

Hearing Officer Transmittal Checklist

Hearing Date
02/19/13
Agenda Item No.
5

Project Number: R2010-00492-(5)
Case(s): Oak Tree Permit No. 201000024
Environmental Assessment Case No. 201000043
Planner: Michele Bush

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
 R2010-00492-(5) 02/19/2013

REQUESTED ENTITLEMENTS
ROAK 201000024
RENV 201000043

PROJECT SUMMARY

OWNER / APPLICANT

Miran Yeromian / William R. McKinley

MAP/EXHIBIT DATE

May 2010

PROJECT OVERVIEW

The project proposes the removal of one oak tree and the encroachment into the protected zone of another, both identified as Coast Live Oak in an oak tree report dated May 14, 2010, prepared by William R. McKinley, Consulting/Certified Arborist, in association with the construction of a 12-unit apartment building (RPP 201000357).

LOCATION

1941 WALTONIA DRIVE, MONTROSE,
 La Crescenta-Montrose

ACCESS

Waltonia Drive

ASSESSORS PARCEL NUMBER(S)

5807-013-017

SITE AREA

0.58 Acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Policy

ZONED DISTRICT

MONTROSE

LAND USE DESIGNATION

3 (Medium Density Residential - 12 to 22 du/ac)

ZONE

R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED UNITS

12

MAX DENSITY/UNITS

14

COMMUNITY STANDARDS DISTRICT

LA CRESCENTA-MONTROSE

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

CASE STATUS

Hearing Officer – 02/19/2013

CASE PLANNER:

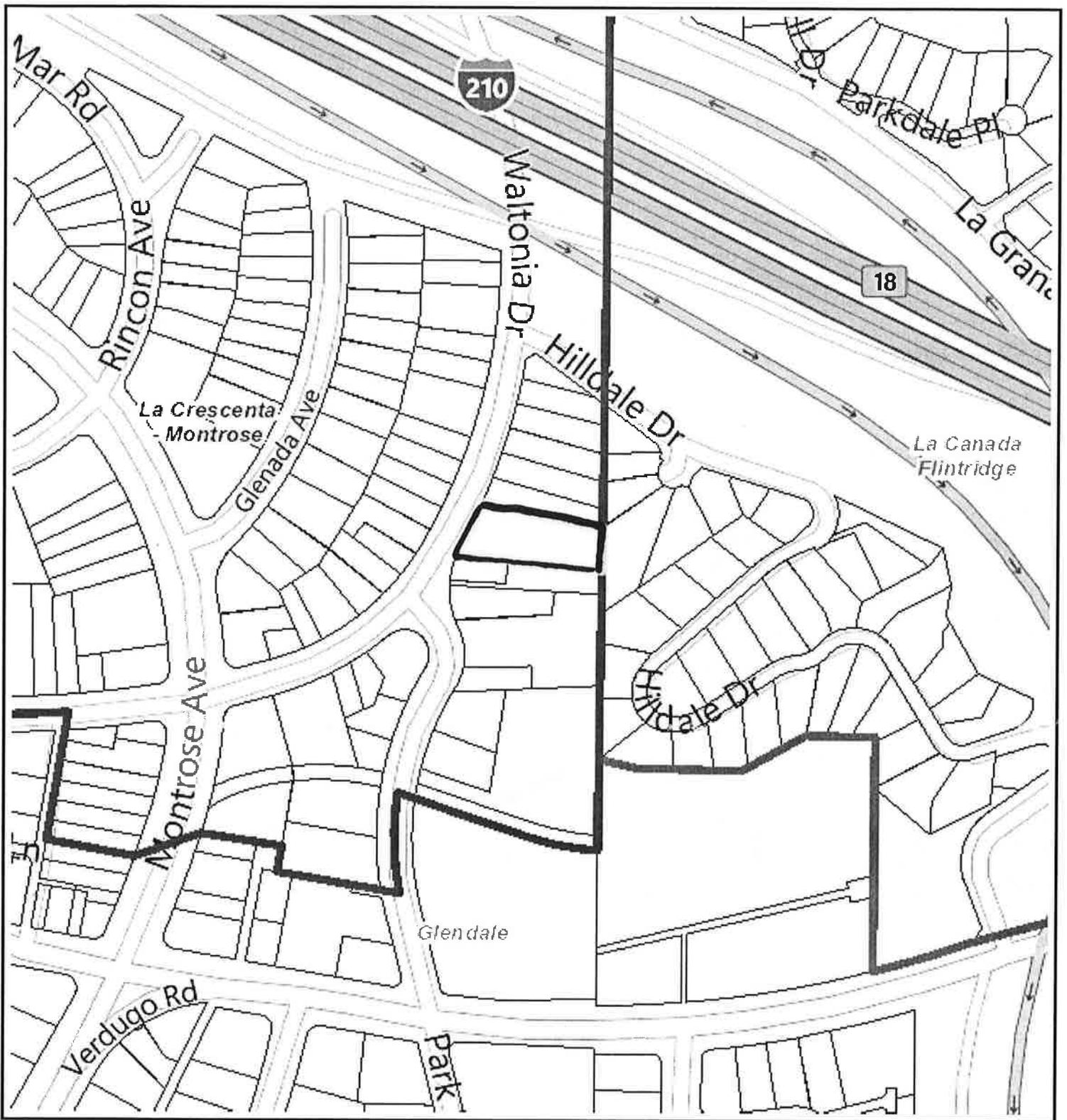
Michele Bush

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

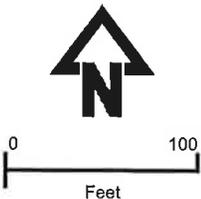
mbush@planning.lacounty.gov



Department of Regional Planning

Printed: Sep 11, 2012

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ENTITLEMENTS REQUESTED

- Oak Tree Permit to authorize the removal of one oak tree and the encroachment into the protected zone of another oak tree pursuant to County Code Section 22.56.2080 in the R-3 (Limited Multiple Residence) Zone.

PROJECT DESCRIPTION

The grant authorizes the removal of one oak tree and the encroachment into the protected zone of another, both identified as Coast Live Oak in an oak tree report dated May 14, 2010, prepared by William R. McKinley, Consulting/Certified Arborist, in association with the construction of a 12-unit apartment building (RPP 201000357).

SITE PLAN DESCRIPTION

The site plan depicts both oak trees, one to be removed and one to be encroached upon, being located toward the rear of the property, along with the four additional oak trees on the site. The proposed three-story, apartment building will consist of parking at the ground level with 12 units between the second and third levels. The proposed height of the structure is 35 feet. The project will provide 27 parking spaces to accommodate residents and guests. In addition to parking, the first level of the structure will include a trash and recycling enclosure and storage areas for residents. The project also proposes common open space with amenities.

EXISTING ZONING

The subject property is zoned R-3 (Limited Multiple Residence), and located within the La Crescenta-Montrose Community Standards District (CSD).

Surrounding properties are zoned as follows:

- North: R-3 (Limited Multiple Residence)
- South: R-3 (Limited Multiple Residence)
- East: City of La Canada Flintridge
- West: R-3 (Limited Multiple Residence)

EXISTING LAND USES

The subject property is developed with two single-family residences (to be demolished).

Surrounding properties are developed as follows:

- North: Multi-Family Residential
- South: Multi and Single-Family Residential
- East: Single-Family Residential
- West: Single-Family Residential

PREVIOUS CASES/ZONING HISTORY

The subject property was created as a part of Tract No. 1701 for multi-family residential purposes. The residential uses on the site were built in 1951.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation

of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of potential significant environmental impact found to be less than significant with project mitigation include the following:

- Air Quality – In order to mitigate the environmental impact:
 - dust suppression engineering controls will be employed
- Biological Resources – In order to mitigate the environmental impact:
 - chain link fencing will be installed around the protected zone of the remaining trees,
 - an expert will be provided to supervise all excavation or grading proposed within protected zones and monitor and certify implementation of all conditions,
 - a monitor will be on-site to ensure there is no dumping of materials within five feet beyond the drip line of the remaining trees,
 - grading and on-site storage will be monitored,
 - trenching/digging activities will be monitored on-site,
 - excavation activities will be monitored on-site,
 - a qualified arborist will be obtained to monitor pruning of tree branches and assist with pruning requirements,
 - irrigation and landscape plans will be submitted for approval by a licensed landscape architect or qualified arborist,
 - a minimum of two, 24-inch box size Coast Live Oak trees will be planted on the site as mitigation for the one Oak tree to be removed
- Geology/Soils – In order to mitigate the environmental impact:
 - erosion control measures indicated in the Grading Code will be employed
- Noise – In order to mitigate the environmental impact:
 - noise engineering controls will be employed.
- Public Services – In order to mitigate the environmental impact:
 - Library facilities mitigation fee will be paid
- As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the 3 (Medium Density Residential – 12 to 22 du/ac) of the Los Angeles County General Plan. This land use designation is intended for medium-scale, multi-family and single-family residences. The proposed multi-family residential use is consistent with

the General Plan and is therefore consistent with the permitted uses of the underlying land use category.

Zoning Ordinance and Development Standards Compliance

The subject property is located in the R-3 (Limited Multiple Residence) Zone. Multi-family residential uses are allowed in the R-3 Zone and within the La Crescenta-Montrose CSD.

Neighborhood Impact/Land Use Compatibility

The subject property consists of the multi-family use. Surrounding land uses consist of multi-family residential to the north, multi-family and single-family residential to the south and single-family residential to the east and west. The use is consistent and compatible with the surrounding community.

The oak trees on the subject property have been inspected by County Fire/forestry and a Certified Arborist will be hired to ensure work is done to high industry standards.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Upon further review, Tree #1 was determined to be a Heritage Oak Tree. The Forestry Division has recommended a mitigation measure requiring the Heritage Tree, to be removed, be replaced at a rate of ten to one (10:1) for a total of ten (10) trees of the Oak genus. 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.

Based on comments in a letter from the County of Los Angeles Fire Department, Forestry Division, dated September 9, 2010, the Oak Tree Report is accurate and complete as to the location, size, condition and species of the oak trees on the site.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

An Oak Tree Report prepared by William R. McKinley, Certified Consulting Arborist, dated May 14, 2010, demonstrated that the tree to be removed (#1) appears to be very stressed and is slightly below average health and condition and the severe canopy loss coupled with the soil-fill grading and compaction operations proposed within the tree's root zone would severely impact this tree and would most likely result in the tree's decline and death. The report also indicated the tree to be encroached upon (#2) appears to be very stressed and is in very poor health and condition. The report recommends tree #2 and the additional four trees would benefit from removal of deadwood, insect treatment, mulch drilling, deep watering and regular maintenance pruning where necessary, if their condition is to improve.

Based on comments in a letter from the Crescenta Valley Town Council, Land Use Committee, dated January 17, 2013, the Committee voted six to two, with one member abstaining, to recommend to Regional Planning that Oak Tree Permit Number 201000024 be approved.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by newspaper.

PUBLIC COMMENTS

No public comments have been received.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project Number R2010-00492-(5), Oak Tree Permit Number 201000024, subject to the attached conditions.

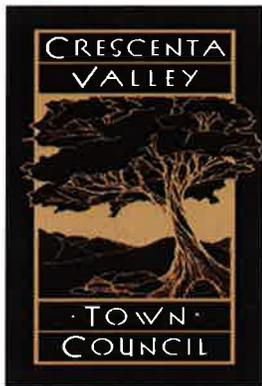
I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE PROJECT NUMBER R2010-00492-(5)/OAK TREE PERMIT NUMBER 201000024 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Michele Bush, Principal Regional Planning Assistant, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document (Initial Study & MMP)
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM:mrb
02/19/13



CRESCENTA VALLEY TOWN COUNCIL

January 17, 2013

Michelle Bush
Principal Regional Planner
Department of Regional Planning Zoning
Permits Section
320 West Temple St.
Los Angeles, CA 90012

Cheryl Davis
President

Frank Beyt
Vice President

Daniel Cheung
Recording Secretary

Danette Erickson
Treasurer

Robbyn Battles
Corresponding
Secretary

COUNCIL MEMBERS

Charles Beatty

Mike Claessens

Harry Leon

Dr. Young Seok Suh

Robert Thomas, alternate

Leslie Dickson, alternate

Marti Marshall, alternate

**Re: *Project R2010-00492; Oak Tree Removal Permit Number T201000024
1941 Waltonia Dr., Montrose, CA***

Dear Mr. Estes,

The Crescenta Valley Town Council Land Use Committee held a public meeting regarding the above referenced oak tree permit on December 13, 2012, where the arborist and the architect made presentations to the public. Next door neighbor Paul Grattinger (1949 Waltonia) was present and the neighbor across the street, Thomas Harris (1940 Waltonia) sent an email and both property owners opposed removal of the oak tree in question.

No definitive decision was reached so on January 17, 2013, the Land Use Committee made its recommendation to the Crescenta Valley Town Council to return the permit application to Regional Planning for their decision on this matter.

After further discussion the Crescenta Valley Town Council did not accept the Land Use Committee's recommendation and voted six to two, with one member abstaining, to **recommend to Regional Planning that Oak Tree Removal Permit Number T201000024, be approved.**

Thank you for your consideration regarding our community.

President

Cheryl Davis

"The Community that Cares"



**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00492-(5)
OAK TREE PERMIT NO. 201000024**

1. **ENTITLEMENT REQUESTED.** The applicant is requesting an Oak Tree Permit to authorize the removal of one oak tree and the encroachment into the protected zone of another oak tree pursuant to County Code Section 22.56.2080 in the R-3 (Limited Multiple Residence) Zone.
2. **HEARING DATE.** February 19, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **PROJECT DESCRIPTION.** The grant authorizes the removal of one oak tree and the encroachment into the protected zone of another, both identified as Coast Live Oak in an oak tree report dated May 14, 2010, prepared by William R. McKinley, Consulting/Certified Arborist, in association with the construction of a 12-unit apartment building (RPP 201000357).
5. **LOCATION.** 1941 Waltonia Drive, Unincorporated Montrose
6. **SITE PLAN DESCRIPTION.** The site plan depicts both oak trees being located toward the rear of the property. The proposed three-story, apartment building will consist of parking at the ground level with 12 units between the second and third levels. The proposed height of the structure is 35 feet. The project will provide 27 parking spaces to accommodate residents and guests. In addition to parking, the first level of the structure will include a trash and recycling enclosure and storage areas for residents. The project also proposes common open space with amenities.
7. **EXISTING ZONING.** The subject property is zoned R-3 (Limited Multiple Residence), in the La Crescenta-Montrose Community Standards District. Surrounding properties are zoned as follows:
 - North: R-3 (Limited Multiple Residence)
 - South: R-3 (Limited Multiple Residence)
 - East: City of La Canada Flintridge
 - West: R-3 (Limited Multiple Residence)
8. **EXISTING LAND USES.** The subject property is developed with two single-family residences (to be demolished). Surrounding properties are developed as follows:
 - North: Multi-Family Residential
 - South: Multi and Single-Family Residential
 - East: Single-Family Residential
 - West: Single-Family Residential

9. **PREVIOUS CASES/ZONING HISTORY.** The subject property was created as a part of Tract No. 1701 for multi-family residential purposes. The residential uses on the site were built in 1951.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The subject property is located within the 3 (Medium Density Residential – 12 to 22 du/ac) of the Los Angeles County General Plan. This land use designation is intended for medium-scale, multi-family and single-family residences. The proposed multi-family residential use is consistent with the General Plan and is therefore consistent with the permitted uses of the underlying land use category.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is located in the R-3 (Limited Multiple Residence) Zone. Multi-family residential uses are allowed in the R-3 Zone.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property consists of the multi-family use. Surrounding land uses consist of multi-family residential to the north, multi-family and single-family residential to the south and single-family residential to the east and west.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Based on comments in a letter from the County of Los Angeles Fire Department, Forestry Division, dated September 9, 2010, the Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** An Oak Tree Report prepared by William R. McKinley, Certified Consulting Arborist, dated May 14, 2010, demonstrated that the tree to be removed (#1) appears to be very stressed and is slightly below average health and condition and the severe canopy loss coupled with the soil-fill grading and compaction operations proposed within the tree's root zone would severely impact this tree and would most likely result in the tree's decline and death. The report also indicated the tree to be encroached upon (#2) appears to be very stressed and is in very poor health and condition. The report recommends tree #2 and the additional four trees would benefit from removal of deadwood, insect treatment, mulch drilling, deep watering and regular maintenance pruning where necessary, if their condition is to improve.

Based on comments in a letter from the Crescenta Valley Town Council, Land Use Committee, dated January 17, 2013, the committee voted six to two, with one member abstaining, to recommend to Regional Planning that Oak Tree Permit Number 201000024 be approved.

15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Section 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by newspaper.
16. **PUBLIC COMMENTS.** No public comments have been received.

OAK TREE PERMIT SPECIFIC FINDINGS

17. The proposed 12-unit multi-family dwelling will require the removal of one oak tree and will slightly encroach upon the protected zone of one tree. Four oak trees will remain unharmed on the subject property.

Therefore, the proposed construction will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56 on the subject property.

18. The removal of the tree, which is a 40-inch diameter coast live oak, will not result in soil erosion. The tree is on level ground. All drainage shall conform to county regulations.

Therefore, the removal or relocation of the oak tree proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

19. The removal of the tree is necessary because its existence at its present location frustrated the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density. The existence of the tree prevents the development of the maximum permitted number of units.

Therefore, placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized and removal of the oak tree proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

ENVIRONMENTAL DETERMINATION

20. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.

Based on the Initial Study, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project.

21. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head

of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56 on the subject property; and
- B. That there will be no resulting soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the removal of oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

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

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that although the proposed project could have a significant effect on the environment, there will not be a significant effect for this project because revisions in the project have been made by or agreed to by the project proponent, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program.
- 2. In view of the findings of fact and conclusions presented above, Oak Tree Permit No. 201000024 is Approved subject to the attached conditions.

MM:mrb
02/19/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

The grant authorizes the removal of one oak tree and the encroachment into the protected zone of another, both identified as Coast Live Oak in an oak tree report dated May 14, 2010, prepared by William R. McKinley, Consulting/Certified Arborist, in association with the construction of a 12-unit apartment building (RPP 201000357), subject to the following conditions:

1. This permit shall not be effective until a plot plan is approved for the construction of the proposed three-story, apartment building consisting of parking at the ground level with 12 units between the second and third levels, demonstrating the need to remove/encroach upon the said trees.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and until all required fees have been paid pursuant to the attached County Forester's letter dated May 14, 2010 and Condition Nos. 7, 14 and 17. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 6 and 14 shall be effective immediately upon the date of final approval of this grant by the County. The affidavit shall be filed by **April 20, 2013**.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds at \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.
8. If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
11. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated

September 9, 2010 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

- a. The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for each heritage tree removed for a total of ten (10) trees.
 - b. 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.
12. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
13. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
14. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (\$2,156.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
15. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
16. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval

or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

17. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

Attachment: County Forester's Letter dated **September 9, 2010**.

K-2010-00492



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

SEP 15 2010

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

September 9, 2010

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

Dear Mr. Estes:

OAK TREE PERMIT #2010-00024, 1941-45 WALTONIA DRIVE, MONTROSE

We have reviewed the "Request for Oak Tree Permit #2010-00024." The project is located at 1941-45 Waltonia Drive in the unincorporated area of Montrose. 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 William R. McKinley, the consulting arborist, dated May 14, 2010.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

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

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

- | | | | | | | | |
|--------------|-----------|------------------|----------------------|-----------|----------------------|-----------------------|------------------|
| AGOURA HILLS | BRADBURY | CUDAHY | HAWTHORNE | LA MIRADA | MALIBU | POMONA | SIGNAL HILL |
| ARTESIA | CALABASAS | DIAMOND BAR | HIDDEN HILLS | LA PUENTE | MAYWOOD | RANCHO PALOS VERDES | SOUTH EL MONTE |
| AZUSA | CARSON | DUARTE | HUNTINGTON PARK | LAKESIDE | NORWALK | ROLLING HILLS | SOUTH GATE |
| BALDWIN PARK | CERRITOS | EL MONTE | INDUSTRY | LANCASTER | PALMDALE | ROLLING HILLS ESTATES | TEMPLE CITY |
| BELL | CLAREMONT | GARDENA | INGLEWOOD | LAWDALE | PALOS VERDES ESTATES | ROSEMEAD | WALNUT |
| BELL GARDENS | COMMERCE | GLENDORA | IRVINDALE | LOMITA | PARAMOUNT | SAN DIMAS | WEST HOLLYWOOD |
| BELLFLOWER | COVINA | HAWAIIAN GARDENS | LA CANADA FLINTRIDGE | LYNWOOD | PICO RIVERA | SANTA CLARITA | WESTLAKE VILLAGE |
| | | | LA HABRA | | | | WHITTIER |

of construction and four (4) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link 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.
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 REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of one (1) heritage tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 1 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 2 on the applicant's site plan 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:

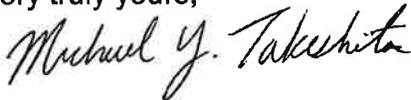
10. The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for each heritage tree removed for a total of ten (10) trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result 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 permitted Oak tree removals. 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.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT: jl

Enclosure



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

1 Removal 1 Encroachment 5 To Remain 6 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.

THE PROPOSED ¹² ~~14~~ UNIT MULTI-FAMILY DWELLING WILL REQUIRE THE REMOVAL OF ONE OAK TREE AND WILL SLIGHTLY ENCROACH UPON THE PROTECTED ZONE OF ONE TREE. FOUR OAKS NOT ENCROACHED UPON!

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.

THE REMOVAL OF TREE #1 - 40 INCH DIA. COAST LIVE OAK WILL NOT RESULT IN SOIL EROSION. THE TREE IS ON LEVEL GROUND. ALL DRAINAGE SHALL CONFORM TO COUNTY PLANNING REGULATIONS.

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.

THE REMOVAL OF TREE #1 OAK IS NECESSARY BECAUSE ITS EXISTENCE AT ITS PRESENT LOCATION FRUSTRATES THE PLANNED IMPROVEMENT OR PROPOSED USE OF THE SUBJECT PROPERTY TO SUCH AN EXTENT THAT ALTERNATIVE DEVELOPMENT PLANS CANNOT ACHIEVE THE SAME PERMITTED DENSITY. THE EXISTENCE OF TREE #1 PREVENTS THE DEVELOPMENT OF THE MAXIMUM PERMITTED NUMBER OF UNITS.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 19, 2013

William R. McKinley
1734 Del Valle Avenue
Glendale, CA 91208

SUBJECT: INITIAL STUDY DETERMINATION LETTER
Project: R2010-00492-(5)
Case: Environmental Assessment No. 201000043

On February 19, 2013, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration

If you have any questions regarding the above determination or environmental document preparation, please contact Michele Bush of the Zoning Permits East Section at (213) 974-6435, Monday to Thursday between 7:30 a.m. and 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

BWM:MM:mrb

C: Varoozh Saroian, 128 S. Kenwood Street, Glendale, CA 91205

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Environmental Determination: Mitigated Negative Declaration
Project Number R2010-00492-(5)
Environmental Case Number 201000043

1. Project Description:

Oak Tree Permit to authorize the removal of one oak tree and the encroachment into the protected zone of another, in association with the construction of a 12-unit apartment building (RPP 201000357). The Plot Plan includes the demolition of two existing structures to construct a new three-story apartment building with parking on the first level and units on the second and third levels. The project proposes grading at 800 cubic yards of cut and 950 cubic yards of fill. The project site is currently served by public water and utilities.

2. Project Location:

1941 Waltonia Drive, Montrose
APN 5807-013-017

3. Proponent:

Miran Yeromian, 910 E. Cypress Avenue, Burbank, CA 91501

4. Findings of No Significant effect:

The initial study determined that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures.

5. Location and custodian of record of proceedings:

The location and custodian of the record of proceedings on which adoption of this Mitigated Negative Declaration is based is: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012.

Prepared by Michele Bush

February 19, 2013

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: R2010-00492/ROAK 201000024/RENV 201000043

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Michele Bush (213) 974-6435

Project sponsor's name and address: Miran Yeromian 910 E. Cypress Avenue, Burbank, CA 91501

Project location: 1941 Waltonia Drive, Montrose, CA 91020

APN: 5807-013-017 USGS Quad: Pasadena

Gross Acreage: 0.58

General plan designation: 3 (Medium Density Residential – 12 to 22 du/ac)

Zoning: R-3 Limited Multiple Residence / La Crescenta-Montrose CSD

Description of project: Oak Tree Permit to authorize the removal of one oak tree and the encroachment into the protected zone of another, in association with the construction of a 12-unit apartment building (RPP 201000357). The Plot Plan includes the demolition of two existing structures to construct a new three-story apartment building with parking on the first level and units on the second and third levels. The project proposes grading at 800 cubic yards of cut and 950 cubic yards of fill. The project site is currently served by public water and utilities.

Surrounding land uses and setting: The project is located on Waltonia Drive in an urbanized area, approximately 900 feet north of Verdugo Blvd., approximately ¼ mile northwest of the S-2 (Glendale) Freeway, 600 feet southwest of the I-210 (Foothill) Freeway, and approximately 500 feet east of Montrose Avenue. The project site is surrounded by multi-family residential uses to the north and south, and single-family residential uses to the east and west.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>County of Los Angeles</u>	<u>Building Permits</u>
<u>Department of Public Works</u>	

Major projects in the area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
<u>TR 068107</u>	<u>1.6 acre, 1 condo lot, 26 units, pending</u>
<u>RCUP 200600255</u>	<u>0.33 acre, 5-unit apartment complex, denied</u>
<u>TR 53010</u>	<u>0.45 acre, 1 condo lot, 12 units, recorded</u>

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 Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

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

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Sewer Maintenance Division

Regional Significance

- None
- SCAG Criteria
- South Coast Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Crescenta Valley Water Dist.
- School District(s)

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
- Sanitation District
- Public Health/Environmental Health Division: Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- Staff Biologist
- Library

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings
of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michelle R. Bush
Signature (Prepared by)

1/3/2013
Date

[Signature]
Signature (Approved by)

1/3/2013
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines § 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Based on the review of the Countywide Land Use Policy and the County of Los Angeles Trail System Map, the project site is not located within a scenic vista, County-designated scenic resources area or an area containing regional riding or hiking trails.

The proposed project requests the removal of one Coast Live Oak tree and encroachment into the protected zone of another. The County of Los Angeles Fire Department, Forestry Division has recommended conditions of approval and assigned mitigation measures to the proposed project. Four additional oak trees will remain unharmed on the project site.

The proposed project is a three-story, 12-unit apartment structure. It is within the R-3 zone, which allows multi-family residential uses, and meets all setback and height requirements of Title 22 of the County of Los Angeles Zoning Code.

The project site is surrounded by a mix of single and multi-family residential uses. The proposed project will be in keeping with multi-level, multi-family residential uses within a 500-foot radius of the project site.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is in an urbanized area and has been partially disturbed. Based on the review of the California Department of Conservation Farmland Mapping & Monitoring Program, the project site has not been surveyed. The project site is currently zoned R-3 (Limited Multiple Residence).

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Based on the review of Urbemis 2007 Summary Report for Annual Emissions (Pounds/Day), it does not appear the project will obstruct implementation of applicable air quality plans of the SCAQMD; the project will not violate any federal or state air quality standard or contribute substantially to any air quality violation; and the project will not exceed the significance thresholds of any AQMD.

Based on the review of the Ambient Air Quality Standards, the project will not result in a cumulatively considerable net increase of pollutants.

Based on the review of project information, the project site is surrounded by residential uses. There are no sensitive receptors within the immediate vicinity of the project site. While there might be odors during the construction of the project, they are not expected to affect a substantial number of people. The contractor must follow all development guidelines of the County of Los Angeles and follow all best management practices during construction. A letter from the County of Los Angeles Department of Public Health, dated June 22, 2011, dust suppression engineering controls should be applied during demolition and construction. These controls include, but are not limited to, water irrigation, dust cover tarps and single entrance and exit.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(junipers, Joshuas, southern California black walnut, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project site is in an urbanized area that is partially disturbed. However, with the number of Oak Trees on the site and in the immediate area of the project site, there is potential for sensitive species on-site, such as the pallid bat that roosts in bole cavities of Oak Trees. A search of the CNDDDB records in E-Net indicated that the applicant's parcel occurs within mapped habitat for silver-haired bat (*Lasiurus noctivagans*) - which is only tracked by CDFG for informational purposes. However, the following bats are species of special concern that were identified during a separate 9-Quad USGS analysis using the CDFG CNDDDB QuickViewer database for the Pasadena orthophoto quadrangle: western yellow bat (*Lasiurus xanthinus*), pallid bat (*Antrozous pallidus*), and western mastiff bat (*Eumops perotis californicus*). The American peregrine falcon (*Falco peregrinus anatum*) is a fully-protected species by CDFG also known to occur within the Pasadena quadrangle. Clearing of the project site in 1920 to construct the first building likely removed suitable habitat for all the remaining plants and terrestrial animals listed in CNDDDB for the Pasadena quadrangle on the project site.

Based on the review of the County of Los Angeles Significant Ecological Areas Map, the property is not located within an SEA, SEA Buffer Area or SERA. A search of the CNDDDB records in E-Net indicated that the applicant's parcel occurs approximately 400' north of a Southern Sycamore Alder Riparian Woodland. There are no protected wetlands or waters of the United States located on-site. The project site has no blue line streams. The project will comply with the requirements of all Los Angeles County Codes and Ordinances.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in an urbanized area that is partially disturbed. There are no known historical, archaeological, or paleontological resources; or unique geologic features on-site. There are also no indications of burial grounds or cultural resources on-site.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project is required to meet all requirements of the Los Angeles County Green Building Ordinance which includes designing the project to achieve at least 15% more energy efficiency than Title 24 2005 California Energy Efficiency Standards. The project must also meet the requirements of the Los Angeles County Low Impact Development (LID) Ordinance.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

Based on the review of the State of California, Department of Conservation Alquist-Priolo Earthquake Fault Zone Map and the California Geological Survey, Probabilistic Seismic Hazards Mapping Ground Motion Page, the project site is not located within an Earthquake Fault Zone, or a Seismic Hazard Zone.

Based on the review of State of California, Seismic Hazard Zones Map for the Pasadena Quadrangle, the project site is located within a Liquefaction Zone. The project site is not located in a Landslide Zone.

The project site slopes toward the east of the property. The majority of the development will take place on the flatter portion of the site. The project site has previously been graded and built up, 800 cubic yards of cut and 950 cubic yards of fill are proposed and, therefore, appropriate erosion control measures, as dictated by the Grading Code (Title 26, County of Los Angeles Building Code, Appendix J) and recommended by the soils engineer, should be applied.

The project site is currently served by and will use public sewer.

Based on the review of the Los Angeles County Code, Title 22 and County General Plan Conservation and Open Space Element, the project site is not located within a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is partially disturbed and the proposed construction must comply with the requirements of the Los Angeles County Green Building, Drought-Tolerant Landscaping and LID Ordinances, which include energy and resource conservation, tree planting and following best management practices. The property owner must sign, notarize and record a covenant requiring compliance with the Drought-Tolerant Landscaping Ordinance.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of, or physically interfere</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

with, an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

ii) within a high fire hazard area with inadequate access?

iii) within an area with inadequate water and pressure to meet fire flow standards?

iv) within proximity to land uses that have the potential for dangerous fire hazard?

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed project is multi-family residential. No hazardous materials, pressurized tanks or waste will be routinely used, stored, handled or released on the project site. Based on the review of the California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List, the project site is not listed as a hazardous materials site.

Based on the review of the Los Angeles County Airport Land Use Plan, the project site is not located within an airport influence area or in the vicinity of an airport or private airstrip.

The project site is currently served by emergency services, the proposed project will not impair the implementation of any emergency response or evacuation plan.

Based on the review of the California Department of Forestry and Fire Protection, County of Los Angeles Fire Department Incorporated FHSZ City of La Canada Flintridge Tile 1 Map, the project site is not located within a Very High Fire Hazard Severity Zone.

Based on a letter from the County of Los Angeles Fire Department, dated August 5, 2011, the Fire Department will need to review an engineer scale site plan to determine access and water system requirements.

Based on the review of the project's Land Use Map, and Southern California Association of Governments (SCAG) Land Use Mapping (2001), the project site is surrounded by residential uses within a 500-foot radius.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Violate any water quality standards or waste discharge requirements?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

j) Otherwise substantially degrade water quality?

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

A sewer area study is required to determine the impact of the proposed project on existing sewer system. The project shall comply with applicable water quality requirements including NPDES, SUSMP and MS-4. The existing house on the project site is currently served by and will use public water from the Crescenta Valley Water District (CVWD). A will-serve letter is required from CVWD for the proposed project to assess the impact on the existing water system.

Based on a letter, dated October 4, 2011, the Los Angeles County Department of Public Works (DPW) recommended approval of the September 26, 2011 “conceptually approved” site plan. The applicant must abide by the Conditional Letter issued by the DPW on October 4, 2011. The applicant must clarify the amount of discharge is the same pre and post development.

The project must comply with Low-Impact Development (LID) requirements in accordance with the LID Standards Manual. The project site is in an urbanized area and partially disturbed. There are no State designated areas of special biological significance on-site. The project site is currently served by public sewer, no septic tanks are proposed.

The project site is surrounded by single and multi-family residential uses and currently served by public water. The proposed multi-family residential project is not expected to substantially degrade water quality, since it shall comply with all applicable water quality requirements.

Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located within a flood hazard area. Mapping data does not indicate any levee or dam located within the vicinity of the project site. Based on the review of the State of California, Department of Conservation Los Angeles County Tsunami Inundation Maps, the project site is not located within a tsunami inundation zone.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed multi-family residential project is surrounded by single and multi-family residential uses and will continue the character of the community. Based on the review of County plans and project data associated with the subject property, the proposed project will be designed to be consistent with the plan designations. The zoning of the subject property is R-3 (Limited Multiple Residence) which allows apartment houses.

Based on the review of the Los Angeles County Code, Title 22, County General Plan Conservation and Open Space Element and the County of Los Angeles Significant Ecological Areas Map, the project site is not located within a hillside management area or SEA and will not conflict with other applicable land use criteria.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is in an urbanized area that is disturbed. There are no known mineral resources or resource recovery site delineated on the property.

13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?</p> <p>_____</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on a letter from the County of Los Angeles Department of Public Health, dated June 22, 2011, it appears that the project construction would result in a temporary increase in noise levels at the surrounding properties. Therefore, noise engineering controls should be applied during the construction phase of the project. These controls include, but are not limited to, muffler devices on all moving construction vehicles, limited trips of construction vehicles per day, and installation of noise barriers along the property boundaries. The project should adhere to the requirements contained in Title 12, Noise Control Ordinance for the County of Los Angeles.

The proposed project is multi-family residential. The project site is surrounded by single and multi-family residential uses and will not cause a substantial permanent increase in ambient noise levels in the area. Primary parking will be within the first level parking stalls. There will be no amplified sound system.

Based on the review of the Los Angeles County Airport Land Use Plan, the project site is not located within an airport land use plan area or in the vicinity of a private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Cumulatively exceed official regional or local population projections?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a 12-unit apartment building in an area surrounded by single and multi-family residential uses. It will not induce substantial population growth in the area. The apartment building is not expected to exceed official regional or local population projections. The proposed project will create additional housing by replacing vacant residences. The project is the replacement of existing vacant residences. No residents will be displaced.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on a letter from the County of Los Angeles Fire Department, dated August 5, 2011, fire protection serving the area appears to be adequate for the existing development/land use. While each additional development creates greater demands on existing resources and there are other smaller projects in the area, the cumulative impact of these projects appears to have a less than significant impact on fire protection services.

Based on a letter from the County of Los Angeles Sheriff's Department, Crescenta Valley Station, dated June 10, 2011, the project site is located within the jurisdiction of the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department, Crescenta Valley Station, currently provides general law enforcement service to the area, while the California Highway Patrol (CHP) is the law enforcement agency with primary jurisdiction for the enforcement of all traffic related regulation in the unincorporated area. The letter also states this development should have very little, if any, impact for the Sheriff's Department in regards to public safety issues or the delivery of general law enforcement service to the area.

The proposed 12-unit apartment building is not expected to create capacity problems in the school district(s) serving the project site. Montrose Community Park is within a ½ mile of the project site. No new

park facilities will be created. It is not anticipated the 12-unit apartment building will create capacity or service problems.

Based on a letter from the County of Los Angeles Public Library, dated June 23, 2011, the site of the proposed project is located in the La Crescenta Library service area of the County of Los Angeles Public Library (County Public Library). The proposed project would affect the service capacity of the La Crescenta Library.

Since this project is in the unincorporated area served by the County Public Library, it is subject to the County's library facilities mitigation fee. The applicant or its successor in interest will be required to pay the library facilities mitigation fee at the time the building permit for the project is issued. The proposed project is located in the Library's Planning Area 3 (West San Gabriel Valley). The mitigation fee for this area, as of July 1, 2011, which may be adjusted annually based on changes in the Consumer Price Index, is \$839 per residential unit. Therefore, the total mitigation fee that would be required is \$10,068 ($\839×12 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.

No additional public facilities are proposed as a part of the project.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Would the project interfere with regional open space connectivity?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Montrose Community Park is within a 1/2 mile of the project site. The proposed project is not expected to substantially increase the use of the park and does not include or require the expansion of recreation facilities. There is no requirement to provide additional parkland. The project site is located in an area that is largely disturbed. There is no area of regional open space connectivity on the project site.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Result in inadequate emergency access?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the review of project data and the Los Angeles County General Plan, the proposed project will not conflict with any plans or ordinances related to transportation or traffic. The structure is a continuation of the residential uses in the vicinity. The project is not expected to exceed the County Congestion Management Plan Transportation Impact Analysis thresholds. The proposed project is a multi-family use and is not located within the vicinity of an airport use. The project is designed to meet all County of Los Angeles Code requirements. The proposed project is replacing existing vacant residences. There will be no substantial increase in hazards due to design features. The project site is fully accessible from Waltonia Drive. Based on the review of the County General Plan Mobility Element, the project will not conflict with any County plans, policies or development standards. The project will be built on a site previously occupied by residential uses.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project site is currently served by the Crescenta Valley Water District. No new water or wastewater treatment facilities or expansion of existing facilities will occur as a part of this project. A will-serve letter and sewer area study are required to assess the impact of the project on the wastewater system.

Based on a letter, dated October 4, 2011, the Los Angeles County Department of Public Works (DPW) recommended approval of the September 26, 2011 "conceptually approved" site plan. The applicant must abide by the Conditional Letter issued by the DPW on October 4, 2011. Applicant must clarify the amount of discharge is the same pre and post development.

A will serve letter is required from CVWD to assess the impact of the proposed project on the water system. Based on the review of County requirements and per Los Angeles County Code Section 12.84.460, the project shall comply with the LID Standards Manual.

The project site is in an urbanized area that is currently served by solid waste disposal services, it is not expected to create capacity problems.

The project site is currently served by public utilities. The project is required to meet all requirements of the Los Angeles County Green Building Ordinance which includes designing the project to achieve at least 15% more energy efficiency than Title 24 2005 California Energy Efficiency Standards. The project must also meet the requirements of the Los Angeles County Low Impact Development (LID) Ordinance.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to 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, substantially 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? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is in an urbanized area that is partially disturbed. However, with the number of Oak Trees on the site and in the immediate area of the project site, there is potential for sensitive species on-site. The project site has previously been partially built out. The 12-unit apartment building will replace the residences previously on the property. Although the proposed project will intensify the use of the site, it will be a continuation the residential use of the site and multi-family uses surrounding the project site. The residential use will not cause substantial adverse effects on human beings.

**MITIGATION MONITORING PROGRAM
PROJECT NO. R2010-00492 / OAK TREE PERMIT NO. 201000024 / ENV NO. 201000043**

The Department of Regional Planning staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
AIR QUALITY					
1	Dust suppression engineering controls should be applied during demolition and construction. These controls include, but are not limited to, water irrigation, dust cover tarps and single entrance and exit.	Employ dust suppression engineering controls (indicate on plans) *submit approved plans, with notation, for review	Prior to issuance of building permits	Applicant Contractor	Department of Public Health
BIOLOGICAL RESOURCES					
2	Trees to be preserved during demolition, grading and construction shall have the installation of chain link fencing not less than four feet in height around the protected zone of the trees shown on the site plan. Said fencing shall be in place and inspected by the County Forester and Fire Warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden.	Installation of chain link fencing *site visit verification	Throughout the entire period of development	Applicant	County Forester/ Fire Warden Department of Regional Planning
3	Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading	Provide expert to supervise all excavation or grading proposed	During all excavation and grading proposed within protected	Applicant	County Forester/ Fire Warden Department of

	proposed within the protected zones and to further supervise, monitor and certify to the County Forester and Fire Warden the implementation of all conditions imposed in connection with the applicant's oak tree permit.	within protected zones and certify implementation of all conditions *submit contract/agreement with specialist for approval	zones		Regional Planning
4	Prohibit dumping of all paints, solvents, stucco, cement, concrete, mortar, excess soil and other foreign materials within the area defined as five feet beyond the drip line of the trees to be preserved.	Monitor and prohibit dumping of all materials on-site *submit monitoring schedule for approval	Throughout the entire period of development	Applicant Contractor	County Forester/Fire Warden Department of Regional Planning
5	Avoid or at least minimize grading (cutting or adding soil), storage of vehicles and building materials within the area defined as five feet beyond the drip line or fenced area or trees to be preserved.	Monitor grading and storage on-site *submit monitoring schedule for approval	Throughout the entire period of development	Applicant Contractor	County Forester/Fire Warden Department of Regional Planning
6	Avoid or at least minimize all trenching or continuous digging for utilities, i.e. sewer, plumbing or electrical or building footings and foundations within the area defined as five feet beyond the drip line of trees to be protected. Such footings or foundations must be hand-dug avoiding large roots one inch diameter and larger. Consult a qualified arborist for root care guidance and direction. Roots, which are encountered during excavation, should be avoided if possible. Roots, which are cut, torn or damaged, must be pruned back to the side of the excavation with a clean, sharp pruning tool. Root ends must be kept moist. Where possible cover the root ends	Monitor trenching/digging activities on-site *submit monitoring schedule for approval Monitor excavation activities on-site *submit monitoring schedule for	Throughout the entire period of development	Applicant Contractor Applicant Contractor	County Forester/Fire Warden Department of Regional Planning County Forester/Fire Warden Department of Regional Planning

<p>with moist burlap or cloth until back-fill can occur. Water exposed root ends 2 to 3 times per day until back-fill can occur to prevent the root ends from drying out.</p> <p>Pruning of tree branches should be done under the supervision of a qualified arborist. Pruning may be necessary to provide clearance for vehicles, equipment and pedestrians. Pruning should attempt to eliminate dead wood, enhance the structure, eliminate defects and provide building clearance. In general, the goal is avoid unnecessary cuts over 2 inches in diameter and not remove more than 25% of the tree's foliage at one-time. In the case of Coast Live Oak trees, they should have no more than 10% of the live wood removed at the time of pruning. Tree pruning must conform to International Society of Arboriculture Guidelines and ANSI 300 Pruning Standards.</p>	<p>approval</p> <p>Obtain a qualified arborist to monitor pruning of tree branches</p> <p>*submit contract/agreement with arborist for approval</p>	<p>During any pruning activities</p>	<p>Applicant</p> <p>Qualified Arborist</p>	<p>County Forester/Fire Warden</p> <p>Department of Regional Planning</p>
<p>Timing of pruning is very important. It is important to know the pruning requirements of your trees. A qualified arborist can assist you with identifying trees and their individual needs. Prune deciduous Oaks such as Valley Oak in winter and evergreen Oaks such as Coast Live Oak in the summer. Pruning the trees at the correct time of year reduces stress and prevents insects and disease from attacking a weakened host.</p>	<p>Obtain a qualified arborist to assist with pruning requirements</p> <p>*submit contract/agreement with arborist for approval</p>	<p>During any pruning activities</p>	<p>Applicant</p> <p>Qualified Arborist</p>	<p>County Forester/Fire Warden</p> <p>Department of Regional Planning</p>
<p>Irrigation and landscape plans and installation must be reviewed and approved by a licensed landscape architect or qualified arborist to insure that the trees requirements are met. No irrigation trenching must be allowed within the drip line of trees to be preserved. Mulch or wood chips or shavings must be applied at a depth of 2 to 4 inches under the drip line of the trees. Landscaping near the Coast Live Oaks should be compatible with the watering requirements of native Oaks. California native plants should be used within the tree protection zones of the Coast Live Oak trees. Suitable native plants include: Toyon, Golden Current, Manzanita, Ceanothus, Sugar Bush, Lemonade Berry, Sea Lavender and Woodwardia</p>	<p>Submit irrigation and landscape plans for approval by licensed landscape architect or qualified arborist</p> <p>*submit approved plans for review</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>Landscape Architect/Qualified Arborist</p> <p>Department of Regional Planning</p>

<p>Ferns to name just a few. The plantings should be sparse and surface mounted drip irrigation should be used to water the individual native plants. Irrigation can be applied near the drip line of the trees but must not water near the trunk of the trees.</p>					
<p>The trees on the site include six, native Coast Live Oak trees which are protected by the County of Los Angeles, where pruning or removal is required. The proposed multi-family residential construction will require the removal of one of these trees. The zoning code permits the development of up to 14 units to be constructed on this property. The proposed multi-family dwelling would result in the removal of approximately 40% of the canopy of Tree #1. The building clearance pruning would require large, heading cuts on the scaffold limbs. This would introduce decay into these limbs through large pruning wounds and would result in producing epicormic or sucker growth and most probably limb die-back in many of these limbs and branches. This design would also require additional soil to be imported and compacted within the root zone of Tree #1. Tree #1 is already stressed and in slightly below average health and condition. The severe canopy loss coupled with the soil fill grading and compaction operations proposed within the tree's root zone would severely impact this tree and would most likely result in the tree's decline and death. The appraised landscape value for Tree #1 using the Trunk Formula Method as specified by the Council of Tree and Landscape Appraisers and the Species Classification and Group Assignment is \$9,150.00. If the County of Los Angeles should permit the removal of this tree then it is recommended that a minimum of two, 24-inch box size Coast Live Oak trees be planted on the site as mitigation for the one Oak tree to be removed.</p>			<p>Plant a minimum of two, 24-inch box size Coast Live Oak trees on the site as mitigation for the one Oak tree to be removed</p> <p>*submit a replanting plan for approval.</p>	<p>Prior of issuance of grading permits</p>	<p>Applicant</p> <p>Department of Regional Planning</p>
<p>Native trees which are suitable for planting in this area include: Coast Live Oak, Canyon Live Oak, Interior Live Oak, Valley Oak, Southern California Black Walnut,</p>					

	<p>California Sycamore, California Bay and White Alder. Evergreen trees such as Coast Live Oak can be used to screen the properties for privacy and to limit exposure to sun and cold winter winds. Deciduous trees such as Valley Oak can be strategically placed especially along south and west exposures of the homes to provide energy savings throughout the year.</p>					
GEOLOGY/SOILS						
	<p>As with any type of grading, there is potential for erosion to occur. The mitigation for this impact is to employ erosion control measures as dictated by the Grading Code (Title 26, County of Los Angeles Building Code, Appendix J) and as recommended by the soils engineer.</p>	<p>Employ erosion control measures indicated in the Grading Code (indicate on plans) *submit approved grading plan for review</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>Department of Public Works</p>	
NOISE						
	<p>It appears that the project construction would result in a temporary increase in noise levels at the surrounding properties. Therefore, noise engineering controls should be applied during the construction phase of the project. These controls include, but are not limited to, muffler devices on all moving construction vehicles, limited trips of construction vehicles per day and installation of noise barriers along the property boundaries.</p>	<p>Employ noise engineering controls (indicate on plans) *submit approved plans, with notation, for review</p>	<p>Prior to issuance of building permit</p>	<p>Applicant Contractor</p>	<p>Department of Health Services</p>	
PUBLIC SERVICES						
	<p>Since this project is in the unincorporated area served by the County Public Library, it is subject to the County's library facilities mitigation fee. The applicant or its successor in interest will be required to pay the library facilities mitigation fee at the time the building permit for the project is issued. The proposed project is located in the Library's Planning Area 3 (West San Gabriel Valley). The mitigation fee for this area, as of July 1, 2011, which</p>	<p>Pay library facilities mitigation fee *submit copy of fee payment receipt for review</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>County Public Library</p>	

<p>may be adjusted annually based on changes in the Consumer Price Index, is \$839 per residential unit. Therefore, the total mitigation fee that would be required is \$10,068 (\$839 x 12 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.</p>				
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MITIGATION COMPLIANCE

<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of compliance report and replenishing mitigation monitoring account</p>	<p>Yearly and as required until all measures are completed.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

William P. Pridemore
 Applicant - PROJECT ARBORIST

2/14/2013
 Date

Michelle F. Bush
 Staff

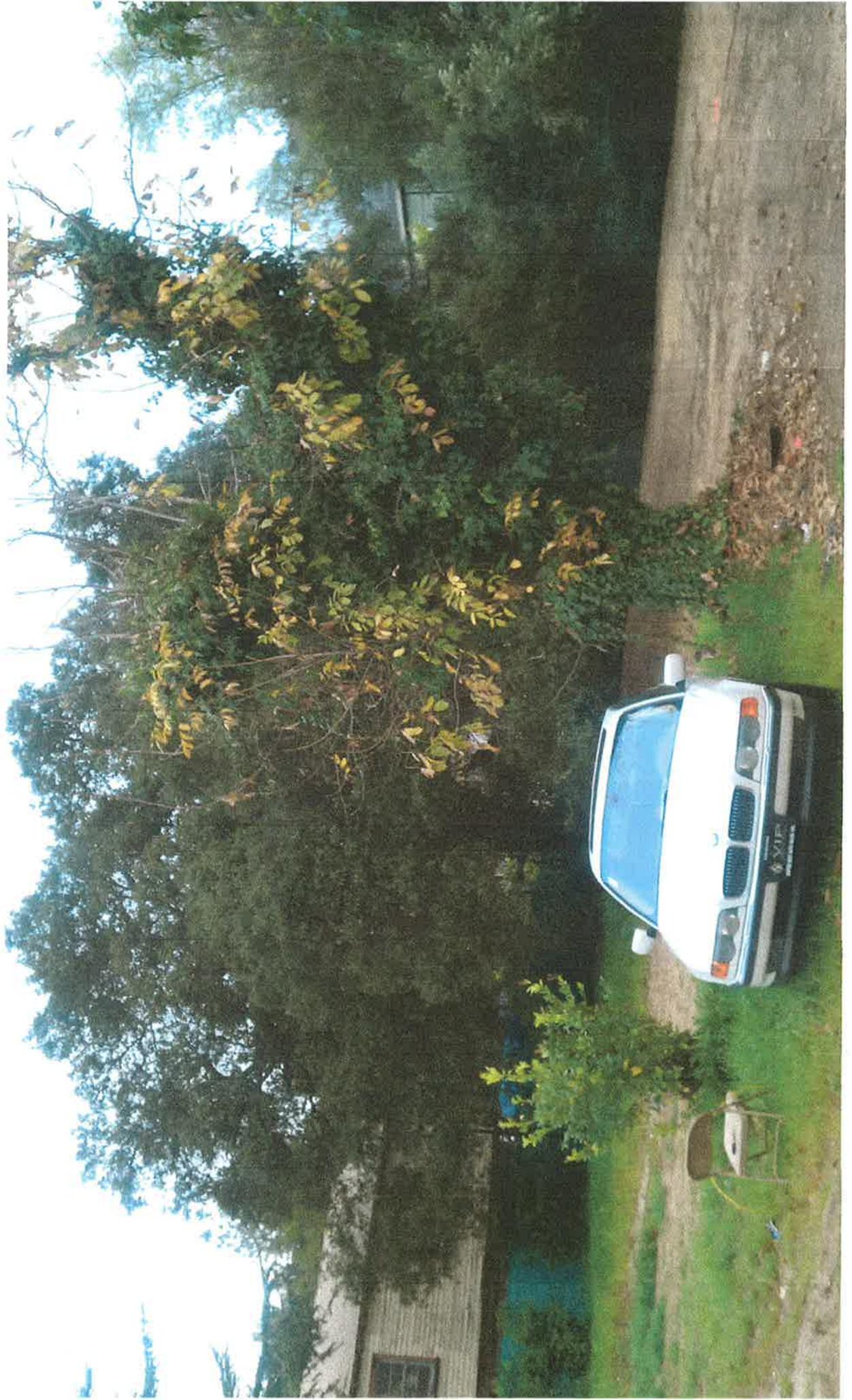
2/16/2013
 Date

12/12/2012

MMP for PROJECT NO. R2010-00492 / OAK TREE PERMIT NO. 201000024 / ENV NO. 201000043



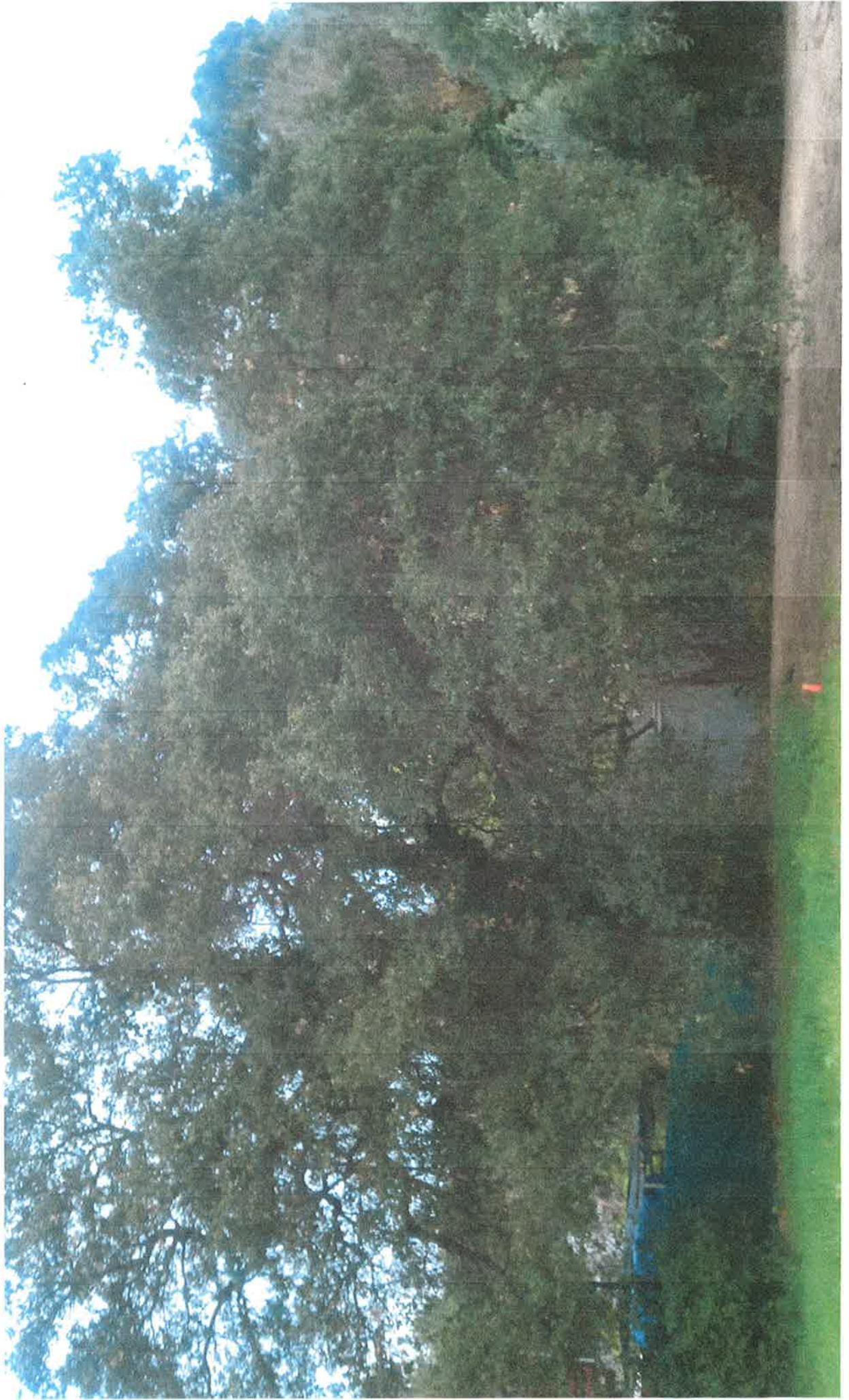
1. Facing east along the existing driveway along the south side of the property



2. Middle of the property facing north



3. Middle of the property facing west



4. Rear of the property facing east

A



7. Front of the property along Waltonia Road



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