road is not necessarily approved as shown. Permission is granted to use the rural street section.
3. Grade the shoulder to the right of way line along both Covina Hills Road and Holt Avenue to the satisfaction of Public Works.
4. Remove any foliage and overgrowth, within the right of way along the property frontage on Covina Hills Road, that may obstruct sight distance to the satisfaction of Public Works.
5. Construct new driveways to the satisfaction of Public Works.
6. Repair any street improvements damaged during construction to the satisfaction of Public Works.
7. Plant street trees along the property frontage and provide an irrigation system for said trees to the satisfaction of Public Works.
8. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 70855

TENTATIVE MAP DATED 02-11-2025

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

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call or email Land Use Program at (626) 430-5380 or dlanduse@ph.lacounty.gov for additional information and requirements.


Prepared by Nikko Pajarillaga
pm70855s-rev6.doc

Phone (626) 458-3137

Date 02-18-2025

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

1. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 01/13/2025 from the City of Covina to the satisfaction of Public Works. The Will Serve letter will expire on 01/13/2026; it shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Prepared by Aissa Carrillo^{AC}
pm70855w-rev6.doc

Phone (626) 458-4921

Date 02-26-2025



CITY OF COVINA

www.covinaca.gov

125 East College Street • Covina, CA 91723-2199

January 13, 2025

Tritech Engineering Associates
135 N. San Gabriel Blvd.
San Gabriel, CA 91775

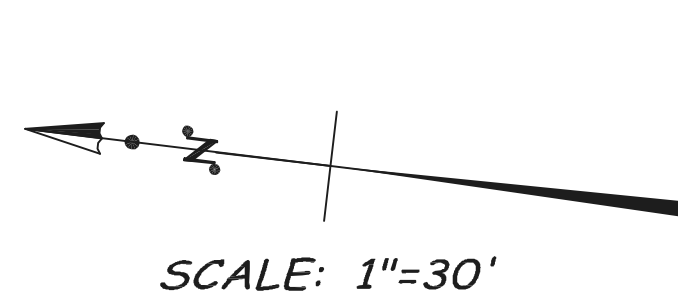
Subject: Statement of Water Service Availability

The property at 20323 E. Holt has an existing water service provided by the City of Covina, Water Division.

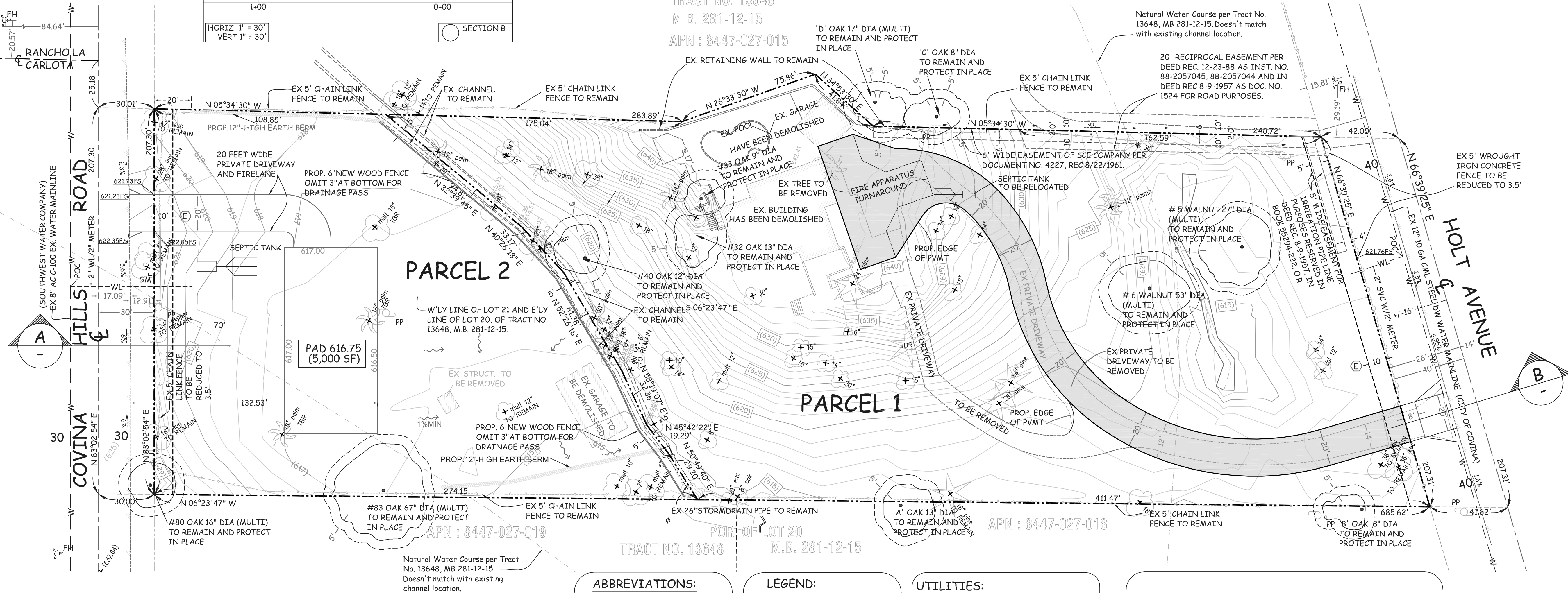
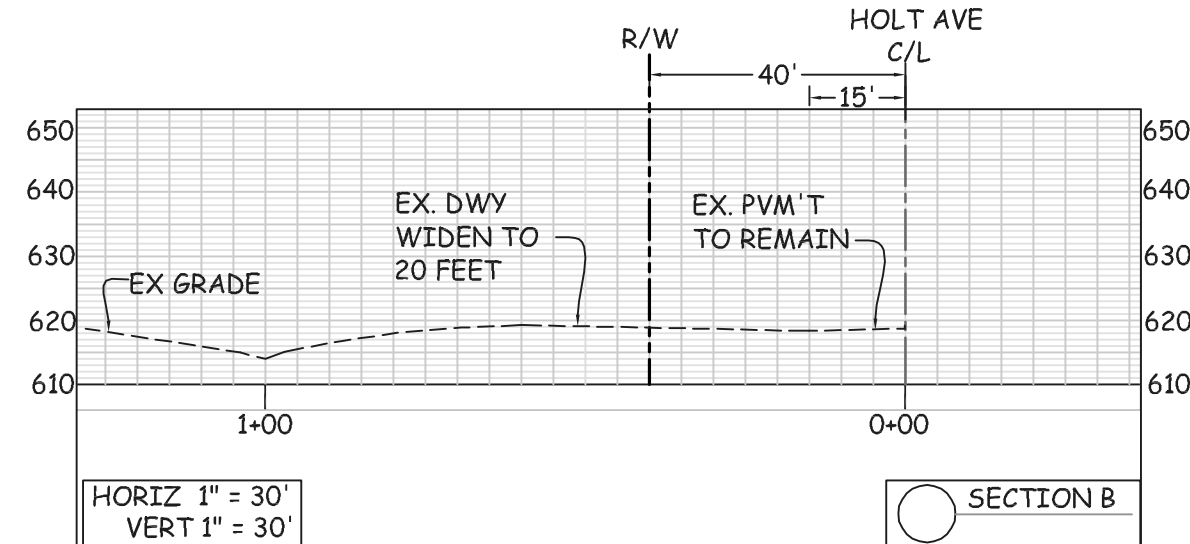
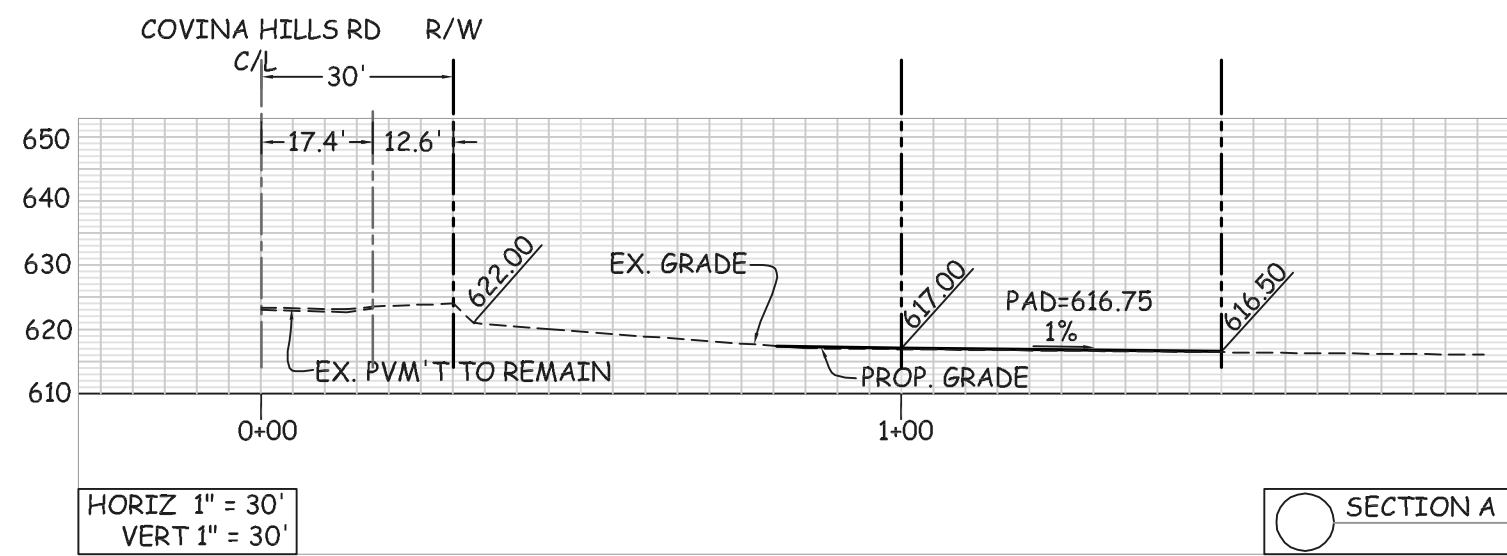
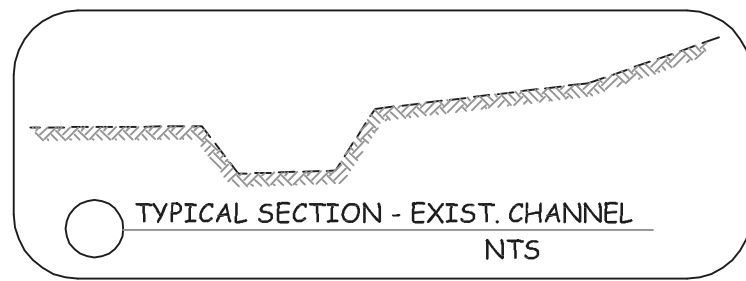
If you require further information, please call (626) 384-5232.

Sincerely,
Mike Melinte

City of Covina
Water Utility Superintendent
534 N. Barranca
Covina, CA 91723



SCALE: 1"=30'



FIRE LANE DETAILS

CURVE DATA:

NO	DELTA ANGLE	RADIUS	ARC LENGTH
C1	96°38'50"	15.00'	25.30'
C2	09°04'07"	55.00'	8.71'
C3	30°00'00"	80.00'	41.89'
C4	45°00'00"	120.00'	94.25'
C5	50°00'00"	145.00'	126.54'
C6	50°00'00"	125.00'	109.08'
C7	45°00'00"	100.00'	78.54'
C8	30°00'00"	100.00'	52.36'
C9	50°00'00"	75.00'	65.45'

LINE DATA:

NO	DIRECTION	DISTANCE
L1	N 26°03'39" W	20.00'
L2	S 63°56'21" W	70.00'
L3	S 26°03'39" E	20.00'
L4	S 64°03'31" E	26.66'
L5	S 23°20'35" E	45.00'
L6	N 66°39'25" E	20.00'
L7	N 23°20'35" W	45.00'
L8	N 11°56'13" E	24.00'

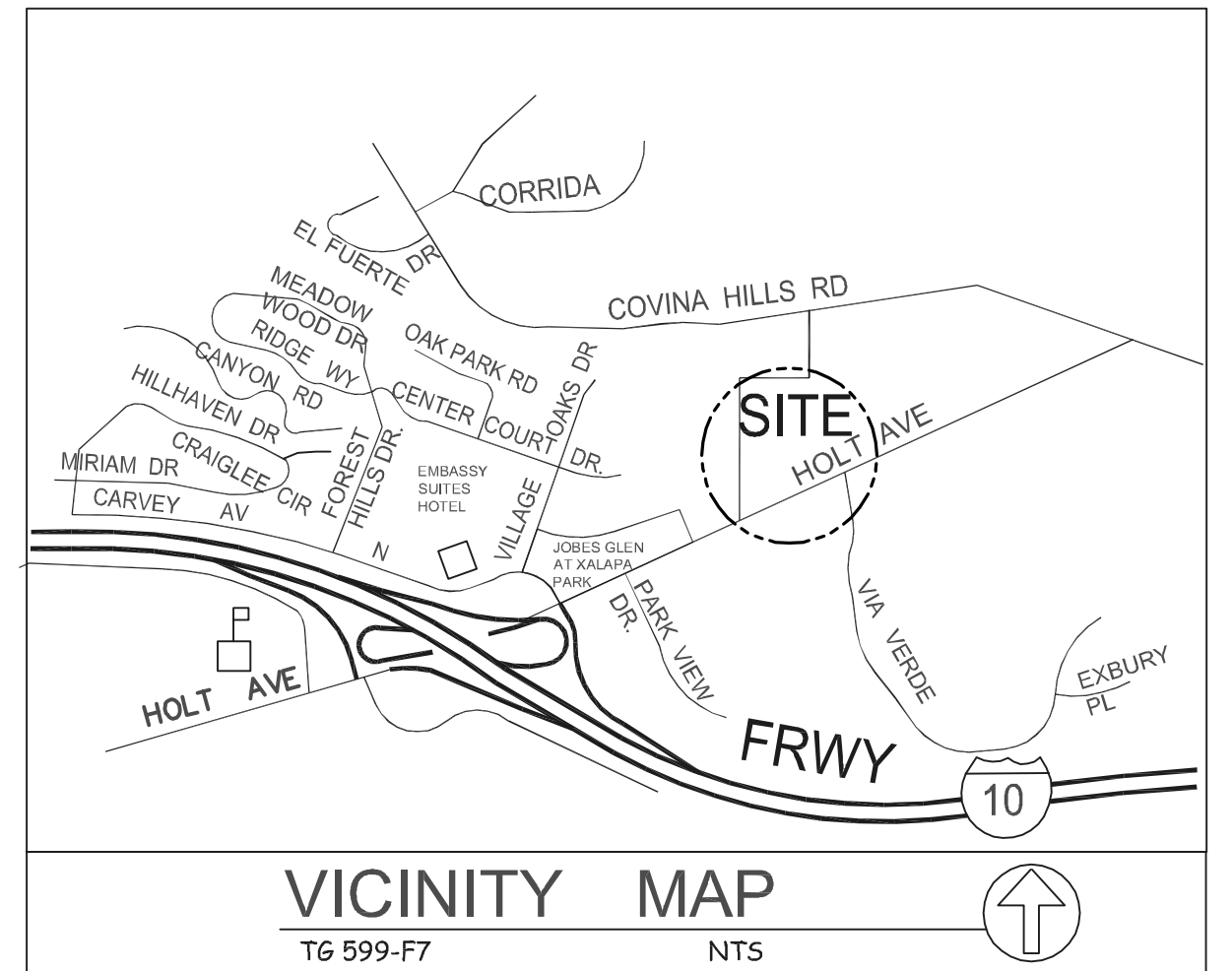
NOTES:

1. CONST. NEW DWY AND D/A IN PARCELS 1&2.
2. GRADE THE SHOULDER TO THE RIGHT OF WAY LINE ALONG BOTH COVINA HILLS ROAD AND HOLT AVE TO THE SATISFACTION OF PUBLIC WORKS.
3. REMOVE ANY FOLIAGE AND OVERGROWTH, WITH THE RIGHT OF WAY ALONG THE PROPERTY FRONTAGE ON COVINA HILLS ROAD, THAT MAY OBSTRUCT SIGHT DISTANCE.
4. REPAIR ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
5. HEIGHT OF PROPOSED BERM IS LIMITED TO 3.5 FEET IF LOCATED IN THE FRONT YARD.
6. ALL FUTURE FENCES/WALLS ARE TO BE COMPLIED WITH THE ZONING CODE. A FINAL MAP CONDITION WILL INCLUDE LOWERING THE HEIGHT OF THE FRONT YARD FENCES TO 3.5 FEET. THE EXISTING CHAIN LINK FENCES WITHIN 20 FT FROM HOLT AVENUE AND COVINA HILLS ROAD MUST BE REDUCED TO A MAXIMUM HEIGHT OF 3.5 FEET TO CONFORM WITH THE FRONT YARD HEIGHT LIMIT OF 3.5 FEET.
7. THE ONSITE TREE PLANTING OF ONE TREE PER EACH 25 FEET OF EXISTING AND PROPOSED STREET/LOT FRONTAGE LOCATED WITHIN THE SUBJECT PROPERTY PER LANDSCAPE PLAN PRIOR TO THE RECORDATION OF THE FINAL MAP.
8. 10' WIDE SLOPE EASEMENT TO LOS ANGELES COUNTY. "CLEAR TO SKY"

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
2/11/25
TENTATIVE PM70855

POR. OF LOT 21
TRACT NO. 13648
M.B. 281-12-15
APN : 8447-027-015

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
**CLEARED FOR
PUBLIC HEARING**



PROJECT:

2 PARCELS SUBDIVISION
@ 20323 HOLT AVENUE
COVINA, CA 91724
APN: 8447-027-014

OWNER/DEVELOPER:

DONNABETH LLC
HUI-MEI YOUNG HUANG
935 WINSTON AVENUE
SAN MARINO CA 91108
TEL: (626) 796-2869
FAX: (626) 405-8108

PREPARED BY:

TRITECH ENGINEERING GROUP INC.
135 N SAN GABRIEL BLVD
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: INFO@TRITECHENGINEER.COM

PARCEL NOTES:

ZONE (PRESENT/PROPOSED): A-1 (40,000 SF)
LOT SIZE (GROSS/NET) : 134,372 S.F. (3.085 AC)
EXISTING LAND USE: ONE SINGLE FAMILY RESIDENCE
PROPOSED LAND USE: ONE SINGLE FAMILY RESIDENCE ON EACH PARCEL

PROPOSED PARCEL 1:

TOTAL GROSS AREA: 88,567 S.F. (2.033 AC)
TOTAL NET AREA: 76,410 S.F. (1.754 AC)

PROPOSED PARCEL 2:

TOTAL GROSS AREA: 45,805 S.F. (1.052 AC)
TOTAL NET AREA: 43,732 S.F. (1.004 AC)

ESTIMATED EARTHWORK:

CUBIC YARDS OF CUT 1,151 CUBIC YARDS OF FILL 465
TOTAL: 1,616 CUBIC YARDS, EXPORT: 686 CUBIC YARDS.
OVER EXCAVATION / ALLUVIAL REMOVAL & COMPACTION 0 CUBIC YARD.
CUT AND FILL AMOUNT IS ESTIMATED ONLY. ACTUALLY AMOUNT MAY VARY DUE TO OTHER UNKNOWN FACTORS. (SITE CONDITION, SOIL ENGINEER'S RECOMMENDATION)

ABBREVIATIONS:

AC Asphalt Concrete
CBW Bottom of retaining wall
CONC Concrete
PAD Proposed buildable area
C & G Curb and Gutter
D/A Driveway Apron
DWY Driveway
E.C End of curve
EP Edison Pole
EX Existing
FL Flow Line Elevation
P.C.C Point of compound curve
P/L Property Boundary Line
PM Parking meters
P.V.M.T Pavement
RW Retaining Wall
SMH Sewer Manhole
TC Top of Curb Elevation
PROP Proposed
TW Top of Retaining Wall
WF Wooden Fence
WL Water Lateral
WM Water Meter
WV Water Valve
W/W Walkway
TBR To Be Removed

LEGEND:

(100.25) Existing Elevation
- - - - - Ex. Ground Contour Line
- - - - - Chain Link Fencing
- - - - - Wrought Iron Fence
- - - - - Ex. Structure
- - - - - Street Light
..... Ex. Tree, Diameter
..... Palm Tree
..... To be removed
..... Easement Area
..... Fire Lane
..... Prop. Flow Line for Swale
..... Prop. Sheet Flow
..... Ex. Flow

UTILITIES:

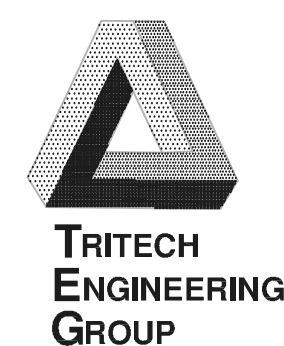
WATER: CITY OF COVINA
(TEL) 626-858-7267
SOUTHWEST WATER COMPANY
(TEL) 626-416-1789
GAS: SOUTHERN CALIFORNIA GAS CO.
(TEL) 213-244-1200
ELECTRIC: EDISON INTERNATIONAL
(TEL) (800) 655-4555
TELEPHONE: VERIZON
(TEL) (800) 427-2200
CATV: TIME WARNER
(TEL) (888) 255-5789
STORAGE TANK: 125 S. BALDWIN AVE
ARCADIA, CA 91007
(TEL) 626-446-5227

EASEMENT NOTES:

5' WIDE EASEMENT FOR IRRIGATION PIPE LINE PURPOSES RESERVED IN DEED REC. 8-9-1957, IN BOOK 55294-222, O.R. TO REMAIN.
20' RECIPROCAL EASEMENT PER DEED REC. 12-23-88 AS INST. NO. 88-2057045, 88-2057044 AND IN DEED REC 8-9-1957 AS DOC. NO. 1524 FOR ROAD PURPOSES. TO REMAIN.
6' WIDE EASEMENT OF SCE COMPANY PER DOCUMENT NO. 4227, REC 8/22/1961. TO REMAIN.

COUNTY OF LOS ANGELES BENCHMARK

BENCH MARK NO. (B.M.) N64653
QUAD (YEAR) SAN DIMAS (2005)
ELEVATION 619.724
DESCRIPTION: L&BR IN N CB 13FT E/O BCR @ NE COR COVINA HILLS RD & LA CARLOTA RD



SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com

TENTATIVE PARCEL MAP NO. 70855

SCALE: 1"=30'	APN : 8447-027-014	DRAWN BY: JH
DATE: 11/25/2024		REVISED: SMITH
20323 HOLT AVENUE COVINA, CA 91724		
SHEET 1 OF 1 SHEET		JOB NO. 141222



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **70855**
Park Planning Area # **15**

DRP Map Date: **05/01/2024** SCM Date: **05/11/2023**
CSD: **N/A**

Report Date: **03/12/2025**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$4,169

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.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$4,169 in lieu fees.

Trails:

No Trails

Comments:

The map proposes two (2) single-family units. One (1) single-family home to remain; net increase of one units.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **70855**
Park Planning Area # **15**

DRP Map Date: **05/01/2024** SCM Date: **05/11/2023**
CSD: **N/A**

Report Date: **03/12/2025**
Map Type: **Tentative Map - Parcel**

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

$$(P)\text{people} \times (0.0030)\text{Ratio} \times (U)\text{nits} = (X)\text{acres obligation}$$
$$(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census

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

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **2** = Proposed Units **1** + Exempt Units **1**

Park Planning Area = **15**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.86	0.0030	1	0.01
M.F. < 5 Units	2.60	0.0030	0	0.00
M.F. >= 5 Units	3.00	0.0030	0	0.00
Mobile Units	3.20	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$359,936	\$4,169

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.01	\$359,936	\$4,169



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

February 13, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: SUBDIVISION REQUEST -TENTATIVE MAP - PARCEL
CASE: RTM-PM070855
PROJECT: PM70855
20323 E HOLT AVENUE COVINA CA 91724**

Thank you for the opportunity to review the application and subdivision request for the subject property. This project proposes a land division to create 2 single family lots on a 3.08-acre parcel.

Public Health recommends clearance of the aforementioned project. This clearance is conditioned by the proposed use of public water and onsite wastewater treatment systems (OWTS). The applicant provided a Statement of Water Service Availability letter from City of Covina dated January 09, 2024. Moreover, the applicant submitted a Percolation Feasibility report dated June 10, 2022, for the proposed subdivision (APN-8447-027-014). The report indicated based on field exploration, testing, engineering, and geologic analysis the project site is suited for the proposed use of an OWTS. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.



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First District

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Second District

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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

1.2 Air Quality Recommendation

- 1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District (AQMD) regulations.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PM070855
OAK TREE PERMIT NO. RPPL2023006707

PROJECT DESCRIPTION

The project is a two-lot subdivision that includes encroachment into the protected zone of one non-heritage oak tree and retroactive encroachment into the protected zones of two non-heritage oak trees, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the minimum amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the minimum amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term.** **This grant shall terminate on September 17, 2027.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect.
9. **Expiration.** This grant shall expire for the new encroachment related to fence modification unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 070855. In the event that Vesting Tentative Parcel Map No. 070855 should expire without the recordation of a final map, the grant for the new encroachment related to fence modification shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall

be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

11. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.
12. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
13. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
14. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
15. **Conformance with Title 22.** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
16. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
17. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PROJECT SITE-SPECIFIC CONDITIONS

18. **Scope of Approval.** This grant shall authorize the encroachment into the protected zone of one non-heritage oak tree (No. 80) and retroactive encroachment into the protected zones of two non-heritage oak trees (Nos. 32 and 33).
19. **Front Yard Fence Height.** The perimeter fence shall comply with Section 22.110.070 (Fences and Walls), which limits the height of front yard fences to 3.5 feet. Each parcel shall comply with this code section prior to issuance of a building permit.
20. **Compliance with Fire Conditions letter.** The permittee shall comply with all conditions set forth in the attached Fire letter dated May 5, 2025.

Attachments:

- Exhibit D-1 Fire Letter dated May 5, 2025
Exhibit D-4 Oak Trees: Care and Maintenance Guide



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

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FIRE CHIEF
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May 5, 2025

Marie Pavlovic, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Marie Pavlovic:

OAK TREE PERMIT NUMBER RPPL2023006707 20323 E HOLT AVENUE, COVINA

We have reviewed the "Request for Oak Tree Permit #RPPL2023006707." The project is located at 20323 E Holt Avenue in the unincorporated area of Covina. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Craig Crotty, the consulting arborist, dated June 25, 2024.

We recommend the following:

OAK TREE PERMIT REQUIREMENTS:

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

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

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRVINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and three (3) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

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

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of three (3) trees of the Oak genus identified as Tree Numbers 32, 33 and 80 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.

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

MITIGATION TREES:

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

NON-PERMITTED ACTIONS AND VIOLATIONS:

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

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

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

KT:jl

Enclosure

An illustration of several oak leaves and a branch. The leaves are shown in various shades of gray, with some having detailed vein patterns. A branch with a few leaves is positioned diagonally across the upper half of the page. The title 'OAK TREES: Care and Maintenance' is overlaid on the left side of the illustration.

OAK TREES: Care and Maintenance

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

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

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

The Oak Tree

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

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

The Oak Tree Ordinance

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

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

Permit Requirements:

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

Damage includes but is not limited to :

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

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

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

<http://www.fire.lacounty.gov>

Or contact:

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

Types of oaks commonly found in Los Angeles County:

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

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

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



Valley Oak
QUERCUS LOBATA

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

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

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



Coast Live Oak
QUERCUS AGRIFOLIA

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

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



Interior Live Oak
QUERCUS WISLIZENII

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

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

OTHER COMMON OAKS :

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

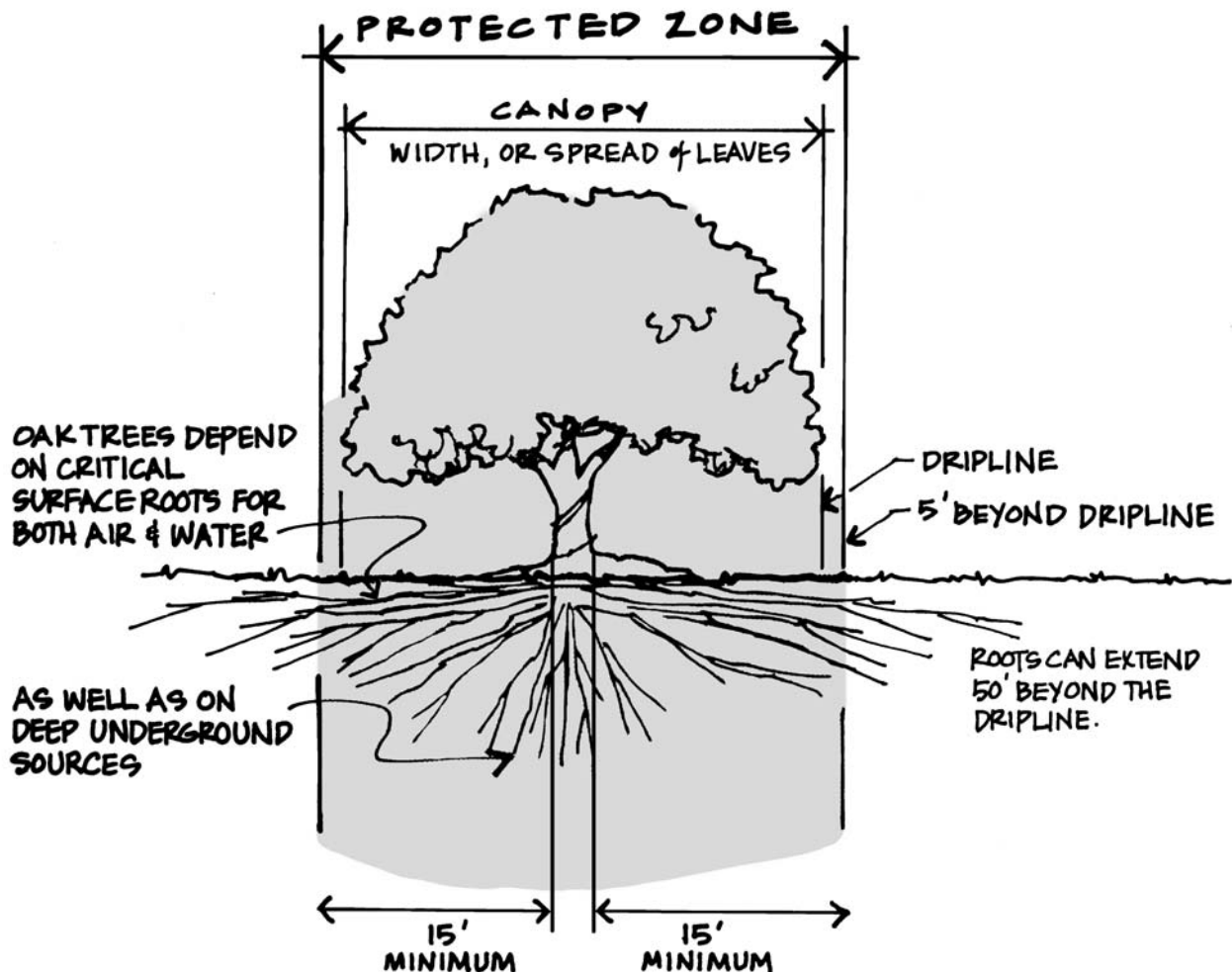
THE PROTECTED ZONE

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

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

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

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



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

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

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

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

Trenching

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

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

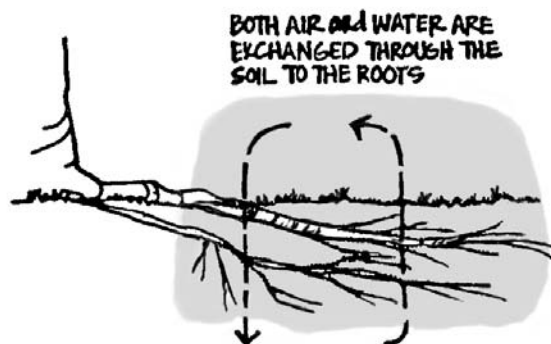
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

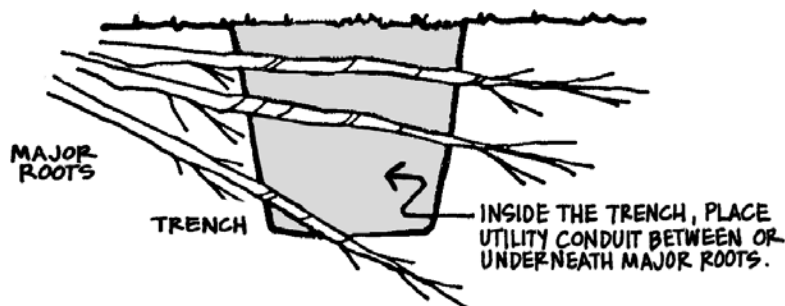
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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

SOIL COMPACTION



TRENCHING



MAINTENANCE

Watering

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

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

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

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

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

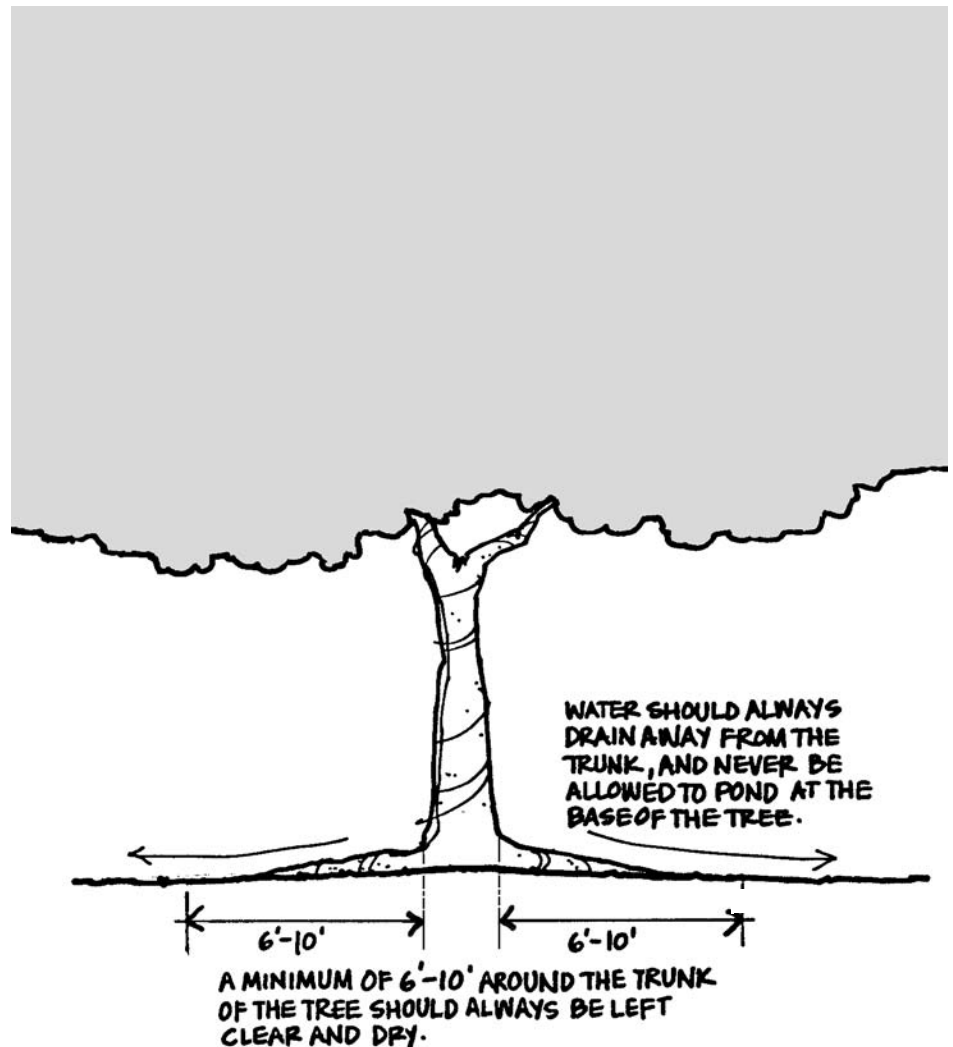
Pruning

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

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

Mulching

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



Disease and Pests

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

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

Indications of the fungus include:

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

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

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

Planting Underneath Oaks

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

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

Avoid plants that require any supplemental water once established.

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

PLANTS TO CONSIDER:

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

NOTES:

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

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

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://www.fire.lacounty.gov/forestry>

**University of California
Oak Woodland Conservation Workgroup**
http://ucanr.edu/sites/oak_range/

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

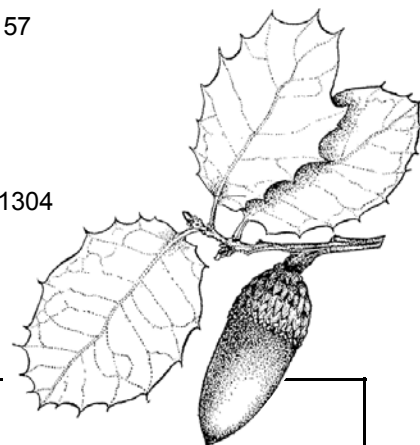
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup** at http://ucanr.edu/sites/oak_range/

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Hilda L. Solis, First District
Holly J. Mitchell, Second District
Lindsey P. Horvath, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

Defensible Space Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-2375

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

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

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

Grants/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5723

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

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

Technical Operations Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5752

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

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.

The Proposed map meets Requirements OF EAST SAN Gabriel Valley Planning Area and Follows General Plan Requirements

b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.

Proposed Subdivision meets Zoning Requirements
There was one existing house that has been demolished
and there will be one Additional Lot

c) The site is physically suitable for the type of development.

Proposed Subdivision meets Requirements For Development

d) The site is physically suitable for the proposed density of development.

Proposed Subdivision meets ALL Requirements
For Development - 2 parcel - Parcel map
10,000 Square Foot minimum Lot Size -
Parcel 1 = 88,567 SQ FT
Parcel 2 = 45,805 SQ FT

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The won't be any damage to fish or wildlife
There won't be any environmental damage

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

There won't be any serious public health
problems as a result of this subdivision.

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Recorded easements are shown on Tentative map and will not
conflict with proposed subdivision.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

A fuel modification plan was submitted to Los
Angeles County Fire Dept. it won't be required because
there won't be any construction.

i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

There will be fire protection through
Los Angeles County Fire Department which currently
services the property.

OAK TREE PERMIT WITH PUBLIC HEARING
STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

____ Removal X Encroachment 6 To Remain 6 Total existing oak trees

Pursuant to County Code Section 22.174.060: Findings, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

See attached sheet

B.2 The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

No trees are being removed or relocated

B.3 In addition to the above facts, at least one of the following findings apply:

- a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
- b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or
- c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

No construction is being proposed. No trees will be removed or relocated

B.4 The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

No oak trees are being removed.

Item B.1

The following information relates to the oak trees:

Oak Tree #80 will require an encroachment permit. In order to comply with County Code that chain link fence can only be a height of 3.5 feet. Lowering of the chain link fence will be done by hand. There will be no grading within the TPZ of this oak tree. All work will be coordinated with and monitored by a project arborist. The oak tree will be protected and remain in place.

Oak Tree #83 is outside of the 20 feet of Covina Hills Road. There won't be any construction and will be protected and remain in place.

Oak Tree # 32. House has been demolished. There won't be any construction and the oak tree will be protected and remain in place.

Oak Tree #33. House has been demolished. There won't be any construction and the oak tree will be protected and remain in place.

Oak Tree #40. There won't be any construction and the oak tree will be protected and remain in place.

Oak Tree #46 or "A" There won't be any construction and the oak tree will be protected and remain in place.

Oak Tree "C" and "D" are not on our subject property. The driveway has been moved and will therefore not require an encroachment permit.

The berm is existing not proposed. The berm will remain.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 17, 2025
PROJECT NUMBER: PM070855
PERMIT NUMBERS: Vesting Tentative Parcel Map No. 070855
Oak Tree Permit No. RPPL2023006707
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 20323 E. Holt Avenue, Covina, Walnut Islands
CASE PLANNER: Marie Pavlovic, Senior Planner
mpavlovic@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land), and Class 15 (Minor Land Divisions) Categorical Exemption under State CEQA Guidelines Sections 15301, 15304, and 15315.

A Class 1 Categorical Exemption is appropriate for the removal of all existing accessory structures (garage, shed, pool) except for the stairs, as well as the modification to an existing fence or fence replacement. No oak trees have or will be removed as a result of Project implementation. Therefore, the Project will not have a significant impact on any individual tree or the collective oak woodland. A Class 4 Categorical Exemption is appropriate because the retroactive oak tree encroachments and proposed oak tree encroachment qualify as minor landscaping work that would not significantly impact the tree with adherence to the oak tree-specific conditions of approval. A Class 15 Categorical Exemption is appropriate because the Project will create two parcels, which does not exceed the four-parcel limit. The Project Site has an average slope of less than 20 percent, is located in an urbanized area, will be served by public water, and fronts public streets.

The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. Further, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor cumulative impacts. Therefore, there are no exceptions to the exemption, and the project is categorically exempt. Staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA. An

PROJECT NO. PM070855
VESTING TENTATIVE PARCEL MAP NO. 070855
OAK TREE PERMIT NO. RPPL2024006707

September 17, 2025
PAGE 2 OF 2

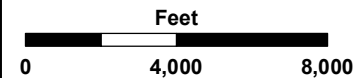
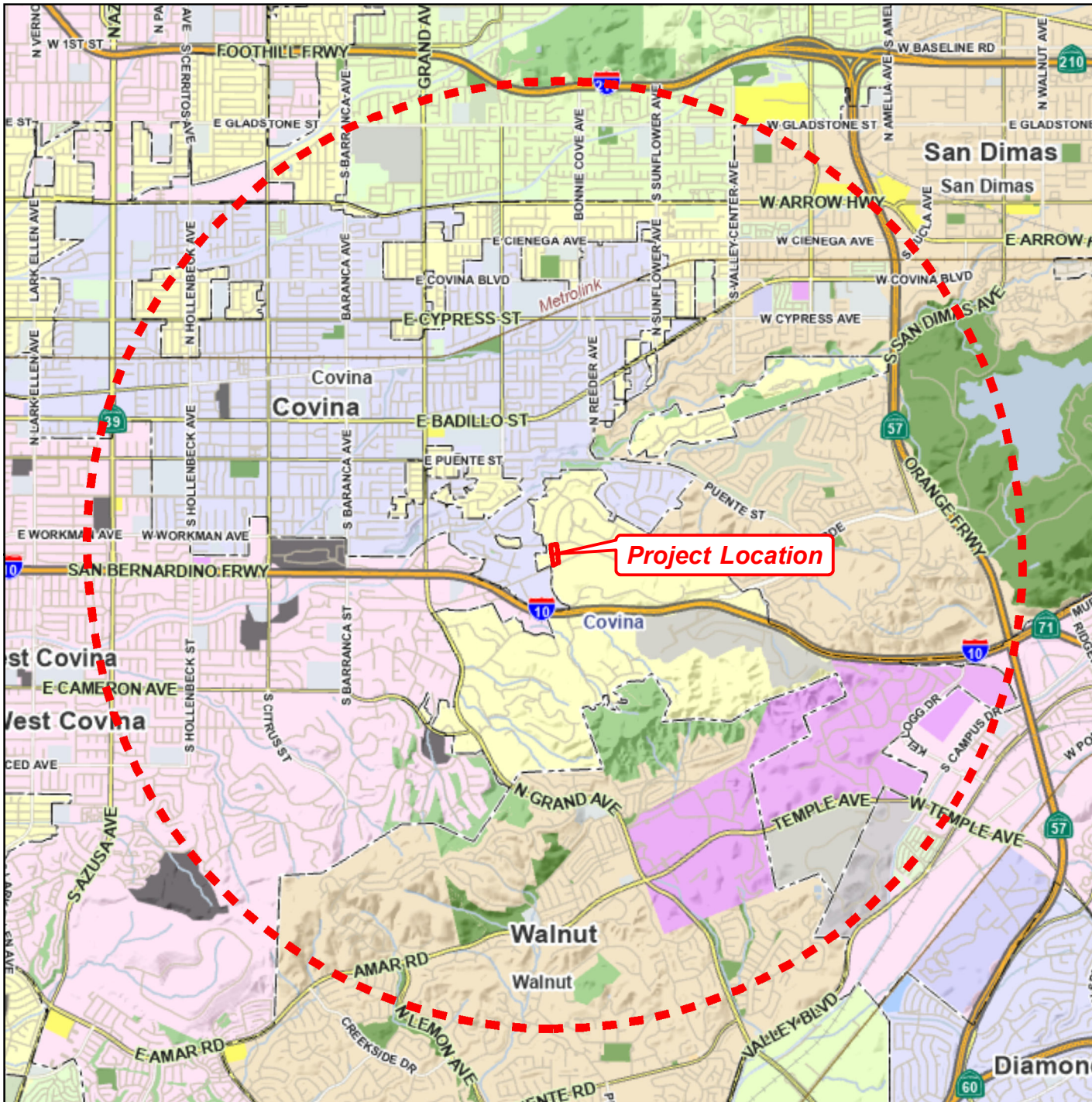
environmental determination (Exhibit F – Environmental Determination) was issued for the project.

3-MILE RADIUS

LOCATOR MAP

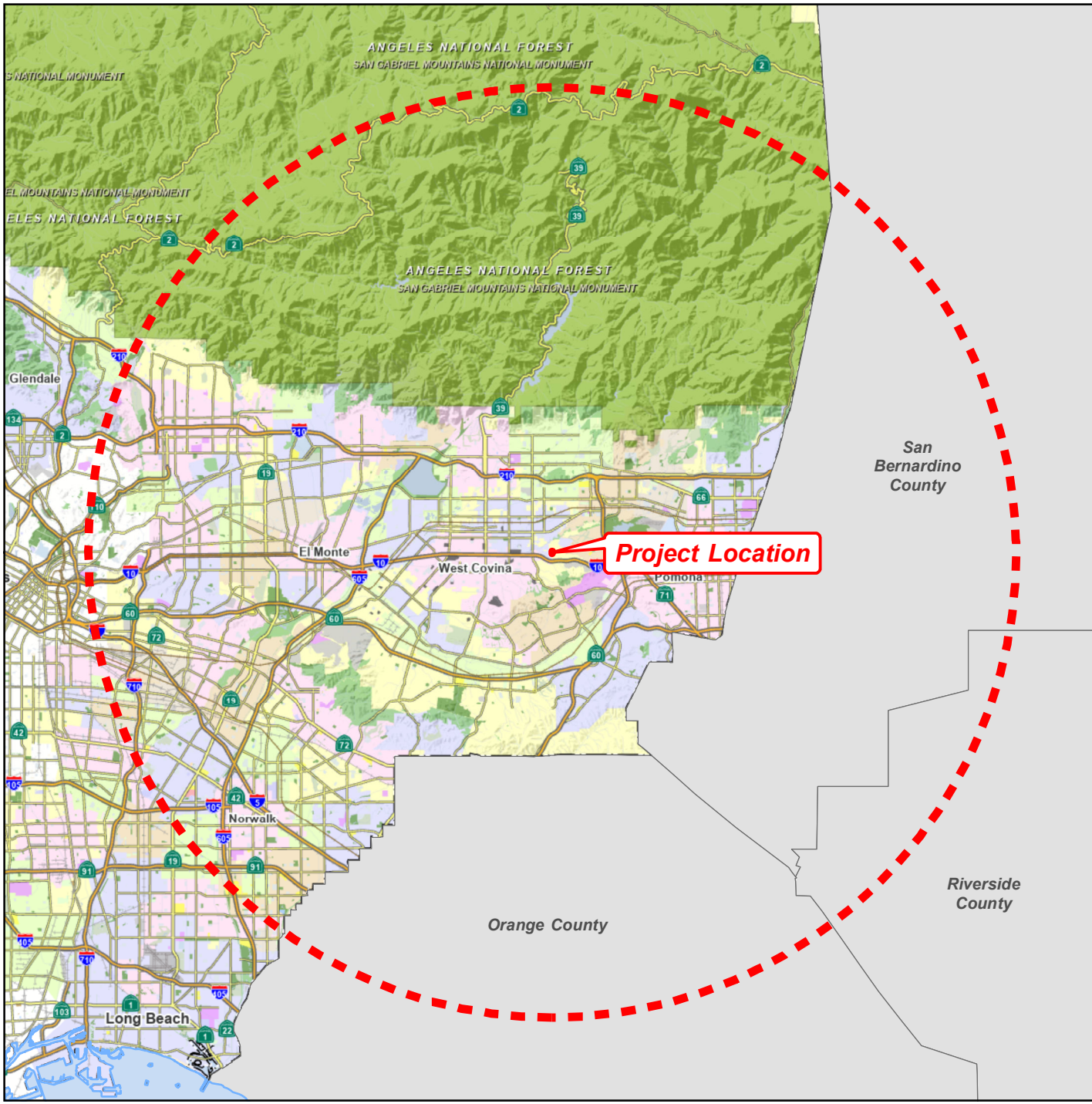
PROJECT NO. PM070855

PM RTM-PM070855



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



20-MILE RADIUS
LOCATOR MAP
PROJECT NO. PM070855
PM RTM-PM070855







LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



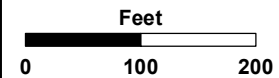
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PM070855

PM RTM-PM070855

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

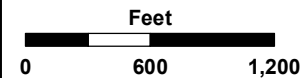


HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PM070855

PM RTM-PM070855



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

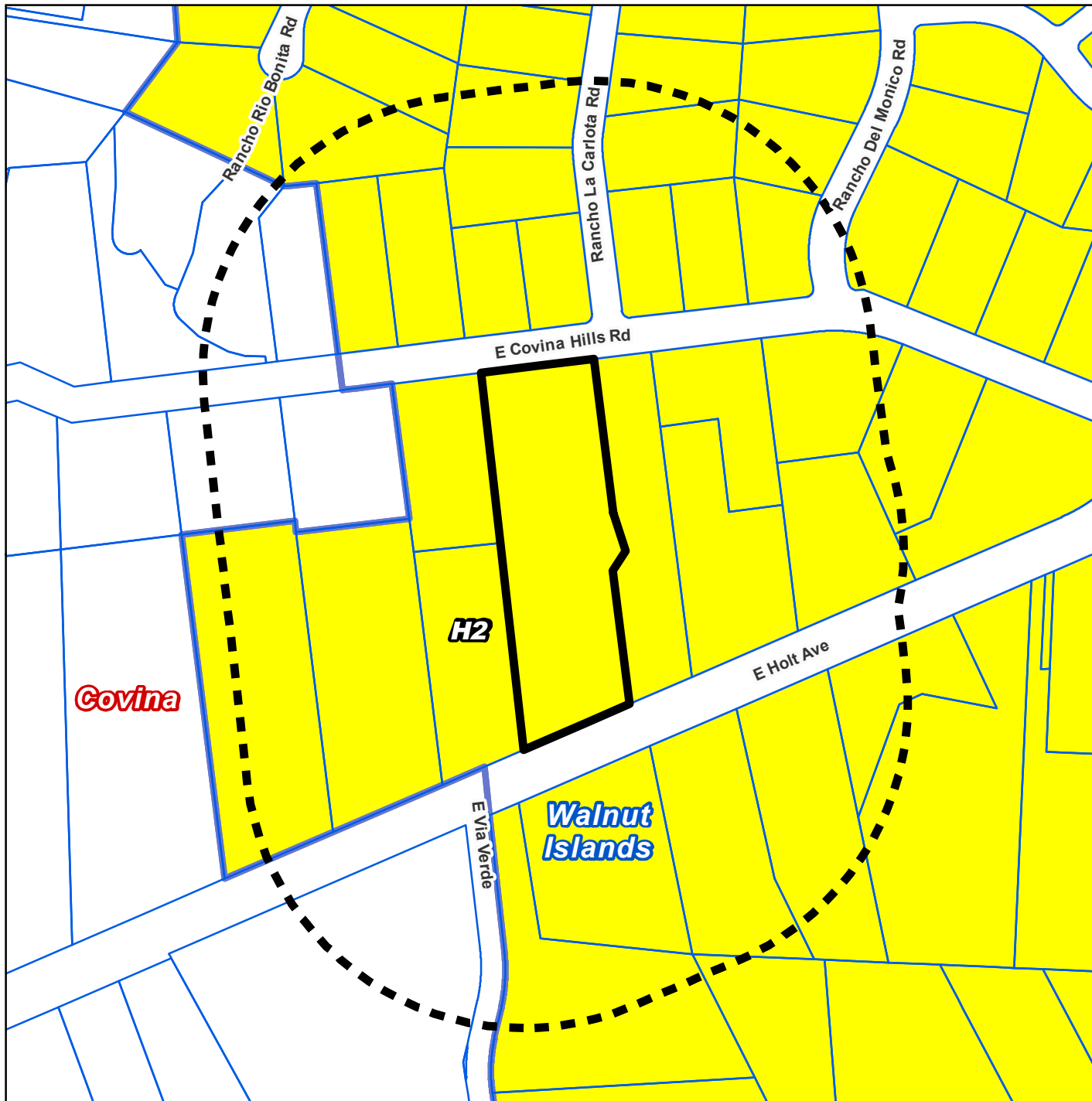
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PM070855

PM RTM-PM070855

 H2 - Residential 2

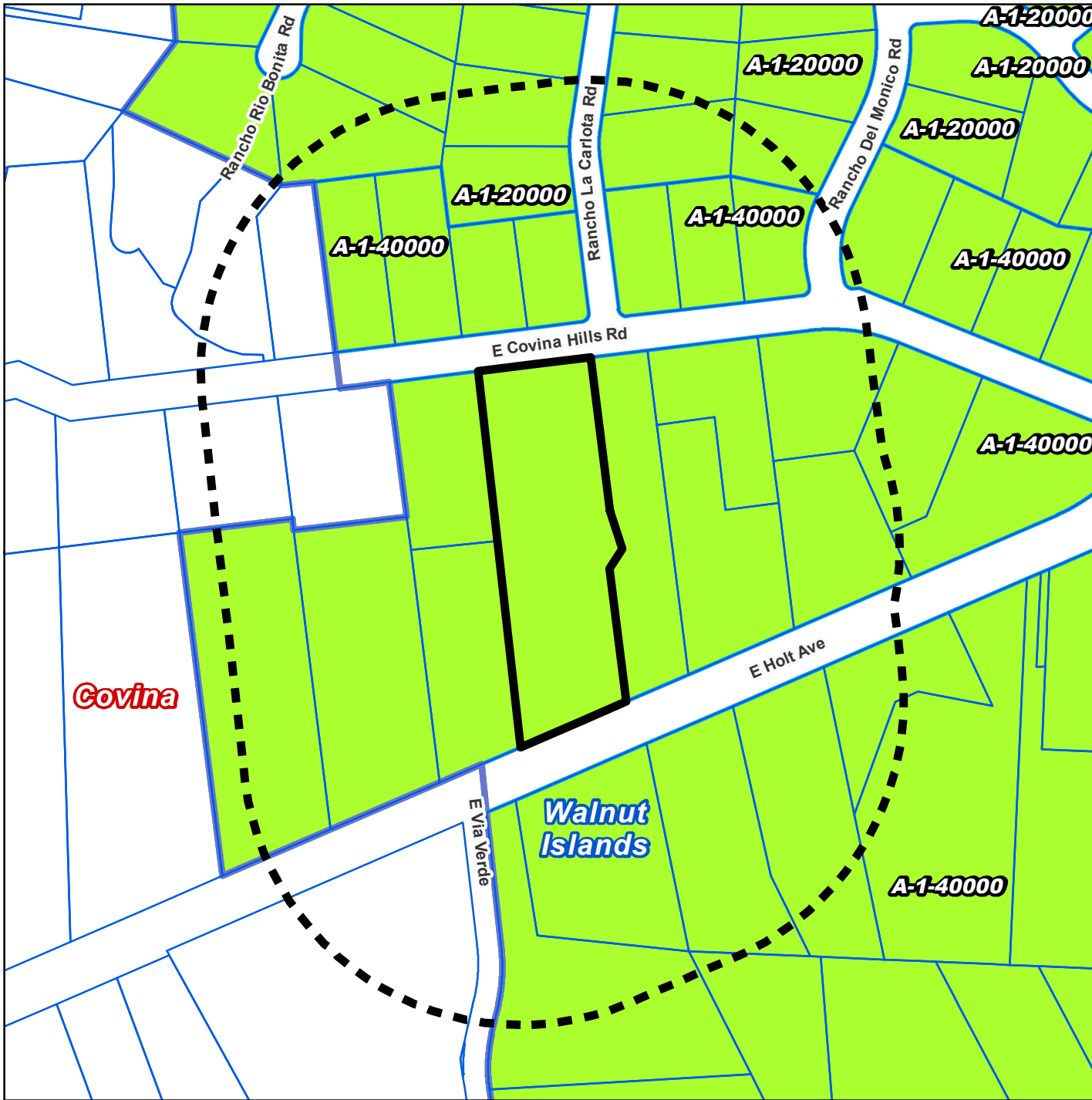


Feet
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Dept. of Regional Planning
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Los Angeles, CA 90012



ZONING

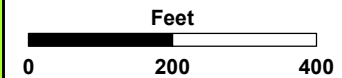
500-FOOT RADIUS MAP

PROJECT NO. PM070855

PM RTM-PM070855



A-1 - Light Agricultural



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

CRAIG CROTTY
ARBOR CULTURE LLC

June 25, 2024

Attn: Angie Huang
Ah [ah.wellcom@yahoo.com]
626-643-9889

OAK TREE REPORT

Revised from 2022

RE: Property located at 20323 Holt Ave, Covina, CA. Unincorporated Los Angeles County.

Assignment:

- Identify California Black Walnut and Native Oak trees 8 inches diameter or larger located at 20323 Holt Ave, Covina.
- Oaks and Walnuts located inside the site and immediately adjoining the site are included. Tree driplines are identified. Tree protection zones (TPZ) extend five feet beyond the dripline.
- This report is part of an oak tree permit application regarding a lot split. No construction and no grading application is involved (pad shown on plan is to meet LA County requirement).
- A retroactive oak tree encroachment permit is requested due to demolition of residence within protection zone of two regulated oak trees (Oaks #32, #33). Both oak trees appear undisturbed and healthy.

Project Summary:

A Tentative Parcel Map splits this site into Parcel 1 and 2. The request is for a “vacant lot subdivision”. Apparently, there are no proposed improvements; there will be no new pad on Parcel 2, no grading for a new pad or driveway, no trenching for a drain from a sump pump, and no 12-inch soil berms to control surface water.

- All oaks and walnut trees will be retained; there are no oak or walnut removals.
- Only one oak tree is encroached. Oak #80 is encroached by lowering the height of an existing chain link fence to 3.5 feet above grade. Work occurs within the dripline/TPZ but only the upper portion of the fence is to be removed, all other parts are to remain.
- Oaks #32 and #33 appear undisturbed and healthy after demolition of the residence. The ground plane pavements and foundation of the residence remain; thus, the root zones are undisturbed. The trunks and upper crowns appear healthy and undisturbed.
- Oak #83 has no encroachment.
- East neighbor’s oaks (Oaks C and D) are not encroached. Driveway layout is outside their protection zones.

CRAIG CROTTY ARBOR CULTURE LLC
P.O. Box 246, Verdugo City, CA 91046 Tel. 818 636-4917
craigcrotty@arborconsultant.com

WALNUT/OAK TREE TABLE

Tree No.	Species	Trunk Dia.	Dripline	N	S	E	W
#5	Calif Black Walnut, <i>Juglans californica</i>	10-9-8 in.	22-	15-	18-	21	feet
#6	Calif Black Walnut, <i>Juglans californica</i>	7-6-6-6-6-6-5-5 in.	21-	22-	15-	20	feet
#32	Coast Live Oak, <i>Quercus agrifolia</i>	14 in.	10-	10-	00-	26	feet
#33	Coast Live Oak, <i>Quercus agrifolia</i>	10 in.	08-	12-	10-	09	feet
#40	Coast Live Oak, <i>Quercus agrifolia</i>	14 in.	17-	06-	18-	08	feet
#80	Coast Live Oak, <i>Quercus agrifolia</i>	12-9 in. Encroached	12-	12-	12-	12	feet
#83	Coast Live Oak, <i>Quercus agrifolia</i>	19-16-14-12-12-9 in.	26-	22-	25-	26	feet
#A	West Neighbor Coast Live Oak, <i>Quercus agrifolia</i>	13 in.	08-	18-	12-	16	feet
#B	West Neighbor Coast Live Oak, <i>Quercus agrifolia</i>	08 in.	20-	00-	06-	10	feet
#C	East Neighbor Coast Live Oak, <i>Quercus agrifolia</i>	08 in.	17-	12-	10-	09	feet
#D	East Neighbor Coast Live Oak, <i>Quercus agrifolia</i>	12-5 in.	12-	16-	06-	16	feet

Note: Tree Protection Zone = Five Feet (5 Ft.) beyond outermost dripline in each cardinal direction.

Summary of Oaks and Walnut Trees:

There are two California Black Walnuts and nine Coast Live Oaks identified on or adjacent to this property. One oak tree will have encroachment within the tree protection zone. Description of location and encroachment due to the vacant lot subdivision.

- Black Walnut trees, *Juglans californica*, (Trees #5 and #6) are in Parcel 1, the front yard area of the Holt Drive frontage. Not encroached. There are no site improvement construction activities proposed.
- Oak Trees #32 and #33 are located adjacent to the north side of a demolished residence at the top of the hill. These two oak trees grew in this location after the residence was built. Demolition work was within the south protection zones of these two trees. Thus, they were encroached by the demolition. However, both trees appear healthy and undisturbed by the demolition since the ground plane pavements and foundation of the residence are not demolished; thus, the root zones are undisturbed. The trunks and upper crowns appear healthy and undisturbed.
- Oak #40 is a tall narrow crown tree located near the bottom of the north slope, below the existing residence near the streambed (mid lot). No encroachment. A wooden fence on the property line between the two parcels is outside the TPZ.
- Oak #80 is in the far northwest corner along the street at Covina Hills Road. Encroached by lowering height of existing fence to remain. No grading will occur within the dripline and TPZ.
- Oak #83 is a large well-formed tree located on the west property boundary of Parcel 2. No encroachment. No grading will occur within the dripline or TPZ.

Trees on Adjoining Properties:

Oak A- West Side-(13 in. dia.) Not encroached. Located mid-lot Parcel 1 on the west neighbor's property. This tree is massed inside other trees. Approx. mid lot and within 12 inches of the property line.

Oak B- West Side-(8 in. dia.) Not encroached. Located approximately 36 feet north of the property boundary at Holt Ave. and 1 foot west of the property line on the west neighbor's property.

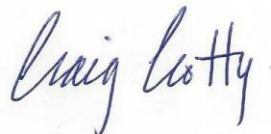
Oak C- East Side-(8 in. dia.) Not encroached. Located on the east neighbor's property with crown spread to the property boundary. Parcel 1 driveway will remain outside the tree protection zone (TPZ).

Oak D- East Side-(12-5in. dia.) Not encroached. Located on the east neighbor's property with crown spread to the property boundary. Parcel 1 driveway will remain outside the tree protection zone (TPZ).

Mitigation:

To mitigate negative impact to the root zone of Oak #80:

- Soil compaction should be minimized as much as possible during modification of the chain link fence. Refrain from driving any motorized equipment within the tree protection zone.
- Any work within the TPZ should be coordinated with and monitored by a project arborist.



Craig Crotty

Arbor Culture LLC

- Photos
- Tritech Engineering Group Plan

20323 Holt Drive, Covina

Parcel 1-Holt Drive Front Yard



**#5 California Black Walnut (right).
#6 California Black Walnut (left). Photo 2022.**



#32 Oak left arrow and #33 are located along the north side of the residence (since demolished). Photo 2022.
Craig Crotty Arbor Culture LLC June 25, 2024

20323 Holt Drive, Covina

Oaks #32-#33



#32 Oak (left) and #33 Oak- the ground plane remains intact and undisturbed. Looking east, photos 6/24/24.



Looking north, Oak #32 (left) and #33 appear healthy and undisturbed by the demolition.

Craig Crotty Arbor Culture LLC

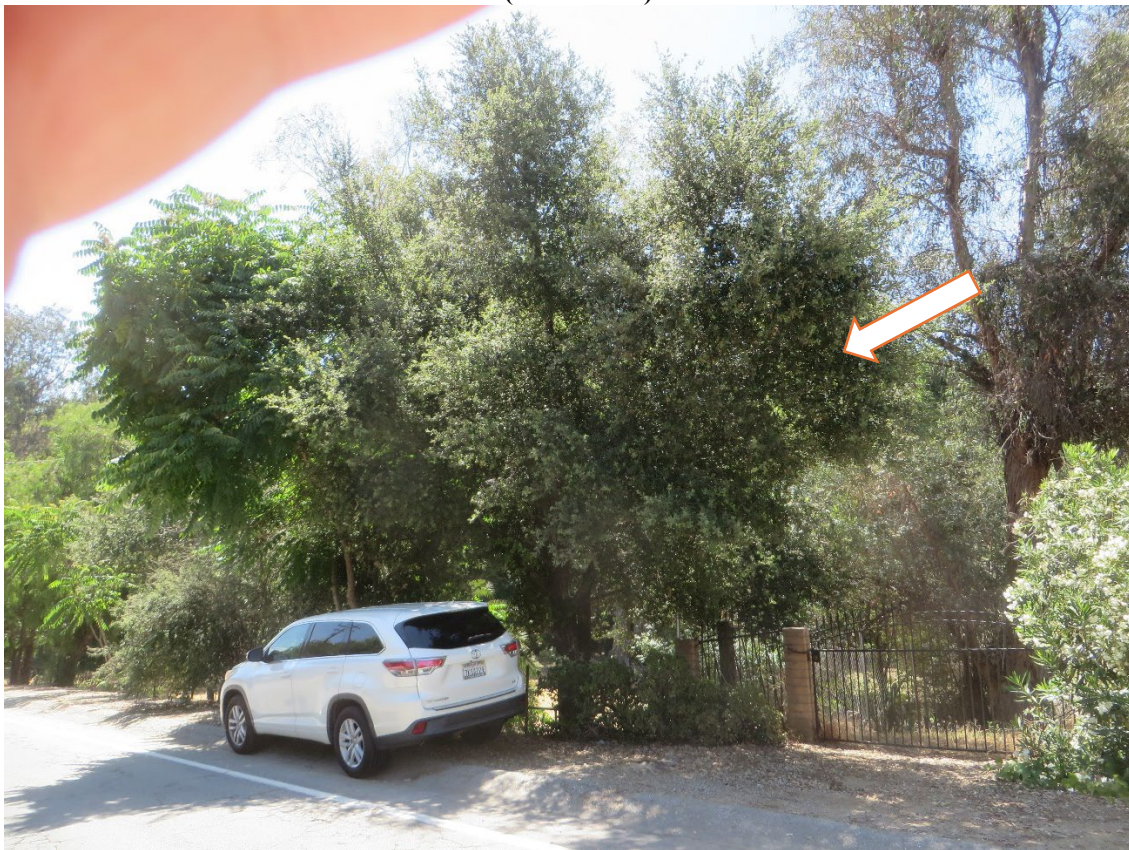
June 25, 2024

20323 Holt Drive, Covina

Oaks #40 - #80



#40 Coast Live Oak (14 inch dia.) is not encroached.



**Oak #80 is in the NW corner Parcel 2, outside the property fence on Covina Hills Road.
The chain link fence is to be lowered, encroached.**



#83 Coast Live Oak is located along the west property boundary Parcel 2, estimated 120 feet south of Covina Hills Rd. No encroachment.



Oak A is located amongst other trees on the west neighbor's property. Not encroached.

20323 Holt Drive, Covina

Tree 'B' and 'C-D'



Oak B is a leaning tree located on the west neighbor's land Parcel 1. Not encroached.



**Oak C and D are east of the property boundary at Parcel 1.
The driveway will be kept outside the tree protection zone.**