

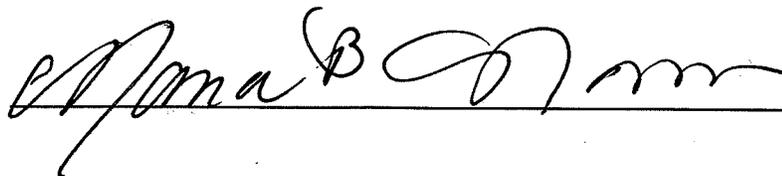
# Hearing Officer Transmittal Checklist

Hearing Date  
June 16, 2009  
Agenda Item Number  
6

Project Number: R2008-01118- (5)  
Case(s): 200800043  
Contact Person: David McDonald

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 checked="" type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Arborist's Report

Reviewed By: \_\_\_\_\_





Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213)  
**PROJECT NUMBER R2008-01118-(5)**  
**OAK TREE PERMIT 200800043**

**PUBLIC HEARING DATE**  
6-19-09

**AGENDA ITEM**  
6

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Michael Crane

**OWNER**

Brian & Mary Sassi

**REPRESENTATIVE**

**PROJECT DESCRIPTION**

Retroactive encroachment into the protected zone of three oak trees on the property for sewer line, electrical conduit and irrigation and drainage pipes

**REQUIRED ENTITLEMENTS**

Retroactive Oak Tree Permit

**LOCATION/ADDRESS**

1884 Midlothian Drive, Altadena CA 91001

**SITE DESCRIPTION**

Level ¾ acre home site with one 3,650 square foot single family house, a garage and pool/house cabana

**ACCESS**

Midlothian Drive

**ZONED DISTRICT**

Altadena

**ASSESSORS PARCEL NUMBER**

5854016024

**COMMUNITY**

Altadena

**SIZE**

0.74 Acres

**COMMUNITY STANDARDS DISTRICT**

Altadena

**EXISTING LAND USE**

**EXISTING ZONING**

	EXISTING LAND USE	EXISTING ZONING
Project Site	2- Low Density Residential	R-1-30,000
North	2- Low Density Residential	R-1-30,000
East	2- Low Density Residential	R-1-7,500
South	2- Low Density Residential	R-1-30,000, R-1-10,000
West	2- Low Density Residential	R-1-30,000, R-1-10,000

**GENERAL PLAN/COMMUNITY PLAN**

Altadena

**LAND USE DESIGNATION**

2- Low Density Residential

**MAXIMUM DENSITY**

6 units per acre

**ENVIRONMENTAL DETERMINATION**

Categorical Exemption

**RPC LAST MEETING ACTION SUMMARY**

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

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

**STAFF CONTACT PERSON:**

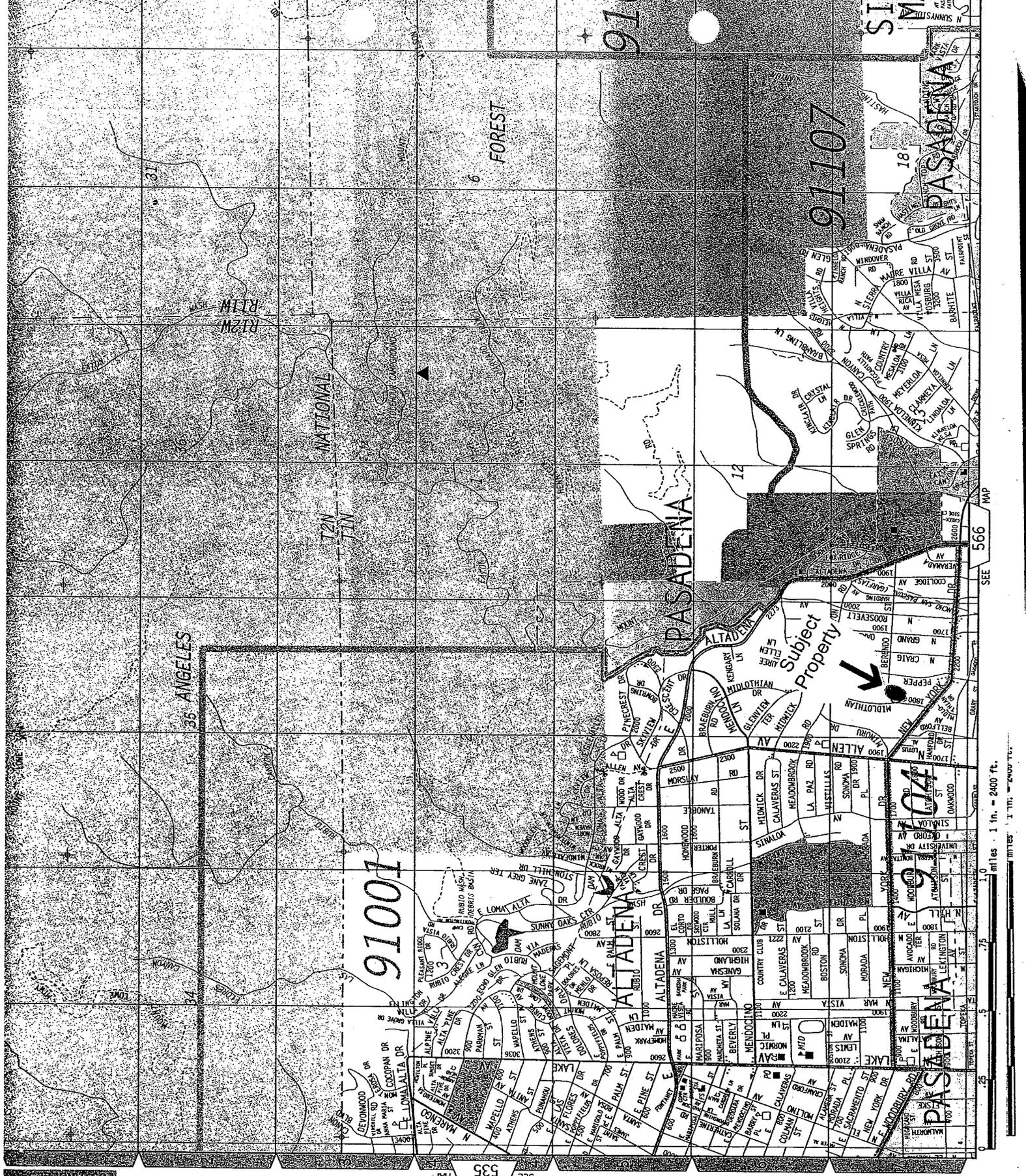
RPC HEARING DATE(S)      RPC ACTION DATE      RPC RECOMMENDATION

MEMBERS VOTING AYE      MEMBERS VOTING NO      MEMBERS ABSTAINING

**STAFF RECOMMENDATION (PRIOR TO HEARING):**

SPEAKERS\*      PETITIONS      LETTERS  
 (O)      (F)      (O)      (F)

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



SEE 535 MAP

SEE 566 MAP

1.0 miles - 1 in. = 2400 ft.

0 .25 .5 .75 1.0

0 250 500 750 1000

FEET

0 100 200 300 400 500 600 700 800 900 1000

FEET

**STAFF ANALYSIS**  
**PROJECT NO. R2008-01118-(5)**  
**OAK TREE PERMIT NO. 2008-00043-(5)**

**PROJECT DESCRIPTION**

The applicants, Brian and Mary Sassi and their agent, Michael Crane of Arbor Care, Inc. have requested a retroactive Oak Tree Permit for the encroachment into the protected zones of two Coast Live Oaks (*Quercus agrifolia*) and one Engelmann Oak (*Quercus engelmannii*) on the property owned by Mr. and Mrs. Sassi. The subject property is within the R-1-30,000 (Single-Family Residence – 30,000 square foot minimum) zone.

**ENTITLEMENT REQUESTED**

Pursuant to County Code Section 22.56.2080 the applicant is requesting an Oak Tree Permit to retroactively authorize encroachment into the protected zone of three (3) protected oak trees for drainage pipe, sprinklers, and fence and driveway construction.

**DESCRIPTION OF SUBJECT PROPERTY**

**Location**

The subject property is located at 1884 Midlothian Drive, Assessor's Parcel Number 5854-016-024, on the east side of Midlothian, between Meadowbrook Road and New York Drive. The project site is located in the Altadena Community Standards District and the Altadena Zoned District in the unincorporated community of Altadena.

**Physical Features**

The 0.75-acre subject property is very gently sloping and contains one 3,870 square foot single family residence.

**EXISTING ZONING**

**Subject Property**

The subject property is zoned R-1-30,000 (Single-Family Residence – 30,000 square foot minimum) and is also located within the Altadena Community Standards District ("CSD").

**Surrounding Properties**

Surrounding properties within 500' are zoned as follows:

North: R-1-30,000

South: R-1-30,000, R-1-10,000 (Single-Family Residence – 10,000 square foot Minimum lot size)

East: R-1-7,500 (Single-Family Residence – 7,500 square foot minimum)

West: R-1-30,000, R-1-10,000 (Single-Family Residence – 10,000 square foot Minimum lot size)

**EXISTING LAND USES**

**Subject Property**

The subject property is currently developed with a single-family residence.

**Surrounding Properties**

Surrounding land uses within 500' include:

North: Single Family Residences

South: Single Family Residences  
East: Single Family Residences  
West: Single Family Residences

### **ALTADENA COMMUNITY PLAN**

The subject property is designated as Low Density Residential in the Altadena Community Plan which supersedes the General Plan in this area. Properties in areas with this designation are suitable for residential development with densities ranging from a minimum of 1 unit per acre to a maximum of 6 units per acre. Development within this plan designation is limited to single family residences with a maximum height two stories or 35' and shall occur in a manner consistent with maintaining the existing community character and at no point should exceed the gross density specified in the land use map. The existing single-family residence on the 0.75 acre net lot is compatible with this designation.

### **ALTADENA COMMUNITY STANDARDS DISTRICT**

The subject property is located within the Altadena Community Standards District. The single family residence and accessory structures meet all the requirements of code section 22.44.127 (Altadena CSD). No new construction is proposed.

### **SITE PLAN**

The site plan depicts the subject property and the existing 3,870 square foot single-family residence. The project includes a 300 square foot addition to the back of the house, an open air pool house/cabana with 45 square feet of enclosed space including a bathroom and pool equipment housing, a fence structure on the north side of the house, a new driveway and a front gate structure that is part of a separate site plan review for a yard modification.

Oak tree #1 is a *Quercus agrifolia* (Coast Live Oak) and is located at the south side of the front yard near the house. The new driveway pavers go around the tree and several are within the dripline of the tree; one paver comes within one foot of the trunk. This oak tree is in the natural right of way of the driveway and would have had to be removed if the driveway did not curve around it. Trenching was necessary on in the protected zone of this tree to install a sewer line to the street.

Oak tree #2 is a *Quercus agrifolia* and oak tree #3 is a *Quercus engelmannii* (Englemann Oak) are both located on the north side of the front yard near the house. Trenches were dug in the protected zone of oak tree #2 to install irrigation and electrical conduit pipes. The encroachments into the dripline of Oak tree #3 were necessary for a drainage pipe and the posts for a wooden fence.

### **Site Visit Inspection**

A site visit was made on February 27, 2009. It was observed that lawn and other plants that require watering were installed within the protected zone of Oak trees #2 and #3 and sprinklers and irrigation dependent plants were installed within the protected zone of oak tree #1 which is inconsistent with the long-term health and vitality of native oak trees.

Under non-permitted actions and violations (#18) the Fire Department specifies "No planting or irrigation systems shall be installed within the dripline of an Oak tree that will be retained".

Included in the findings and conditions for approval is the removal of the lawn and other irrigation-dependant plants within the dripline of oak trees #2 and #3.

### **OAK TREE PERMIT**

Pursuant to Section 22.56.2060 of the Los Angeles County Code, encroachment into the protected zone of an oak tree, which is defined as an area within the dripline of an oak tree and extending from there to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater, requires an oak tree permit.

The applicant is requesting an Oak Tree Permit to retroactively authorize the encroachment into the protected zone of three (3) oak trees. The Oak Tree Report, dated September 16, 2008 provides the information on the oak trees that have been encroached upon. Three oak trees were identified in the report and recommendations were made for the mitigation and maintenance of the oak trees to be impacted.

### **COMPLIANCE WITH APPLICABLE ZONING STANDARDS**

Part 3 of Section 22.28 of the County Code states the development standards for the R-1 zone. Applicable development standards include

#### Height

*Section 22.20.110: Every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas.*

The proposed addition to the house and the cabana/pool house structure are both one story and do not exceed the height limit.

#### Yards

*Section 22.44.250* sets provisions for 15 different front yard setback districts in the County of Los Angeles. Altadena has three such setback districts and the subject property is part of one such district on Midlothian Drive that sets the front yard setback at 60 feet.

Pursuant to *Section 22.48.160* Fences and walls within a required front yard shall not exceed a height of three and one-half feet.

The applicant has filed a yard modification application to attempt to authorize an existing gate structure currently located within the front yard. The gate structure is 6 feet tall and exceeds the maximum height allowed within the front yard.

**Burden of Proof**

The applicant is required to substantiate all facts identified by Sec. 22.56.2100 of the Los Angeles County Code. The Burden of Proof statement is attached. Staff analysis indicates that the applicant has satisfied the Oak Tree Permit Burden of Proof.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures) is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

**LEGAL NOTIFICATION**

Public Hearing Notices were mailed to all persons on the courtesy mailing list for the Altadena Zoned District on May 4, 2009. The notice was also published in the Pasadena Star News newspaper on May 8, 2009 and sent to the Altadena Main library and posted on the Department's website. Staff has received no public comments on this project.

**PREVIOUS CASES/ZONING HISTORY**

A yard modification case has been applied for by the applicant to retroactively authorize a front gate structure 6' in height within the 60' front yard setback. Midlothian Drive is located within a 60' setback district. The applicant was under the mistaken assumption that the front yard setback required was 20 feet and built the gate structure 20' from the front property line.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Fire Department, Forestry Division has issued a letter dated December 10, 2008 with twenty two (22) recommendations. All recommendations by the County Fire Department's Forester are included in the draft conditions of approval. The Forester recommends approval of the Oak Tree Permit, subject to the conditions provided in the attached report.

**STAFF RECOMMENDATION**

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

Staff recommends **APPROVAL** of Project No. R2008-01118-(5) / Oak Tree Permit No. 200800043-(5) subject to the attached draft conditions.

**Attachments:**

- Land Use Map
- Site Plan
- Photographs
- Draft Conditions of Approval
- Draft Findings of Approval
- LACOFD, Forestry letter dated December 10, 2008

**PROJECT NO. R2008-01118**  
**OAK TREE PERMIT NO. 200800043**

**STAFF ANALYSIS**  
**Page 5 of 5**

Prepared by: David McDonald, Senior Regional Planning Assistant, CS I  
Reviewed by: Maria Masis, Supervising Regional Planner, Zoning Permits II

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST:

The applicant requests an Oak Tree Permit to retroactively authorize the encroachment into the protected zones of three (3) oak trees due to the installation of a new driveway, fencing, irrigation, sewer and drainage pipes for a single-family residence located at 1884 Midlothian Drive, Altadena, within the Altadena Zoned District of unincorporated Los Angeles County.

PROCEEDINGS BEFORE THE HEARING OFFICER

June 16, 2009

A duly noticed public hearing was held on June 16, 2009.

Findings

1. The applicant, Michael Crane, requests authorization for a retroactive Oak Tree Permit to authorize the encroachment into the protected zones of three (3) oak trees due to the construction of a new driveway, fencing, irrigation, sewer and drainage pipes for a single-family residence.
2. The project site is a 0.75-acre property which is located at 1884 Midlothian Drive in the unincorporated community of Altadena, CA 91001, and within the Altadena Zoned District.
3. The subject property is developed with a 3,870 square foot single family residence, a detached garage and pool cabana.
4. The zoning of the property is R-1-30,000. Adjacent properties are zoned R-1-30,000 and R-1-7,500.
5. The property is located within the Altadena Community Standards District (CSD).
6. The Altadena Community Plan Land Use Designation for the property is Low Density Residential. The existing single family residence is consistent with this designation.
7. The site plan depicts the house, garage, pool cabana and pool, the dripline and protected zone of the oak trees, other major landscaping, the driveway and other hardscape and sewer line.
8. Public hearing notices were mailed to all persons on the courtesy mailing list for the Altadena Zoned District on May 4, 2009. The notice was also published in the Pasadena Star News on May 8, 2009 and sent to the Altadena Library and posted on the Department's web site. Staff has received no public comments regarding this project.

9. The County Forester is of the opinion that the oak tree report prepared by a certified arborist on September 16, 2008 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 December 10, 2008.

Should any tree die as a result of the approved encroachments to trees no. 1, 2, or 3, the Forester recommends planting of mitigation trees at a ratio of 2 to 1.

10. Site inspection revealed that lawn and other irrigation-dependent plantings were placed within the protected zone/dripline of Oak Tree No. 2 and Oak Tree No. 3 on the northern side of the property and irrigation-dependent plants were installed within the protected zone of Oak Tree #1 which is inconsistent with the long-term health and vigor of oak trees. The lawn and any other plants need to be removed from the protected zone and associated drip line of the oak trees as is consistent with requirement No. 18 in the Fire Department/Forestry Division report that states "No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained".

11. Pursuant to Sections 22.56.2050 and 22.56.260, the permittee shall follow all conditions and requirements set forth in the county Fire Department, Division of Forestry letter dated December 10, 2008 in order to recognize the value of the oak trees as historical, aesthetic and ecological resources to the community and mitigate to the greatest extent feasible the damage to oak trees and their protected zones.

12. 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 I Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
- B. That the encroachment into the protected zone of the oak tree(s) proposed will not result in the death or serious decline in health of the affected oak trees within three (3) years; and
- C. Absent the encroachments permitted by the attached conditions, the

- a. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the encroachment 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.

**HEARING OFFICER ACTION:**

In view of the findings of fact presented above, Oak Tree Permit No 200800043 is **GRANTED** subject to the filing of the attached affidavit and compliance with the attached conditions. The permit, if not used within two years after the granting of such approval, will become null and void and of no effect; except that where an application requesting an extension is filed prior to such expiration date, the Director may extend such time for a period of not to exceed one year.

Encl. Conditions

1. This grant retroactively authorizes the encroachment within the protected zone of three oak trees to accommodate a driveway, fence and landscaping located at 1884 Midlothian Drive in Altadena subject to the following condition(s):
  - a. The permittee shall comply with all twenty two (22) Oak Tree Permit conditions, requirements, mitigation trees and non-permitted actions and violations contained in County Forester letter dated 12-10-2008 (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.
  - b. The permittee shall remove the lawn and any other irrigation-dependent planted materials and disable any irrigation system within the protected zone of each of the Oak trees.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective 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 Foresters letter.
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. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
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.
- 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 and/or the Los Angeles County Fire Department for all additional enforcement efforts necessary to bring the subject property into compliance.
8. 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.
9. 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.
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. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.

Attachment:

County Forester Letter dated 12-10-2008.

MM:DM  
6/3/09



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

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

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

DEC 16 2008

December 10, 2008

R2008-01118

Phillip Estes, Regional Planning Assistant  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Estes:

### RETROACTIVE OAK TREE PERMIT #2008-00043, 1884 MIDLOTHIAN DRIVE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2008-00043." The project is located at 1884 Midlothian Drive in the unincorporated area of Altadena. 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 Michael Crane, the consulting arborist, dated September 16, 2008.

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 \$300. Such fees shall be

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER

BRADBURY  
CALABAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA

CUDAHY  
DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENORA  
HAWAIIAN GARDENS

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

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWDALE  
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

DEC 17 2008 *pl*

used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent annual 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 permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. For this project, no trees shall be fenced.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**RETROACTIVE OAK TREE ENCROACHMENT:**

7. This grant acknowledges the past encroachment within the protected zone of three (3) trees of the Oak genus identified as Tree Numbers 1, 2 and 3 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. 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) for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location 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 two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

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

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

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

Phillip Estes, Regional Planning Assistant  
December 10, 2008  
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 long horizontal stroke at the end.

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:jl

Enclosure



## OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal    3 Encroachment    3 To Remain    3 Total existing oak trees

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

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

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

ALL ROOT PRUNING AND OTHER ENCROACHMENTS ARE TOLERABLE CONSIDERING THE HEALTH, SPECIES DISTANCE OF ROOT PRUNING FROM THE TREES AND AMOUNT AND SIZES OF ROOTS CUT.

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

NO OAKS WILL BE REMOVED OR RELOCATED

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

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
  - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
  - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

NO OAK TREES WILL BE REMOVED OR RELOCATED. THE PROJECT'S DESIGN HAS BEEN MODIFIED TO MINIMIZE THE ENCROACHMENT IMPACTS.

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**Oak Tree  
Encroachment Report and  
Preservation Plan for  
Construction Project  
1884 Midlothian Dr.  
Altadena, CA 91001**

---

Prepared for: David Reaume  
David Reaume Construction.  
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September 2008



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## SUBJECT

Oak tree encroachment report and preservation plan for construction project at 1884 Midlothian Drive, Altadena, 91001.

## SUMMARY

Dripline encroachments have occurred on all three of the protected oak trees on the property. In my professional opinion the impacts are tolerable on all trees and they can be properly preserved as long as the work continues to be done in a professional manner and the newly established Tree Protection Zones (TPZ) are maintained and respected.

The trench which had been dug along the north side of Tree #1 is at a distance from the trunk which will not impact the tree's stability or significantly harm its health as long as proper care is provided to the tree in the future. Several roots were encountered, the largest of which measures one and a half inches in diameter. No significant roots were encountered or severed and no buttress roots were encountered or severed. All encountered roots were cleanly cut by the consultant and the trench was partially backfilled. Further construction of a new driveway is planned within the dripline of the tree and the consultant shall be on site to monitor all activity within the dripline.

The post holes and trenching done for the installation of drainage and irrigation pipes near Trees #2 & #3 is tolerable. The trenches run radially from the trunks and did not sever a considerable amount of the trees' root masses.

Fences have been installed to protect the tree from mechanical damage and no entry is allowed into this protection zone without the approval of the consultant. Tree Protection Zones have been staked around the trees. No amount of excavation or storage of any soil or materials is to occur within the TPZ. Further recommendations are provided in this report which should become necessary as the project continues.

## BACKGROUND & PURPOSE

David Reaume Construction is currently remodeling the home and landscape at 1884 Midlothian Drive in Altadena. The project includes the installation of a new sewer line which runs from the new back yard pool cabana, under the driveway and out to the street. The sewer line's route encroaches within the dripline of a mature (protected) oak tree. The construction of a wood fence and some trenching used to install drainage and irrigation pipes has occurred within the dripline of two other protected oaks. Because of these oak tree dripline encroachments, I was retained to write a protection plan as part of the requirements to obtain an oak tree permit. The purpose of this report is to assess the impacts which have occurred and to make recommendations that may maximize the preservation of the oaks. I made two site visits, September 4th and September 12<sup>th</sup>, 2008 when I examined the tree and ongoing construction. This report is based on my visual examinations as well as my analysis of the site plans which were provided to me by the building contractor.

## OBSERVATIONS & ANALYSIS

There are three mature oaks on the property. All three trees are located in the front yard area. The trees are numbered and identified along with the extent of their driplines on the full scale site plan which is included in this report.

**Tree #1 (Photo #1)** is a Coast Live Oak, *Quercus agrifolia*. It is a mature specimen with a trunk diameter that measures 29 inches at 4 ½ feet above the natural grade. The tree has an approximate height of 45 feet and an average canopy spread of 40 feet. A visual inspection of the tree concluded that it is in good health, showing no signs of decay, disease or serious insect infestation. The entire canopy is alive and viable out to the terminal ends of all branches with ample foliage throughout.

A deep trench has recently been dug on the north side of the tree. The trench is approximately ten feet deep and two feet wide (Photo #2). It is required for the installation of a sewer line which attaches to the new pool cabana and runs from the back yard, down the driveway, past the oak tree and to the street (see site plan). The trench comes as close as nine feet from the outside of the trunk (Photo #3). Several roots were encountered, and severed, during the excavation, the largest of these encountered roots is one and a half inches in diameter (Photo #4). No buttress roots were encountered or severed. All encountered root have been cleanly cut.

According to the construction plans a new concrete driveway will be installed. The driveway will consist of a series of 5 foot by 13 foot slabs poured in place. The slabs will be spaced four inches apart and will eventually have groundcover plants in between. Several of the slabs will be installed within the dripline of the tree and one will come within a foot of the trunk. Shallow excavation of up to six inches may be required to install the base and forms for the concrete and extreme care shall be used to ensure that no significant roots are cut or damaged.

**Tree #2 (Photo #5)** is a Coast Live Oak, *Quercus agrifolia*. It is a mature specimen with a trunk diameter that measures 20 inches at 4 ½ feet above the natural grade. The tree has an approximate height of 40 feet and an average canopy spread of 30 feet. A visual inspection of the tree concluded that it is in good health, showing no signs of decay, disease or serious insect infestation. The entire canopy is alive and viable out to the terminal ends of all branches with ample foliage throughout.

A trench has been dug on the trees west side which was used to install irrigation and electrical conduit pipes (Photo #6). The irrigation pipes include a manifold where the automatic sprinkler valves are located. The landscape contractor stated that the trench was dug radially from the trunk. All indications in the field suggest that this is true. The valve manifold is located 13 feet from the trunk and the conduit comes as close as seven and a half feet from the trunk. All further work within the TPZ of this tree shall be monitored by the consultant.

**Tree #3 (Photo #5)** is an Engelmann Oak, *Quercus engelmannii*. It is a mature, multitrunked specimen with two trunks measuring 23 and 20 inches at 4 ½ feet above the natural grade. The tree has an approximate height of 40 feet and an average canopy spread of 30 feet. A visual inspection of the tree concluded that it is in good health, showing some slight decay at the base of the trunk which appears to have been adequately compartmentalized. There are no signs or symptoms of disease or serious insect infestation. The entire canopy is alive and viable out to the terminal ends of all branches with ample foliage throughout.

Two dripline encroachments have been made on this tree, both of which are tolerable to the tree. A drainage pipe has been installed near the base of the tree (Photo #7). The pipe is four to six inches below grade and runs radially away from the trunk, towards the front entry of the house where it connects to another length of the drainage system. A wood fence has been built on the east side of the tree, as close as three feet from the trunk (Photo #8). The fence is constructed on wood posts anchored in concrete. The post holes require little excavation and eliminate the need for deep trenching, therefore preserving the vast majority of root mass. All further work within the TPZ of this tree shall be monitored by the consultant.

## DISCUSSION

**Root Pruning-** Taken from Root Pruning. Hagen, Bruce W. International Society of Arboriculture Western Arborist V. 33 #2 pp. 18-22

Decisions regarding the minimum distance from the trunk and the extent of root removal should be based on the potential impacts of both tree health and root stability. Tree roots are concentrated near the soil surface, and even minor digging can cause significant damage to tree root systems unless adequate precautions are taken. Root cutting, depending on severity, can cause dieback or decline by restricting water and nutrient uptake. Loss of roots close to the trunk can also have an immediate destabilizing effect and can ultimately lead to severe root decay.

There are no well-defined standards regarding the percentage of root mass that can be cut without appreciably affecting tree health because there are so many variables involved. It's not uncommon, though, for trees to survive after losing more than 50 percent of their root systems. The number, size of roots cut, and distance from the trunk are more important than the percentage of roots cut. The loss of roots on one side of a tree at about five times the trunk diameter is generally considered to be acceptable, depending on tree health, condition and root distribution.

Some guidelines for avoiding or minimizing impacts to tree health and stability include:

- Roots within three times the trunk diameter (dbh) are critical to a tree's stability and should not be cut. Major buttress roots cut within this distance should be considered as providing little or no structural support.

- Avoid cutting buttress roots on the windward side of trees, particularly large buttress roots that have developed in response to continual windloading.
- When roots must be cut, do so in a manner that prevents ripping, splitting or tearing. Cuts should be made using a sharp hand tool, such as a saw or pruners, to ensure a clean cut. This will encourage callous tissue formation and root regeneration. Wound dressings are generally not recommended.

## CONCLUSION

The trench which has been dug along the north side of Tree #1 is located more than three times the trunk's diameter away from the trunk and close to five times the trunk's diameter. At this distance it is not considered to impact the stability of the tree nor should it cause a decline in the tree's health as long as proper care is given to the tree in the future. No significant roots larger than one and a half inches in diameter were severed and no buttress roots were encountered. During my site visit, I was able to cut all of the encountered and severed roots cleanly with a pair of hand pruners and the trench was backfilled shortly thereafter.

The installation of the portion of the driveway within the dripline of Tree #1 shall be monitored by the consulting arborist. This includes all excavation and setting of the forms for the concrete. The consultant is to ensure that no buttress roots or other significant roots shall be cut or damaged and it is the project manager's responsibility to make sure that the consultant is notified when the construction activity is to occur.

The excavation and trenching which has occurred within the driplines of Trees #2 & #3 has been done to professional standards and the percentage of root mass loss appears to be at tolerable levels. The trenches dug for the installation of the irrigation, drainage and electrical conduit pipes were done in radial directions from the trunks. The radial trenching severs far less of the root mass than perpendicular trenching which bisects the root zone and can sever large portions of the root mass. The wooden fence was built on wood posts anchored in concrete. Post holes have minimal impacts on tree root systems because they do not sever significant portions of root mass.

All further excavation within the TPZ's required for the installation of lateral irrigation lines shall be monitored by the consultant. A pneumatic device called an "Air Knife" is recommended to be used to excavate all trenches so that the lines may be installed underneath roots without severing any root mass.

The natural grade has been maintained around all three trees. No grade changes are planned nor shall they be permitted within the TPZ's. The trees shall be monitored on a seasonal basis for a period of no less than three years from completion of the landscape renovations. The consultant will arrange the monitoring visits with the property owners and may prescribe treatment according to the vigor and appearance of the tree.

## RECOMMENDATIONS

- Protective fencing has been installed around the oak trees to protect portions of the trees. This protective fencing will function in preventing mechanical damage to the trunks and buttress areas of the trees. No entry into this fenced area is permitted without the approval of the consultant.
- The critical Tree Protection Zones (TPZ) have been staked. The stakes are painted green and have the letters TPZ written on them. No excavation or grade changes shall occur within these zones without the written approval of the consultant. This includes even minor digging and mounding or storage of soil or other landscape material.
- No washing out or storage of any construction related materials or equipment shall occur within the staked or fenced TPZ's.
- The open trench near Tree #1 should be backfilled as soon as possible. This will reduce the unnecessary drying of the exposed root mass and promote root regeneration.
- A haul route shall be designed within the TPZ of Tree #1. This portion of the haul route which will be used to complete the construction of the cabana in the back yard shall be covered with chipped bark mulch to a depth of at least four inches. The mulch layer will reduce the potential for soil compaction caused by construction equipment and vehicles. This mulch layer is to be maintained until the cabana and pool have been completed.
- The installation of the portion of the driveway within the dripline of Tree #1 shall be monitored by the consulting arborist. This includes all excavation and setting of the forms for the concrete.
- All further trenching within the TPZ's of Trees #2 & #3 which may be necessary for installing lateral irrigation lines shall be monitored by the consultant. An "Air Knife" is recommended for excavating so that the lines can be installed without severing any roots. The consultant has information regarding the use of this tool.
- The project manager shall give at least 48 hours notice to the consultant before any construction activity is to occur within the dripline.
- The tree shall be monitored on a seasonal basis for a period of no less than three years from completion of the landscape renovations.
- The consultant will arrange the monitoring visits with the property owners and may prescribe treatment according to the vigor and appearance of the tree.

PHOTOS



Photo #1: Subject tree, *Quercus agrifolia*, Coast Live Oak, 29" DBH, 45'H, 40'W.



**Photo #2:** The trench was dug along the north side of the tree and runs from the back yard, down the driveway, to the street. Several roots were encountered.



Photo #3 (Above): The closest point of excavation is nine feet from the outside of the trunk.

Photo #4 (Right): The largest encountered root measured one and a half inches in diameter.

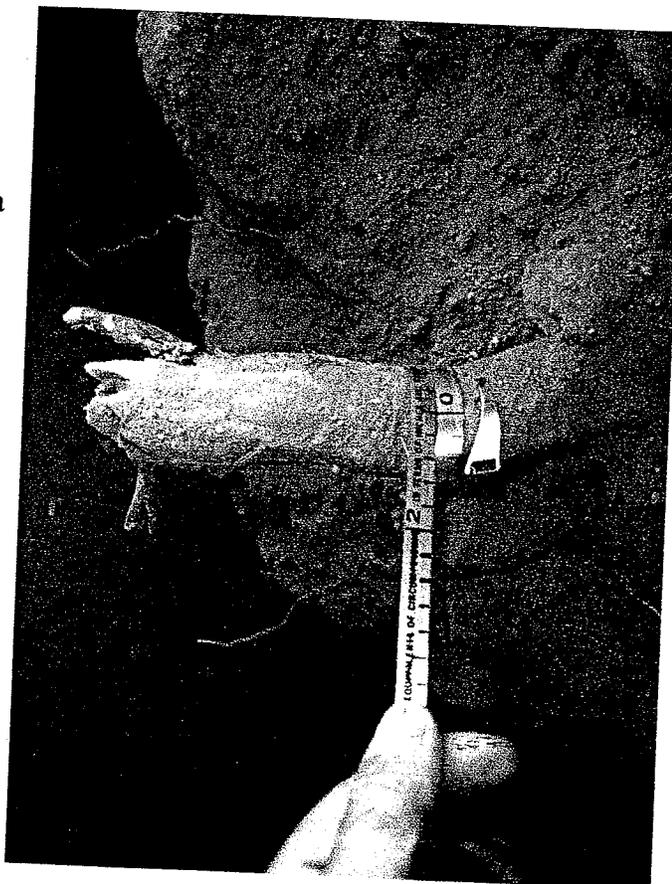




Photo #5: Trees #2 & #3.

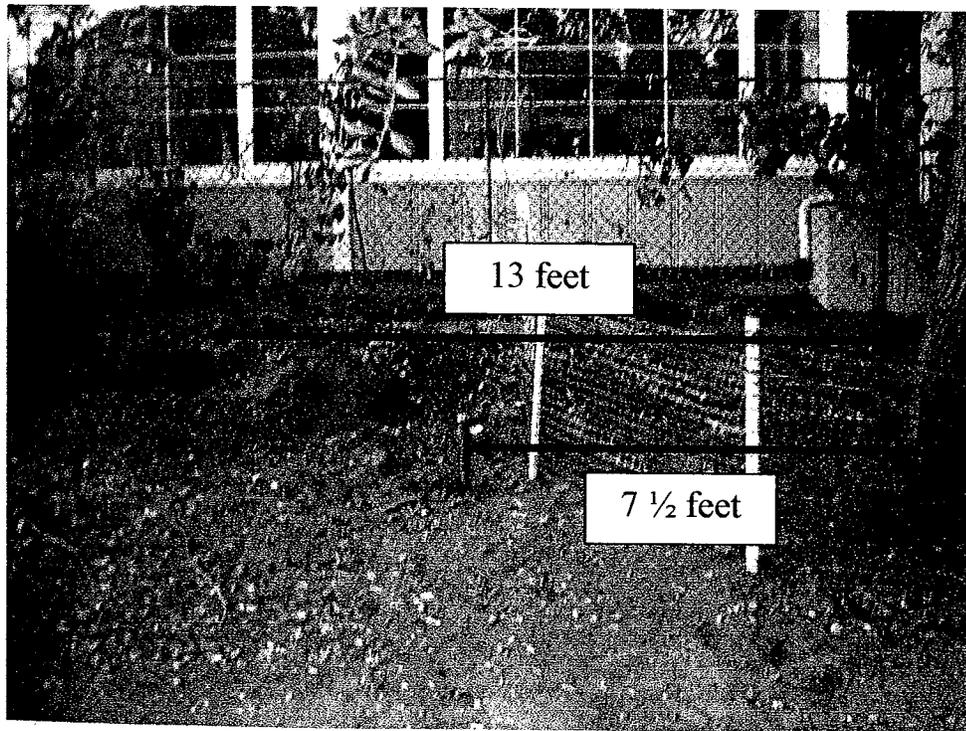


Photo #6: An irrigation valve manifold is 13 feet and an electrical conduit is seven and a half feet from the trunk of Tree #2. The trenches were dug radially from the trunk.

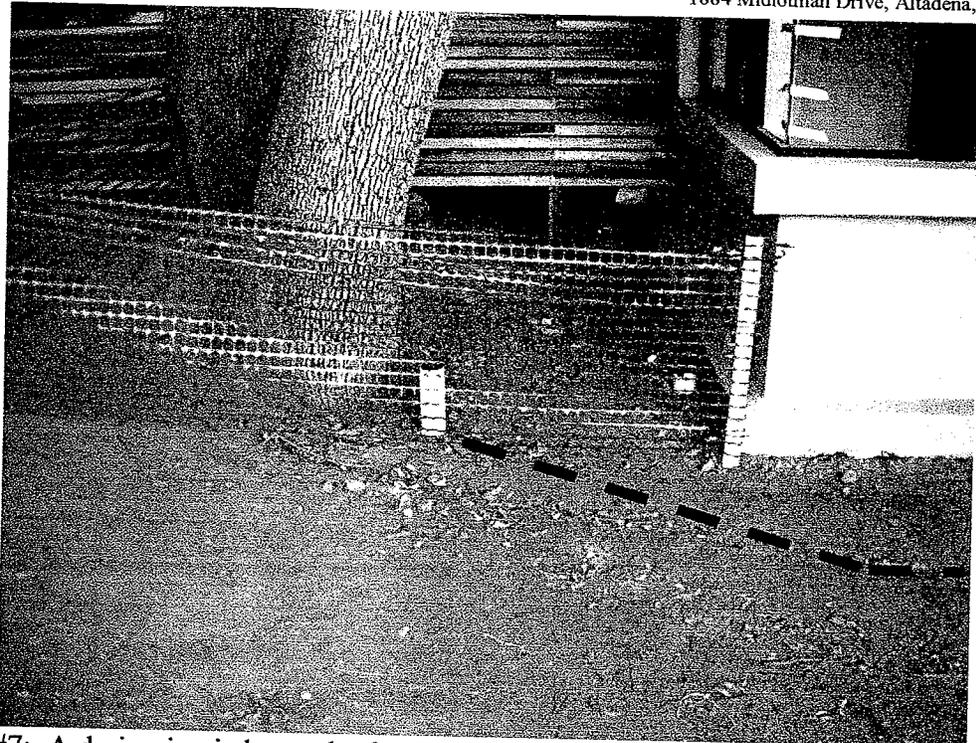


Photo #7: A drain pipe is located a foot from Tree #3. The pipe is 4-6 inches under grade and runs radially from the trunk.

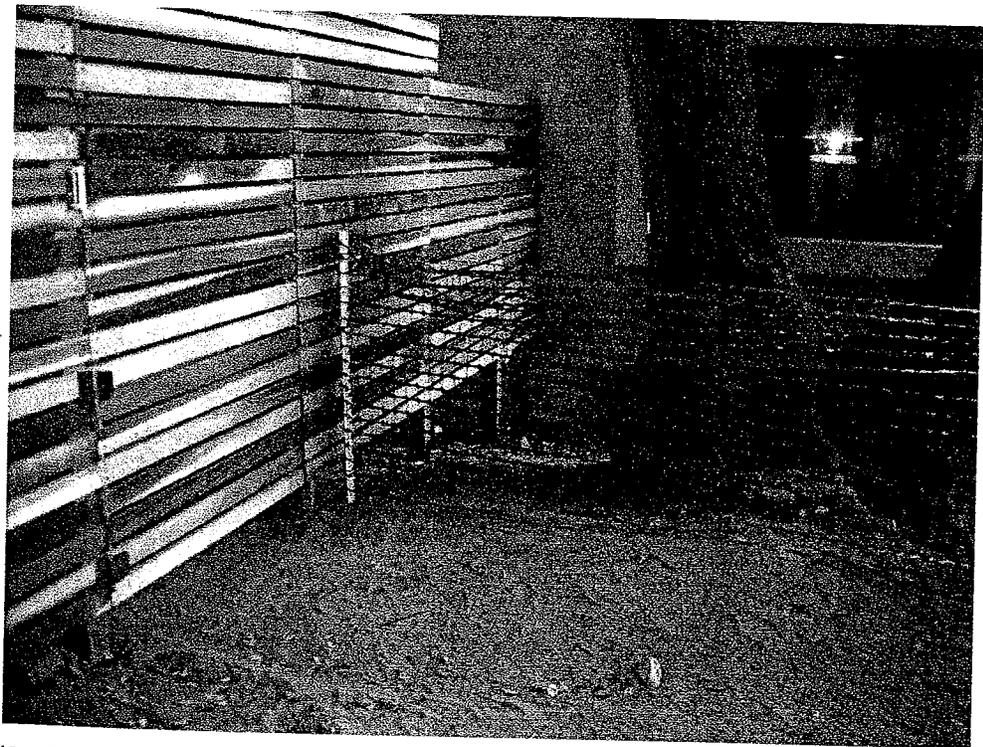


Photo #8: The wood fence was built using wood posts anchored in concrete. These types of post holes require little excavation and preserve the root mass from being severed.

# The American Society of Consulting Arborists

*in recognition of fulfillment of the requirements for  
Registered Consulting Arborist status*

*confers upon*

## Michael Crane, RCA #440

*Registered Membership*

*January 18, 2006*

  
\_\_\_\_\_  
President

  
AMERICAN SOCIETY OF  
CONSULTING ARBORISTS

  
\_\_\_\_\_  
Executive Director

*Board-Certified Master Arborist*  
*International Society of Arboriculture*

*Michael J. Crane*

*Having successfully completed the requirements set by the Certification Board of the International Society of Arboriculture, the arborist named is hereby recognized as an ISA Board-Certified Master Arborist*



A handwritten signature in black ink, appearing to read "Michael J. Crane".

Executive Director  
International Society of Arboriculture

WE-6643B      12/31/2009  
Certificate Number      Expiration Date



DEPARTMENT OF PESTICIDE REGULATION  
LICENSING/CERTIFICATION PROGRAM



AGRICULTURAL PEST CONTROL ADVISER LICENSE

DATE OF ISSUE

VALID THROUGH

02/02/2007

12/31/2008

AA 08269

ABCDEFGG

MICHAEL J CRANE

PO BOX 51112

PASADENA CA 91115

## 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.

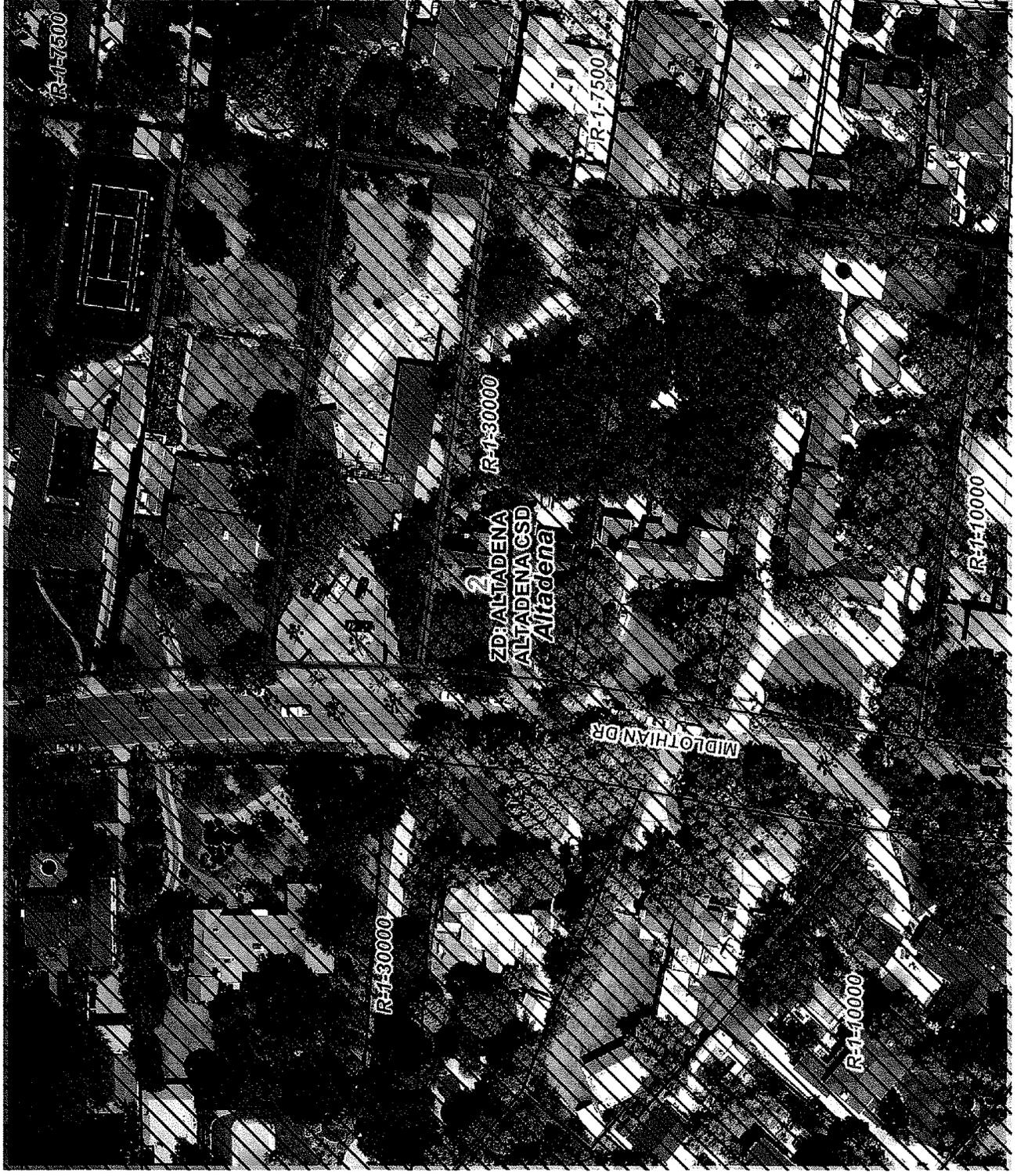
Signed: \_\_\_\_\_



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: \_\_\_\_\_

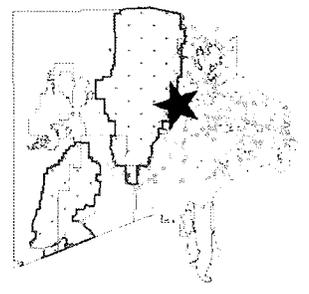
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**Legend**

- Zoning (Boundary)
- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
  - Expressway - (e)
  - Arterial - (a)
  - Local - (l)
  - Secondary Highway - (s)
  - Primary - (p)
  - Major Highway - (m)
  - Major Highway - (c)
  - Major Highway - (d)
  - Secondary Highway - (c)
  - Secondary Highway - (p)
- Railroad or Rapid Transit
  - Railroad
  - Rapid Transit
  - Underground Rapid Transit
- Significant Ridgetlines
  - Gadsden CSD Primary
  - Gadsden CSD Secondary
  - SNAINA Significant
- Census Tract (2000)
  - Assessor Map Book (AMB) By
  - Assessor Map Book (AMB) Old
  - Zoning Map Grid
  - USGS Quad Sheet Grid
  - The Thomas Guide Grid
  - TB Internal Page Grid
  - TB External Page Grid
- Zone
  - Community Standards District
  - Specific Boundary
  - SSHA (Coast Only)
  - Significant Ecological Area (SEA)
  - Line
  - Township and Range
  - National Forest
  - Equestrian District (EOD)
  - Station District (100)
  - Zoned District (ZD)
  - Supervisory District Boundary
- Safety Related Stations (From TB)
  - Fire Station
  - Highway Patrol
  - Police Station
  - Ranger Station
  - Sheriff Station
- Inland Waterbody
  - Perennial
  - Intermittent
  - Dry
- Landuse Policy (Not in Comm / Alt Plan)
  - Densely Residential (11.6 du/ac)
  - Low/Medium Density Residential (3 to 12 du/ac)
  - Medium Density Residential (12 to 22 du/ac)
  - High Density Residential (22 or more du/ac)
  - Major Industrial
  - Open Space
  - Publicland Semi-Public Facilities
  - Communities
  - Non-Urban
  - Transportation Corridor

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display All Legend Tab" on the top left side of screen.







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