

Hearing Officer Transmittal Checklist

Hearing Date
June 2, 2009

Agenda Item Number
5

Project Number: 03-087-(5)
Case(s): Oak Tree Permit Case No. 200800049-(5)
 Environmental Assessment Case No. 03-087-(5)
Contact Person: Tyler Montgomery, Zoning Permits II

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staff Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Memo

Reviewed By: _____





Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. 03-087-(5)
OAK TREE PERMIT CASE NO. 200800049-(5)
ENVIRONMENTAL REVIEW NO. 03-087-(5)

RPC/HO MEETING DATE June 2, 2009	CONTINUE TO
AGENDA ITEM 5	
PUBLIC HEARING DATE June 2, 2009	

APPLICANT James T. Bostic	OWNER James T. Bostic	REPRESENTATIVE James T. Bostic
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REQUEST
Oak Tree Permit: To retroactively authorize the removal of 17 oak trees and the encroachment into the protected zone of five (5) additional oak trees due to the construction of a drainage and slope stabilization system and septic system for a single-family residence.

LOCATION/ADDRESS 26647 Logwood Drive, Wrightwood (APN 3065-004-053)	ZONED DISTRICT Mountain Park
ACCESS East, from Logwood Drive	COMMUNITY Antelope Valley
	EXISTING ZONING A-1-2 (Light Agricultural; 2-acre minimum lot size)

SIZE 2 acres	EXISTING LAND USE Single-family residence (construction)	SHAPE Irregular	TOPOGRAPHY Sloping
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SURROUNDING LAND USES & ZONING	
North: Single-family residences— R-1-7500 (Single-family Residence; 7,500 square-foot minimum lot size)	East: Single-family residences— R-1-7500 (Single-family Residence; 7,500 square-foot minimum lot size)
South: Vacant land— A-1-2 (Light Agricultural; 2-acre minimum lot size)	West: Vacant land— A-1-2 (Light Agricultural; 2-acre minimum lot size)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Area Plan	U2 (Urban 2)	3.4 to 6.6 dwelling unit/acre	See Staff Analysis

ENVIRONMENTAL STATUS
 A revised Negative Declaration has been prepared for this project, subject to the requirements of the California Environmental Quality Act (CEQA). The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate environmental impacts to a level of no significance.

DESCRIPTION OF SITE PLAN
 The applicant seeks an Oak Tree Permit to retroactively authorize the removal of 17 oak trees and the encroachment into the protected zone of five (5) oak trees due to the construction of a drainage and slope stabilization system and septic system for a 2,200 square-foot single-family residence and attached garage. These removals are in addition to the removal of 12 oak trees, which was authorized in 2004 by OTP 03-087 for the construction of a 2,200 square-foot single-family residence with no rear drainage system. This results in a total of 29 oak tree removals and encroachment into the protected zone of five (5) additional oak trees.

KEY ISSUES

- Satisfaction of Section 22.56.2100 of Title 22 of the Los Angeles County Code Oak Tree Permit Burden of Proof requirements.

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

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

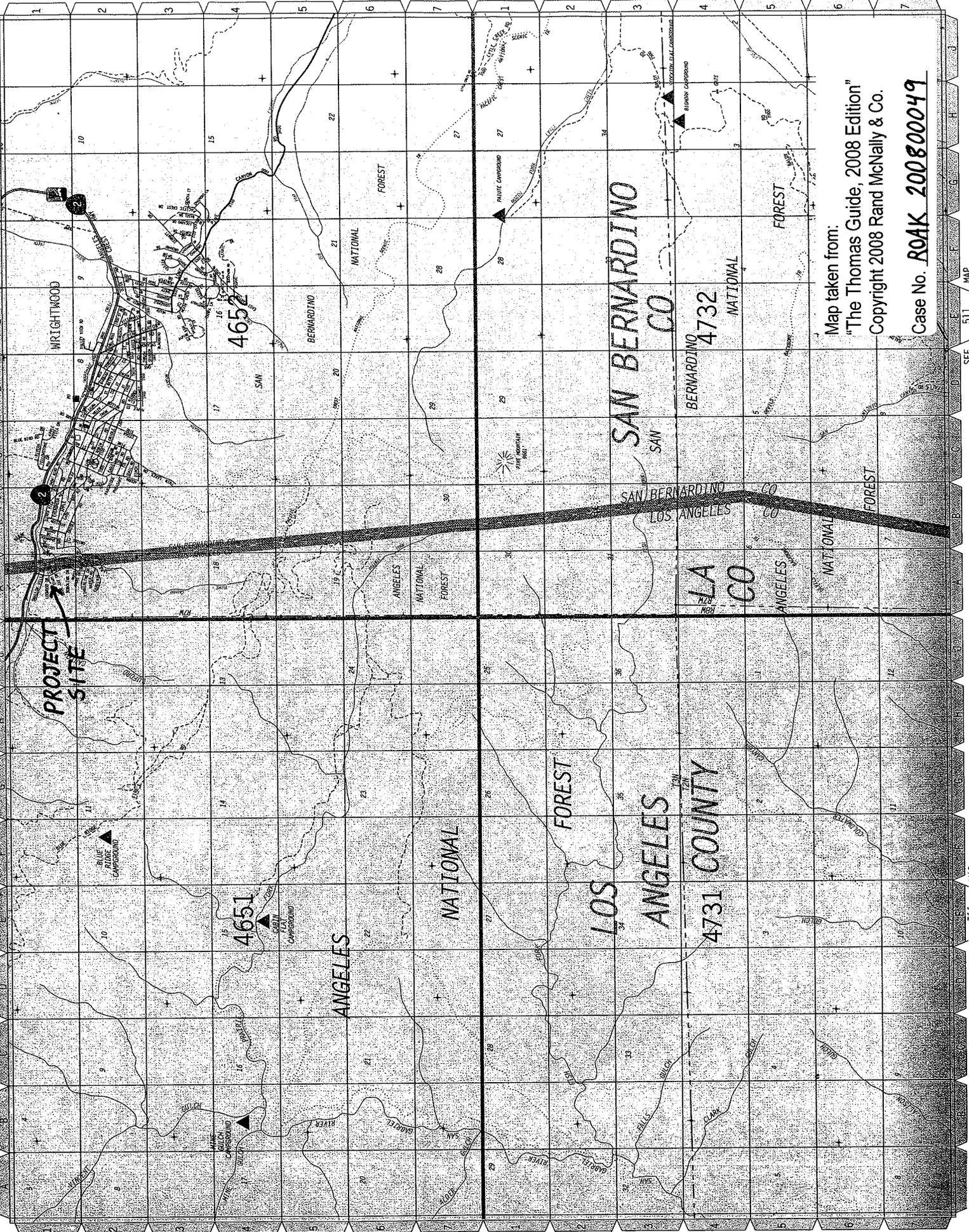
*(O) = Opponents (F) = In Favor

4651

SEE 4471 MAP

SEE 4471 MAP

SEE 4471 MAP



Map taken from:
 "The Thomas Guide, 2008 Edition"
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Case No. **ROAK 200800049**

SEE 4471 MAP

SEE 4471 MAP

SEE 4471 MAP



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

May 21, 2009

TO: Alejandro Garcia
Hearing Officer

FROM: Tyler Montgomery
Regional Planning Assistant II
Zoning Permits II Section

SUBJECT: **PROJECT NO. 03-087-(5)**
OAK TREE PERMIT CASE NO. 200800049-(5)
ENVIRONMENTAL ASSESSMENT CASE NO. 03-087-(5)
June 2, 2009 Public Hearing
Agenda Item No. 5

The above permit seeks to retroactively authorize the removal of 17 oak trees and the encroachment into the protected zone of five (5) additional oak trees due to the construction of a drainage and slope stabilization system and septic system for a single-family residence. The project site is zoned A-1-2 (Light Agricultural; 2-acre minimum lot size) and is located at 26647 Logwood Drive, Wrightwood, within the Mountain Park Zoned District of unincorporated Los Angeles County.

Although the Forestry Division of the Los Angeles County Fire Department has inspected the project site, it has not yet finalized its recommended mitigation measures for the oak tree removals. Because of this, staff cannot produce an adequate analysis of the project at this time. The County Forester estimates that these recommended measures will be submitted to staff no later than May 26, 2009. Therefore, it is likely that a full staff report and recommendation will be prepared and distributed on Thursday, May 28, 2009. Staff regrets this delay.

A revised Negative Declaration has been prepared for this project, subject to the requirements of the California Environmental Quality Act (CEQA). The environmental document concludes that the project design and/or suggested conditions will adequately mitigate environmental impacts to a level of no significance. A copy of this document is enclosed. Also enclosed are copies of the burden of proof, site plan, arborist's oak tree report, and site photographs.

Enclosure:
Burden of proof
Revised Negative Declaration
Oak tree report, dated 11/17/08
Site photographs
Site plan

05/21/09
MM:TM



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

28 Removal 2 Encroachment 13 To Remain 15 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.

Great care will be taken to not disturb and/or damage the remaining oak trees that are to remain. all grading operations have been completed and we will follow closely the recommendations as set forth in the oak tree preservation report.

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.

I have submitted a complete civil drawing that midigates any disruption to the natutal surface flow and there will not be any increased flow of the surface water as a result of this project.

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.

C. 1b - That the removal 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 the placement of such trees precludes the reasonable and efficient use of

such property for a use otherwise authorized. c. 4 - that the removal of the oak trees will not

be contrary to or be in substancial conflict with the intent and purpose of the oak tree permit

procedure as outlined in otp 03-087.

PROJECT NUMBER: 03-087-(5)
CASES: OTP 03-087;
ROAK 200800049;
RENV IS 03-087



****** REVISED INITIAL STUDY ******

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

GENERAL INFORMATION

I.A. Map Date: 08/04/2008 Staff Member: Tyler Montgomery, Zoning Permits II
Thomas Guide: 4652; A-1 USGS Quad: Mount San Antonio
Location: 26647 Logwood Drive, Wrightwood (APN 3065-004-053)

Description of Project:

An Oak Tree Permit to retroactively authorize the removal of 17 oak trees and the encroachment into the protected zone of five (5) oak trees due to the construction of a drainage and slope stabilization system and septic system for a 2,200 square-foot single-family residence and attached garage. These removals are in addition to the removal of 12 oak trees, which was authorized in 2004 by OTP 03-087 for the construction of a 2,200 square-foot single-family residence with no rear drainage system. This results in a total of 29 oak tree removals and encroachment into the protected zone of five (5) additional oak trees.

Gross Acres: 2 acres

Environmental Setting:

The project site has been developed with a partially completed 2,200 square-foot single-family residence and attached garage, including a drainage and slope stabilization system to the rear of the structure. The subject property is on the western edge of a residential area in unincorporated Wrightwood, within the Angeles National Forest. The portion of the parcel that has been developed drains to the north with approximately 30 feet of elevation difference, north to south. The parcel is served by a private driveway and fire lane extending from the west end of Logwood Drive. The parcel is within a mixed Jeffrey pine and black oak woodland originally contained approximately 40 oak trees. Surrounding uses include vacant forested property to the south and west and residential uses to the north and east.

Zoning: A-1-2 (Light Agricultural; 2-acre minimum lot size)

General Plan: N/A

Community/Area wide Plan: Antelope Valley Area Plan – Urban 2 (6.6 dwelling units per acre maximum)

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>Variance 03-087</u>	<u>Authorized the modification of the height limit from 35 feet to 41 feet for a new single-family residence. Approved 03/10/2004.</u>
<u>Oak Tree Permit 03-087</u>	<u>Authorized the removal of 13 oak trees and encroachment upon four (4) additional oaks in order to construct a single-family residence. Approved 03/10/2004.</u>
<u>N/A</u>	<u>N/A</u>

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

Trustee Agencies

- None
- State Fish and Game
- State Parks

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- California State University, Fullerton

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW (Geotechnical & Materials Engineering; Watershed Management)
- Fire Department
- Environmental Health: Mountain and Rural

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"/>	<i>San Andreas Fault Zone, slopes on site, grading of slopes</i>
	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"/>	<i>Very High Fire Hazard Severity Zone</i>
	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"/>	<i>New septic system</i>
	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"/>	<i>Removal of 29 oak trees in an oak woodland</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Oak trees on site</i>
	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"/>	<i>Removal of oak trees, proximity to scenic highway and trail</i>
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"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: "6"—Non Urban, Rural Communities
2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

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).

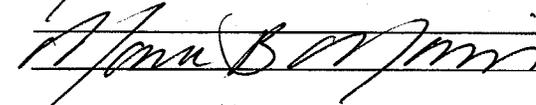
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification 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 EIR is required to analyze only the factors not previously addressed.

This proposed project is exempt from Fish and Game CEQA filing 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).

Reviewed by:  Date: 05-21-09

Approved by:  Date: 5-21-09

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 checked="" type="checkbox"/>	<input 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? <i>The project is located in the San Andreas Fault Zone, an Alquist-Priolo Earthquake Fault Zone (Source: California Geological Survey)</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>The project is not located in a designated landslide area (Source: California Geological Survey)</i>
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? <i>The project site is not located within a designated Liquefaction Zone (Source: California Geological Survey)</i>
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? <i>The proposed project is not a sensitive use.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>The project site contains slopes of 45% grade; the existing structures are notched into the slope and have caused some modification to on-site topography.</i>
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 type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70
- MITIGATION MEASURES
- Lot Size
- Project Design
- OTHER CONSIDERATIONS
- Approval of Geotechnical Report by DPW

Public Works previously cleared the project for public hearing on July 23, 2003. If required, the applicant shall obtain approval of a Geotechnical Report from the Department of Public Works.

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe

- a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

The project is uphill and approximately 200 ft. south and 300 ft. east of an intermittent stream and marsh, respectively (USGS Mount San Antonio quad.)

- b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

- c. Is the project site located in or subject to high mudflow conditions?

- d. Could the project contribute or be subject to high erosion and debris deposition from runoff?

The project is sited on a steep slope which will require a fuel management plan for fire protection.

- e. Would the project substantially alter the existing drainage pattern of the site or area?

The proposed house will accommodate the existing slope for drainage.

- f. Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C 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. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
The project is located within Fire Zone 4, per the Los Angeles County General Plan Safety Element - Wildlands and Urban Fire Hazards Map.
- b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

- c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?

- d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards?

- e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

- f. Does the proposed use constitute a potentially dangerous fire hazard?

- g. 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. Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. 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. 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. Other factors? _____

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778 Building Ordinance No. 2225--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. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

b. Will the proposed project require the use of a private sewage disposal system?

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 or is the project proposing on-site systems located in close proximity to a drainage course?

Project and septic system are 200 feet from an unnamed blue-line drainage course.

c. 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?

Construction is within a hillside management area.

d. 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?

Construction is within a hillside management area.

e. Other factors? _____

STANDARD CODE REQUIREMENTS

Industrial Waste Permit Health Code Ordinance No. 7583, Chapter 5

Plumbing Code Ordinance No. 2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

Department of Health Services letter of July 15, 2003 on file. Provide feasibility study and availability of adequate sustainable supply of potable water to the satisfaction of DHS prior to issuance of building permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be 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. Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
-
- b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
-
- c. 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 per Screening Tables of the CEQA Air Quality Handbook?
-
- d. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
-
- e. Would the project conflict with or obstruct implementation of the applicable air quality plan?
-
- f. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
-
- g. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
-
- h. Other factors: _____

STANDARD CODE REQUIREMENTS

- Health and Safety Code Section 40506
- MITIGATION MEASURES / OTHER CONSIDERATIONS
- Project Design Air Quality Report

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	<input checked="" type="checkbox"/> Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>The site is relatively undisturbed oak woodland except for the paved access road.</i> Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Twenty-nine (29) oak trees will be removed, and five (5) additional oaks will be encroached upon; litter and understory vegetation will have to be managed as part of a fuel management plan.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>There is an unnamed blue-line drainage approximately 200 feet north of the project site (Source: source: USGS Topographic Map, Mount San Antonio, California Quadrangle Sheet).</i>
d.	<input checked="" type="checkbox"/>	<input 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.)? <i>The project site is located within a mixed Jeffrey pine/black oak woodland.</i>
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>Black oak (Quercus kelloggii) and canyon oak (Q. chrysolepis).</i>
f.	<input checked="" 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.)? <i>The project site is not a habitat for any known sensitive species (Source: California Natural Diversity Database).</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

- | | |
|--|--|
| <input type="checkbox"/> MITIGATION MEASURES | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input checked="" type="checkbox"/> Project Design |
| <input type="checkbox"/> ERB/SEATAC Review | <input checked="" type="checkbox"/> Oak Tree Permit |

The permittee shall obtain an approved Oak Tree Permit from the Department of Regional Planning prior to the final approval of the project. Landscaping shall consist only of locally indigenous native vegetation and mandated replacement oak trees in appropriate areas. The permittee shall submit a landscaping plan to Regional Planning prior to final approval of the project. Submittal of site plan to Forest Service and Fish & Game for consultation regarding any necessary permits regarding effects on biota and/or habitat.

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. 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) which indicate potential archaeological sensitivity?
Drainage course 200 ft. to the north and oak trees on site
- b. Does the project site contain rock formations indicating potential paleontological resources?

- c. Does the project site contain known historic structures or sites?

- d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Phase I Archaeology Report

"Historical/Archaeological Resources Survey Report" dated September 23, 2003 by CRM TECH on file.

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. 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. 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. 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. 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. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. 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

- | | | | | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | | No | Maybe | |
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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?
<i>The project site is located near the Angeles Crest Highway, a designated scenic highway.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<i>The project site may be visible from the Pacific Crest Trail.</i> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
<i>The project site is located on an undeveloped parcel containing approximately 40 oak trees, although there are residential uses immediately adjacent to the north and east.</i> |
| d. | <input checked="" 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?
<i>The project site is located in an area developed with single-family residences and is not substantially visible from adjacent properties.</i> |
| e. | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors (e.g., grading or landform alteration)?
<i>The project would remove 29 oak trees through grading and construction in an existing oak woodland.</i> |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Visual Report Compatible Use

Consult with the Forest Service and Fish & Game as to the visual impacts to the Pacific Crest Trail and the Angeles Crest Highway. The project site is not substantially visible from adjacent single-family residences.

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. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

b. Will the project result in any hazardous traffic conditions?

c. Will the project result in parking problems with a subsequent impact on traffic conditions?

d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

e. 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. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

g. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to 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. If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. Could the project create capacity problems in the sewer lines serving the project site?

- c. 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. Could the project create capacity problems at the district level?

- b. Could the project create capacity problems at individual schools which will serve the project site?

- c. Could the project create student transportation problems?

- d. Could the project create substantial library impacts due to increased population and demand?

- e. 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. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- _____
- b. Are there any special fire or law enforcement problems associated with the project or the general area?
- _____
- c. Other factors? _____
- _____
- _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fees

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. 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. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
-
- c. Could the project create problems with providing utility services, such as electricity, gas, or propane?
-
- d. Are there any other known service problem areas (e.g., solid waste)?
-
- e. 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. Other factors? _____
-

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

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. Will the project result in an inefficient use of energy resources?

- b. Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. Will the project result in a significant reduction in the amount of agricultural land?

- d. 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. Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

- d. Have there been previous uses which indicate residual soil toxicity of the site?

- e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. Would the project be located on a site which 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. 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. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- j. Other factors? _____

MITIGATION MEASURES / 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. Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. 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:

Hillside Management Criteria?

SEA Conformance Criteria?

Other? _____

d. Would the project physically divide an established community?

e. 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. Could the project cumulatively exceed official regional or local population projections?

- b. 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. Could the project displace existing housing, especially affordable housing?

- d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. Could the project require new or expanded recreational facilities for future residents?

- f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. 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:

		No	Maybe	
a.	☐	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>Due to the design of the project proposal and the Oak Tree Permit review process, any potential impacts regarding geotechnical, fire hazard, water quality, biota, visual qualities, and cultural resources would be less than significant.</i></p>
b.	☐	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
c.	☐	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p>

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



ARBORGATE CONSULTING, INC.
ARBORICULTURE & HORTICULTURE

November 17, 2008

Mr. Jim Bostic
21438 Cold Spring Lane
Diamond Bar, CA 91765

Re: Addendum to Oak Tree Preservation Study

Dear Mr. Bostic:

Thank you for asking me to revisit the site and provide an update and addendum to my previous report of 10-20-03. We met on the morning of November 13, 2008 and you pointed out the differences between my original understanding and recommendations and the additional oak not previously included. You also asked that I tag an additional oak that is in the area of the septic leach field.

Observations

Oaks number 1851, 1852, 1853, 1855, 1856, 1857, 1858, 1859, 1860, 1862, 1863, 1864, 1865, 1866 and 1867 were removed. Of these 1855, 1856, 1860 and 1865 were recommended for protection and preservation. The others were recommended to "save if possible" and apparently it was not possible.

The California black oak, *Quercus kelloggii*, is located alongside the driveway closer to the road. I attached a numbered tag #1790 for positive identification. The County requires a backup leach field in this area. At the time of my site visit the drilling contractor had piled soil under the dripline of this tree in order to make a stable and level pad to drill from to test the percolation. This oak tree has seven trunks, 10, 11, 12, 13, 16, 17, and 18 inches in diameter (DBH). The trunks have a narrow angle between them and with included bark. A four inch diameter limb was broken over the driveway. This oak appears to be in good health, but it has begun to lose its leaves for the winter.

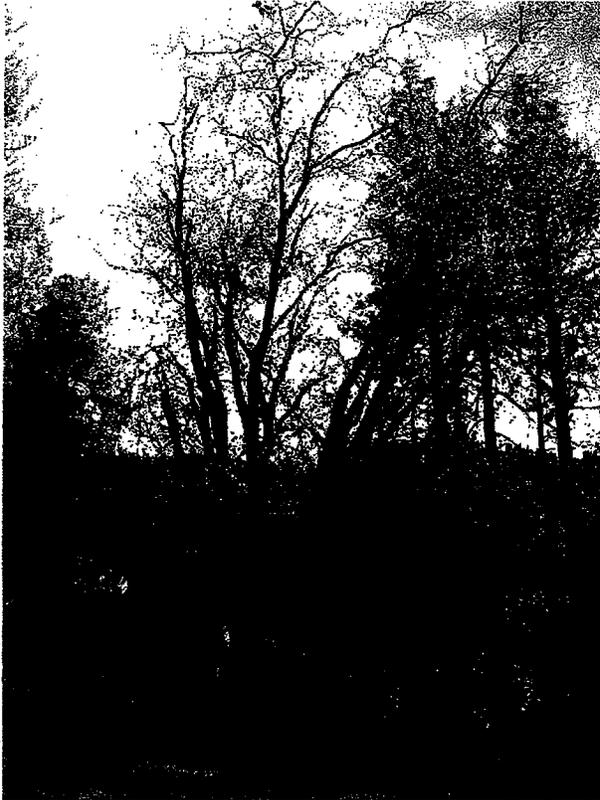
A small oak adjoining the power poles was severely cut back by Edison for their ease of access.

Discussion

You stated that it was a "misunderstanding" with the contractor that resulted in the loss of these trees. However, I also understand that part of the reason was the County requirement of a debris wall on the slope above your home. Since the contractor has "left town" and is unavailable to question, I was not able to determine or document fully what happened. You should expect to be at least required to mitigate their loss.

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< Upper drilling pad for percolation test at left. Soil pile at right. Oak #1790 is in the middle.

The drilling of holes for the percolation tests is not likely to impact the health of the black oak more than digging holes to plant mitigation trees, i.e. very little, if at all. The most serious impact at present is the soil piled and compacted over the root zone, inside the drip line of this tree. This is a visually important tree and worth the effort to reduce the compaction once the soil piles are removed. If however, a leach field will be installed around this tree, these other impacts will not matter – the trenching for the leach field will probably kill or destabilize this tree.

Recommendations

I recommend that mitigation for removal of the four trees recommended for preservation be required.

I recommend that soil piles for the drilling rig near the black oak be removed immediately after the test or drilling is complete. Vertical mulching or AirSpade fluffing of the soil that was under the piles should be used to reduce the compaction in the root zone. If the tests show that percolation is adequate for the leach field, this tree will need to be removed and mitigated.

Any excess soil that is pile over the bases of trees adjoining grading should be carefully removed, being careful not to damage the trunk or roots of the trees.

Please call me if you have any questions.

Respectfully submitted,



Greg Applegate, ASCA, ASLA
Registered Consulting Arborist #365

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