



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6433
PROJECT NUMBER PM070971 – (5)
OAK TREE PERMIT CASE NO. 200900003

PUBLIC HEARING DATE
 April 20, 2010

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Mark Anderson

OWNER

Hales-Anderson Investment Properties

REPRESENTATIVE

Mark Anderson

PROJECT DESCRIPTION

The applicant is requesting an oak tree permit to authorize encroachment into the protected zone of two oak trees (no heritage oak trees), associated with Plot Plan Case No. 200900478, a proposal to construct a single-family residence on the subject property.

REQUIRED ENTITLEMENTS

Oak tree permit to authorize the encroachment into the protected zone of two oak trees (no heritage oak trees).

LOCATION/ADDRESS

2748 Frances Avenue, La Crescenta

SITE DESCRIPTION

The subject property is vacant, with terrain sloping slightly to the south. Underlying Tentative Parcel Map No. 070971, a subdivision to create two single-family residential parcels, was approved by a Los Angeles County Hearing Officer for the subject property on February 2, 2010.

ACCESS

Frances Avenue

ZONED DISTRICT

La Crescenta

ASSESSORS PARCEL NUMBER

5866-025-032

COMMUNITY

La Crescenta-Montrose

SIZE

0.38 gross acres

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

EXISTING LAND USE

EXISTING ZONING

Project Site

Vacant

R-1-7,500 (Single-Family Residence—7,500 Square Feet Minimum Required Lot Area)

North

Single-family residential; Shield Canyon Flood Control Channel

R-1-7,500

East

Single-family residential; Eagle Canyon Debris Basin

R-1-7,500 and R-1-10,000 (Single-Family Residence—10,000 Square Feet Minimum Required Lot Area)

South

Single-family residential

R-1-7,500

West

Single-family residential

R-1-7,500

GENERAL PLAN/COMMUNITY PLAN

Los Angeles Countywide General Plan

LAND USE DESIGNATION

Low Density (1 to 6 du/ac)

MAXIMUM DENSITY

2 du/ac

ENVIRONMENTAL DETERMINATION

Considered within the Negative Declaration of Parcel Map 070971, Environmental Assessment Case No. 200900002

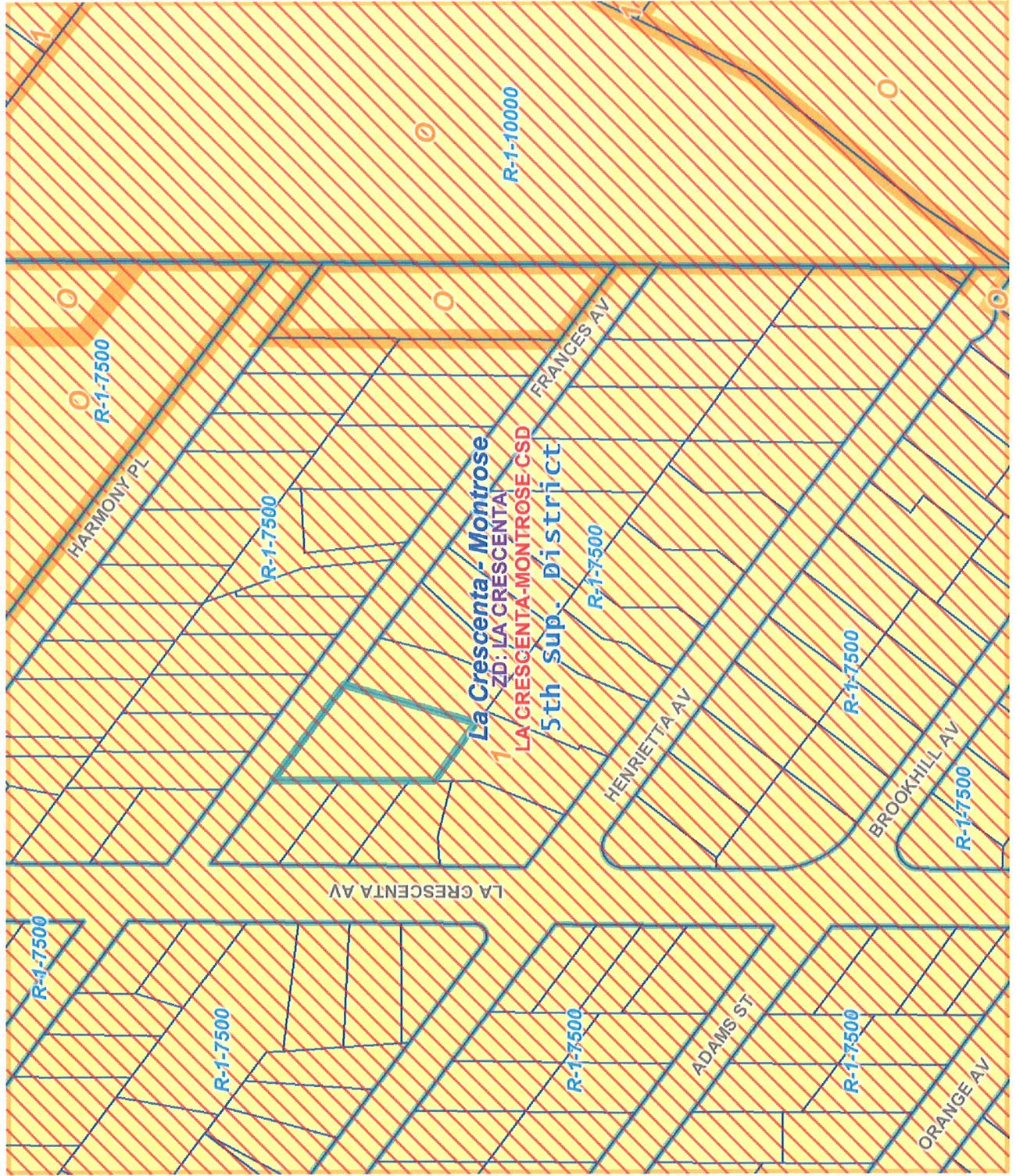
RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor



- Legend**
- Parcel Boundary
 - Arteria Street
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Highway - (H)
 - Light Secondary Highway - (L)
 - Parway - (P)
 - Major Highway - (M)
 - Secondary Highway - (S)
 - Existing (E) / Proposed (P)
 - Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
 - Significant Right-of-Way
 - Catastrophic CSD Primary
 - Catastrophic CSD Secondary
 - SMINA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) By
 - Zoning Index Map Grid
 - USGS Quad Sheet Grid
 - The Thomas Guide Grid
 - TB Internal Page Grid
 - Zone High Fire Hazard Severity
 - Community Standards District (CSD)
 - Local Specific Boundary
 - ESHA (Coast Only)
 - Significant Ecological Area (SEA)
 - Section Line
 - National Fire Range
 - Equestrian District (EQD)
 - Transit Oriented District (TOD)
 - Zone District (ZD)
 - Supervisory District Boundary
 - Safety Related Stations (from TB)
 - Fire Station
 - Police Station
 - Ranger Station
 - Sheriff Station
 - Safety Related Stations (from TB)
 - Inland Waterbody
 - Perennial
 - Intermittent
 - Dry
- Zoning (Boundary)**
- Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-4
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- Land Use Policy (Not in Comm/ Area Plan)**
- 1 - Low Density Residential (1 to 8 units)
 - 2 - Low/Medium Density Residential (6 to 12 units)
 - 3 - Medium Density Residential (12 to 22 units)
 - 4 - High Density Residential (22 or more units)
 - C - Major Commercial
 - O - Open Space
 - P - Public and Semi-Public Facilities
 - R - Non-Urban Communities
 - TC - Transportation Corridor

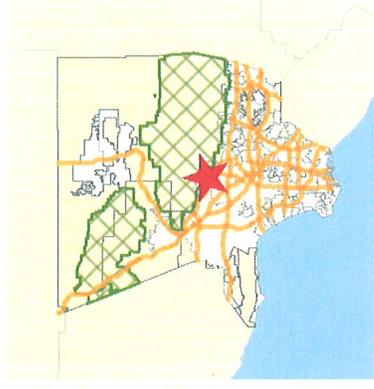
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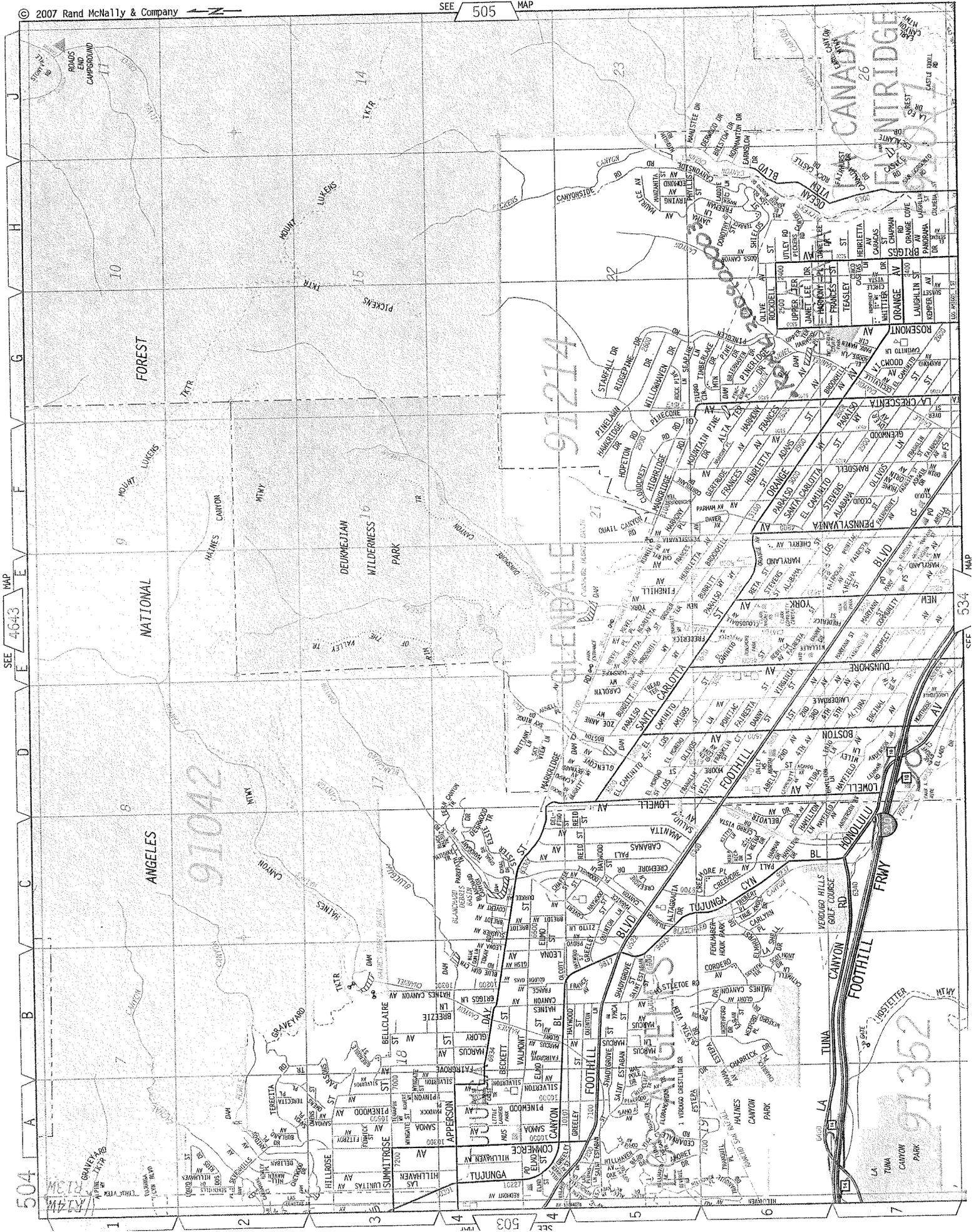




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 - Railroad
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 - Unapproved Rapid Transit
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 - USGS Quad Sheet Grid
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- Landmarks Policy (Ndt. in Comm./Area Plan)**
- 1 - Low Density Residential (1 to 6 du/ac)
 - 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
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SEE 4643 MAP

504

SEE 503 MAP

SEE 534 MAP

**PROJECT NO. PM070971-(5)
OAK TREE PERMIT CASE NO. 200900003
STAFF ANALYSIS
FOR APRIL 20, 2010 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Mark Anderson, requests an oak tree permit to authorize encroachment into the protected zone of two oak trees (no heritage oak trees), associated with Plot Plan Case No. 200900478, a proposal to construct a single-family residence on the subject property.

REQUIRED APPROVALS

Oak Tree Permit: The applicant requests approval of Oak Tree Permit ("OTP") Case No. 200900003 for encroachment into the protected zone of two oak trees (no heritage oaks).

Environmental Determination: This project was considered under the approved Negative Declaration for Tentative Parcel Map No. 070971, Environmental Assessment Case No. 200900002.

EXISTING CONDITIONS OF SUBJECT PROPERTY

Physical Features: The subject property is located at 2748 Frances Avenue, La Crescenta, in the La Crescenta Zoned District, within the La Crescenta-Montrose Community Standards District ("CSD"). The subject property consists of one lot which is approximately 0.38 gross acres (0.38 net acres) in size. The property is rectangular in shape with terrain sloping to the south. The project site is vacant. Nine oak trees (including one heritage oak) exist on the subject property, along with pine, palm, and other trees.

Access: Access is from Frances Avenue, a 60 foot-wide-public street.

Land Use: The subject property consists of one lot which is vacant.

Zoning: The subject property is included within the La Crescenta-Montrose CSD, which became effective March 1, 2007.

The subject property is zoned R-1-7,500 (Single-Family Residential - 7,500 Square Feet Minimum Required Lot Area). The zone was adopted by Ordinance No. 5616 on October 17, 1950, and effective November 17, 1950.

Previous Land Use and Zoning Approvals:

The following cases were approved under Project No. PM070971 – (5):

- Tentative Parcel Map No. 070971: To create two single family lots on 0.38 gross acres. Approved February 2, 2010.
- Environmental Assessment Case No. 200900002: Recommended a Negative

Declaration as there are no significant impacts pursuant to CEQA reporting requirements. The subject oak tree permit, ROAK 200900003, was considered within this environmental document.

The following case is pending under Project No. 2006-02988:

- Plot Plan Case No. 200900487. To build a new single-family residence on the subject property. Applied for on April 23, 2009.

The following oak tree-related cases were approved under Project No. 2006-02988

- Oak Tree Permit ("OTP") Case No. 200700020: To authorize the removal of three oak trees (no heritage oaks) and the encroachment into the protected zone of eight oak trees (no heritage oaks) in order to construct a new single-family residence in the R-1-7500 Zone. Approved by the Los Angeles County Regional Planning Commission on December 21, 2007.
- Environmental Assessment Case No. 200700064. To recommend an environmental determination for OTP Case No. 200700020 pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.
- Oak Tree Permit ("OTP") Case No. 200600068: To authorize the removal of one oak tree to allow construction of a single family residence. Approved by the Director on August 14, 2007
- Environmental Assessment Case No. 200600196. To recommended a categorical exemption for OTP Case No. 200600068 pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The following additional cases were approved under Project No. 2006-02988:

- Plot Plan Case No. 200601905: To build a new single family residence. Approved on November 7, 2007. This residence was not built.
- Lot Line Adjustment ("LLA") Case No. 200600042: To relocate the easterly lot line of APN 5855-025-016 further to the west. Recorded on April 16, 2007.
- Certificate of Compliance ("C of C") Case No. 200600525: To complete lot line adjustment approved in LLA Case No 200600042. Recorded on April 16, 2007.

DESCRIPTION OF THE SURROUNDING AREA

Zoning: Properties to the north, east, and west of the subject property are zoned R-1-7,500. Properties to the south of the subject property are zoned R-1-7,500 and R-1-10,000 (Single-Family Residential - 10,000 Square Feet Minimum Required Lot Area).

Land Uses: The land use of properties to the west, and south of the subject property is single-family residential. Land uses of properties to the north include single-family residential and the Shield Canyon Flood Control Channel. Land uses of properties to the east include single-family residential and the Eagle Canyon Debris Basin.

PROJECT DESCRIPTION

The applicant requests approval of Oak Tree Permit (“OTP”) Case No. 200900003 for encroachment into the protected zones of two oak trees (no heritage oaks), associated with Plot Plan Case No. 200900478, a proposal to construct a single-family residence on the subject property.

The proposed two oak tree encroachments will allow the construction of a single-family residence on that parcel. These encroachments will provide for the protection of these oak trees during future development. The locations of the encroached oak trees are identified on the attached oak tree exhibit dated January 19, 2010. The applicant’s burden of proof for OTP Case No. 200900003 is also attached.

The mitigation trees required by previous OTP Case No. 200700020, which were never planted, are included in the current oak tree permit OTP 200900003. The applicant for OTP Case No. 200700020 removed two of the three oak trees approved to be removed under OTP Case No. 200700020. The mitigation requirement was at a ratio of two to one (2:1) for each tree removed for a total of four mitigation oak trees required to be planted. The applicant for OTP Case No. 200700020 is neither the current owner of the subject property nor the current project applicant.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre), on the Land Use Policy Map of the Los Angeles Countywide General Plan (“General Plan”).

Applicable General Plan policies include:

- Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping. (Policy 34, Conservation and Open Space Element).
- Assure that new development is compatible with the natural and manmade

environment by implementing appropriate locational controls and high quality design standards. (Policy 7, Land Use Element).

LA CRESCENTA—MONTROSE CSD

The subject property is in the La Crescenta-Montrose CSD (Los Angeles County Code Section 22.44.13). This CSD has no requirements for oak tree permits.

OAK TREE PERMIT

An Oak Tree Report updated on January 15, 2010 (“Oak Tree Report”) was submitted by consulting arborist Randy Smith. Of the nine oak trees located on the property subject to the Oak Tree ordinance as identified in Oak Tree Report, two are included in OTP Case No. 200900003

Two oak trees, identified as trees numbered 3 and 4 on the applicant’s site plan and Oak Tree Report are proposed to be encroached upon during construction of the single-family residence proposed by associated Plot Plan Case No. 200900478.

Mitigation measures recommended by the Los Angeles County Forester and Fire Warden (“Forester”) include requiring trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree to be accomplished by the use of hand tools or small hand-held power tools, and conserving any major roots encountered to the extent possible and treating these roots as recommended by the consulting arborist.

Pursuant to Section 22.56.2100 of the County Code, the applicant must meet the following burden of proof:

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
- B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That in addition to the above facts, at least one of the following findings apply:
 - 1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or

2. That the oak tree(s) 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 tree(s); or
 3. That the condition of the oak tree(s) 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; and
- D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The applicant's Burden of Proof responses are attached.

OTP Case No. 200900003 also includes the mitigation requirement for OTP 200700020. Two of the three oak trees approved to be removed under OTP 200700020 were removed. OTP 200700020 was issued to, and the oak tree removals were performed by, a previous property owner and applicant who is not the property owner or applicant for the current oak tree permit, OTP 200900003. However, the current permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of four mitigation oak trees to be planted. Additional mitigation measures recommended by the Forester include requiring minimum 15-gallon size mitigation trees, and requiring that the mitigation trees consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

One item of correspondence from a neighbor has been received opposing the project. This neighbor is concerned that any encroachment may jeopardize the life of an existing oak tree, and notes that all existing oak trees in the neighborhood should be retained, including those on the subject property.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Forester and Fire Warden ("Forester") has reviewed the arborist's report dated April 6, 2009 and revised January 15, 2010, and recommends the attached conditions.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On March 22 and 23, 2010, approximately 17 notices of public hearing were mailed or e-mailed to all persons who submitted correspondence or filled out a speaker card at any public hearing for Tentative Parcel Map No. 070971 ("PM 070971"), as required by approval condition number 8 of that tentative parcel map. The public hearing notice was published in the Glendale News Press and La Opinion on March 26, 2010. Project materials, including a hearing notice and factual, were received at the Los Angeles County

La Crescenta Library, 2809 Foothill Boulevard, La Crescenta, CA 91214 on March 19, 2010. Public hearing materials were also posted on the Department of Regional Planning's public website. Los Angeles County Code ("County Code") Section 22.56.2130 does not require the subject property to be posted with a notice of hearing.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan.

Proposed encroachments into the protected zone of oak trees nos. 3 and 4 include the driveway for the single-family residence and an approximately 21-foot by 13-foot area of the residence with attached garage. The arborist's report states that the proposed construction should not negatively impact these two oak trees. The remaining oak trees on the subject property are outside of the construction zone.

Encroachment of the proposed driveway and residence with attached garage into the protected zone of these oak trees is necessary as the placement of these trees precludes the reasonable and efficient use of the subject property for a use otherwise authorized. Pursuant to County Code Section 22.20.070, single-family residences are an authorized use on the subject property. The street frontage of the subject property along Frances Avenue is almost completely within the protected zone of oak tree nos. 1, 2, 3 and 4, and the protected zone of tree nos. 3 and 4 extends up to 35 feet into the subject property from the front property line. As a minimum 10-foot wide driveway is required for the single-family residence, any driveway into the subject property from Frances Avenue will encroach into the protected zone of at least one oak tree. As a 20-foot front yard setback is required in the R-1-7,500 zone, any structure meeting this requirement on the easterly side of the subject property will encroach into the protected zone of oak tree nos. 3 and 4.

The proposed encroachments will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure, which is to preserve and maintain healthy oak trees in the development process, as oak tree nos. 3 and 4 will not be removed or relocated and the permittee will be required to preserve and maintain the oak trees as directed by the oak tree permit conditions recommended by the Forester.

Mitigation trees required by the previous OTP Case No. 200700020 shall be provided at the ratio of 2:1, for a total of four mitigation trees. These mitigation trees will be installed after construction of the proposed residence is completed.

STAFF RECOMMENDATION

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

Staff recommends that the Hearing Officer close the public hearing and approve Oak Tree Permit No. 200900003 subject to the attached recommended conditions.

PROJECT NO. PM070971-(5)
OAK TREE PERMIT CASE NO. 200900003
Staff Report

PAGE 7 OF 7

Attachments:

- Factual
- GIS-NET Map
- Aerial Photograph
- Thomas Brothers Guide Page
- Draft Findings
- Draft Conditions
- Environmental Documentation
- Oak Tree Permit Burden of Proof
- Photographs
- Correspondence
- Oak Tree Exhibit Map dated January 19, 2010

SMT:dck
4/12/10

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM070971-(5)
OAK TREE PERMIT CASE NO. 200900003**

1. A Hearing Officer of Los Angeles County, Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of Oak Tree Permit Case No. 2000900003 (“OTP 200900003”) on April 20, 2010.
2. The subject site is located at 2748 Frances Avenue, La Crescenta, within the La Crescenta-Montrose Community Standards District (“CSD”), in the La Crescenta Zoned District.
3. The rectangular property is 0.38 gross acres (0.38 net acres) in size with topography sloping slightly to the south. The site is vacant.
4. OTP 200900003 is a request to authorize encroachment into the protected zone of two trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 3 and 4 on the applicant’s Oak Tree Report prepared by Randy Smith, dated April 6, 2009, and revised January 15, 2010 (“Oak Tree Report”).
5. OTP 200900003 is associated with Plot Plan Case No. 200900478, a proposal to construct a single-family residence on the subject property.
6. The applicant has submitted an Oak Tree Report that identifies and evaluates nine oak trees on the subject property.
7. The applicant has submitted an oak tree permit burden of proof to support his request for the oak tree permit.
8. The Los Angeles County Forester and Fire Warden, (“Forester”), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree encroachments, subject to recommended conditions of approval.
9. The mitigation trees required by previous OTP Case No. 200700020 are included in the current oak tree permit, OTP 200900003. The applicant for OTP Case No. 200700020 removed two of the three oak trees approved to be removed under OTP Case No. 200700020. The mitigation requirement was at a ratio of two to one (2:1) for each tree removed for a total of four mitigation oak trees required to be planted.
10. The locations of the encroached oak trees and the mitigation oak trees to be planted are identified on the oak tree exhibit, dated January 19, 2010.

11. One item of correspondence from a neighbor has been received opposing the project. This neighbor is concerned that any encroachment may jeopardize the life of an existing oak tree, and notes that all existing oak trees in the neighborhood should be retained, including those on the subject property.
12. SUMMARIZE EVENTS AT THE PUBLIC HEARING
13. This project was considered under the approved Negative Declaration for Tentative Parcel Map No. 070971, Environmental Assessment Case No. 200900002.
14. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional 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 Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the encroachment within the protected zone of two oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;
- C. That the encroachment into the protected zones of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Oak Tree Permit Case No. 200900003 is approved subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. PM070971-(5)
OAK TREE PERMIT CASE NO. 200900003**

DRAFT CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

1. This grant allows encroachments within the protected zone of two trees of the Oak genus (*Quercus agrifolia*) identified as trees numbered 3 and 4 on the applicant's site plan and Oak Tree Report prepared by Randy Smith, consulting arborist, dated April 6, 2009, and revised January 15, 2010.
2. 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.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 5 and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition No. 3 and Condition Nos. 33, 34, and 35 shall be effective immediately upon final approval of this grant by the County.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, 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 such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

8. No oak tree shall be encroached upon until the permittee has obtained all permits and approvals required for the work which necessitates such encroachment.
9. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department the sum of \$800. Such fees shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one initial inspection prior to the commencement of construction and seven subsequent inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.
10. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and the Forester any failure to fully comply with the conditions of this 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.
11. The permittee shall arrange for the consulting arborist or similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or Plot Plan Case No. RPP 200900478.
12. The permittee shall install temporary chain link fencing, not less than four feet in height to secure the protected zone of all remaining Oak trees on site as necessary. Trees numbered 1, 2, 5, 6, 7, 8, and 9 shall be fenced. The term "protected zone" refers to the area extending five feet beyond the dripline of the Oak tree (before pruning), or fifteen feet from the trunk, whichever is greater.
13. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval 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.
14. 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 to the extent possible and treated as recommended by the consulting arborist.

15. In addition to 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 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. Copies of these guidelines are available from the Forester. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
16. Except as otherwise expressly authorized by this grant, the 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.
17. This permit includes the mitigation requirement for Oak Tree Permit ("OTP") Case No. 200700020. Two of the three oak trees approved to be removed under OTP 200700020 were removed. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of four mitigation oak trees to be planted.
18. 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 approved encroachments.
19. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter at one foot above the base. Free form trees with multiple stems are permissible provided that the combined diameter of the two largest stems of such trees measures a minimum of one inch in diameter one foot above the base.
20. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
21. Mitigation trees shall be planted upon completion of construction of the proposed single-family residence. Mitigation trees shall be planted either on site or at an off-site location approved by the Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society for Arboriculture's "Guide for Plant Appraisal."
22. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to 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 Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with new replacement trees. Subsequently, additional monitoring fees shall be required.

23. 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.
24. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited.
25. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in its injury or death within seven 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 Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
26. No planting or irrigation system shall be installed within the drip line of any Oak tree that will be retained.
27. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
28. 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.
29. Any violation 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.
30. 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 Forester for all enforcement efforts necessary to bring the subject property into compliance.
31. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional

Planning Commission ("Commission") or 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 health or safety or as to be a nuisance.

32. The permittee shall defend, indemnify and hold harmless Los Angeles County (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 limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense.
33. 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, pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

34. This grant shall expire unless used within two years from the date of final approval by the county. A single one-year time extension may be requested in writing and with payment of the applicable fee. For purposes of this grant, the issuance of a building permit associated with Plot Plan Case No. RPP 200900478 shall constitute the use of this grant.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal 2 Encroachment 9 To Remain 9 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

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

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

see exhibit 1

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

N/A

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

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service 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 tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

see exhibit one

EXHIBIT ONE

OAK TREE BURDEN OF PROOF 2748 FRANCES AVE., LA CRESCENTA

A. The proposed construction, though encroaching on the drip lines of the two trees in the front of the property in order to place the driveway and a corner of the garage, will not endanger their health, as is indicated by the accompanying arborist report. The house and driveway are in their proposed locations in order to allow for the future split of the lot into two parcels, as is allowed by the current L.A. County zoning code. The proposal of the lot split met all current County regulations with no variances required.

B. Not applicable (no removals proposed).

C. This property is currently zoned R-7500, where the County has determined that 7500 square foot lots are reasonable in meeting neighborhood development needs. As indicated, my parcel qualifies to be split into two parcels of plus 8,200 square feet and I have approval for that split. The placement of the proposed house and driveway meet setback requirements and the boundaries of one of the parcels. The frontage of the property is covered by oak tree driplines. I have to encroach on a dripline in order to gain access to the property with my driveway. My experience in building has encountered more problems with the failure of deodar pine trees rather than oaks, so I want to avoid the pine tree and go between the two oaks. My plan next door is to place the driveway on the easterly side of the lot so that the two driveways are side by side with about ten feet between them in order to preserve longer uninterrupted stretches of parking in the street. With these factors in mind, I feel I have designed the project to minimize its impact on the oaks.

ROAK 200900003 2748 Frances Avenue photo 11 March 2010 DCKress, planner



ABOVE: Oak tree nos. 8 and 9 on the subject property.
BELOW: Oak tree no. 7 on the subject property.



ROAK 200900003 2748 Frances Avenue photo 11 March 2010 DCKress, planner



ABOVE: Oak tree no. 6 (heritage oak) on the subject property.

BELOW: View south across the subject property. Fenced swimming pool is on the adjacent property.



JANICE L. MELHORN
2848 FRANCES AVENUE • LA CRESCENTA, CA 91214
PHONE 818 541 1451 FAX 818 541 1453

March 31, 2010

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
attn: Donald Kress

Gentlemen:

PROJECT NO. PM070971- (5)
OAK TREE PERMIT CASE NO. 20090003

Please do not authorize encroachment into the protected zone of two oak trees associated with Plot Plan Case No. 200900468, a proposal to build a single family residence on the subject property at 2748 Frances Avenue, La Crescenta.

This lot is very large, and there is plenty of room to build a single family residence without jeopardizing the protected trees. Oak trees cannot survive if encroached upon.

Our neighborhood has already lost much vegetation to the recent Station Fire and subsequent erosion. We need to retain our remaining trees, which are crucial to the ambiance of the neighborhood. The owner will benefit from incorporating the existing trees into the overall design for the property.

Thank you for your consideration.

Kind regards,


Janice L. Melhorn

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: PM 070971/RENV200900002

1. DESCRIPTION:

Application is for a parcel map to subdivide one lot into two single-family parcels. There are no structures on site. Ingress and egress will be from Frances Avenue. Application is also for an oak tree permit to encroach upon seven trees and to remove two. Both lots will be 8,277 square feet (0.19 acres).

2. LOCATION:

2748 Frances Avenue, La Crescenta

3. PROPONENT:

Hales-Anderson Investment Properties
2852 Foothill Blvd.
La Crescenta, CA 91214

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Anthony Curzi AC

DATE: July 27, 2009

PROJECT NUMBER: PM 070971
CASES: RENV200900002
ROAKT200900003



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: December 17, 2008 Staff Member: Anthony Curzi
Thomas Guide: 504-G6 USGS Quad: Pasadena
Location: 2748 Frances Avenue, La Crescenta

Description of Project: Application is for a parcel map to subdivide one lot into two single-family parcels. Application is also for an Oak Tree Permit for the encroachment of nine (9) oak trees, and the removal of two (2) oak trees. There are no structures on the site. Ingress and egress will be from Frances Avenue.

Gross Acres: 0.38
Environmental Setting: Project site is in a suburban area of La Crescenta. There are nine (9) oak trees on the site, all in proposed Parcel 1. There are also pine trees on the site. Surrounding uses consist of single-family houses.

Zoning: R-1-7500
General Plan: Category 1-Low Density (1 to 6 dwelling units per acre)
Community/Area wide Plan: NA

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<i>PM 21434</i>	<i>Three single-family lots on 120 acres (inactive).</i>
<i>PM 26538</i>	<i>Two single-family lots (recorded).</i>
<i>PM 067564</i>	<i>Three single-family lots on 0.5 acres (approved).</i>
<i>PM 065814</i>	<i>Four single-family lots on 0.91 acres (approved).</i>
<i>PM 070536</i>	<i>Three single-family lots on 0.54 acres (pending).</i>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
-
-
-
-
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Glendale
- City of La Canada Flintridge
- Glendale Unified
-
-
-
-
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-
-
-
-

Trustee Agencies

- None
- State Fish and Game
- State Parks
-
-
-
-

County Reviewing Agencies

- Subdivision Committee
- DPW:
- Fire Department
-
-
-
-

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Anthony Curzi Date: 07/27/2009

Approved by: Paul McCarthy Date: 07/27/2009

- This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70	
<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design
	<input type="checkbox"/> Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
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HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW.

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Noise Control (Title 12 – Chapter 8) Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES **OTHER CONSIDERATIONS**

Lot Size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit
- Plumbing Code – Ordinance No.2269
- Health Code – Ordinance No.7583, Chapter 5
- NPDES Permit Compliance (DPW)

MITIGATION MEASURES

- Lot Size
- Project Design
- Compatible Use

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Eight oak trees are present on the project site.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

Applicant shall comply with conditions set forth in Los Angeles County Forester's Oak Tree Permit in letter dated June 30, 2009.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ Other factors? _____ _____

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. Yes No Maybe Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

- b. Yes No Maybe Are there any special fire or law enforcement problems associated with the project or the general area?

- c. Yes No Maybe Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property? |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |
| | | | | |
| | | | | |

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant

Less than significant with project mitigation Less than significant/No impact