

# Hearing Officer Transmittal Checklist

**Hearing Date**

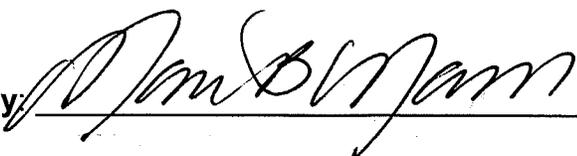
May 5, 2009

**Agenda Item Number**

5

**Project Number:** R2008-01988-(3)  
**Case(s):** Oak Tree Permit Case No. 200800046-(3)  
 Environmental Assessment Case No. 200800119-(3)  
**Contact Person:** Tyler Montgomery, Zoning Permits II

| Included                            | NA/None                             | Document                                   |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Factual                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Property Location Map                      |
| <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Environmental Documentation (IS, MMP, EIR) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Opponent And Proponent Letters             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Photographs                                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Resolution (ZC Or PA)                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Ordinance with 8.5 X 11 Map (ZC Or PA)     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Aerial (Ortho/Oblique) Image(s)            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Land Use Radius Map                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Site Plan And Elevations                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other                                      |

Reviewed By: 



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

**PROJECT NO. R2008-01988-(3)**  
**OAK TREE PERMIT CASE NO. 200800046-(3)**  
**ENVIRONMENTAL REVIEW NO. 200800119-(3)**

|                                    |             |
|------------------------------------|-------------|
| RPC/HO MEETING DATE<br>May 5, 2009 | CONTINUE TO |
| AGENDA ITEM<br>5                   |             |
| PUBLIC HEARING DATE<br>May 5, 2009 |             |

|                                    |  |  |
|------------------------------------|--|--|
| <b>APPLICANT</b><br>Rebecca Hirsch | <b>OWNER</b><br>Rebecca & David Hirsch | <b>REPRESENTATIVE</b><br>Shelley Coulson |
|------------------------------------|--|--|

**REQUEST**  
**Oak Tree Permit:** To authorize the encroachment into the protected zone of nine (9) oak trees in a designated Oak Woodland and within the Cold Creek/Dark Canyon Resource Management Area of the Coastal Zone due to the proposed installation of a septic system and swimming pool.

|  |   |
|--|---|
| <b>LOCATION/ADDRESS</b><br>876 Crater Oak Drive, Calabasas | <b>ZONED DISTRICT</b><br>The Malibu   |
| <b>ACCESS</b><br>South, from Crater Oak Drive              | <b>COMMUNITY</b><br>Malibu Coastal Zone                                       |
|  | <b>EXISTING ZONING</b><br>A-1-1 (Light Agricultural; 1-acre minimum lot size) |

|                       |   |                           |                              |
|-----------------------|---|---------------------------|------------------------------|
| <b>SIZE</b><br>1 acre | <b>EXISTING LAND USE</b><br>Single-family residence | <b>SHAPE</b><br>Irregular | <b>TOPOGRAPHY</b><br>Sloping |
|-----------------------|---|---------------------------|------------------------------|

|  |   |
|--|---|
| <b>SURROUNDING LAND USES &amp; ZONING</b>  |   |
| North: Vacant land— A-1-1 (Light Agricultural; 1-acre minimum lot size)              | East: Single-family residences— A-1-1 (Light Agricultural; 1-acre minimum lot size) |
| South: Single-family residences— A-1-1 (Light Agricultural; 1-acre minimum lot size) | West: Single-family residences— A-1-1 (Light Agricultural; 1-acre minimum lot size) |

| GENERAL PLAN        | DESIGNATION       | MAXIMUM DENSITY      | CONSISTENCY        |
|---------------------|-------------------|----------------------|--------------------|
| Malibu Coastal Plan | 6 (Residential I) | 1 dwelling unit/acre | See Staff Analysis |

**ENVIRONMENTAL STATUS**  
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**DESCRIPTION OF SITE PLAN**  
 The applicant seeks to authorize the encroachment into the protected zone of nine (9) oak trees in a designated Oak Woodland and within the Cold Creek/Dark Canyon Resource Management Area of the Coastal Zone. The proposed project would remove an existing 5,626 square-foot tennis court on the northeastern portion of the property. A new septic system and leach field, as well as a 1,200 square-foot swimming pool deck, would be installed in its approximate location.

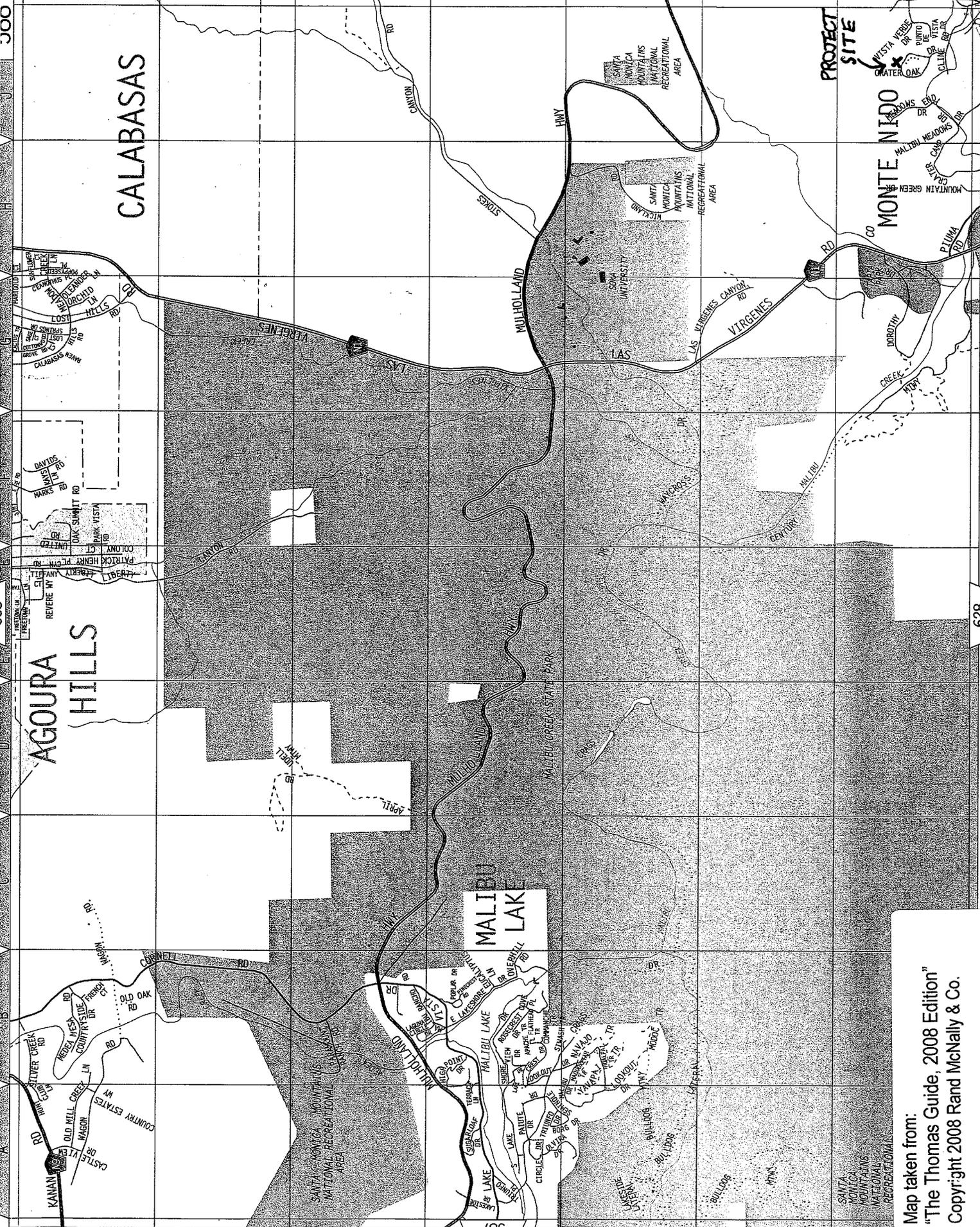
**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

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

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

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



CALABASAS

AGOURA HILLS

MALIBU LAKE

MONTE NIDO

PROJECT SITE

Map taken from:  
 "The Thomas Guide, 2008 Edition"  
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Case No. **ROAK 200800046**

## STAFF ANALYSIS

### PROJECT NUMBER

R2008-01988-(3)

### CASE NUMBERS

Oak Tree Permit Case No. 200800046-(3)

Environmental Assessment Case No. 200800119-(3)

### OVERVIEW OF PROPOSED PROJECT

The applicant seeks to authorize the encroachment into the protected zone of nine (9) oak trees in a designated Oak Woodland and within the Cold Creek/Dark Canyon Resource Management Area of the Coastal Zone due to the proposed installation of a septic system and swimming pool.

### DESCRIPTION OF SUBJECT PROPERTY

#### Location

The subject property is located at 876 Crater Oak Drive, within The Malibu Zoned District of Los Angeles County.

#### Physical Features

The subject 1-acre parcel is developed with a 4,000 square-foot single-family residence. The property slopes upward from east to west, although the northeastern portion of the property—which currently contains a 5,626 square-foot tennis court—is relatively flat. Portions of the property are irrigated, and the site contains a mixture of ornamental and native plants and grasses. The eastern portion of the property contains several oak trees and is within a designated Oak Woodland of the Coastal Zone. The northeastern portion of the property is also within the Cold Creek/Cark Canyon Resource Management Area of the Coastal Zone. The property is located within the Monte Nido region of the Santa Monica Mountains, which is a relatively hilly, wooded residential area along Cold Canyon Creek, approximately 7 miles south of Calabasas.

### EXISTING ZONING

#### Subject Property

The subject property is zoned A-1-1 (Light Agricultural—1-acre minimum lot size).

#### Surrounding Properties

The zoning designations of the surrounding properties are as follows:

North: A-1-1 (Light Agricultural—1-acre minimum lot size)

East: A-1-1 (Light Agricultural—1-acre minimum lot size)

South: A-1-1 (Light Agricultural—1-acre minimum lot size)

West: A-1-1 (Light Agricultural—1-acre minimum lot size)

### EXISTING LAND USES

#### Subject Property

The property is developed with a single-family residence and accessory structures.

### **Surrounding Properties**

Surrounding properties are used as follows:

North: Vacant land  
East: Single-family residences  
South: Single-family residences  
West: Single-family residences

### **PREVIOUS CASES/ZONING HISTORY**

There are no previous zoning cases noted on the property.

### **ENTITLEMENT REQUESTED**

The applicant, Rebecca Hirsch, is requesting an Oak Tree Permit to allow encroachment into the protected zone of nine (9) oak trees within a designated Oak Woodland and within the Cold Creek/Dark Canyon Resource Management Area of the Coastal Zone. A single-family residence, tennis court, and other accessory facilities already exist on the site.

Section 22.44.310 of the County Code designates specific types of development that are exempt from review by the Environmental Review Board (ERB), despite the fact that they are located within a designated coastal resource area. In general, these are types of development that would not normally require a Coastal Development Permit. Installation of a swimming pool is included within this category.

Section 22.44.310 also states that certain types of development may have this review waived by the Director of Planning if they fall into certain categories designated in Section 22.56.2290 of the County Code and Sections 13250(b) and 13253(b) of Title 14 of the California Code of Regulations. In general, these are types of development that normally require a Coastal Development Permit but do not necessarily result in significant impacts to coastal resources. Installation of a septic system is specifically listed as this type of development.

After completing an Initial Study (attached) and studying the site, the Director of Planning determined that the proposed development would not have a significant impact on coastal resources and therefore waived the requirement for the project to undergo ERB review. This waiver became effective after it was reported to the Regional Planning Commission at its regular meeting of April 8, 2009 and received no objections.

### **GENERAL PLAN**

#### **Land Use Policy Map**

The subject property is designated "6" (Residential I) in the Malibu Coastal Plan. These areas are defined as appropriate for low-density residential development a maximum density of one (1) dwelling unit per acre.

## **SITE PLAN**

### **General Description**

The applicant seeks to authorize the encroachment into the protected zone of nine (9) oak trees in a designated Oak Woodland and within the Cold Creek/Dark Canyon Resource Management Area of the Coastal Zone. The proposed project would remove an existing 5,626 square-foot tennis court on the northeastern portion of the property. A new septic system and leach field, as well as a 1,200 square-foot swimming pool and pervious concrete pool deck, would be installed in its approximate location. This construction would encroach into the protected zone of nine (9) other oak trees, labeled Oak Trees Number 9, 11, 12, 13, 15, 16, 18, 19, and 20 on the applicant's oak tree map.

### **Arborist's Report**

The Oak Tree Report, prepared by a certified arborist, dated September 12, 2008, and filed by the applicant, has been included as an attachment to this document.

### **OAK TREE PERMIT BURDEN OF PROOF**

Pursuant to Los Angeles County Code Section 22.56.2100, in addition to the information required in the application by Section 22.56.2040, the applicant shall substantiate to the satisfaction of the Director the following facts:

1. That the proposed construction of the 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
2. That the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
3. That in addition to the above facts, at least one of the following findings apply:
  - a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
    - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
    - ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
  - b. That the oak trees 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 trees, or
  - c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices;
4. That the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure. For purposes of interpreting this section, it shall be specified that while relocation

is not prohibited by this Part 16, it is a voluntary alternate offering sufficient potential danger to the health of a tree as to require the same findings as removal.

The applicant's burden of proof statement is attached. The applicant appears to have met the burden of proof.

### **ENVIRONMENTAL DOCUMENTATION**

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 concludes that the project design reduces all potential environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days.

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

The County Forester is of the opinion that the oak tree report, prepared by a certified arborist on September 12, 2008, adequately addresses the impacts to the oak resources on the site. The Forester recommends approval of the Oak Tree Permit, subject to the conditions and mitigation measures provided in the Forester's report of December 2, 2008.

The Department of Public Works and the Land Use Program of the Department of Public Health were consulted regarding the project proposal through the Initial Study process. Public Health issued a conceptual approval of the project, subject to its standard approval processes for septic systems and swimming pools, on April 2, 2009. Public Works did not comment on the project proposal.

### **PUBLIC COMMENTS**

Public hearing notices were mailed to all persons on the courtesy mailing list for The Malibu Zoned District on April 9, 2009. The notice was also published in the *Malibu Times* on April 9, 2009 and sent to the Malibu Library and posted on the department web site. Staff has received no public comments regarding this project.

### **STAFF EVALUATION**

#### **Issues**

The oak tree permit process was established to recognize oak trees as significant historical, aesthetic and ecological resources and to create favorable conditions for the preservation and propagation of this unique resource. It is the intent of the oak tree permit to maintain and enhance the general health, safety and welfare by assisting in counteracting the 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.

This Oak Tree Permit would authorize the encroachment into the protected zone of nine (9) oak trees due to the construction of a septic system and swimming pool as accessory facilities to an existing single-family residence at 876 Crater Oak Drive, Calabasas.

The County Forester indicates that the oak tree report adequately addresses the impacts to the oak resources on the site. The Forester recommends permitting the encroachment into the protected zone of Oak Trees Number 9, 11, 12, 13, 15, 16, 18, 19, and 20 by the proposed facilities. All of these recommendations are contingent upon the applicant following the conditions of the Forester's report, dated December 2, 2008, and implementing the mitigation measures contained therein.

The County Forester will conduct one initial inspection of temporary protective fencing and two subsequent annual inspections to ensure the continued health of the subject trees and compliance with all conditions of approval. The applicant will also arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit. Mitigation trees shall be planted within one year of the death of any tree, which results from its permitted encroachment. The permittee shall provide mitigation trees of the oak genus at a rate of 2:1 for any tree that dies as a result of the approved encroachments to a point of two years after completion of this project.

#### **FEES/DEPOSITS**

If approved, the following fees will apply unless modified by the Hearing Officer:

##### Fire Department – County Forester

The Permittee shall deposit with the County of Los Angeles Fire Department a sum of \$300 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.

#### **STAFF RECOMMENDATIONS**

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 Oak Tree Permit Case No. 200800046-(3) and the Negative Declaration associated with Environmental Assessment Case No. 200800119-(3), subject to the attached conditions.

**PROJECT NO. R2008-01988-(3)  
OAK TREE PERMIT 200800046-(3)  
ENVIRONMENTAL ASSESSMENT CASE NO. 200800119-(3)**

**STAFF ANALYSIS  
PAGE 6 OF 6**

Prepared by Tyler Montgomery, Regional Planning Assistant II  
Reviewed by Phillip Estes, Principal Regional Planner

Attachments:

Draft Conditions  
County Forester's Letter  
Burden of Proof  
Oak Tree Report (with photos)  
Initial Study  
Site Plan and Oak Tree Map

PE:TM  
04/23/09

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

**FACTUAL SUMMARY:**

The applicant requests an Oak Tree Permit to authorize the encroachment into the protected zone of nine (9) protected oak trees due to the construction of a new septic system and swimming pool as accessory structures to an existing single-family residence located at 876 Crater Oak Drive, Calabasas, within The Malibu Zoned District of unincorporated Los Angeles County.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

**FINDINGS:**

Absent the encroachment permitted by the attached conditions, the placement of the subject oak tree precludes the reasonable and efficient use of the property for a purpose otherwise authorized. The work approved is not contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

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

1. The Negative Declaration associated with Environmental Assessment Case No. 200800119-(3) is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance.
2. In view of the findings of fact presented above, Oak Tree Permit 200800046-(3) 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.: Affidavit, Conditions

CC: Zoning Enforcement; County Forester

1. This grant authorizes encroachment into the protected zone of nine (9) oak trees to accommodate construction of a new septic system and swimming pool as accessory structures to an existing single-family residence, subject to the following conditions:
  - a. **This permit SHALL NOT be effective until the permittee has 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 monies have been paid pursuant to Condition No. 7.**
  - b. The applicant shall minimize impacts arising from construction activities by transferring debris through the front of the property.
  - c. 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 December 2, 2008 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division. In addition, should any oak tree die as a result of an approved encroachment, requiring the planting of mitigation trees, an acorn shall also be planted at the same time as and within the watering zone of each mitigation tree.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity using 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 at least six (6) months prior to the expiration date.
  7. The Permittee shall deposit with the County of Los Angeles Fire Department a sum of \$300 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. This fund provides for one initial inspection of temporary protective fencing and two subsequent annual inspections.
- 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 County of Los Angeles Fire Department for all additional enforcement efforts 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. Prior to the issuance of any construction permit, a feasibility study shall be completed to confirm that an on-site wastewater treatment system (OWTS) in compliance with the Los Angeles County Plumbing Code can be installed. Detailed plans, drawn to scale in accordance with the application procedures for

**PROJECT NO. R2008-01988-(3)**  
**OAK TREE PERMIT NO. 200800046-(3)**  
**ENVIRONMENTAL ASSESSMENT CASE NO. 200800119-(3)**

**DRAFT CONDITIONS**  
**Page 3 of 3**

approval of an OWTS and a service request application shall be submitted to the Department of Public Health for final review and approval.

Attachment:

12/02/08 Letter from County Forester

PE:TM

04/23/09



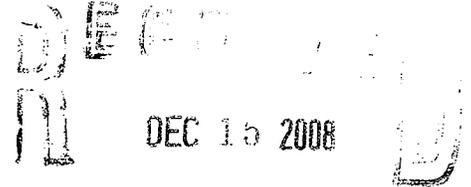
# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

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

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

December 2, 2008



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

Dear Mr. Estes:

### **OAK TREE PERMIT #2008-00046, 876 CRATER OAK DRIVE, CALABASAS**

We have reviewed the "Request for Oak Tree Permit #2008-00046." The project is located at 876 Crater Oak Drive in the unincorporated area of Calabasas. 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 Kerry Norman, the consulting arborist, dated September 12, 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  
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

**JAN 14 2008**

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, tree numbers 9, 11, 12, 13, 15, 16, 18, 19, 20, OS1, OS2, and OS3 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.

**PERMITTED OAK TREE ENCROACHMENT:**

7. This grant allows encroachment within the protected zone of nine (9) trees of the Oak genus identified as Tree Numbers 9, 11, 12, 13, 15, 16, 18, 19, 20, OS1, OS2, and OS3 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, Principal Regional Planner**  
**December 2, 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    5 Encroachment    \_\_\_\_ To Remain    \_\_\_\_ Total existing oak trees

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

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

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

*(See attached)*

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.

*(See attached)*

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

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

*(See attached)*

**Burden of Proof:**

A. The proposed construction will not harm any of the oak trees surrounding the project, and in fact, the removal of the tennis court will likely improve their health as the sun and heat reflected off the tennis court is not healthy for the trees.

B. No trees will need to be removed or relocated.

C. 1.

A. Any alternate placement of a septic system would require more disturbance to more oak trees on the property. The placement of the leech field on the current tennis court is the place of least disturbance to any trees, and would not require the removal of any trees.

B. No trees should be harmed, however, it is necessary to encroach upon the trees in order to remove the tennis court which is cracked, unsightly and not a safe play space for our children.

2. We do not need to remove any trees. Only encroach.

3. Again, we don't need to remove any trees.

4. There will be no removal necessary and the construction we wish to do will not be contrary or in substantial conflict with the intent and purpose of the oak tree permit procedure.

Date: 9/24/08

Applicant's Signature:



September 12, 2008

Mrs. Becky Hirsch  
876 Crater Oak Drive  
Calabasas, CA 91302-2130

Regarding: Oak Tree Report  
876 Crater Oak Dr.  
Calabasas, CA

Dear Mrs. Hirsch,

At your request I visited the above referenced site on August 8, 2008. My assignment was to inventory protected trees on site, evaluate their current condition, assess potential impacts due to proposed development, and provide recommendations as needed.

My inspection was visual only and performed from ground level. Trunk diameter is measured at 54 inches above soil grade, height is visually estimated. The subject oak trees have been identified as #9, 11, 12, 13, 15, 16, 18-20, and OS1, OS2, OS3 with a numbered metal tag attached to the trunk. Tree location, dripline, and tree protection zone are indicated on the provided site plan. This oak tree report is limited to construction as it is illustrated on the provide plans. The purpose of this report is to aid the property owner in obtaining an oak tree permit.

**Summary**

A total of (12) oak trees are included as part of this tree study, all trees are identified as coast live oak (*Quercus agrifolia*). With the exception of the "Crater Oak" #9, all trees are located around the existing tennis court. All trees appear to be in healthy stable condition with no signs of stress or decline. Trees OS1, OS2 & OS 3 are believed to be off-site. Nine trees will suffer some level of encroachment due to proposed development. All work can be completed with minimal impact to the trees. Landmark tree "Crater Oak" contains a large trunk cavity and is considered to be at risk for structural failure; an emergency tree removal permit has been issued for this tree.

### **Observations**

Los Angeles County knows as Monte Nido, and contains an existing single-family home, detached garage and tennis court. There are several coast live oak trees on the property; most are located in front of the home and around the tennis court area. Oak #9 is registered with the county as a landmark tree. All oak trees appear to be in healthy condition and display good vigor with no significant insect pest or disease problems. Please refer to individual tree evaluation form for specific tree information.

### **Tree Condition Rating System**

**A – Outstanding:** A healthy, sound and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, structural problems, disease or pest infestation

**B – Above average:** A healthy, sound and vigorous tree with minor signs of stress, disease and or pest infestation

**C – Average:** Although healthy in overall appearance there exists an abnormal amount of stress, pest infestation or visual signs of minor structural problems.

**D – Below Average/Poor:** This tree is characterized by exhibiting a great degree of stress, pests or diseases, and appears to be in a rapid state of decline. The degree of decline can vary greatly and may include dieback or advanced stages of pests or diseases. There may also be visual signs of structural problems such as cavities, decay or damaged roots

**F – Dead:** This tree exhibits no sign of life whatsoever

### **Proposed development and Potential Tree Impacts**

Proposed development includes demo and removal of the existing tennis court and excavation of (4) leach trenches for the new leach field, future construction of a pool is also proposed.

Most tree encroachments are due to removal of the existing tennis court. In some areas removal of the tennis court encroaches the tree protection zones (TPZ) up to twenty feet. Excavation for new leach trenches encroaches the TPZ of trees #13 & 19. Excavation for the proposed pool encroaches the TPZ of trees #11, 12, 13 & 20.

With the exception of tree #13, all excavation for leach trenches remains outside tree driplines; excavation encroaches the dripline of tree #13 by approx. 3' on the east side.

Excavation for the proposed pool encroaches the dripline of trees #11, 12, 13 & 20. The most significant encroachment in this case is to tree #12 where excavation encroaches the dripline by about 4 feet, other encroachment is considered minimal.

When working within the TPZ, all excavation and demo work must be performed using hand tools only (use of heavy equipment prohibited).

### **Conclusion**

I believe that all work can be completed with minimal impact to the oak trees. All work performed within tree protection zones is to be performed using hand tools only. The most significant tree encroachments are due to demo and removal of the existing tennis court; this work can be performed with minimal impact to the trees. Encroachment of trees due to excavation is very minor and maintains a minimum distance of 15' from the trunk of any oak tree.

### **Recommendations and mitigation measures**

Where construction equipment will travel within tree driplines it is recommended that plywood be put down atop a thick layer of mulch to reduce soil compaction and root injury.

- Install protective fencing around all oak trees, fencing shall be installed at the protected zone or as illustrated on the tree map
- Ant tree roots encountered during excavation shall be properly pruned and cut cleanly
- No changes in soil grade shall be made within the tree protection zone
- Construction debris or materials shall not be stored or disposed of within the protected zone of any tree.
- Supervision is recommended during trenching and excavation where any work is performed within the tree protected zone
- All work within the TPZ shall be performed using hand tools only
- No landscaping or irrigation shall be installed within the protected zone of any oak tree
- Landscaping near oaks shall be limited to drought tolerant or native plants only. No irrigation shall be installed closer than 15 feet to an oak tree and shall not wet trunks. No turf shall be planted within the dripline of any oak

It should be noted that the study of trees is not an exact science and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

If you have any questions or require other services please contact me at the number listed below.

Respectfully,  
Arbor Essence



Kerry Norman  
ISA Board-Certified Master Arborist #WC-3643B  
ASCA member, American Society of Consulting Arborists

Enclosed  
Report  
Site plan/tree map  
Tree/site photos  
Tree evaluation forms

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008

SAK #11



Location of existing pump station



Oak tree #11

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008

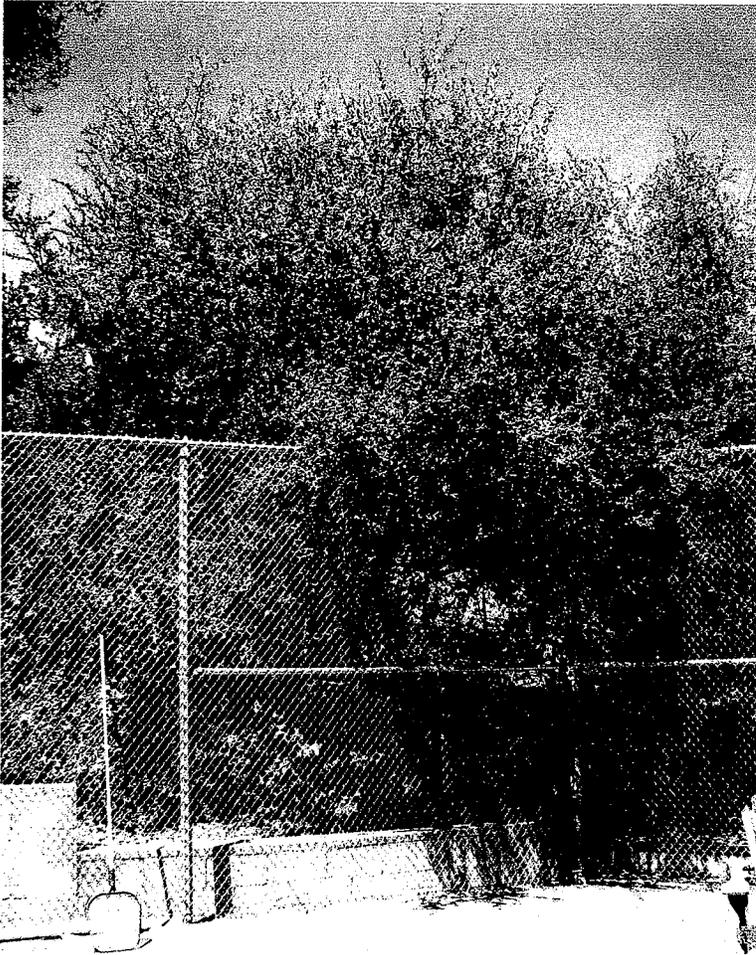


Oak tree #12

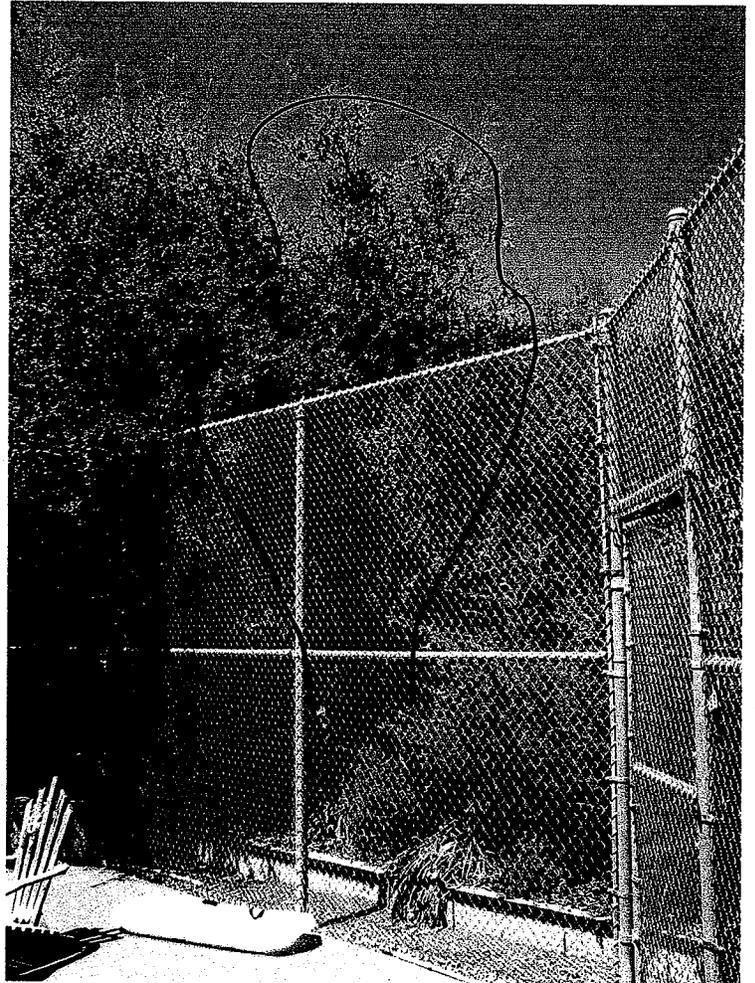


Oak tree #13

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008



Oak tree #15

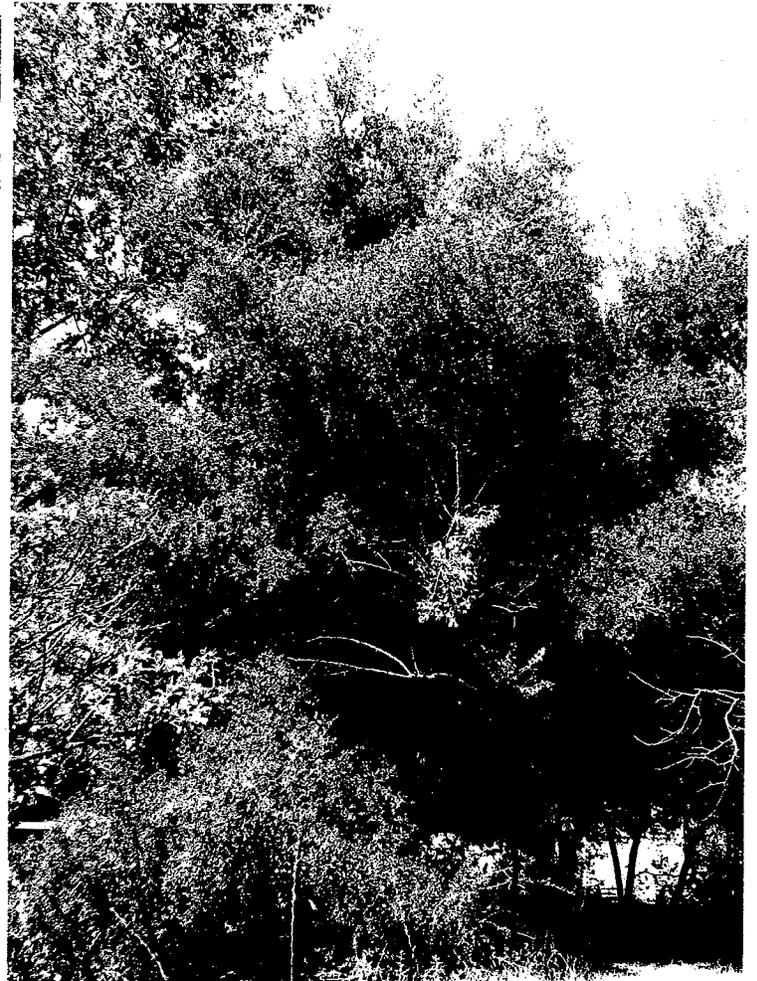


Oak tree #16

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008

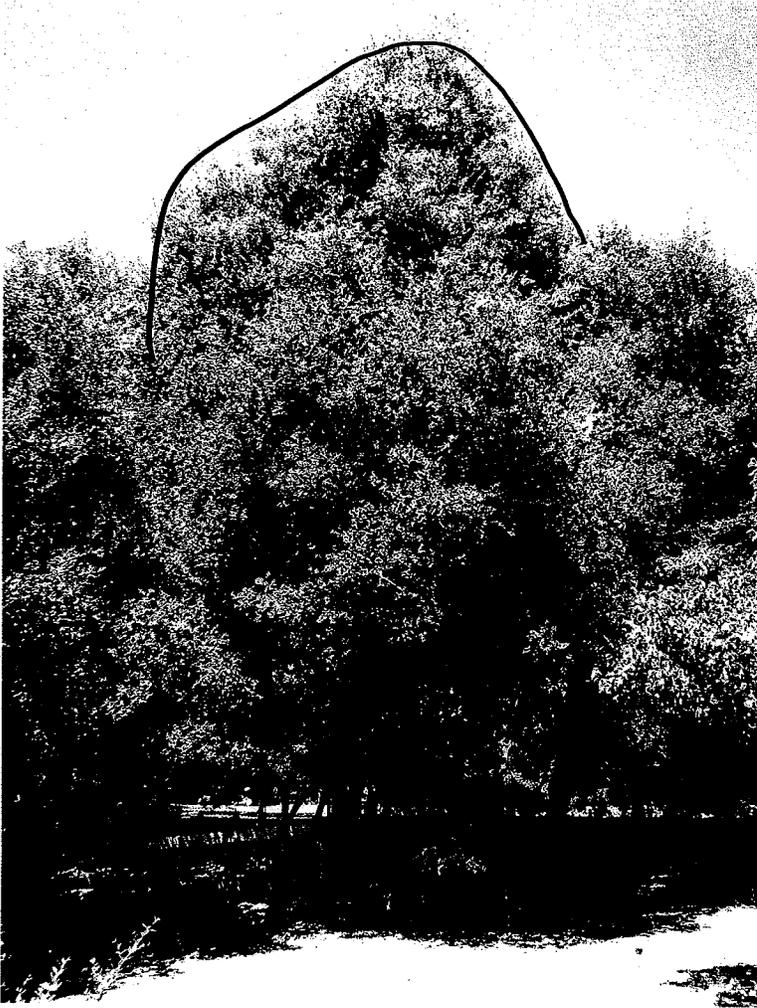


Oak tree #18

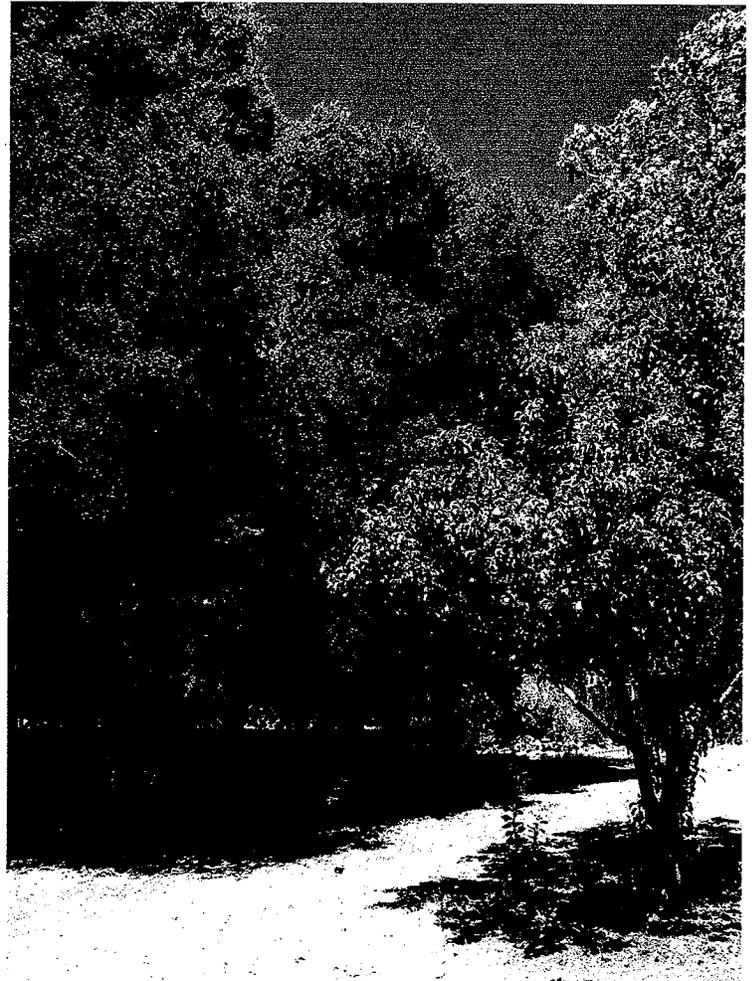


Oak tree #19

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008



Oak tree #20, oak OS2 in foreground



Oak tree #OS1

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008

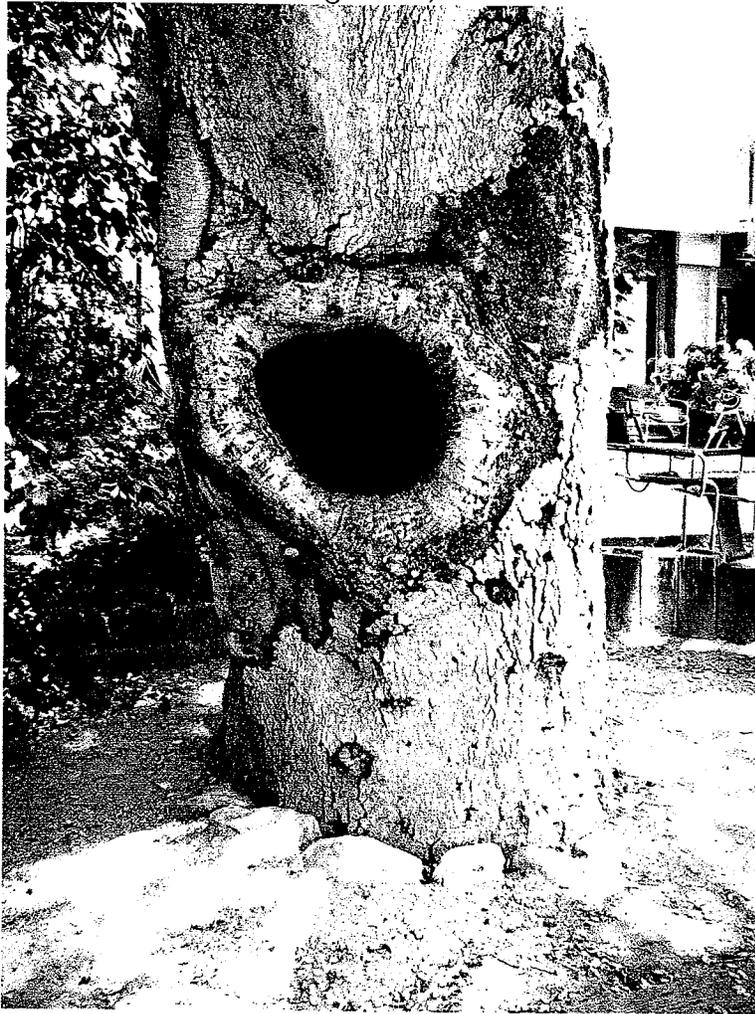


Oak tree #OS3



Oak tree #9

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008

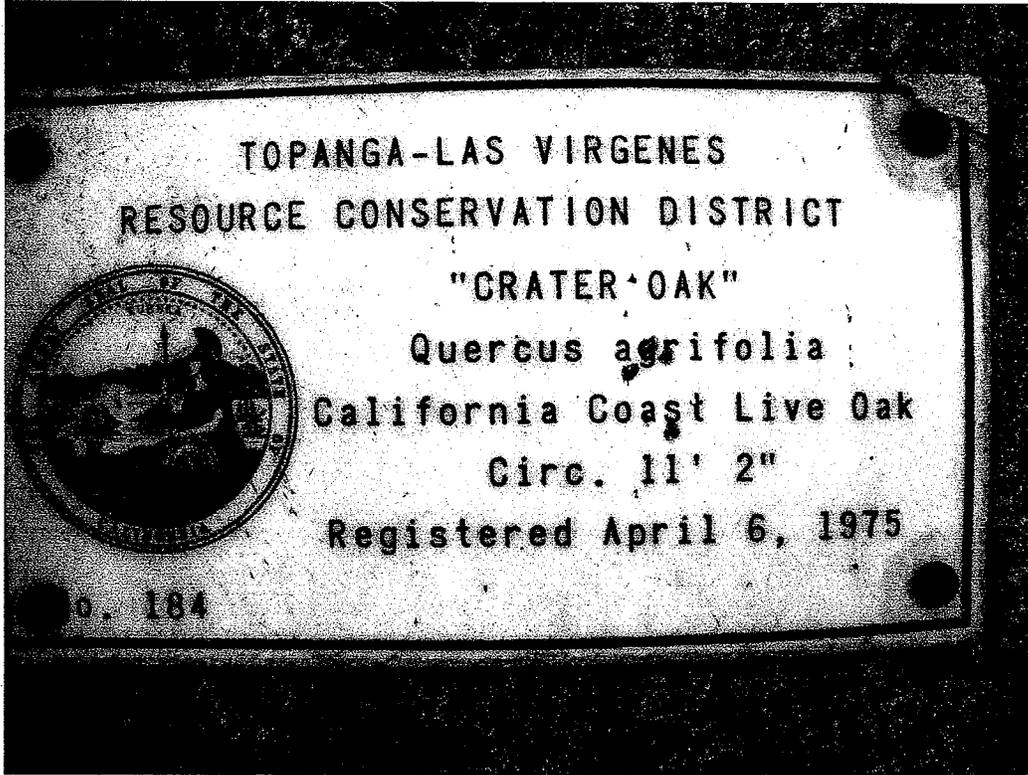


Oak #9, trunk cavity



Oak #9, cavity in lateral limb

Oak tree report  
876 Crater Oak Dr.  
August 8, 2008



Placard on Oak #9



Tennis court to be removed

# TREE EVALUATION FORM

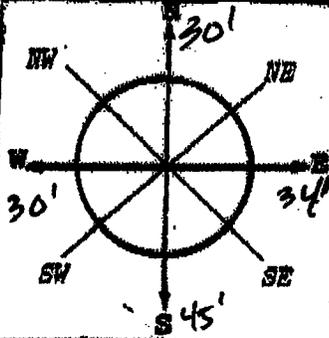
Arbor  
Essence

"CRATER OAK"

TREE NO. 9 / (9)

NUMBERED  YES  NO

DRIPLINE POINTS



SPECIES QUERCUS GRAYI FOLIATA

APPEARANCE (A-F) C

HEALTH (A-F) C

MEASUREMENTS: HEIGHT 60'

NO. OF TRUNKS 1

DIAM. OF TRUNK 49"

**VIGOR/APPEARANCE:**

- STUNTED/WILTED
- THIN IN FOLIAGE
- CHLOROTIC
- NECROTIC
- LOW BRANCHING
- REGROWN STUMP
- ONE-SIDED/POOR FORM
- FIRE DAMAGED
- SEVERED ROOTS
- ERRODED ROOTS
- MAJOR TRUNK DAMAGE
- AUG. VIGOR

**ENVIRONMENT:**

- CROWDED
- POOR DRAINAGE
- COMPACTED SOIL
- SOIL BUILD-UP
- ERRODED SOIL
- SLOPED AREA
- GREEK BED
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**PESTS:**

- BORERS
- SCALE
- WOODPECKERS
- CALLS
- WITCHES' BROOM
- MISTLETOE
- TERMITES
- BEES' NEST
- RODENTS
- 
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**DISEASES:**

- PATHOGEN
- FOLIAR DISCOLOR
- TRUNK EGGDATE
- DEFOLIATION
- LESIONS  TWIG  TRUNK
- 
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REMARKS/RECOMMENDATIONS: TREE REGISTERED 4-10-1975 w/ Topanga/Los Verdes  
Residence Conservation District

Large cavity in lower  
trunk + lower east  
lateral - hazardous

CLIENT POSSESSES PLANT  
FOR EMERGENCY REMOVAL

LOWER EAST LIMB COBBLED

**STRUCTURE:**

- BROKEN LIMBS
- POOR PRUNING
- STUMPS
- LOW BRANCHING
- CAVITY/ROT
- DEAD WOOD
- EXPOSED ROOTS
- HAZARDOUS CONDITIONS
- TRUNK DAMAGE
- SUCKER GROWTH
- WIRES/NAILS
- FIRE DAMAGE
- POOR FORM
- 
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**TREATMENT:**

- NONE
- REMOVE  TREE  DEAD STUMPS  DEAD WOOD
- PRUNE  CHAD UP  SUCKER GROWTH  LATERAL
- TREAT PEST
- CABLE, PIN OR BRACE
- WATER
- FERTILIZE
- REMOVE SOIL AT BASE
- 
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**CERTIFICATION:**

TREE CONSULTANT

LICENSE NO.

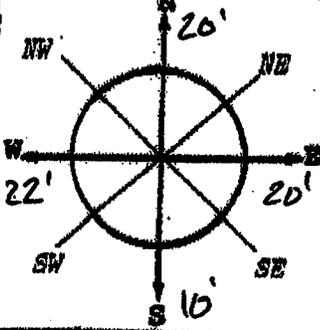
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# TREE EVALUATION FORM

Arbor  
Essence

CRIPPLINE POINTS



SPECIES QUERCUS AGRIFOLIA  
 APPEARANCE (A-F) B  
 HEALTH (A-F) B  
 MEASUREMENTS: NO. OF TRUNKS 1 HEIGHT 40'  
 DIAM. OF TRUNK 21"

TREE NO. 12  
 NUMBERED EYES  NO

**VIGOR/APPEARANCE:**

- STUNTED/WILTED
- THIN IN FOLIAGE
- CHLOROTIC
- NECROTIC
- LOW BRANCHING
- REGROWN STUMP
- ONE-SIDED/POOR FORM
- FIRE DAMAGED
- SEVERED ROOTS
- EXPOSED ROOTS
- MAJOR TRUNK DAMAGE
- GOOD VIGOR

**ENVIRONMENT:**

- CROWDED
- POOR DRAINAGE
- COMPACTED SOIL
- SOIL BUILD-UP
- ERODED SOIL
- SLOPED AREA
- CREEK BED
- PLANTER AREA
- 
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**PESTS:**

- BORERS
- SCALE
- WOODPECKERS
- GALLS
- WITCHES' BROOM
- MISTLETOE
- TERMITES
- BEES' NEST
- RODENTS Ⓞ
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**DISEASES:**

- PATHOGEN
- FOLIAR DISCOLOR
- TRUNK EXUDATE
- DEFOLIATION
- LESIONS  TWIG  TRUNK
- Ⓞ
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REMARKS/RECOMMENDATIONS: CAVITY NE SIDE AT TRUNK COLLAR

**STRUCTURE:**

- BROKEN LIMBS
- POOR PRUNING
- STUBS
- LOW BRANCHING
- CAVITY/ROT
- DEAD WOOD
- EXPOSED ROOTS
- HAZARDOUS CONDITIONS
- TRUNK DAMAGE
- SUCKER GROWTH
- WIRKS/NAILS
- FIRE DAMAGE
- POOR FORM
- 
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**TREATMENT:**

- NONE
- REMOVE  TREE  DEAD STUMPS  DEAD WOOD
- PRUNE  CHOP UP  SUCKER GROWTH  LATERAL W.
- TREAT PEST
- CABLE, PIN OR BRACE
- WATER
- FERTILIZE
- REMOVE SOIL AT BASE
- 
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**CERTIFICATION:**

TREE CONSULTANT

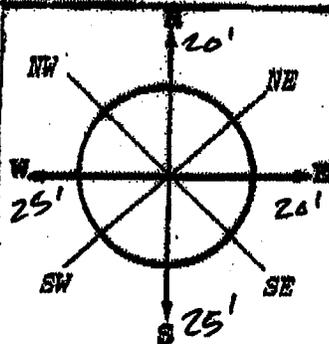
LICENSE NO.

DATE

# TREE EVALUATION FORM

Arbor  
Essence

DRIPLINE POINTS



SPECIES Quercus agrifolia

APPEARANCE (A-F) C

HEALTH (A-F) C

MEASUREMENTS: HEIGHT 40'

NO. OF TRUNKS 2

DIAM. OF TRUNK 20", 20"

TREE NO. 13

NUMBERED  YES  NO

**VIGOR/APPEARANCE:**

- STUNTED/WILTED
- THIN IN FOLIAGE
- CHLOROTIC
- NECROTIC
- LOW BRANCHING
- REGROWN STUMP
- ONE-SIDED/POOR FORM
- FIRE DAMAGED
- SEVERED ROOTS
- ERUDED ROOTS
- MAJOR TRUNK DAMAGE
- Normal Vigor

**ENVIRONMENT:**

- CROWDED
- POOR DRAINAGE
- COMPACTED SOIL
- SOIL BUILD-UP
- ERODED SOIL
- SLOPED AREA
- GREEK BED
- PLANTED AREA
- 
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**PESTS:**

- BORERS
- SCALE
- WOODPECKERS
- CALLS
- WITCHES' BROOM
- MISTLETOE
- TERMITES
- BEES' NEST
- RODENTS
- 
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**DISEASES:**

- PATHOGEN
- FOLIAR DISCOLOR
- TRUNK EGGDATE
- EXFOLIATION
- LESIONS  TWIG  TRUNK
- 
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REMARKS/RECOMMENDATIONS: CRACK NE SIDE AT TRUNK COLLAR

**STRUCTURE:**

- BROKEN LIMBS
- POOR PRUNING
- STUMS
- LOW BRANCHING
- CAVITY/ROT
- DEAD WOOD
- EXPOSED ROOTS
- HAZARDOUS CONDITIONS
- TRUNK DAMAGE
- SUCKER GROWTH
- WIRES/NAILS
- FIRE DAMAGE
- POOR FORM
- COOPM, STEMS
- 
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**TREATMENT:**

- NONE
- REMOVE  TREE  DEAD STUMS  DEAD WOOD
- PRUNE  CHEAD UP  SUCKER GROWTH  LATERAL V.
- TREAT PEST
- CABLE, PIN OR BRACE
- WATER
- FERTILIZE
- REMOVE SOIL AT BASE
- 
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**CERTIFICATION:**

TREE CONSULTANT

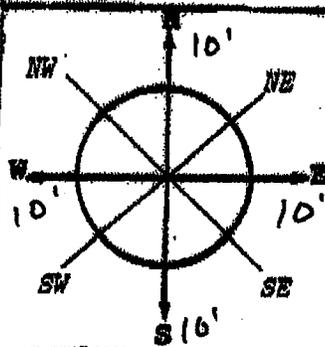
LICENSE NO.

DATE

# TREE EVALUATION FORM

Arbor  
Essence

DRIPLINE POINTS



SPECIES QUERCUS AGRI-FOLIA

APPEARANCE (A-F) B

HEALTH (A-F) B

MEASUREMENTS: HEIGHT 18'

NO. OF TRUNKS 2

DIAM. OF TRUNK 5" 17"

TREE NO. 15

NUMBERED  YES  NO

**VIGOR/APPEARANCE:**

- STUNTED/WILTED
- THIN IN FOLIAGE
- CHLOROTIC
- NECROTIC
- LOW BRANCHING
- NEGROWN STUMP
- ONE-SIDED/POOR FORM
- FIRE DAMAGED
- SEVERED ROOTS
- EXPOSED ROOTS
- MAJOR TRUNK DAMAGE
- GOOD VIGOR

**ENVIRONMENT:**

- CROWDED
- POOR DRAINAGE
- COMPACTED SOIL
- SOIL BUILD-UP
- ERODED SOIL
- SLOPED AREA
- GREEK BED
- PLANTER AREA
- 
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**PESTS:**

- BORERS
- SCALE
- WOODPECKERS
- GALLS
- WITCHES' BROOM
- MISTLETOE
- TERMITES
- BEES' NEST
- RODENTS
- 
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**DISEASES:**

- PATHOGEN
- FOLIAR DISCOLOR
- TRUNK EGGDATE
- EXFOLIATION
- LESIONS  TWIG  TRUNK
- 
- 
- 
- 
- 

**REMARKS/RECOMMENDATIONS:**

**STRUCTURE:**

- BROKEN LIMBS
- POOR PRUNING
- STUMPS
- LOW BRANCHING
- CAVITY/ROT
- DEAD WOOD
- EXPOSED ROOTS
- HAZARDOUS CONDITIONS
- TRUNK DAMAGE
- SUCKER GROWTH
- WIRES/NAILS
- FIRE DAMAGE
- POOR FORM
- 
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**TREATMENT:**

- NONE
- REMOVE  TREE  DEAD STUMPS  DEAD WOOD
- PRUNE  CHEAD UP  SUCKER GROWTH  LATERAL
- TREAT PEST
- CABLE, PIN OR BRACE
- WATER
- FERTILIZE
- REMOVE SOIL AT BASE
- 
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**CERTIFICATION:**

TREE CONSULTANT

LICENSE NO.

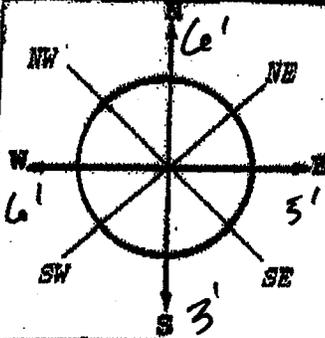
DATE



# TREE EVALUATION FORM

Arbor  
Essence

DRIPLINE POINTS



SPECIES Quercus alifolia

APPEARANCE (A-F) B

HEALTH (A-F) B

MEASUREMENTS: NO. OF TRUNKS 2 HEIGHT 18'

DIAM. OF TRUNK 3", 4"

TREE NO. 18"

NUMBERED  YES  NO

**VIGOR/APPEARANCE:**

- STUNTED/WILTED
- THIN IN FOLIAGE
- CHLOROTIC
- NECROTIC
- LOW BRANCHING
- REGROWN STUMP
- ONE-SIDED/POOR FORM
- FIRE DAMAGED
- SEVERED ROOTS
- EXPOSED ROOTS
- MAJOR TRUNK DAMAGE
- GOOD VIGOR

**ENVIRONMENT:**

- CROWDED
- POOR DRAINAGE
- COMPACTED SOIL
- SOIL BUILD-UP
- ERODED SOIL
- SLOPED AREA
- CREEK BED
- NATIVE ENV.
- 
- 
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**PESTS:**

- BORERS
- SCALE
- WOODPECKERS
- GALLS
- WITCHES' BROOM
- MISTLETOE
- TERMITES
- BEES' NEST
- RODENTS
- 
- 
- 

**DISEASES:**

- PATHOGEN
- FOLIAR DISCOLOR
- TRUNK EGGDATE
- DEFOLIATION
- LESIONS  TWIG  TRUNK
- 
- 
- 
- 
- 

**REMARKS/RECOMMENDATIONS:**

**STRUCTURE:**

- BROKEN LIMBS
- POOR PRUNING
- STUBS
- LOW BRANCHING
- CAVITY/ROT
- DEAD WOOD
- EXPOSED ROOTS
- HAZARDOUS CONDITIONS
- TRUNK DAMAGE
- SUCKER GROWTH
- WIRES/NAILS
- FIRE DAMAGE
- POOR FORM
- COOPM. STEMS
- 
- 
- 
- 

**TREATMENTS:**

- NONE
- REMOVE  TREE  DEAD STUMPS  DEAD WOOD
- PRUNE  CHEAD UP  SUCKER GROWTH  LATERAL W.  E
- TREAT PEST
- CABLE, PIN OR BRACE
- WATER
- FERTILIZE
- REMOVE SOIL AT BASE
- 
- 
- 

**CERTIFICATION:**

TREE CONSULTANT

LICENSE NO.

DATE













**\*\*\* INITIAL STUDY \*\*\***

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

GENERAL INFORMATION

|                |  |               |  |
|----------------|--|---------------|--|
| I.A. Map Date: | <u>06/18/2007</u>                      | Staff Member: | <u>Tyler Montgomery, Zoning Permits II</u> |
| Thomas Guide:  | <u>588; J-7</u>                        | USGS Quad:    | <u>Malibu Beach</u>                        |
| Location:      | <u>876 Crater Oak Drive, Calabasas</u> |               |  |

**Description of Project:**

*An Oak Tree Permit to authorize the encroachment into the protected zone of nine (9) oak trees in a designated Oak Woodland and within the Cold Creek/Dark Canyon Resource Management Area of the Coastal Zone. The proposed project would remove an existing 5,626 square-foot tennis court. A new septic system and leach field, as well as a 1,200 square-foot swimming pool deck, would be installed in its approximate location.*

Gross Acres: Approximately 1.0 acre

**Environmental Setting:**

*The subject 1-acre parcel is developed with a 4,000 square-foot single-family residence. The property slopes upward from east to west, although the northeastern portion of the property—which currently contains a 5,626 square-foot tennis court—is relatively flat. Portions of the property are irrigated, and the site contains a mixture of ornamental and native plants and grasses. The eastern portion of the property contains several oak trees and is within a designated Oak Woodland of the Coastal Zone. The northeastern portion of the property is also within the Cold Creek/Cark Canyon Resource Management Area of the Coastal Zone. The property is located within the Monte Nido region of the Santa Monica Mountains, which is a relatively hilly, wooded residential area along Cold Canyon Creek, approximately 7 miles south of Calabasas. Properties to the south, east, and west are all developed with single-family residences, while the property to the north is a large open-space parcel.*

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

General Plan: N/A

Community/Area wide Plan: Malibu Coastal Plan – 6 (Residential I — 1 dwelling unit/acre)

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

|     |     |
|-----|-----|
| N/A | N/A |
| N/A | N/A |
| N/A | N/A |

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

**REVIEWING AGENCIES**

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW
- Fire Department
- Environmental Health
- 
- 
-

| <b>IMPACT ANALYSIS MATRIX</b> |                          | <b>ANALYSIS SUMMARY</b> (See individual pages for details) |  |                          |                          |   |
|-------------------------------|--------------------------|--|--|--------------------------|--------------------------|---|
|                               |                          |  | 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>  |
| <b>HAZARDS</b>                | 1. Geotechnical          | 5  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 2. Flood                 | 6  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 3. Fire                  | 7  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> | <i>Very High Fire Hazard Severity Zone</i>                                      |
|                               | 4. Noise                 | 8  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <b>RESOURCES</b>              | 1. Water Quality         | 9  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> | <i>New septic system, Cold Creek/Dark Canyon Resource Management Area</i>       |
|                               | 2. Air Quality           | 10   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 3. Biota                 | 11   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> | <i>Designated Oak Woodland, Cold Creek/Dark Canyon Resource Management Area</i> |
|                               | 4. Cultural Resources    | 12   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> | <i>Oak trees on site</i>  |
|                               | 5. Mineral Resources     | 13   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 6. Agriculture Resources | 14   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 7. Visual Qualities      | 15   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <b>SERVICES</b>               | 1. Traffic/Access        | 16   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 2. Sewage Disposal       | 17   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 3. Education             | 18   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 4. Fire/Sheriff          | 19   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 5. Utilities             | 20   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <b>OTHER</b>                  | 1. General               | 21   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 2. Environmental Safety  | 22   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 3. Land Use              | 23   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 4. Pop/Hous./Emp./Rec.   | 24   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |
|                               | 5. Mandatory Findings    | 25   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |   |

### DEVELOPMENT MONITORING SYSTEM (DMS)

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

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

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

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

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

**Environmental Finding:**

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

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

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

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

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

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

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

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

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_

Determination appealed – see attached sheet.

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

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?<br><i>The project is not located in a Seismic Hazards Zone or Alquist-Priolo Earthquake Fault Zone (Source: California Geological Survey)</i> |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?<br><i>The project is not located in a designated landslide area (Source: California Geological Survey)</i>   |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?  |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?<br><i>A portion of the project site is located within a designated Liquefaction Zone (Source: California Geological Survey)</i>  |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?<br><i>The proposed project is not a sensitive use.</i>  |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?<br><i>The project site does not propose any grading or alteration of topography.</i>   |
| g. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?  |
| h. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

**STANDARD CODE REQUIREMENTS**

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

*The project would not intensify the use of the site, as it contains an existing single-family residence.  
The septic system and swimming pool would be subject to review and approval by the Department of Public Health, Environmental Health Division.*

**CONCLUSION**

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

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



### HAZARDS - 3. Fire

#### SETTING/IMPACTS

|    | Yes                                 | No                                  | Maybe                               |  |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><i>Source: Wildland and Urban Fire Hazards Map of the Los Angeles County Safety Element</i>   |
| b. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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>County Fire has not made a determination regarding the adequacy of site access.</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?  |
| d. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?<br><i>County Fire has not made a determination regarding adequacy of fire flow pressure.</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)?   |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the proposed use constitute a potentially dangerous fire hazard?  |
| 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 Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design  Compatible Use

*The project seeks to construct non-inhabited facilities, which would be appurtenant to an existing single-family residence. The project would not intensify usage on the site. The fire hazard of the project site, therefore, would not be increased by the proposed project.*

#### 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>No high noise sources are located near the project site.</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 proposed use is not considered sensitive, and there are no sensitive uses in close proximity to the site.</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 project is not likely to substantially increase ambient noise levels in the area.</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>Any temporary increase in ambient noise levels in the project vicinity would be due to minor excavating and construction activity, which is not likely to be substantial.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |

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**STANDARD CODE REQUIREMENTS**

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

**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, or be adversely impacted by **noise**?

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

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                               |  |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?<br><i>The existing residence utilizes a public water supply.</i>   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Will the proposed project require the use of a private sewage disposal system?<br><i>The project proposes to construct a new septic system and leach field.</i>  |
|    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?<br><i>The subject property is not located in an area with high groundwater or near a drainage course.</i> |
| c. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?<br><i>Construction and excavation would be minimal and unlikely to significantly impact the quality of groundwater or storm water runoff.</i>                 |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?<br><i>Post-development activities would not degrade the quality of storm water runoff.</i>            |
| e. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other factors?<br><i>The project site is located within the Malibu Creek watershed.</i>  |

**STANDARD CODE REQUIREMENTS**

|   |  |
|---|--|
| <input type="checkbox"/> Industrial Waste Permit                      | <input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW)               |

**MITIGATION MEASURES**

Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

*Before final approval, the project will be reviewed by the Department of Public Works in order to determine whether it will require a NPDES Permit. Any swimming pool must be reviewed by the Department of Public Health-Environmental Health Division before the issuance of a building permit. The project proposes to install a new septic system, which will be subject to the review processes of Public Works and Public Health.*

**CONCLUSION**

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

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

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?<br><br><i>The project will not create any additional dwelling units or on-site employees.</i>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?<br><br><i>The project is not considered a sensitive use.</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><br><i>The project is not likely to increase local traffic congestion.</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><br><i>The project will not generate dust or hazardous emissions and is not near any source of such.</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><br><i>The project is not likely to conflict with the applicable air quality plan.</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?   |
| 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 emissions which exceed quantitative thresholds for ozone precursors)?<br><br><i>The project will not create any additional dwelling units or generate substantial additional vehicle trips.</i> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES**

Project Design       Air Quality Report

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input 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>A portion of the project site is located within a designated Oak Woodland (Source: California Coastal Commission).</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>All improvements will occur within an area that has been graded and wherein other improvements (a tennis court) currently exists.</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>No major drainage courses are located on the project site (Source: source: USGS Topographic Map, Malibu Beach, California Quadrangle Sheet).</i>  |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?<br><i>The project site is located within a designated Oak Woodland (Source: California Coastal Commission).</i>  |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?<br><i>The project will encroach into the protected zone of nine (9) oak trees.</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 not a habitat for any known sensitive species (Source: California Natural Diversity Database).</i>  |
| g. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)?   |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size       Project Design       ERB/SEATAC Review       Oak Tree Permit

*All proposed improvements will be constructed on land that has been previously graded and/or developed.*

*Before final approval, the project shall be subject to review by the Environmental Review Board (ERB) and shall obtain an approved Oak Tree Permit.*

**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 type="checkbox"/>            | <input checked="" 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><br><i>The project site contains numerous oak trees.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site contain rock formations indicating potential paleontological resources?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site contain known historic structures or sites?<br><br><i>No known historic structures or sites or contained on the project site.</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?  |
| 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><br><i>No known paleontological resources are contained on the project site.</i>  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors?  |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

*The applicant shall agree to suspend construction in the vicinity of a cultural or paleontological resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist or paleontologist can examine them and determine appropriate mitigation measures.*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 5.Mineral Resources**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?<br><u>No known mineral resources are on the project site.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?                               |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?<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 **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? |
|    |                          |                                     |                          | <i>The proposed project would not convert farmland to non-agricultural use.</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?  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

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**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 project site is not located near a scenic highway or scenic corridor, and it will not adversely impact the local viewshed.</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><i>There are no regional riding or hiking trails in the immediate vicinity.</i>   |
| 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><i>The project site is located in an area developed with single-family residences.</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?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)?  |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Visual Report

Compatible Use

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?<br><i>The project will not result in any additional dwelling units.</i>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?<br><i>The project will not result in a significant increase in trip generation or create any other hazardous traffic conditions.</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?   |
| 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 project will not intensify the site's current use and will not affect its current emergency access.</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>The project will not result in a significant increase in trip generation.</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)?   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

|   |  |
|---|--|
| <input type="checkbox"/> <b>MITIGATION MEASURES</b>                             | <input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>                   |
| <input type="checkbox"/> Project Design <input type="checkbox"/> Traffic Report | <input type="checkbox"/> 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? |
|    |                          |                                     |                          | <i>The subject property is served by a private septic system.</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?                    |
| c. | <input type="checkbox"/> | <input 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**

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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 would not create any additional dwelling units. The project site is served by the Las Virgenes Unified School District.</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>The proposed project would not create any additional dwelling units.</i>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?   |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

**CONCLUSION**

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

Potentially significant

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

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <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 nearest fire station is approximately 1 mile to the south of the subject property.</i></p> <p><i>The nearest sheriff's substation is approximately 8 miles to the northwest of the subject property.</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>  |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p>Other factors?</p> <hr/> <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><br><i>The project site has an adequate public water supply for domestic needs.</i>  |
| b. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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><br><i>County Fire has not evaluated the project site for adequacy of fire flow pressure.</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><br><i>The project site is already served by utilities.</i>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are there any other known service problem areas (e.g., solid waste)?<br><br>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)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| f. | <input type="checkbox"/> | <input 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**

*The project seeks to construct non-inhabited facilities, which would be appurtenant to an existing single-family residence. The project would not intensify usage on the site. The fire hazard of the project site, therefore, would not be increased by the proposed project.*

**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?<br><u><i>Energy resources will not be used inefficient for the proposed project.</i></u>  |
| 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?<br><u><i>The project will not change the patterns, scale, or character of the area.</i></u> |
| 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?<br><u><i>The project would not convert farmland to a non-agricultural use.</i></u>                                    |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?<br>_____<br>_____   |

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Compatible Use

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

|    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site?   |
| 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?  |
| 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?   |
| 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? |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?                   |
| i. | <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?  |
| j. | <input type="checkbox"/> | <input 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 "6" (Residential I) Land Use designation is consistent with a single-family residence on a 1-acre parcel.</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 A-1-1 (Light Agriculture—1-acre minimum lot size) zone is consistent with a single-family residence on a 1-acre parcel.</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 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?<br><i>The project would not create any additional dwelling units.</i>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?<br><i>The project site is not in an undeveloped area and would not extend major infrastructure.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br><i>The project would not eliminate any housing units.</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>The project would not create any additional dwelling units or employment centers.</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>The project would not create any additional dwelling units.</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>The project would not eliminate any housing units.</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?</p> <p><i>Due to the design of the project proposal and the Oak Tree Permit and ERB review process, any potential impacts regarding fire hazard, water quality, biota, and cultural resources would be less than significant.</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>  |
| 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>  |

### 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