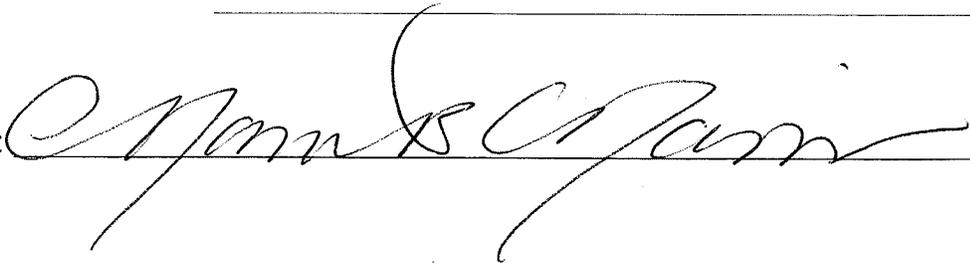


# Regional Planning Commission Transmittal Checklist

|                            |
|----------------------------|
| Hearing Date<br>11/10/2010 |
| Agenda Item Number<br>9    |

**Project Number:** R2007-02922-(4)  
**Case(s):** Oak Tree Permit 200700047  
**Contact Person:** Diane Aranda, Regional Planning Assistant II, 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Staff Report                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Draft Findings                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Draft Conditions                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | DPW Letter                                 |
| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | Opponent And Proponent Letters             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs                                |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution (ZC Or PA)                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Ordinance with 8.5 X 11 Map (ZC Or PA)     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Aerial (Ortho/Oblique) Image(s)            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Land Use Radius Map                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site Plan And Elevations                   |
| <input type="checkbox"/>            | <input type="checkbox"/> |  |

Reviewed By: 



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**

|  |                    |
|--|--------------------|
| <b>PUBLIC HEARING DATE</b><br>11/10/2010 | <b>AGENDA ITEM</b> |
| <b>RPC CONSENT DATE</b>                  | <b>CONTINUE TO</b> |

|                                |                            |  |
|--------------------------------|----------------------------|--|
| <b>APPLICANT</b><br>Jeff Louie | <b>OWNER</b><br>Jeff Louie | <b>REPRESENTATIVE</b><br>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 Agricultural-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, pursuant to code section 22.56 Part 16, 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 Agricultural-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.

|   |  |
|---|--|
| <b>ACCESS</b><br>Cul-de-sac on Viewfield Avenue | <b>ZONED DISTRICT</b><br>Hacienda Heights  |
| <b>ASSESSORS PARCEL NUMBER</b><br>8291047028    | <b>COMMUNITY</b><br>Hacienda Heights       |
| <b>SIZE</b><br>1.4 Acres                        | <b>COMMUNITY STANDARDS DISTRICT</b><br>N/A |

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

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

**ENVIRONMENTAL DETERMINATION**  
 Negative Declaration

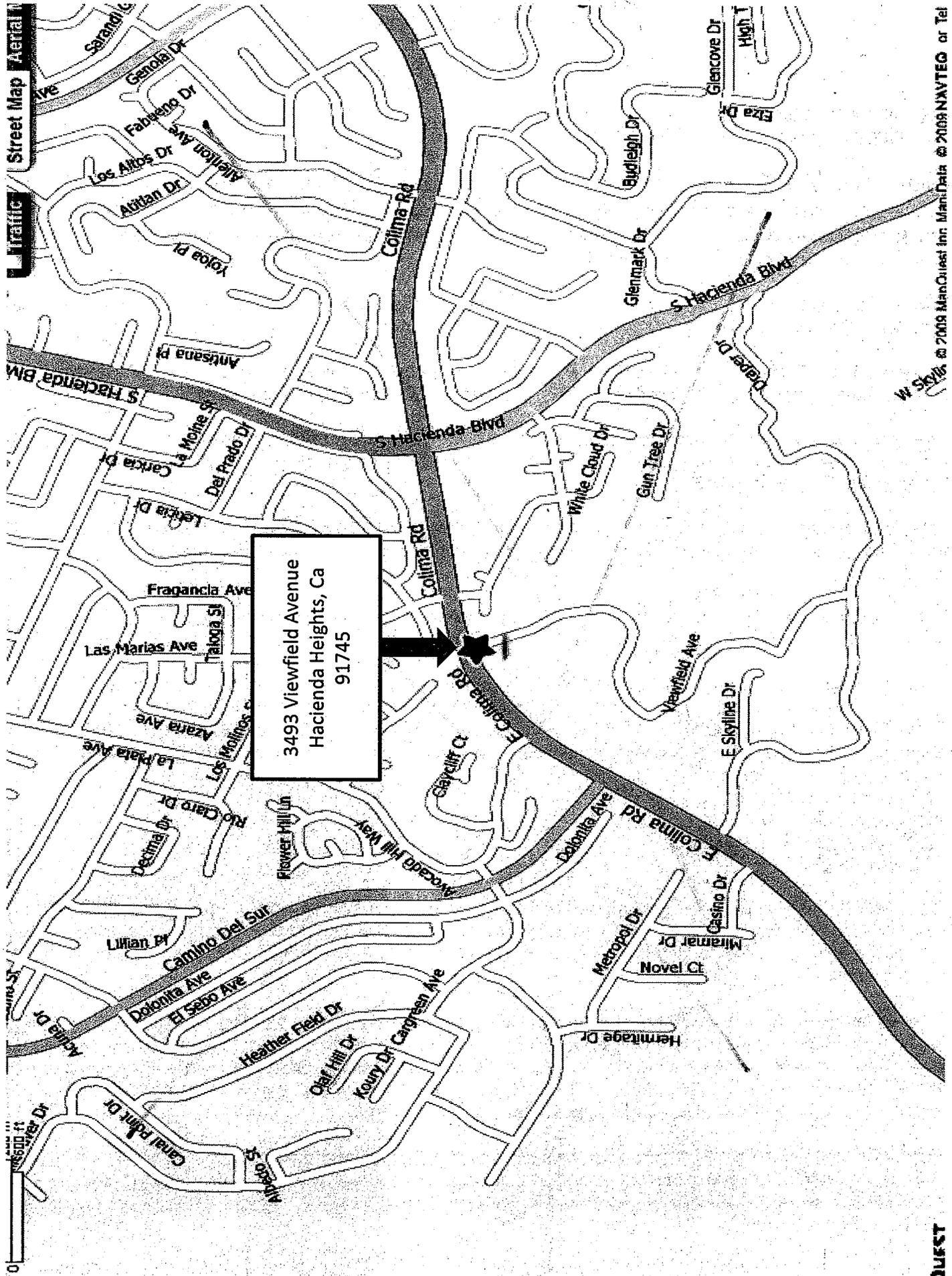
**RPC LAST MEETING ACTION SUMMARY**

|                              |                          |                                  |
|------------------------------|--------------------------|----------------------------------|
| <b>LAST RPC MEETING DATE</b> | <b>RPC ACTION</b>        | <b>NEEDED FOR NEXT MEETING</b>   |
| <b>MEMBERS VOTING AYE</b>    | <b>MEMBERS VOTING NO</b> | <b>MEMBERS ABSTAINING/ABSENT</b> |

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

|   |                                 |                               |
|---|---------------------------------|-------------------------------|
| <b>STAFF CONTACT PERSON:</b> Diane Aranda       |                                 |                               |
| <b>RPC HEARING DATE(S)</b>                      | <b>RPC ACTION DATE</b>          | <b>RPC RECOMMENDATION</b>     |
| <b>MEMBERS VOTING AYE</b>                       | <b>MEMBERS VOTING NO</b>        | <b>MEMBERS ABSTAINING</b>     |
| <b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b> |                                 |                               |
| <b>SPEAKERS*</b><br>(O) 0 (F) 0                 | <b>PETITIONS</b><br>(O) 0 (F) 0 | <b>LETTERS</b><br>(O) 0 (F) 0 |

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



3493 Viewfield Avenue  
 Hacienda Heights, Ca  
 91745

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QUEST



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213)  
**PROJECT NUMBER R2007-02922-(4)**  
**OAK TREE PERMIT 200700047**

**PUBLIC HEARING DATE**  
 July 8, 2009

**AGENDA ITEM**  
 6

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**  
 Jeff Louie

**OWNER**  
 Jeff Louie

**REPRESENTATIVE**  
 Michael Crane

**PROJECT DESCRIPTION**

A request to authorize the removal of seventeen (17) (mitigation) oak trees in the A-2-1 (Heavy Agriculture-One Acre Lot Minimum) zone.

**REQUIRED ENTITLEMENTS**

Oak Tree Permit for the removal of seventeen (17) oak trees.

**LOCATION/ADDRESS**

3493 Viewfield Avenue Hacienda Heights, CA 91745

**SITE DESCRIPTION**

The site plan illustrates an existing 6,323 square feet two-story single-family residence on a 1.4 acre lot with seventeen (17) oak trees to the north and west of the rear portion of the property.

**ACCESS**

Viewfield Avenue

**ZONED DISTRICT**

Hacienda Heights

**ASSESSORS PARCEL NUMBER**

8291-047-029

**COMMUNITY**

Hacienda Heights

**SIZE**

1.4 Acres

**COMMUNITY STANDARDS DISTRICT**

N/A

|              | EXISTING LAND USE            | EXISTING ZONING   |
|--------------|------------------------------|---|
| Project Site | Single Family Residences     | A-2-1 (Heavy Agriculture-One Acre Lot Minimum)  |
| North        | Single Family Residences     | A-1-1 (Light Agriculture-One Acre Lot Minimum)  |
| East         | Single Family Residences     | A-1-1 (Light Agriculture-One Acre Lot Minimum),<br>R-1-6500 (Single-Family Residential-6,500 lot minimum) |
| South        | Open Space, City of Whittier | A-2-1 (Heavy Agriculture-One Acre Lot Minimum)  |
| West         | Single Family Residences     | A-2-1 (Heavy Agriculture-One Acre Lot Minimum)  |

**GENERAL PLAN/COMMUNITY PLAN**

Hacienda Heights Community Plan

**LAND USE DESIGNATION**

N2 - Non-Urban 2 (0.3 to 1.0 du/ac)

**MAXIMUM DENSITY**

0.3 to 10 du/ac

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption - Existing Facilities

**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**

|  |                      |                    |
|--|----------------------|--------------------|
| <b>STAFF CONTACT PERSON:</b>             |                      |                    |
| RPC HEARING DATE(S)                      | RPC ACTION DATE      | RPC RECOMMENDATION |
| MEMBERS VOTING AYE                       | MEMBERS VOTING NO    | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING): |                      |                    |
| SPEAKERS*<br>(O) (F)                     | PETITIONS<br>(O) (F) | LETTERS<br>(O) (F) |

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

**STAFF ANALYSIS  
PROJECT NUMBER R2007-02922-(4)  
OAK TREE PERMIT NUMBER 200700047**

**PROJECT DESCRIPTION**

The applicant, Jeff Louie, and his agent, Michael Crane of Arbor Care Inc., are requesting an oak tree permit for the removal of 17 mitigation oak trees required by oak tree permit 89-365, previously approved on January 25, 1990. The trees that are proposed to be removed are mitigation trees that were planted on the property as a condition of Oak Tree Permit 89-365 that authorized the removal of 19 oak trees from a total of 36 in association with tract map no. 39961 for the creation of 20 single-family lots on 26.26 acres. There are 12 Coast Live Oaks (*Quercus agrifolia*), three Holly Oak (*Quercus ilex*) and two Engelmann Oak (*Quercus engelmannii*) on the north and west portion of the subject property. The current homeowner has stated he was unaware of the oak tree ordinance and mitigation status of these trees and graded the rear yard to accommodate a pool and landscaping. The applicant is requesting to remove the 17 mitigation oak trees because the trees are damaged due to grading within the protected zone and improper planting.

**REQUIRED ENTITLEMENTS**

An oak tree permit is required for the removal of oak trees. Per Section 22.56.2060 of the County Code a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus which is 25 inches or more in circumference (eight inches in diameter) on any lot or parcel of land within the unincorporated area of Los Angeles County unless an oak tree permit is first obtained.

**LOCATION**

The subject property is located at 3493 Viewfield Avenue, Hacienda Heights. The property is a rectangular shaped parcel and access to the property is from Viewfield Avenue along a cul-de-sac. The project site is located in Hacienda Heights Zoned District within the unincorporated community of Hacienda Heights.

**EXISTING ZONING**

**Subject Property**

The subject property is zoned A-2-1 (Heavy Agricultural-One Acre Lot Minimum).

**Surrounding Properties**

The property is surrounded by A-1-1 (Light Agricultural-One Acre Lot Minimum) to the north, A-2-1 (Heavy Agricultural-One Acre Lot Minimum) to the east and west and the city of Whittier to the south.

**EXISTING LAND USES**

**Subject Property**

The property is developed with a two-story single family home.

**Surrounding Properties**

Land uses within 500 feet of the subject property consist of single-family residences and open space.

**SITE PLAN DESCRIPTION**

The site plan depicts a 1.4 acre lot with a two-story, 7,082 square foot single-family dwelling to the east and 17 oak trees on the north and west portions of the subject property.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there is no evidence the project may have a significant effect on the environment.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by newspaper, library posting and DRP website posting.

**PREVIOUS CASES/ZONING HISTORY**

Oak tree permit 89-365 authorized 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. Exhibit A approved on February 12, 1990 illustrates that nineteen 15-gallon Coast Live oak trees were to be planted on parcel 8291-047-028 and 19 were to be planted on parcel 8291-047-025, for a total of 38 mitigation oak trees. An initial study was prepared for 89-365 in compliance with the CEQA Guidelines and environmental reporting procedures of the County of Los Angeles. The Initial Study concluded that there was no evidence the project would have a significant effect on the environment and a negative declaration was adopted.

Tract 39961 was filed with the County Recorder to create the lots.

**STAFF EVALUATION**

**General Plan Consistency**

**Hacienda Heights Community Plan**

The subject property is located within the Hacienda Heights Community Plan and has a land use designation of N2 - Non-Urban 2. The land use designation is for rural or agricultural areas characterized by single family dwellings on one acre or larger parcels with a density of 0.3 to 1.0 dwelling unit per gross acre. Land use within this area consists of mostly single-family dwellings and open space.

The existing single-family dwelling on the subject property is compatible with this land use designation.

**Zoning Ordinance and Development Standards Compliance**

The subject property is zoned A-2-1 (Heavy Agricultural-One Acre Lot Minimum).

The existing single-family residence on the subject site meets all requirements of code section 22.24.170. No new construction is proposed.

**Neighborhood Impact/Land Use Compatibility**

The property is surrounded by single family residences in all directions. The existing use is compatible with the surrounding neighborhood.

#### **Burden of Proof**

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the Los Angeles County Code. Staff analysis indicates that the applicant has satisfied the oak tree permit burden of proof. The Burden of Proof with applicant's responses is attached.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

##### **Fire Department**

The County Forester provided comments in a letter dated May 28, 2009 (letter attached with conditions). The Forester conditioned the applicant to plant 34 24-inch boxed specimen oak trees as mitigation Oak genus trees at a rate of two to one (2:1). The applicant will have one year to plant the mitigation trees and the County Forester will approve the placement of the trees on site. The letter also states that, alternatively, the applicant may contribute to the County Los Angeles Oak Forest Special Fund in the amount equivalent to the Oak resource loss as calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture "Guide for Plant Appraisal".

#### **PUBLIC COMMENTS**

Staff has not received any comments.

#### **FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

#### **STAFF RECOMMENDATION**

The Los Angeles County's oak tree ordinance is established to recognize oak trees as significant historical, aesthetic and ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and manmade landscape, enhancing the value of property, and the character of the communities in which they exist; and (b) to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as heritage oak trees, for the benefit of current and future residents of Los Angeles County.

The applicant's arborist, Michael Crane, states in his report that the mitigation trees were improperly planted extremely close together and most of them are stunted and show signs of canker rot infection. The arborist recommends the trees be removed and mitigation should be done by either replacing the trees or by payment to the County of Los Angeles Oak Tree Fund in the amount of \$2,800, which is the appraised value of the subject trees.

Staff discussed with the County Forester concerns regarding lot size and whether the property has the appropriate area to plant 34 oak trees. Staff asked the Forester if it would be possible to allow the option for the applicant to plant 17 mitigation oak trees on the property, and contribute half of the appraised value of the subject trees to the County of Los Angeles Oak Tree Fund.

The Forester said that they would rather have the mitigation trees planted on-site and that there is enough space on the Northern slope to provide stability for the trees.

Staff agrees with the County Forester's recommendations. Staff has reviewed the material submitted by the applicant and researched the applicable code section that relates to the request and finds that the request does not violate any zoning code requirement.

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

**SUGGESTED APPROVAL MOTIONS**

I move that the public hearing be closed and the Regional Planning Commission adopt the Negative Declaration associated with Oak Tree Permit 200700047.

I move that the Regional Planning Commission approve Oak Tree Permit Number 200700047-(4) with the attached findings and conditions.

Prepared by Diane Aranda, RPA II, Zoning Permits II  
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits Section II

- Attachments:
- Draft Conditions of Approval
  - Draft Findings of Approval
  - Applicant's Burden of Proof statement
  - Environmental Document
  - Site Photographs
  - Site Plan
  - Land Use Map

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
THE COUNTY OF LOS ANGELES**

**PROJECT NO. R2007-02922-(4)  
OAK TREE PERMIT NO. 200700047**

**REQUEST:**

The applicant, Jeff Louie, and his agent, Michael Crane of Arbor Care Inc., are requesting an oak tree permit for the removal of 17 mitigation oak trees in association with oak tree permit 89-365 previously approved on January 25, 1990.

**REGIONAL PLANNING COMMISSION HEARING DATE: November 10, 2010**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

Findings

1. The subject property is located at 3493 Viewfield Avenue, unincorporated Hacienda Heights. The subject property is a rectangular shaped parcel and access to the property is from Viewfield Avenue via a cul-de-sac. The project site is located in the Hacienda Heights Zoned District.
2. The applicant, Jeff Louie, and his agent, Michael Crane of Arbor Care Inc., are requesting an oak tree permit for the removal of 17 mitigation oak trees in association with oak tree permit 89-365 previously approved on January 25, 1990. The trees that are proposed to be removed are mitigation trees that were planted on the property as a condition of Oak Tree Permit 89-365. There are 12 Coast Live (*Quercus agrifolia*), three Holly Oak (*Quercus ilex*) and two Engelmann Oak (*Quercus engelmannii*) on the north and west portion of the subject property. The current homeowner stated he was unaware of the oak tree ordinance and mitigation status of these trees and graded the rear yard to accommodate a pool and landscaping.
3. The subject property is located within the Hacienda Heights Community Plan and has a land use designation of N2 - Non-Urban 2-rural or agricultural areas characterized by single family dwellings on one acre or larger parcels with a density of 0.3 to 1.0 dwelling unit per gross acre. Land use within this area consists of mostly single-family dwellings and open space.

The existing single-family dwelling on the subject property is compatible with this land use designation.

4. The subject property is zoned A-2-1 (Heavy Agricultural-One Acre Lot Minimum). Zone A-2-1 is established to single-family residences, agricultural uses, animal hospitals, dairies, dog kennels, livestock feed lots, manure spreading and oil wells.

The existing single-family residence on the subject site meets all requirements of code section 22.24.170. The applicant is not proposing new construction.

5. The property is surrounded by single family residences in all directions. The existing use is compatible with the surrounding neighborhood.

6. Pursuant to the provisions of Sections 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by newspaper and DRP website.
7. The County Forester is of the opinion that the oak tree report prepared by the certified arborist on August 7, 2007 accurately addresses the impacts to the oak resources on the site. The Forester recommends approval of the oak tree permit subject to the conditions provided in the Forester's report dated May 28, 2009.
8. Pursuant to the oak tree report, dated August 7, 2007, the mitigation trees were improperly planted and most of them show signs of canker rot infection.
9. The Department of Regional Planning determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.
10. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

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

- A. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- B. That in addition to the above facts, at least one of the following findings apply:
  1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
    - a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
    - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
    - c. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
    - d. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices;
- C. 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.

**AND, THEREFORE,** the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for an Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Oak Tree Permit 200700047-(4) is APPROVED subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

**VOTE:**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MM:DA  
10/18/2010

This grant authorizes an oak tree permit for the removal of 17 mitigation oak trees in association with oak tree permit 89-365 previously approved on January 25, 1990. The property is developed with a two-story single family residence located at 3493 Viewfield Avenue in the A-2-1 (Heavy Agricultural-One Acre Lot Minimum) zone in the Hacienda Heights Zoned District subject to the following conditions:

1. This permit shall comply with all Oak Tree Permit conditions, requirements, mitigation trees and non-permitted action and violations contained in County Forester letter dated May 28, 2009 (attached hereto) to the satisfaction of the County Forester, except as otherwise modified or required by the County Forester. In addition, should any oak tree die as a result of an approved encroachment, requiring the planting of mitigation trees an acorn from a locally indigenous species shall also be planted at the same time as and within the watering zone of each mitigation tree.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and until all required fees have been paid pursuant to the attached County Forester's letter dated May 28, 2009.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee prior to the expiration date.

7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds (at \$200 per inspection) shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
11. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated May 28, 2009 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
12. The permittee shall install temporary chainlink fencing, not less than four feet in height, to secure the protected zone of all remaining oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval from the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
13. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the

implementation of all conditions imposed in connection with the applicant's oak tree permit.

14. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, is limited to hand tools or small hand-power equipment.
15. The trees on other portions of the subject property not included within the site plan also must be protected with chain link fencing thus restricting storage, machinery storage or access during construction.
16. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizal product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.

Attachment: County Forester's Letter dated May 28, 2009



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 890-4330

JUN - 2 2009

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

May 28, 2009

Diane Aranda, Principal Regional Planning Assistant  
Department of Regional Planning  
Zoning Permits Section I  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Aranda:

### **OAK TREE PERMIT #2007-00047, 3493 VIEWFIELD AVE. HACIENDA HEIGHTS**

We have reviewed the "Request for Oak Tree Permit #2007-00047." The project is located at 3493 Viewfield Ave. in the unincorporated area of Hacienda Heights. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Arbor Care, the consulting arborist, dated August 7, 2007.

**We recommend the following as conditions of approval:**

### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER

BRADBURY  
CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA

CUDAHY  
DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDDORA  
HAWAIIAN GARDENS

HAWTHORNE  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection to verify the mitigation planting. And five (5) subsequent inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of 17 (*seventeen*) prior 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 of Oak Tree Permit #89-365. The current homeowner was unaware of the status of these trees and graded his backyard to accommodate a pool and landscape. Due to the un-permitted construction encroachments these trees are damaged and the property owner is requesting their removal.

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

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree to be removed for a total of 34 (*thirty-four*) trees.
11. Each mitigation tree shall be at least a 24 inch boxed specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted on site as approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

**Diane Aranda, Principal Regional Planning Assistant**  
**May 28, 2009**  
**Page 5**

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Frank Vidales". The signature is written in a cursive style with a large initial "F".

**FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION**  
**PREVENTION SERVICES BUREAU**

FV:jl

Enclosure

**Oak Tree Removal  
and  
Mitigation Plan**

**3493 Viewfield Ave.  
Hacienda Heights, CA 91745**

**Prepared for: Mr. Jeff Louie  
3493 Viewfield Ave.  
Hacienda Heights, CA 91745  
Tel. (714) 936-9899**

**Prepared by: Michael Crane, Arbor Care Inc.  
ASCA Registered Consulting Arborist #440  
ISA Board Certified Master Arborist #WE-6643B  
California Agricultural Pest Control Adviser #08269  
Tel./Fax. (626) 737-4007**

**August 7, 2007**

## SUBJECT

Oak tree removal and mitigation plan for 3493 Viewfield Ave., Hacienda Heights, 91745

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## SUMMARY

All of the oaks on the property (seventeen total) have been improperly planted. Most of them are stunted and showing signs of a canker rot infection. The trees are or will become unacceptable landscape trees and may become hazardous. The trees should be removed and mitigation should be done by either replacement or payment to the County of Los Angeles Oak Tree Fund to an amount of \$2800, which is the appraised value of the subject trees.

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## BACKGROUND

I was hired by the property owner, Mr. Jeff Louie, of 3493 Viewfield Ave., Hacienda Heights, to examine the condition of the oak trees in his back yard. The trees had been recently planted by the land developer whom built Mr. Liu's house. A tree service professional had advised Mr. Louie that the trees were improperly planted and as a result were in decline. Mr. Louie then hired me to write a formal report which provided my professional opinions and recommendations of the trees. I made a site visit on August 3, 2007 when I visually inspected, photographed and inventoried all of the oaks.

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## OBSERVATIONS

The oak trees are all located in the back yard area of 3493 Viewfield Ave., Hacienda Heights. They have been closely planted on the downward slope which defines the north and west boundaries of the yard (see site map). It appears that the trees are replacements for oaks which had been removed in the recent and ongoing development of the residential area. There are a total of seventeen (17) oak trees on the property.

The oaks have been planted extremely close to each other; in most cases within a few feet of each other. They vary somewhat in size and trunk caliper; however, they are all equivalent to a size of tree which would be grown and sold as a 60" boxed tree. The trees are all good quality nursery specimens, having good branch structure and attachments, as well as good canopy symmetry and form. The only aesthetic problem with them is in the way they have been overplanted in a small area which does not lend well to the future canopy spreads and formations (see photos #1 & #2).

The trees were planted too deep and soil mounding has occurred on the trunks (see photo #3). This is evidenced by the lack of a basal flare on any of the trees. I attempted to do a

root crown excavation on Tree #3; however, I stopped when I hit compacted fill soil one foot beneath the existing grade and still hadn't encountered a trunk collar or buttress root. The trees do not appear to have put on any significant amount of new foliage this year. This stunting of new growth is further evidence of problems occurring in the root systems. A close look at the lower portions of most of the trunks will show what appear to be canker lesions forming (see photo #4).

### Tree Survey

This oak tree inventory includes tree numbers, botanical and common names, trunk diameters, and conditions of all oak trees on the property. The tree numbers correspond to a number that appears next to the tree on the site map. Each tree has been tagged with a round metal tag placed on the south side of the trunk when possible with its corresponding site map number on the tag. The trunk diameter, or DBH, is the diameter of the trunk in inches measured 4 ½ feet above natural grade. For multi-trunked trees an asterisk has been placed next to the number and the DBH is the cumulative total of all trunks or leaders. The health is rated on a 0-5 scale with 0 being a dead tree and 5 being a tree in excellent health and condition. The aesthetics rating considers factors such as symmetry, broken branches, unbalanced crown, excessive horizontal branching, etc. It too is based on a 0-5 scale with 0 being extremely poor and 5 being excellent.

| TREE # | BOTANICAL NAME      | COMMON NAME    | DBH | HEALTH | AESTHETICS |
|--------|---------------------|----------------|-----|--------|------------|
| 1      | Quercus ilex        | Holly Oak      | 5   | 2      | 4          |
| 2      | Quercus agrifolia   | Coast Live Oak | 6   | 2      | 4          |
| 3      | Quercus agrifolia   | Coast Live Oak | 6   | 2      | 4          |
| 4      | Quercus agrifolia   | Coast Live Oak | 7   | 2      | 4          |
| 5      | Quercus agrifolia   | Coast Live Oak | 20* | 2      | 4          |
| 6      | Quercus agrifolia   | Coast Live Oak | 6   | 2      | 4          |
| 7      | Quercus ilex        | Holly Oak      | 9*  | 2      | 4          |
| 8      | Quercus agrifolia   | Coast Live Oak | 12  | 2      | 4          |
| 9      | Quercus agrifolia   | Coast Live Oak | 6   | 2      | 4          |
| 10     | Quercus agrifolia   | Coast Live Oak | 4   | 2      | 4          |
| 11     | Quercus agrifolia   | Coast Live Oak | 6   | 2      | 4          |
| 12     | Quercus agrifolia   | Coast Live Oak | 6   | 2      | 4          |
| 13     | Quercus agrifolia   | Coast Live Oak | 6   | 2      | 4          |
| 14     | Quercus engelmannii | Engelmann Oak  | 4   | 2      | 4          |
| 15     | Quercus agrifolia   | Coast Live Oak | 4   | 2      | 4          |
| 16     | Quercus engelmannii | Engelmann Oak  | 3   | 2      | 4          |
| 17     | Quercus ilex        | Holly Oak      | 6   | 2      | 4          |

## ANALYSIS

### Tree Appraisals

I have appraised the trees using the replacement cost method outlined in the ninth edition of the Guide for Plant Appraisal. Clean-up (tree removal) estimated costs were not

included in the appraisals. Supporting information such as replacement tree cost, species classification and nursery group assignment was obtained by regional data obtained and published by the Western Chapter of the International Society of Arboriculture.

| TREE # | TRUNK DBH | GROUP # | REPLACEMENT SIZE (diameter) | SPECIES        | INSTALLED PLANT COST | SPECIES% | CONDITION % | LOCATION % | TOTAL VALUE    |
|--------|-----------|---------|-----------------------------|----------------|----------------------|----------|-------------|------------|----------------|
| 1      | 5         | 2       | 7                           | Holly Oak      | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 2      | 6         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 3      | 6         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 4      | 7         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 5      | 20        | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 6      | 6         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 7      | 9         | 2       | 7                           | Holly Oak      | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 8      | 12        | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 9      | 6         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 10     | 4         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 11     | 6         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 12     | 6         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 13     | 6         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 14     | 4         | 2       | 7                           | Engelmann Oak  | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 15     | 4         | 3       | 7                           | Coast Live Oak | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 16     | 3         | 2       | 7                           | Engelmann Oak  | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
| 17     | 6         | 2       | 7                           | Holly Oak      | 2000                 | 90       | 30          | 30         |                |
|        |           |         |                             |                | 2000                 | 1800     | 540         | 162        | 162            |
|        |           |         |                             |                |                      |          |             |            | TOTAL<br>2,754 |

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## DISCUSSION

The following topics of discussion are useful and relevant in the formulation of my conclusion and recommendations.

**Oak Tree Species Characteristics-** Taken from A Field Guide to Insects and Diseases of California Oaks. Swiecki, T.J. & Bernhardt, E.A.. U.S. Dept. of Agriculture. 2006.

The Coast Live, Holly and Engelmann Oaks are medium sized trees with decurrent, rounded and spreading, forms. They mature to a height of 50-65 feet with equal or larger spreads. These types of oaks are well adapted to arid conditions of Southern California and are able to thrive in the warm inland regions without the coastal influence. Typical growth on these trees occurs in spring through summer with healthy trees putting on 24 inches of growth per year.

There are several agents, fungi and insects that cause serious damage to oaks, as well as some common agent that produce conspicuous impacts even if they are not especially detrimental to oak health. Conspicuous but relatively inconsequential agents, such as gall wasps, often attract more attention than more cryptic agents that can severely impact oak health and structural integrity, such as canker and root rot fungi.

**Biotic Agents-** Taken from Arboriculture, Integrated Management of Landscape Trees, Shrubs and Vines. Harris, R.W, Clark, J. & Matheny, N.P. Prentice Hall. 2004.

Several causal factors may be involved in a plant problem. Each may mask the typical symptoms of the others, and some may interact. There is mounting evidence that nonparasitic stress and injury can increase the disease susceptibility of plants, especially to canker diseases.

Cankers are lesions caused by pathogen invasion of bark, which usually kills phloem, cambium, and the outermost xylem. The bark in an infected area may shrink, crack, and expose the wood beneath. Canker rots such as Hispidus canker not only form bark cankers but the fungi also invade the xylem. The cankers may be small, but internal decay may make a tree structurally unstable. Some Phytophthora species can cause collar and root rots that kill roots and may create a hazard even though the top of the tree does not appear to be in difficulty.

### **Excerpts from the Los Angeles County Oak Tree Protection Ordinance**

22.56.2050 Established -- Purpose.

The oak tree permit is established (a) to recognize oak trees as significant historical, aesthetic and ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and manmade landscape, enhancing the value of property, and the character of the communities in which they

exist; and (b) to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as heritage oak trees, for the benefit of current and future residents of Los Angeles County. It is the intent of the oak tree permit to maintain and enhance the general health, safety and welfare by assisting in counteracting air pollution and in minimizing soil erosion and other related environmental damage. The oak tree permit is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of Los Angeles County in which oak trees are indigenous. The stated objective of the oak tree permit is to preserve and maintain healthy oak trees in the development process. (Ord. 88-0157 § 1, 1988; Ord. 82-0168 § 2 (part), 1982.)

**22.56.2060 Damaging or removing oak trees prohibited -- Permit requirements.**

A. Except as otherwise provided in Section 22.56.2070, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus which is (a) 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County, or (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained as provided by this Part 16.

**22.56.2140 Review of oak tree report by county forester and fire warden.**

C. When the county forester determines that replacement or relocation on the project site of oak trees proposed for removal is inappropriate, the forester may recommend that the applicant pay into the oak forests special fund the amount equivalent to the oak resource value of the trees described in the oak tree report. The oak resource value shall be calculated by the applicant and approved by the county forester according to the most current edition of the International Society of Arboriculture's "Guide to Establishing Values for Trees and Shrubs."

D. Funds collected shall be used for the following purposes:

1. Establishing and planting new trees on public lands;
2. Maintaining existing oak trees on public lands;
3. Purchasing prime oak woodlands;
4. Purchasing sensitive oak trees of cultural or historic significance.

---

## CONCLUSION

In my professional opinion the trees are in decline and will not recover unless extensive excavation is done around the trees and retaining walls or tree wells are constructed. Most of the trees are beginning to show signs of phytophthora type canker infections. Several of the trees with extensive cankers may not survive even after the proper cultural efforts are taken. If the trees are effectively preserved, they have been planted so close to each other that their appearance as landscape quality specimen trees will be diminished by the irregular form of their canopies which will be a result of shading and overlapping.

I feel that it was the job of the developer, who planted the trees as replacements, to properly place and plant the trees. It doesn't seem fair to me that Mr. Louie should be held responsible to mitigate for the incompetence demonstrated by the person or persons in charge of planting the replacement trees. Nonetheless, I realize that the Oak Tree Protection Ordinance requires that any protected oak which is removed must be mitigated. The required mitigation must be equivalent to the appraised value of the removed trees. In this case the seventeen oaks in Mr. Louie's back yard have an appraised value of \$2800.

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## RECOMMENDATIONS

- Remove the seventeen stressed and defective oak trees.
- Mitigate the removals to a value of \$2800, which may be payable to the county's oak tree fund or by properly placing and planting two 36" boxed oak trees on the property.

PHOTOS



Photo #1: Tree #'s 1-13. Taken facing north from back yard of property.



Photo #2: Tree #'s 14-17. Taken facing west from back yard

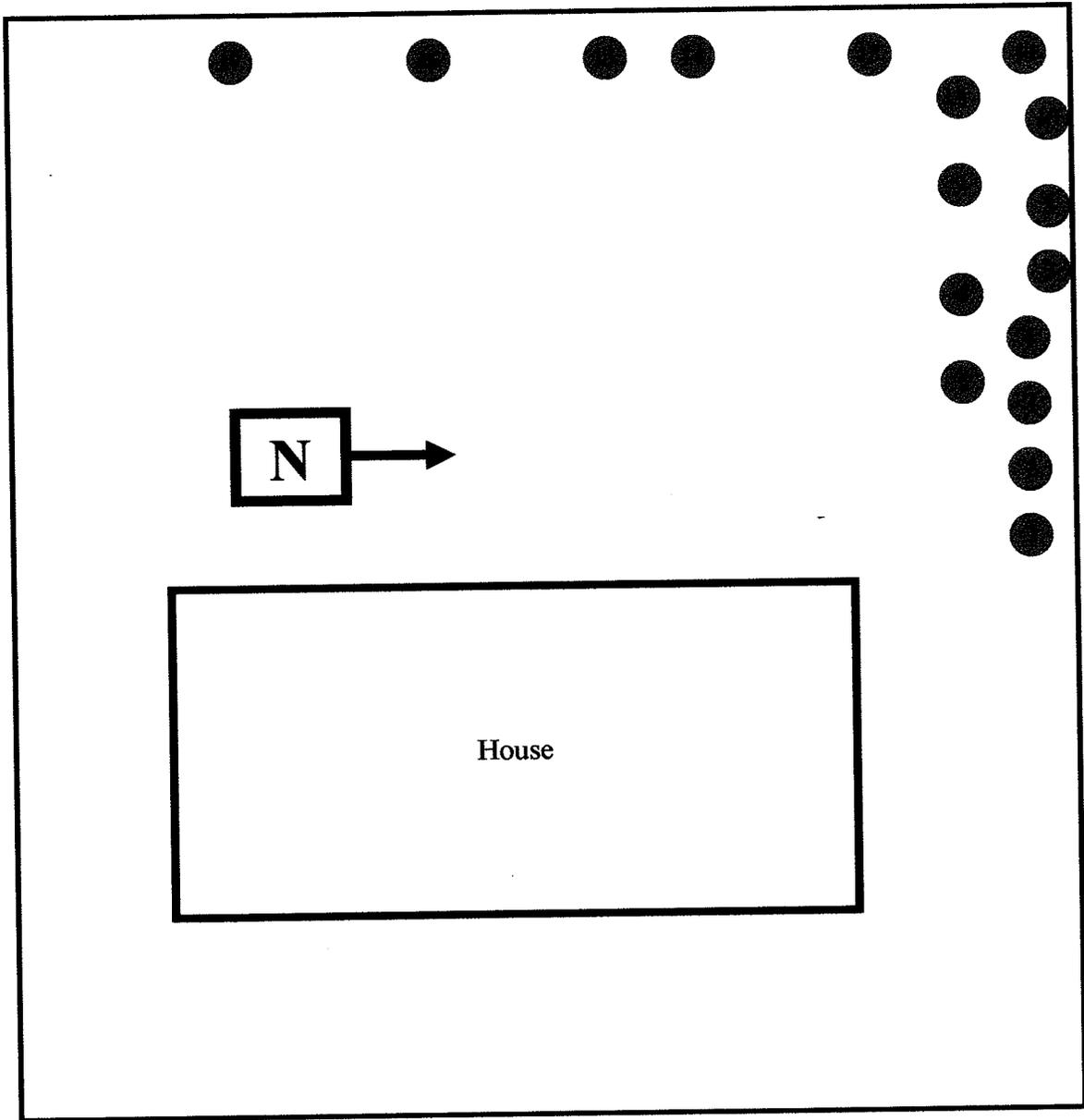


Photo #3: Typical planting depth with deeply buried root collar and no trunk taper.



Photo #4: Buried root collar with sign of canker rot forming on the trunk.

Site Map of 3493 Viewfield Ave. (not to scale)



Viewfield Ave.

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## CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 15 years.

Signed: Michael Crane

Registered Consulting Arborist #440; American Society of Consulting Arborist  
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture  
Licensed California Agricultural Pest Control Adviser #AA08269

Date: 8/7/07





**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.

**RE: OAK TREE PERMIT CASE NO. 89365-(1)**

To remove 19 oak trees to construct single family lots. Approximately 1000 feet southerly from the intersection of Viewfield Avenue and Colima Road, Hacienda Heights.

**Mailing Date: January 26, 1990**

**TO: San Polo Development  
10624 Weaver Avenue #D  
South El Monte, Ca. 91733**

**CERTIFIED - RECEIPT  
REQUESTED**

**PLEASE NOTE:** This document contains the hearing officer's findings, order and conditions relating to **APPROVAL** of the above referenced case.

**CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the hearing officer's decision to the Regional Planning Commission at the office of the Commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The appeal fee is \$100.00. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless this period has passed without an appeal.

For further information on appeal procedures, compliance with conditions or any other matter pertaining to this grant, please contact the Variances and Permits Section at (213) 974-6446.

**HEARING OFFICER'S FINDINGS AND ORDER:**

**FACTUAL SUMMARY:**

San Polo Development proposes to remove 19 California Oak Trees of a total of 36 oak trees on 26.26 acres to construct 20 single family lots. Tract 39961 has been filed with the County Recorder, creating the lots in question.

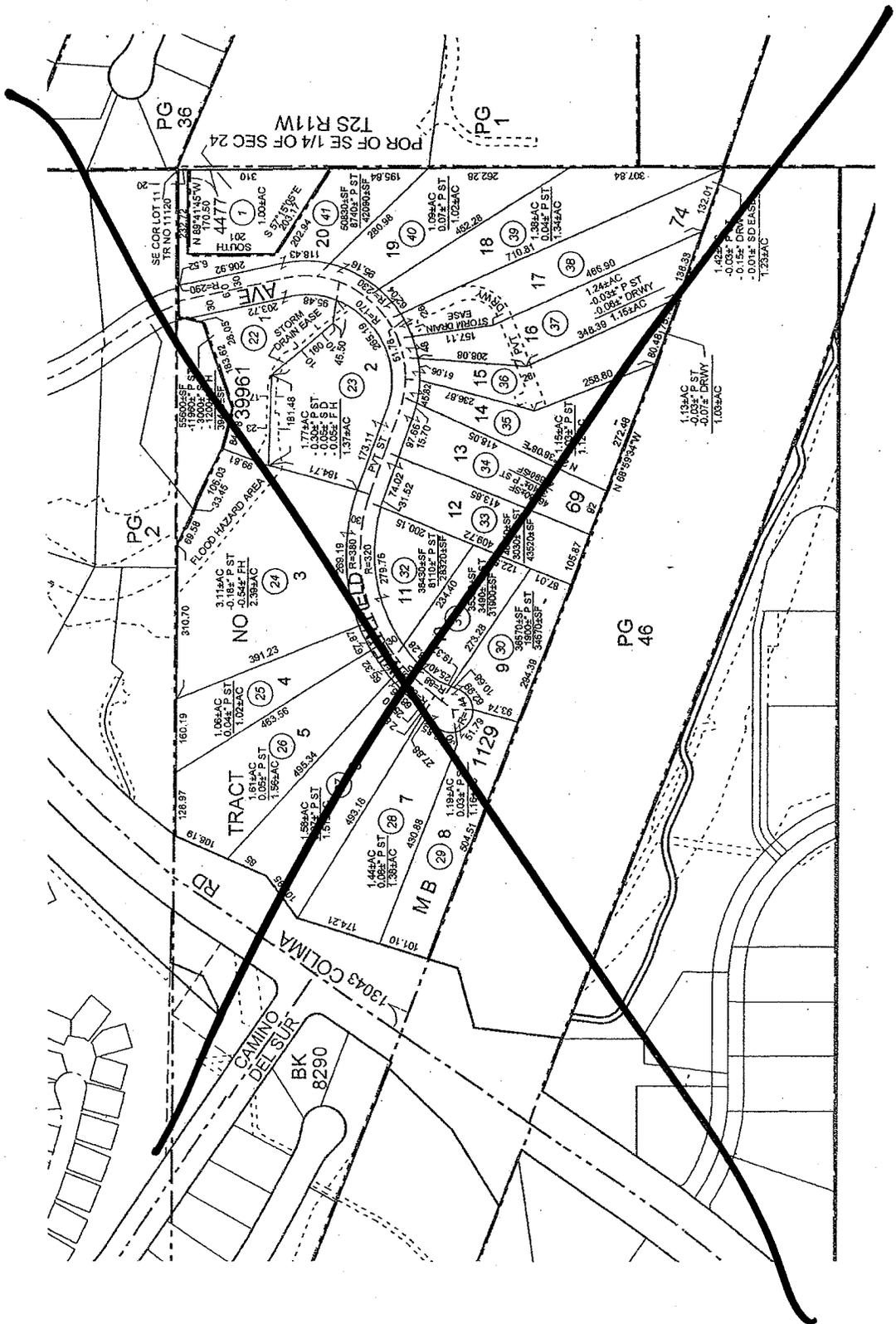
The proposed project is located approximately 1000 feet southerly of the intersection of Viewfield Avenue and Colima Road between Hacienda Boulevard and Skyline Drive in the community of Hacienda Heights.

The applicant's oak tree report was reviewed and approved by the County Forester.

2005



MAPPING AND GIS  
 SERVICES  
 SCALE 1" = 200'



OAK TREE PERMIT CASE NO. 89365-(1)

2. In view of the findings of fact presented above, Oak Tree Permit Case No. 89365-(1) is GRANTED with the attached conditions.

BY: Raymond P. Ristic DATE: January 25, 1990  
Raymond Ristic  
HEARING OFFICER  
Department of Regional Planning  
County of Los Angeles

cc: Zoning Enforcement; County Forester;

Enclosure: Affidavit; Publication P09-88

NH/rpt  
n/10  
1/25/90

OAK TREE PERMIT CASE NO. 89365-(1)

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 or service factor and, as a result, will not have a significant effect on the physical environment.

A public hearing was held on January 16, 1990, at which the applicant's representatives testified in favor of the request. There was no opposition testimony.

**FINDINGS:**

- A. Compliance with the measures recommended by the County Forester will avert damage to the remaining oak trees on the subject property.
- B. Compliance with grading and building permit requirements will satisfactorily mitigate any increase or diversion of surface water which may result from removal of the oak tree(s).
- C. The planned improvements are, but for the presence of the oak trees, a use authorized for the subject property. The placement of the tree proposed for removal precludes the reasonable and efficient use of the subject property for this use.
- D. The removal of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

And, therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2100 of Title 22 of the Los Angeles County Code, the Zoning Ordinance.

**HEARING OFFICER'S ACTION:**

1. I approve the negative declaration for the project, certify that I have reviewed and considered the environmental information contained in the initial study for the proposed project, and determine that the proposed project will not have a significant effect on the environment.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. This grant allows the removal of 19 trees of the oak genus, identified as tree numbers 1-11, 13, 25, 26 and 32-36 on the applicant's site plan.
4. The permittee shall comply with all of the measures for conservation of the remaining oak trees recommended in the County Forester's report dated October 27, 1989, a copy of which is attached to these conditions.
5. The permittee shall provide the purchasers of each lot within Tract 39961 a copy of the enclosed publication P09-88, Oak Trees; Care and Maintenance, by the Los Angeles County Forester and Firewarden.

NH/rpt  
n/9  
1/25/90



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063

(213) 267-2481

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

October 27, 1989

Ms. Pam Holt, Section Head  
Impact Analysis Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Attention Kevin Jones

Dear Ms. Holt:

SUBJECT: OAK TREE PERMIT #89-365

We have reviewed the Oak Tree Report for Oak Tree Permit #89-365 located on Viewfield Avenue, Hacienda Heights. The report was found to be accurate and complete as to the location, size, and health of the oak trees.

We recommend approval of the Oak Tree Permit with the following conditions:

1. Maximum number of trees to be removed is 19; to include numbers #1-#11, #13, #25, #26, and #32-36. Every attempt should be made to save any of these trees if actual grading allows.
2. The oak tree replacement plan is revised to plant clusters of replacement trees in one or two natural areas outside the graded portions.
3. No planting or irrigation system shall be installed within the protected zone of any oak tree that is to be retained.
4. All oak trees to be retained must be fenced around the protected zone with chain link fencing of not less than four (4) feet in height. Said fencing shall be in place prior to commencing of any activity on the subject property and remain in place throughout the entire period of development.

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELLFLOWER  
BELL GARDENS

BRADBURY  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
CUDAHY  
DIAMOND BAR

DUARTE  
GLEN DORA  
HAWAIIAN GARDENS  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
IRVINDALE

LA CANADA FLINTRIDGE  
LAKEWOOD  
LA MIRADA  
LANCASTER  
LA PUENTE  
LAWDALE  
LOMITA

MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA  
RANCHO PALOS VERDES

ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA  
SIGNAL HILL  
SOUTH EL MONTE

SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

L.A. COUNTY  
1989 OCT 31 AM 11:21  
DEPARTMENT OF  
REGIONAL PLANNING

Ms. Pam Holt, Section Head  
October 27, 1989  
Page 2

5. Required replacement trees shall consist of Coast Live Oaks and shall be in the ratio of at least two (2) to one. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base.
6. Replacement trees shall be properly cared for and maintained for a period of two (2) years and replaced by the applicant or permittee if mortality occurs within that period.
7. Applicant shall furnish the Department of Forester and Fire Warden with a revised oak tree replacement plan.

Additional questions may be directed to Deputy Forester Mike Wilkinson at (213) 267-2481.

Very truly yours,

P. MICHAEL FREEMAN



BY  
JOSEPH FERRARA  
HEAD DEPUTY FORESTER  
FORESTRY DIVISION

JF:lc

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 Agricultural-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.

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.

ROAK 89-365

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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)
- \_\_\_\_\_

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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)

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

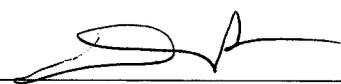
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result,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

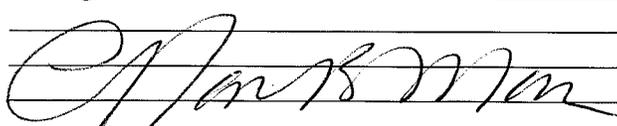
- MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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

Reviewed by:  Date: 10/27/10

Approved by:  Date: 10-27-10

- 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 - 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)?<br><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?<br><i>The project is for the removal of seventeen mitigation oak trees. No construction is being proposed. Access is adequate.</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?<br><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?<br><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)?<br><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?<br><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)?<br><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?<br><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?<br><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?<br><i>The proposed project is for the removal of seventeen mitigation oak trees. There is no construction proposed.</i>   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?<br><i>N/A</i>   |

**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 - 2. Air Quality**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>The project is for an Oak Tree Permit to allow the removal of seventeen mitigation oak trees.</i><br>Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?<br><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?<br><i>The project will not increase traffic congestion, use a parking structure or exceed AQMD thresholds of potential significance.</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?<br><i>The project will not generate or is in close proximity to sources that create obnoxious odors, dust and or hazardous emissions.</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?<br><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?<br><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)?<br><i>N/A</i>   |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?<br><i>N/A</i>  |

**STANDARD CODE REQUIREMENTS**

- Health and Safety Code – Section 40506  
 MITIGATION MEASURES  OTHER CONSIDERATIONS  
 Project Design  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**

- Potentially significant  Less than significant with project mitigation  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?<br><i>The project is not located in an SEA, SEA Buffer, or ESHA and is not undisturbed or natural. 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?<br><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?<br><i>The project site is not located in a major drainage course.</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.)?<br><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)?<br><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.)?<br><i>The project site is developed with a single family residence.</i>  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)?<br><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?<br><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?<br><i>The project site does not contain rock formations indicating potential paleontological resources.</i>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?<br><i>The project site is developed with a single family residence.</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?<br><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?<br><i>N/A</i>  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?<br><i>N/A</i>  |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Phase 1 Archaeology Report

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>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?</p> <p><i>There are no known mineral resources that would be of value to the region and the residents of the state. The project site is located on a 1.4 acre lot developed with an existing single family residence.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>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?</p> <p><i>N/A</i></p>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> <hr/> <hr/>  |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

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**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size                       Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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

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

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?<br><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?<br><br>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?<br><br><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?<br><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?<br><br>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)?<br><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?<br><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?<br><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?<br><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?<br><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)?<br><i>N/A</i>   |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design     Traffic Report     Consultation with Traffic & Lighting Division

**CONCLUSION**

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

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

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><i>The project will not create capacity problems at the sewage treatment plant. 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?<br><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?   |

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**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*No new construction proposed.*

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**CONCLUSION**

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

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

**SERVICES - 3. Education**

**SETTING/IMPACTS**

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

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**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee
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**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> <hr/> <hr/> <hr/>   |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Fire Mitigation Fee

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**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?<br><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?<br><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?<br><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)?<br><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**

Lot Size                       Project Design

**Other Considerations**

**CONCLUSION**

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

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

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?   |
|    |                          |                                     |                          | <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, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size  Project Design

Compatible Use

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**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?<br><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?<br><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?<br><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?<br><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?<br><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?<br><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?<br><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?<br><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?<br><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"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?<br><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> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?<br><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>  |
| c. |                          |                                     |                          | Can the project be found to be inconsistent with the following applicable land use criteria:  |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria?   |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria?   |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><i>The proposed project is a request for the removal of seventeen mitigation oak trees.</i></p> 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)?<br><i>N/A</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br><i>N/A</i>  |
| 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)?<br><i>N/A</i>   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?<br><i>N/A</i>  |
| 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?<br><i>N/A</i>   |
| 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?<br/> <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> |
| 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><i>N/A</i></p>   |
| 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><i>N/A</i></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

2005



MAPPING AND GIS  
 SERVICES  
 SCALE 1" = 200'

