

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

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

The Los Angeles County Planning Commission will conduct a public hearing on the following project and consider adoption of a Negative Declaration. You will have an opportunity to testify or submit written comments.

Date and Time: Wednesday, November 10, 2010 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): R2007-02922-(4), Oak Tree Permit 200700047

Project Location: 3493 Viewfield Avenue, Hacienda Heights Hacienda Heights

Description: The applicant is requesting an oak tree permit to authorize the removal of seventeen (17) mitigation oak trees located on the northern and western rear portion of a 1.4 acre lot in the A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone in the Hacienda Heights Zoned District.

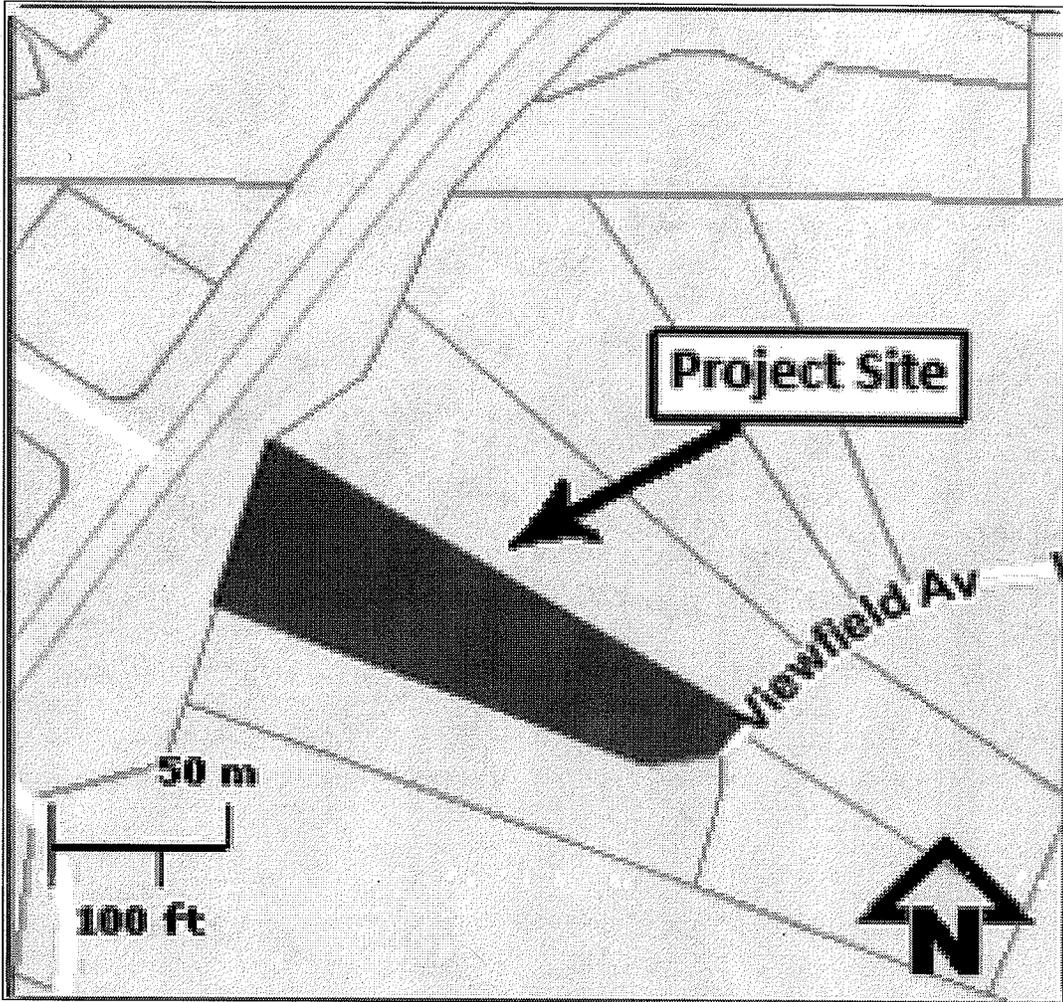
Comment Period: From 10/11/2010 to 11/9/2010 on the Negative Declaration

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Hacienda Heights Library
16010 La Monde St.
Hacienda Heights CA 91745
(626) 968-9356

Contact: Diane Aranda
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6435 Fax: 213-626-0434
E-mail: DAranda@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.





Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NUMBER R2007-02922-(4)
Oak Tree Permit 200700047

| | |
|--|--------------------|
| PUBLIC HEARING DATE 11/10/2010 | AGENDA ITEM |
| RPC CONSENT DATE | CONTINUE TO |

| | | |
|--------------------------------|----------------------------|--|
| APPLICANT Jeff Louie | OWNER Jeff Louie | REPRESENTATIVE Michael Crane |
|--------------------------------|----------------------------|--|

PROJECT DESCRIPTION
 The applicant is requesting an oak tree permit for the removal of seventeen (17) mitigation oak trees located on the northern and western portion of a 1.4 acre lot located in the A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone in the community of Hacienda Heights. The subject property has an existing 6,323 sq. ft. two-story single family residence with the subject trees located in the rear portion of the property. The mitigation trees are damaged due to improper planting and the previous grading to accommodate a pool and landscaping. For this reason, the applicant is requesting to remove the damaged oak trees from the rear portion of the property.

REQUIRED ENTITLEMENTS
The applicant is requesting an oak tree permit to authorize the removal of seventeen (17) mitigation oak trees located on the northern and western rear portion of a 1.4 acre lot in the A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone in the Hacienda Heights Zoned District.

LOCATION/ADDRESS
 3493 Viewfield Avenue, Hacienda Heights

SITE DESCRIPTION
 The site plan depicts a 6,323 sq. ft. two-story single family residence on the eastern portion of a 1.4 acre lot. There are (17) mitigation oak trees on the rear portion of the property.

| | |
|---|---|
| ACCESS Cul-de-sac on Viewfield Avenue | ZONED DISTRICT Hacienda Heights |
| ASSESSORS PARCEL NUMBER 8291047028 | COMMUNITY Hacienda Heights |
| SIZE 1.4 Acres | COMMUNITY STANDARDS DISTRICT |

| | EXISTING LAND USE | EXISTING ZONING |
|--------------|--------------------------|--|
| Project Site | Single Family Residence | A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone |
| North | Single Family Residences | A-1-1 (Light Agriculture) Zone, RPD (Residential Planned Development-15000-3.2U) |
| East | Condominiums | A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone |
| South | Single Family Residences | A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone |
| West | Single Family Residences | R-A-12000 (Residential Agriculture) Zone |

| | | |
|---|--|-------------------------------------|
| GENERAL PLAN/COMMUNITY PLAN Hacienda Heights Community Plan | LAND USE DESIGNATION N2 - Non-Urban 2 (0.3 to 1.0 du/ac) | MAXIMUM DENSITY 1.0 du/ac |
|---|--|-------------------------------------|

ENVIRONMENTAL DETERMINATION
 Negative Declaration

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: Diane Aranda | | |
| 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

Burden of Proof for 3493 Viewfield Rd., Hacienda Heights:

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

The construction is completed on the new house as well as the major portions of the landscape such as hardscape and mainline irrigation routing. The remaining landscape installation, possibly including a swimming pool, will not encroach within the driplines of the oak trees.

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 can not be satisfactorily mitigated, and...

The subject oak trees are recently installed 48" & 60" nursery grown specimens. They are replacement trees which have all been planted at the top of a graded ridge in the back yard of the property. The trees have been planted extremely close together which will limit their canopy growth and spread. The trees have also been planted too deeply and in most cases the root collars are a foot or more under the soil grade. Symptoms of root problems such as bleeding and oozing on the trunks are becoming apparent. The trees do not significantly contribute or function as erosion control plants and in their declining state, will continue to diminish as such.

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

That 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 practice.

Two major factors concerning the health and condition of the subject trees cannot be effectively corrected; root health and canopy formation. The root health of the trees is in decline due to them being planted too deeply. Gas exchange becomes limited in the root zones, carbohydrate reserves diminish, and the trees gradually decline. The excessive and continual moisture on sunken root collars also leads to the introduction of fungal pathogens, of which symptoms are showing-up on the subject trees now. Mitigation of the deeply situated root collars will require the installation of a large retaining wall or expansive tree wells which will greatly surpass the initial cost of the subject trees and the trees have been damaged to a point that mitigation may not improve their chances of survival. The trees have also been planted too closely together. The natural spread of oak trees is roughly 40 to 60 feet. Oaks can maintain healthy looking and symmetrical canopies if given at least 25 to 30 feet of canopy space. The subject trees have, in most cases been planted 10 feet or less apart from each other. These trees will become thin, stunted and irregularly shaped as they mature. It is likely that these trees, even with proper care, will never be landscape quality trees which they were intended to be.

STAFF USE ONLY

PROJECT NUMBER: R2007-02922-(4)
CASES: ROAK200700047
ENV 201000023



*** INITIAL STUDY ***

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

GENERAL INFORMATION

I.A. Map Date: June 8, 2004 Staff Member: Diane Aranda
Thomas Guide: 678-A6 USGS Quad: Grid 89-La Habra
Location: 3493 Viewfield Avenue, Hacienda Heights, APN- 8291-047-028

Description of Project: The application is for an Oak Tree Permit to authorize the removal of seventeen (17) oak trees located on the northern and western rear portion of a 1.4 acre lot. The trees to be removed are mitigation trees of the Oak genus (Quercus) identified as 1-17 (one through seventeen) on the applicant's site plan and oak tree report. The trees to be removed are mitigation trees that were planted on the property as a condition to Oak Tree Permit 89-365 which approved the removal of (19) oak trees from a total of (36) on 26.26 acres to construct (20) single family lots. The subject property has an existing 6,323 square foot two-story single family residence with the subject trees located in the rear portion of the property. The homeowners were unaware of the mitigation status of these trees and graded their backyard to accommodate a pool and landscaping. The mitigation trees are damaged due to improper planting and the previous unpermitted encroachment. For this reason, the applicant is requesting to remove the damaged oak trees from the rear portion of the property.

Gross Acres: 1.4 acre (lot size)
Environmental Setting: The project site is located adjacent to a hillside along a cul-de-sac on a rectangular shaped 1.4 acre lot developed with a 6,323 sq. ft. single family residence with seventeen oak trees on the north and western portion of the property. Surrounding land uses consists of a single family residential in all directions.

Zoning: A-2-1 (Heavy Agriculture-One Acre Lot Minimum) zone
General Plan: N2 - Non-Urban 2 (0.3 to 1.0 du/ac)
Community/Area wide Plan: Hacienda Heights Community Plan

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

TR39961

Approved on May 10, 1989 for 20 single family lots on 26.26 acres.

ROAK 89-365

Oak Tree Permit to authorize the removal of (19) oak trees from a total of (36) on 26.26 acres to construct (20) single-family lots. The grant was approved on January 25, 1990.

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
- Water District

Regional Significance

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
- DPH Environmental Health: Environmental Hygiene (noise, air quality and vibration)

County Reviewing Agencies

- Subdivision Committee
- DPW: Land Development Division
- Fire Dept. Forestry Division
- Sanitation District (Check if sewers proposed)

- Solid Waste Management
(landfills, trash trucks & transfer
stations)
- Land Use Program (septic
systems & wells)
- Cross Connection and Water
Pollution Control Program
(recycled and reclaimed water)

| 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"/> | <i>Oaks</i> |
| | 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"/> | |

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:

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/TA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: _____ Date: 08/24/10

Approved by: _____ Date: 8/24/10

- 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 - 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? <i>eNet > Topography > Topos - USGS Quads</i> |
| 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? <i>N/A</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? <i>The proposed project is located within an area developed with single family residences.</i> |
| 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? <i>The proposed project is for the removal of seventeen (17) mitigation trees of the Oak genus (Quercus) species located on the north and western portion of a 1.4 rectangular shaped lot.</i> |
| 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? <i>The proposed project is for the removal of seventeen (17) mitigation trees of the Oak genus (Quercus) species located on the north and western portion of a 1.4 rectangular shaped lot.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? <i>N/A</i> |

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

Project is a request for the removal of seventeen (17) mitigation trees of the Oak genus (Quercus) species located on the north and western portion of a 1.4 rectangular shaped lot.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>The proposed project is located in a "Very High Severity Zone". The project is for the removal of seventeen mitigation oak trees.</i> |
| 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? <i>The project is for the removal of seventeen mitigation oak trees. No construction is being proposed.</i> |
| c. | <input 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? <i>The project is for the removal of seventeen mitigation oak trees. No construction is being proposed.</i> |
| 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? <i>The project is for the removal of seventeen mitigation oak trees. No construction is being proposed.</i> |
| e. | <input 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)? <i>The project is located in an area developed with single family residential. The project is not located in close proximity to potentially dangerous fire hazard conditions or uses.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? <i>The proposed project is for the removal of seventeen mitigation oak trees.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834
 Fire Ordinance No. 2947
 Fire Prevention Guide No.46
 Fuel Modification/Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design
 Compatible Use

The project is for the removal of seventeen mitigation oak trees located on the rear portion of a 1.4 acre lot. No construction is being proposed.

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)? <i>The project site is located in a residential area. The surrounding community is single family residences in all directions.</i> |
| 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? <i>The project is surrounded by single-family residential in all directions.</i> |
| 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? <i>The proposed project is for the removal of seventeen mitigation oak trees.</i> |
| 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? <i>The proposed project is for the removal of seventeen mitigation oak trees. No construction is being proposed.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>N/A</i> |

STANDARD CODE REQUIREMENTS

Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

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 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? <i>The project site is located in an area developed with existing single family residences.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system? N/A |
| | <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 or is the project proposing on-site systems located in close proximity to a drainage course? N/A |
| 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? <i>There is no construction being proposed.</i> |
| 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? N/A |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

Industrial Waste Permit Health Code – Ordinance No.7583, Chapter 5
 Plumbing Code – Ordinance No.2269 NPDES Permit CAS614001 Compliance (DPW)

MITIGATION MEASURES

Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

The project is a request for the removal of seventeen mitigation oak trees located on the rear portion of a 1.4 acre lot.

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)? <i>The project is for an Oak Tree Permit to allow the removal of seventeen mitigation oak trees.</i> |
| 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? <i>The project site is located on a 1.4 acre lot developed with an existing single family residence.</i> |
| 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 per Screening Tables of the CEQA Air Quality Handbook? <i>N/A</i> |
| 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? <i>N/A</i> |
| 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? <i>N/A</i> |
| 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? <i>N/A</i> |
| 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 exceeds quantitative thresholds for ozone precursors)? <i>N/A</i> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>N/A</i> |

STANDARD CODE REQUIREMENTS

- | | |
|---|---|
| <input type="checkbox"/> Health and Safety Code – Section 40506 | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> MITIGATION MEASURES | |
| <input type="checkbox"/> Project Design | <input type="checkbox"/> Air Quality Report |

The project is a request for the removal of seventeen mitigation oak trees located on the rear portion of a 1.4 acre lot.

CONCLUSION

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No impact |
|--|--|---|

RESOURCES - 3. Biota

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input 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? <i>The project is located in a developed area.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>There is no construction or grading proposed for this project.</i> |
| c. | <input 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>N/A</i> |
| 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.)? <i>The project site is developed with an existing 6,323 sq. ft. two-story single family residence adjacent to a hillside area with native brush to the rear of the 1.4 acre lot.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>There are twelve (12) Coast Live (Quercus agrifolia), three (3) Holly Oak (Quercus ilex), and two (2) Engelmann Oak (Quercus engelmannii) on the north and western portion of 1.4 acre lot.</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.)? <i>N/A</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>N/A</i> |

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review

Oak Tree Permit

The applicant shall provide mitigation trees of the oak genus at a rate of 2:1 for total of (34) trees (See Fire-Forestry letter dated May 28, 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? <i>The project site is developed with a 6,323 sq. ft. two-story single family residence. There are seventeen oak trees on the north and western portion of the property.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources? <i>N/A</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites? <i>N/A</i> |
| 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? <i>N/A</i> |
| 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? <i>N/A</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>N/A</i> |

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

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? <i>The project site is located on a 1.4 acre lot developed with an existing single family residence.</i> |
| 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? N/A |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <hr/> <hr/> |

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

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"/> | <p>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?</p> <p><i>N/A</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p><i>The proposed project is a request to remove seventeen (17) mitigation oak trees located on the north and western portion of a 1.4 acre lot in the A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone. The property is developed with an existing 6,323 sq. ft. two-story single family residence.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>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?</p> <p><i>N/A</i></p> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

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? <i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i> |
| 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? N/A |
| 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? <i>The surrounding area is developed with single family residential homes.</i> |
| 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? <i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? N/A |
| 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)? <i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions? <i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i> |
| 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? <i>N/A</i> |
| 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? <i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i> |
| 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? <i>N/A</i> |
| 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)? <i>N/A</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

- Project Design Traffic Report Consultation with Traffic & Lighting Division

OTHER CONSIDERATIONS

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? <i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i> |
| 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? <i>There is no construction proposed. The property is developed with an existing single family residence.</i> |
| 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

No new construction proposed.

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"/> | <p>Could the project create capacity problems at the district level?</p> <p><i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create capacity problems at individual schools that will serve the project site?</p> <p>N/A</p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create student transportation problems?</p> <p>N/A</p> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create substantial library impacts due to increased population and demand?</p> <p>N/A</p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

MITIGATION MEASURES

Site Dedication Government Code Section 65995

OTHER CONSIDERATIONS

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>The proposed project is a request to remove seventeen mitigation oak trees. No construction is proposed.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p>N/A</p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

MITIGATION MEASURES

Fire Mitigation Fee

OTHER CONSIDERATIONS

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? <i>The project's public water source is the Rowland Water District.</i> |
| 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? <i>N/A</i> |
| 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? <i>N/A</i> |
| 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)? <i>N/A</i> |
| 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 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? <i>N/A</i> |
| 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? <i>The proposed project is for the removal of seventeen mitigation oak trees. There is no construction proposed.</i> |
| 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? <i>N/A</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

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

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 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? <i>N/A</i> |
| 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? <i>There are no tanks proposed for the project site.</i> |
| 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? <i>The proposed project is for the removal of seventeen mitigation oak trees located on the downward slope of the north and western portion of a 1.4 acre lot developed with an existing single family residence.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site? <i>N/A</i> |
| e. | <input 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? <i>N/A</i> |
| f. | <input 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? <i>N/A</i> |
| g. | <input 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? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i> |
| h. | <input 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>N/A</i> |
| i. | <input 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? <i>N/A</i> |
| j. | <input 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"/> | <p>Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The project is a request for the removal of seventeen mitigation oak trees. The land use policy designation for the area is N2 - Non-Urban 2 (0.3 to 1.0 du/ac) and is consistent with the existing single family residence on the property. The project is not currently proposing construction.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The proposed project to remove seventeen mitigation oak trees is consistent with the A-2-1 (Heavy Agriculture-One Acre Lot Minimum) Zone with an oak tree permit.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Can the project be found to be inconsistent with the following applicable land use criteria:</p> <p><input type="checkbox"/> Hillside Management Criteria?</p> <p><input type="checkbox"/> SEA Conformance Criteria?</p> <p><input type="checkbox"/> Other?</p> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project physically divide an established community?</p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

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? <i>The proposed project is a request for the removal of seventeen mitigation oak trees.</i> |
| 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)? N/A |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? N/A |
| 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)? N/A |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? N/A |
| 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? N/A |
| 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"/> | <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? <i>The proposed project is for the removal of seventeen mitigation oak trees located on the downward slope of the north and western portion of a 1.4 acre lot developed with an existing single family residence.</i></p> <hr/> |
| b. | <input type="checkbox"/> | <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> <p style="text-align: center;"><i>N/A</i></p> <hr/> |
| c. | <input type="checkbox"/> | <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> <p style="text-align: center;"><i>N/A</i></p> <hr/> |

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