

# Hearing Officer Transmittal Checklist

Hearing Date  
6/16/2015  
Agenda Item No.  
12

Project Number: R2012-02356-(5)  
Case(s): Oak Tree Permit No. 201200037  
Environmental Assessment Case No. T201200246  
Planner: Carl Nadela

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement
- Environmental Documentation (ND)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius 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**  
R2012-02356-(5)      6/16/2015

**REQUESTED ENTITLEMENTS**  
ROAK 201200037

## PROJECT SUMMARY

### OWNER / APPLICANT

Darryl and Teri March

### MAP/EXHIBIT DATE

9/27/2014

### PROJECT OVERVIEW

The applicant is requesting an Oak Tree Permit to retroactively approve the encroachment into the protected zone of 16 oak trees by three garden sheds, two racks, a single family residence, a patio, a gravel driveway and other accessory structures, all of which are existing; and approve the encroachment into the protected zone of one oak tree by a proposed garage. All trees are identified as Coast Live Oak in an oak tree report dated February 2014, prepared by Donna Gierst, Quercus Consultant.

### LOCATION

15626 Calle Hermosa, unincorporated Green Valley

### ACCESS

Calle Hermosa and Spunky Canyon Road

### ASSESSORS PARCEL NUMBER(S)

3227-030-047

### SITE AREA

25,000 square feet

### GENERAL PLAN / LOCAL PLAN

General Plan/AV Area Plan

### ZONED DISTRICT

BOUQUET CANYON

### LAND USE DESIGNATION

U-2 (Urban 2)

### ZONE

R-1-7500 (SINGLE-FAMILY RESIDENCES WITH MINIMUM 7,500 SQUARE FOOT LOT)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

6.6 DU PER ACRE

### COMMUNITY STANDARDS DISTRICT

NONE

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities and Class 4 Categorical Exemption-Minor Alterations To Land

### KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Antelope Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)
  - 22.20.105 (R-1 Development Standards)

### STAFF RECOMMENDATION

Approval

### CASE PLANNER:

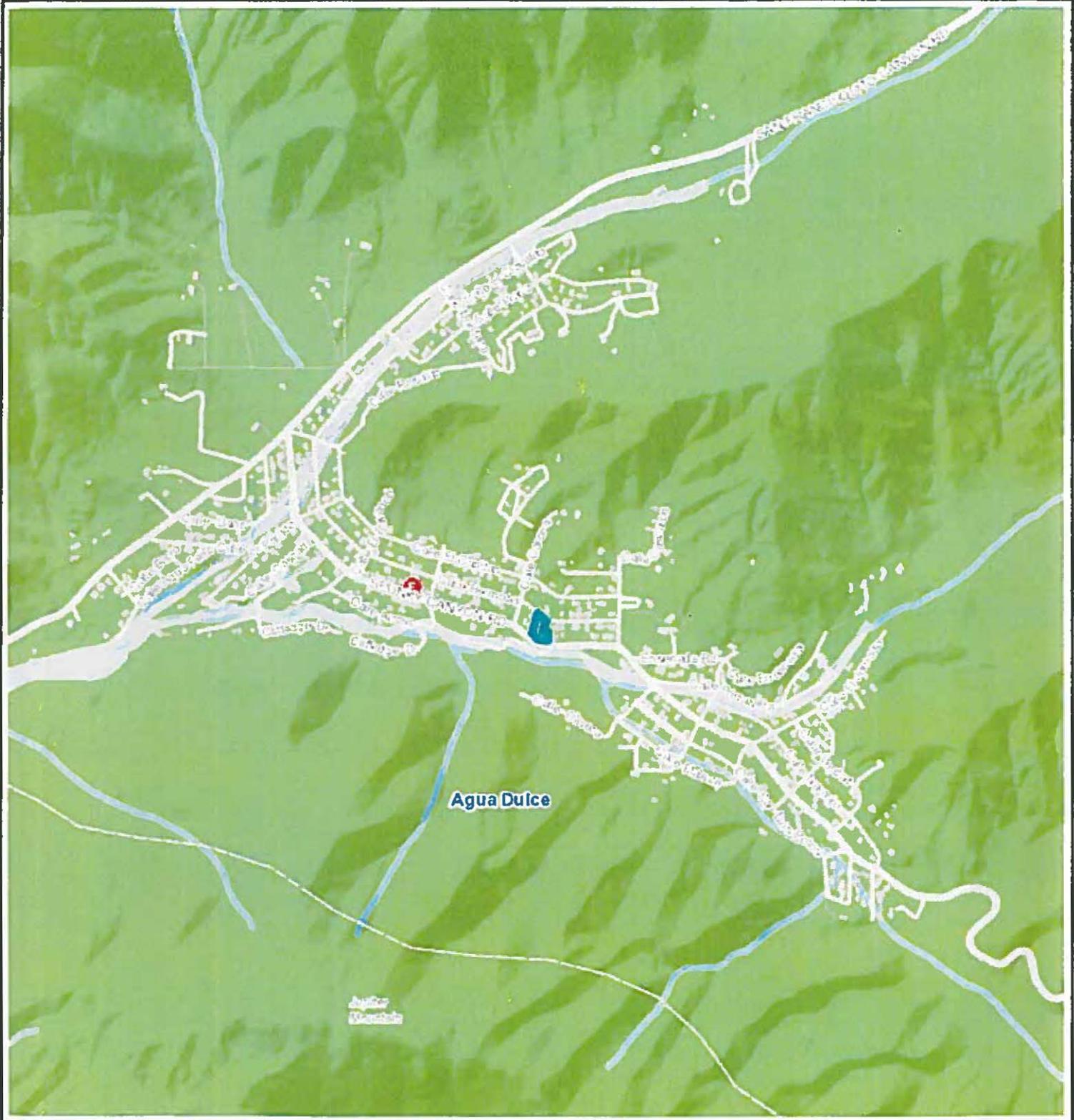
Carl Nadela

### PHONE NUMBER:

(213) 974-6435

### E-MAIL ADDRESS:

cnadela@planning.lacounty.gov



**R2012-02356-(5)**

**Location Map**

Printed: May 05, 2015

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**ENTITLEMENTS REQUESTED**

- The applicant is requesting an Oak Tree Permit to retroactively approve encroachment into the protected zone of sixteen oak trees, and approve additional encroachment into the protected zone of one oak tree.

**PROJECT DESCRIPTION**

The applicant is requesting an Oak Tree Permit to retroactively approve encroachment into the protected zone of sixteen oak trees, identified as Oak Tree Nos. 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 on the applicant's site plan, by three garden sheds, two racks, a single family residence, a patio, a concrete and gravel driveway and other accessory structures, all of which are existing; and approve encroachment into the protected zone of one oak tree identified as Oak Tree No. 12 on the applicant's site plan, by a proposed detached garage (Plot Plan No. 201200935; to be approved separately). All trees are identified as Coast Live Oak in an oak tree report dated February 2014 prepared by Donna Gierst, Quercus Consultant.

There is an existing single-family residence located in the northwest corner of the site and seventeen Coast Live Oak trees scattered throughout the site. The proposed detached garage (Plot Plan No. 201200935; to be approved separately) is located toward the rear of the site with access off the gravel turnaround.

**EXISTING ZONING**

The subject property is zoned R-1-7500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area).

Surrounding properties are zoned as follows:

North: R-1-7500

South: A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)

East: R-1-7500

West: R-1-7500

The 2015 Antelope Valley Area Plan Update, which was heard by the Board of Supervisors on November 12, 2014 retains the R-1 zoning in the area but removes the 7500 Minimum Lot Area requirement. It also changes the A-1-1 zoning in the south to A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area).

**EXISTING LAND USES**

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

Surrounding properties are developed as follows:

North: Single-family residential/vacant

South: Ranch property

East: Single-family residential/vacant

West: Single-family residential/vacant

### PREVIOUS CASES/ZONING HISTORY

The subject property had previously several APN numbers that included 3227-030-010, 3227-030-011, 3227-030-012, 3227-030-039, and 3227-030-043. On January 1, 2012, these parcels were combined under a single APN: 3227-030-047. The residential use on the property was established in approximately 1986.

### ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and Class 4, Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. This project is exempt due to the fact that the garden sheds and racks have already been placed on the subject property, and as they are 120 square feet, do not require a building permit. In addition, the construction of the proposed garage will not result in a significant expansion of the existing footprint of structures already in existence on the property nor will it involve an intensification of use on the property. Although the subject property is located in an oak woodland, the majority of the surface has already been graded and/or built and does not contain native habitat. In addition, no oak trees are proposed to be removed. As such, the project will not have a significant effect on the environment and is not an exception to this categorical exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### STAFF EVALUATION

#### General Plan/Community Plan Consistency

The project site is located within the U-2 (Urban Land 2) land use category of the Antelope Valley Area Plan ("Community Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended for urban residential development, with up to 6.6 dwelling units per acre. The existing residential use, along with the accessory garden sheds, racks and proposed garage, is consistent with the intention of the urban designation and are therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.*

The existing garden sheds and the proposed garage will not remove any oak trees and adhere to the design standards for the zone.

- *Policy 14: Establish and implement regulatory controls that ensure the compatibility of development adjacent to or within major public open space and recreation areas including National Forests, the National Recreation Area, and State and regional parks.*

The existing garden sheds and the proposed garage will not remove any oak trees, will not result in a significant expansion of the existing footprint of structures already located on the site, and will not involve an intensification of use on the property.

- *Policy 28: Ensure continuing opportunity for citizen involvement in the land-use decision making process.*

The community was appropriately notified of the public hearing by mail, newspaper, library posting, and DRP website posting and was given sufficient time to provide feedback prior to the hearing date.

The following policies of the Community Plan are applicable to the proposed project:

- *Policy: 19: Minimize disruption and degradation of the environment as land use development occurs, integrating land uses so that they are compatible with natural environmental systems.*

The existing garden sheds and the proposed garage will not remove any oak trees and will minimize disturbance to the natural environment during future construction as the proposed garage is located close to the development.

The proposed project is also consistent with the Goals and Policies of the 2015 Antelope Valley Area Plan Update and General Plan Update that have recently been heard the Board of Supervisors in November 12, 2014 and March 24, 2015, respectively.

#### Zoning Ordinance and Development Standards Compliance

The project is subject to the provisions of Part 16 of Chapter 56 of the County Code (Oak Tree Permits), which prohibits the encroachment into a protected zone of any tree of the oak genus which is 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade unless an oak tree permit (OTP) is first obtained as provided by this Part 16. This OTP is being requested for the retroactive encroachment into sixteen oak trees at the site by an existing single-family residence and accessory structures, as well as for the encroachment into one oak tree of a proposed garage.

In addition, the site is subject to sections 22.20105 (Development Standards for Single Family Residences), 22.20.110 (Height Limits), 22.20.120 (Yard Requirements), 22.20.130 (Parking) and 22.20150 (Required Area) of the County Code. The existing single family residence and accessory structures are in compliance with these development standards. The proposed garage is also subject to these development standards and will be reviewed separately under Plot Plan No. T201200935.

Site Visits

The oak trees on the subject property have been inspected by the County Forester and Fire Warden on January 26, 2015, and by Donna Gierst, Quercus Consultant who prepared the Oak Tree Report dated February 2014. A site visit was also conducted by staff on April 22, 2015.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2100 (Oak Tree Permit Burden of Proof) 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.

Neighborhood Impact/Land Use Compatibility

The subject property consists of a residential use. Surrounding land uses consist of residential uses to the north, east, and west, and undeveloped land and residential uses to the south. The use is consistent and compatible with the surrounding community, and all oak trees are proposed to remain.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Based on comments in a letter from the County Fire Department, Forestry Division, dated May 5, 2015, the Oak Tree Report is accurate and complete as to the location, size, condition, and species of the Oak trees on the site, and recommended conditions are attached.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**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 R2012-02356-(5), Oak Tree Permit Number 201200037, subject to the attached conditions.

PROJECT NO. R2012-02356-(5)  
OAK TREE PERMIT NO. 201200037

STAFF ANALYSIS  
PAGE 5 OF 5

**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE OAK TREE PERMIT NUMBER 201200037 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Carl Nadela, AICP, Zoning Permits East Section,  
Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits East

**Attachments:**

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Site Photographs, Aerial Image  
Site Plan, Land Use Map

MM: CN  
05/12/2015

**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02356-(5)  
OAK TREE PERMIT NO. 201200037**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Oak Tree Permit No. 201200037 ("OTP") on June 16, 2015.
2. The permittee, Darryl and Teri March ("permittee"), requests the OTP to authorize the retroactive encroachment into the protected zone of 16 oak trees by three garden sheds, two racks, a single family residence, a patio, a concrete and gravel driveway and other accessory structures, all of which are existing; and approve the encroachment into the protected zone of one oak tree by a proposed garage ("Project") on a property located at 15626 Calle Hermosa in the unincorporated community of Green Valley ("Project Site") in the R-1 zone pursuant to Los Angeles County Code ("County Code") section 22.56.2060.
3. The Project is located at 15626 Calle Hermosa, Green Valley, CA 91390.
4. The Project Site is 25,000 square feet in size and consists of one legal lot. The Project Site is mostly rectangular in shape with gentle-sloping topography and is developed with a single-family residence in the northwest portion of the site, with a number of accessory structures such as garden sheds, patio and equipment/firewood racks, as well as seventeen Coast Live Oak Trees scattered throughout the site.
5. The Project Site is located in the Bouquet Canyon Zoned District and is currently zoned R-1-7500.
6. The Project Site is located within the U-2 (Urban 2) land use category of the Antelope Valley Area Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
  - North: R-1-7500
  - South: A-1-1 (Light Agricultural – One Acre Minimum Lot Area)
  - East: R-1-7500
  - West: R-1-7500
8. Surrounding land uses within a 500-foot radius include:
  - North: Single-family residential/vacant
  - South: Ranch property
  - East: Single-family residential/vacant
  - West: Single-family residential/vacant

9. The subject property had previously several APN numbers that included 3227-030-010, 3227-030-011, 3227-030-012, 3227-030-039, and 3227-030-043. On January 1, 2012, these parcels were combined under a single APN: 3227-030-047. The residential use on the property was established in approximately 1986.
10. The site plan for the Project depicts the Project Site with a single-family residence, patio, outdoor spa and dog pen located on the northwest corner of the lot. It also depicts three existing garden sheds and rack located on the southeastern portion of the property as well as the location of a proposed 840 square feet garage located on the southwest portion. The garage is accessed through a concrete and gravel driveway from the northern boundary of the property.
11. The Project Site is accessible via Calle Hermosa to the north and Spunky Canyon Road to the south. Primary access to the Project Site is via an entrance/exit on Calle Hermosa. Secondary access to the Project Site is via an entrance/exit on Spunky Canyon Road.
12. This case was first heard by the Hearing Officer on May 21, 2013 and was continued to August 6, 2013. On this date, the case was taken off calendar in order to allow the applicant to revise the site plan as recommended by the Hearing Officer, including the relocation of one shed further away from the protected zone of an oak tree; the removal of two sheds; and the reduction in size of the proposed garage. The recommended revisions have been done.
13. Based on comments in a letter from the County Fire Department, Forestry Division, dated May 5, 2015, the Oak Tree Report is accurate and complete as to the location, size, condition, and species of the Oak trees on the site, and recommended conditions are attached and included in the Project's conditions.
14. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land), categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the garden sheds and racks proposed by the Project have already been placed on the subject property, and as they are 120 square feet, do not require a building permit. In addition, the construction of the proposed garage will not result in a significant expansion of the existing footprint of structures already in existence on the property nor will it involve an intensification of use on the property. Although the subject property is located in an oak woodland, the majority of the surface has already been graded and/or built and does not contain native habitat. In addition, no oak trees are proposed to be removed. As such, the project will not have a significant effect on the environment and is not an exception to this categorical exemption.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper and library posting.

16. No comments have been received from the public.
17. *To be inserted after the public hearing to reflect hearing proceedings.*
18. The Hearing Officer finds that the existing residential use, along with the garden sheds and accessory structures, as well as the proposed garage, are consistent with the U-2 (Urban with a maximum residential density of 6.6 dwelling units per acre) land use designation of the Antelope Valley Area Plan, a component of the Los Angeles County General Plan. These are also consistent with the land use designation as well as the goals and policies of the 2015 Antelope Valley Area Plan Update and General Plan Update that have recently been passed the Board of Supervisors in November 12, 2014 and March 24, 2015, respectively.
19. The Hearing Officer finds that the existing residential use, along with the garden sheds and accessory structures are consistent with the R-1-7,500 Zone. The additional construction for the proposed detached garage will be reviewed for compliance with County Code requirements under separate review of Plot Plan No. 201200935.
20. The Hearing Officer finds that proposed project meets the Burden of Proof requirements pursuant to Section 22.56.100 of the County Code.
21. The Hearing Officer finds 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, on the subject property.

The existing garden sheds (labeled 1, 2 and 3 on the oak tree exhibit), as well as the two existing racks, are portable and do not require excavation nor permanent foundation as they fall below the structure size to require building permits. The proposed detached garage will not be placed within six feet of any oak tree trunks. When the construction of the future garage commences, the arborist will be on site for any excavations to mitigate root damage. No oak trees are proposed to be removed and previous encroachments of a similar nature on the subject property have not resulted in the declining health of any existing trees.

22. The Hearing Officer finds that the proposed project will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated.

No oak trees will be removed in the course of completion of this project and all encroachments will be minor in nature. In addition no soil excavations occurred during the placement of the existing sheds and much of the surface of the site is already graded.

23. The Hearing Officer finds that the encroachment of the oak trees proposed is necessary as non-encroachment of the oak trees at their present locations frustrates the planned improvement or proposed use of the subject property to such an extent

that it precludes the reasonable and efficient use of such property for a use otherwise authorized.

The subject property is only 25,000 square feet in size and there are 17 oak trees scattered all over the site. The single family residence and accessory structures are all existing and have been placed to minimize impacts to the oak trees. The proposed garage has also been designed to minimize the impacts to these oak trees to the greatest extent feasible.

24. The Hearing Officer finds that removal of oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

No oak trees will be removed in the course of completion of this project. In addition, all encroachments will be minor in nature and will still be subject to the oak tree permit procedure and, as such, subject to conditions that will ensure that all oak trees on the site will be protected.

25. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail and newspaper posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Quartz Hill Library. On May 13, 2015, a total of 18 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Bouquet Canyon Zoned District.

26. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

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

- 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 of the County Code on the subject property; and
- B. That the encroachment of the oak trees proposed will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the encroachment of the oak trees proposed is necessary as continued existence at present locations frustrates the planned development and proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the encroachment of oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

**PROJECT NO. R2012-02356-(5)  
OAK TREE PERMIT NO. 201200037**

**DRAFT FINDINGS  
PAGE 5 OF 5**

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to sections 15301 (Class 1, Existing Facilities exemption) and 15304 (Class 4, Minor Alterations To Land) of the State CEQA Guidelines and,
2. Approves Oak Tree Permit No. 201200037, subject to the attached conditions.

**ACTION DATE: June 16, 2015**

MM:CN  
5/13/2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02356-(5)  
OAK TREE PERMIT NO. 201200037**

**PROJECT DESCRIPTION**

The applicant is requesting an Oak Tree Permit to approve retroactive encroachment into the protected zone of sixteen oak trees, identified as Oak Tree Nos. 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 on the applicant's site plan, by three garden sheds, two racks, a single family residence, patio, concrete and gravel driveway and other accessory structures, all of which are existing; The applicant is also requesting an Oak Tree Permit to approve encroachment into the protected zone of one oak tree identified as Oak Tree No. 12 on the applicant's site plan, by a proposed detached garage (Plot Plan No. 201200935; to be approved separately). All trees are identified as Coast Live Oak in an oak tree report dated February 2014, prepared by Donna Gierst, Quercus Consultant.

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If any inspections are required to ensure compliance with the conditions of this grant, or 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 Regional Planning for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$200.00 per inspection, or the current recovery cost at the time any inspections are required, whichever is greater.

10. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

**PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT**

17. This grant shall authorize retroactive encroachment into the protected zones of sixteen oak trees (identified as Oak Tree Nos. 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 on the applicant's site plan) by three garden sheds, two racks, a single family residence, patio, concrete and gravel driveway and other accessory structures, all of which are existing; and encroachment into the protected zone of one oak tree (identified as Oak Tree No. 12) by a proposed detached garage.
18. This permit shall not be effective until a plot plan (currently filed as Plot Plan No. T201200935) is approved for the retroactive construction of three existing garden sheds and the proposed construction of a detached garage, demonstrating the need to encroach upon the said trees.
19. The permittee shall comply with all conditions and requirements contained in the County Forester and Fire Warden, Forestry Division, letter dated May 5, 2015.
20. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted when mitigation is required. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
21. All replacement trees when required, shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. 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 zones.
22. When replacement trees as required are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (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 zones.

**Attachments:**

County Forester's Letter dated May 5, 2015.  
Oak Trees: Care and Maintenance Guide



## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

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

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

May 5, 2015

Carl Nadela, Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Carl Nadela:

**OAK TREE PERMIT NUMBER 2012-00037  
PROJECT NUMBER R2012-02356  
15626 CALLE HERMOSA, GREEN VALLEY**

We have reviewed the "Request for Oak Tree Permit #2012-00037." The project is located at 15626 Calle Hermosa in the unincorporated area of Green Valley. 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 Donna Gierst, the consulting arborist, dated February 2014.

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

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

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be 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

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

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

approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) 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 drip line 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 ENCROACHMENT AND RETROACTIVE ENCROACHMENT:**

7. This grant allows encroachment within the protected zone of sixteen (16) trees of the Oak genus identified as Tree Numbers 4, 6, 7, 8, 9 and 12 and retroactive encroachment of trees identified as Tree Numbers 1, 2, 3, 10, 11, 13, 14, 14, 16, and 17 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 and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with

the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the 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 drip line 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.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

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

Very truly yours,

  
J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JL:jl

Enclosure



## OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal    16 Encroachment    17 To Remain    17 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 construction of the future garage will be performed with consideration to Oak Tree #12, and supervised by Consultant per requirements. The existing sheds do not require excavation and will not be relocated.

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.

There are no proposed removals or relocating of this property's Oak Trees.

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 danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.

No Oak Trees will be removed.

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

No Oak Trees will be removed.

**Photographs for R2012-02356/OTP No. 201200037**

**Pictures of Front Gate and Driveway with Oak Tree Nos. 17 (Front Right), 16 (Front Left) and 15 (Middle Back)**



**From the South: Picture of existing shed (to be removed) at location of proposed garage and Oak Tree No. 12 at the right.**



**From the West: Picture of (from left to right) Sheds 1, 2 and 3 and Oak Tree Nos. 11, 10, 8, 9 and 7 (part).**



**From West: Picture of Shed 3 and firewood rack and Oak Tree No. 7**

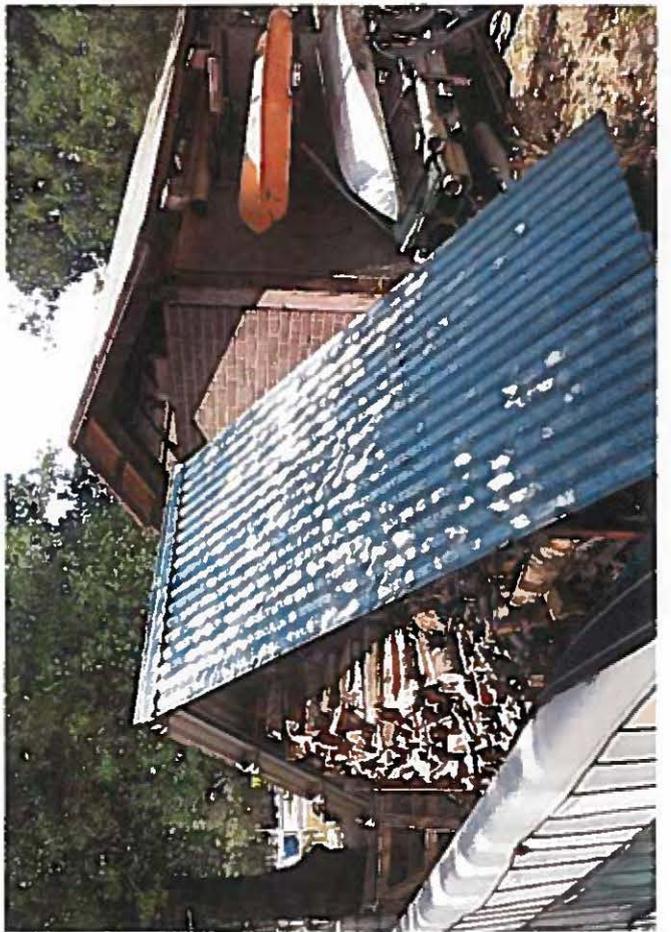
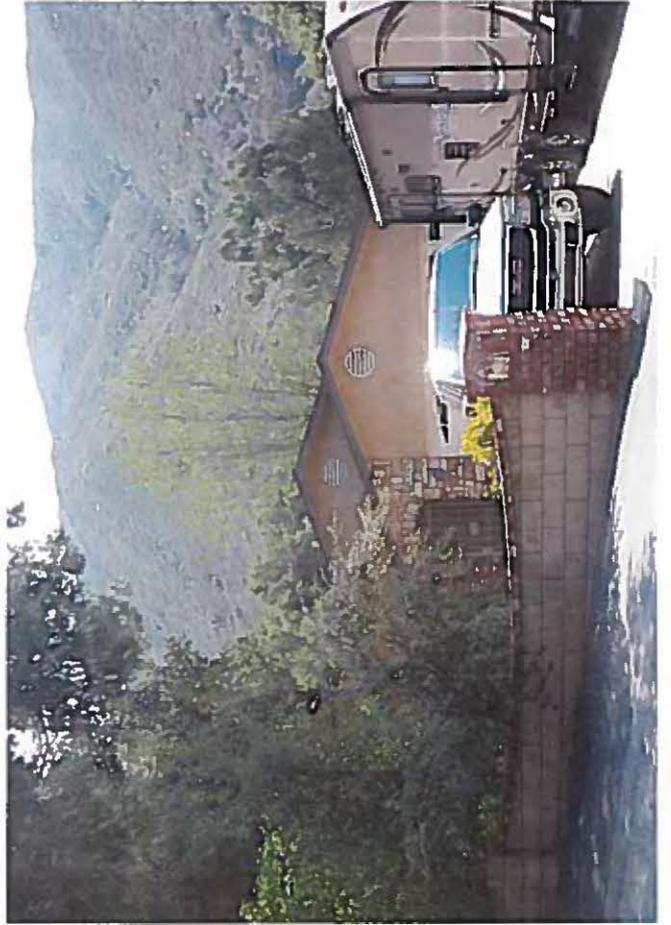


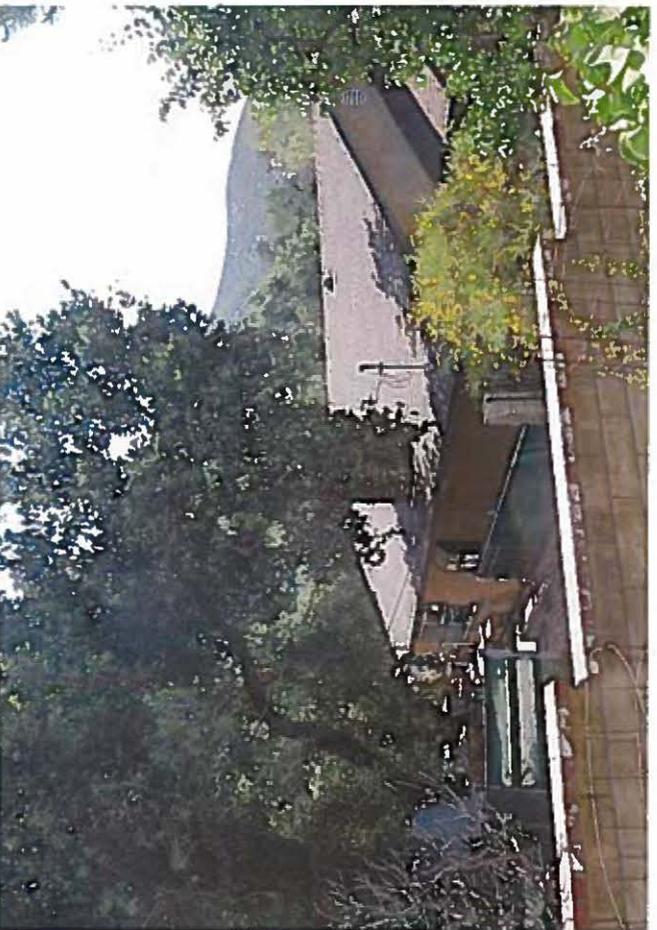
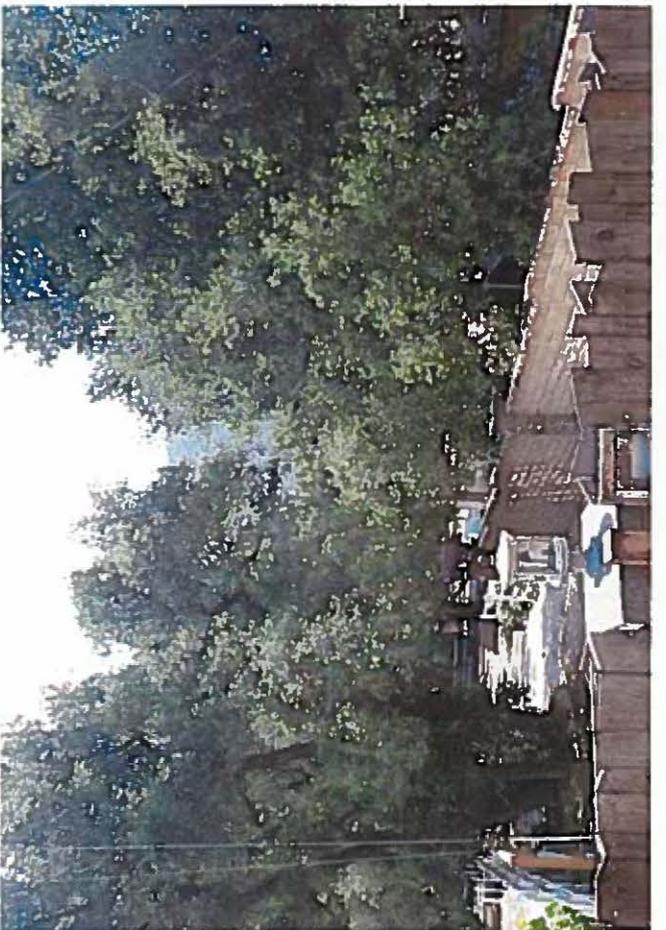
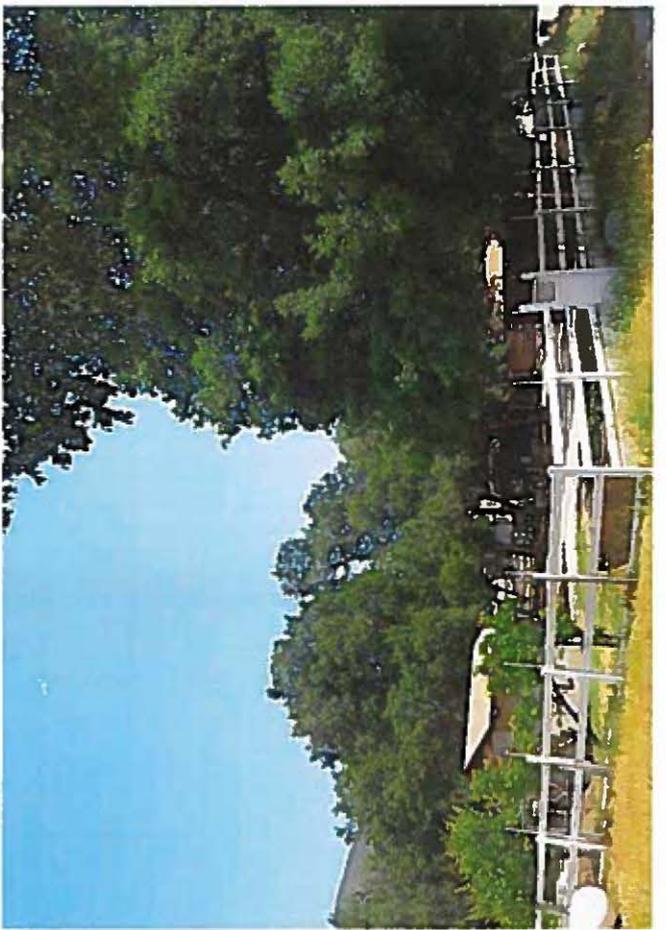
**From South: Picture of vinyl fence, firewood rack, Shed 3 and Oak Tree Nos. 4, 6, and 5 (L to R) at the back**



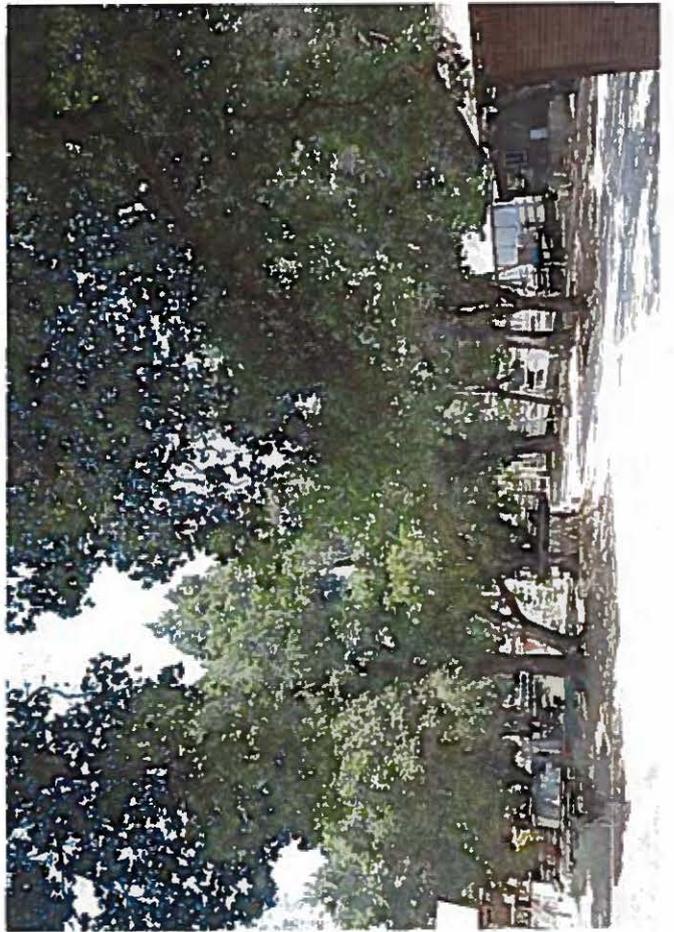
Picture of Proposed Garage Area with Garden Shed Removed (received May 26, 2015)

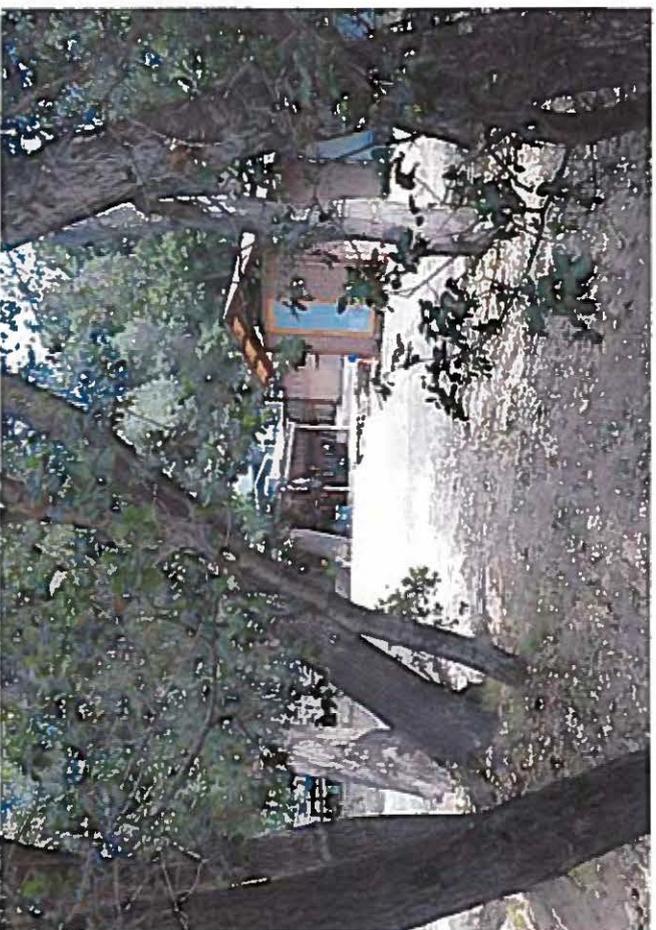
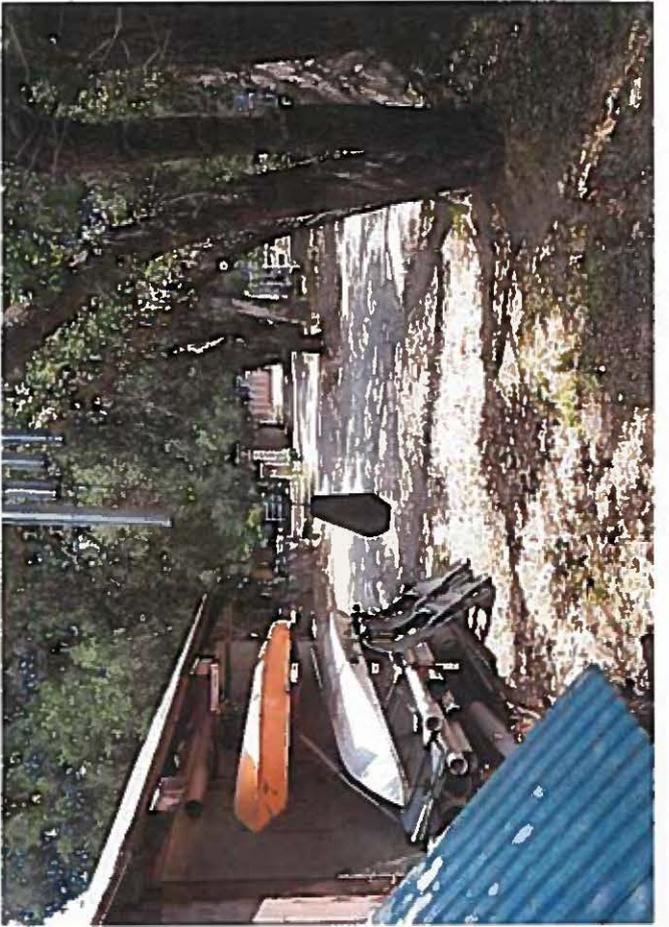






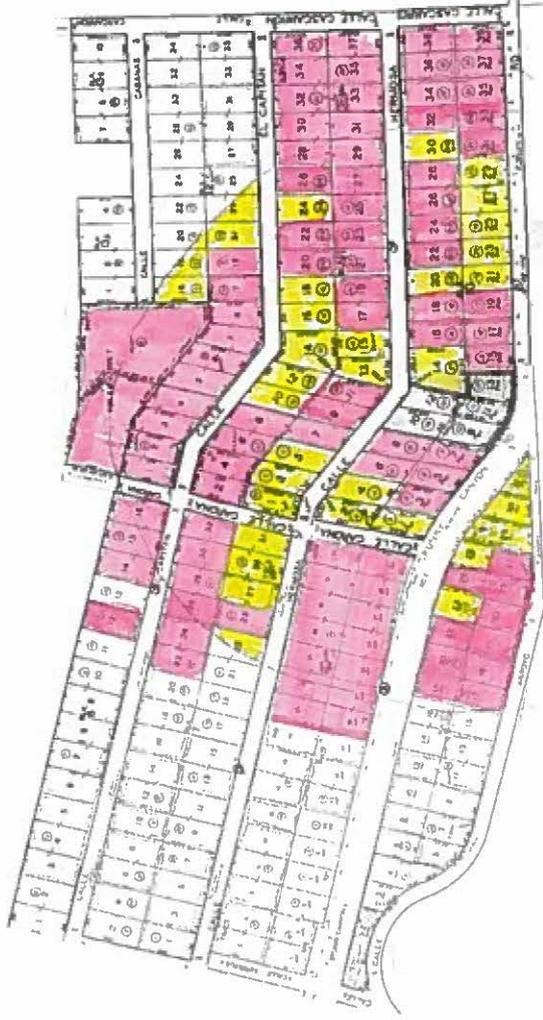









  
 Point



- Vacant
- Subject to Easement
- Easement
- Fire hydrant

500' Radius Map  
 1" = 100'

200' 200' 200'  
 200' 200' 200'  
 200' 200' 200'

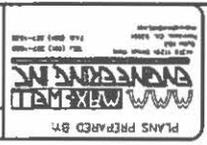
REVISIONS	DATE



OWNER  
 DARRYL AND TERI MARCH  
 15626 CALLE HERMOSA  
 GREEN VALLEY, CA 91390  
 VA OTO CONSULTANT  
 DONNA GIERST (661) 270-9612

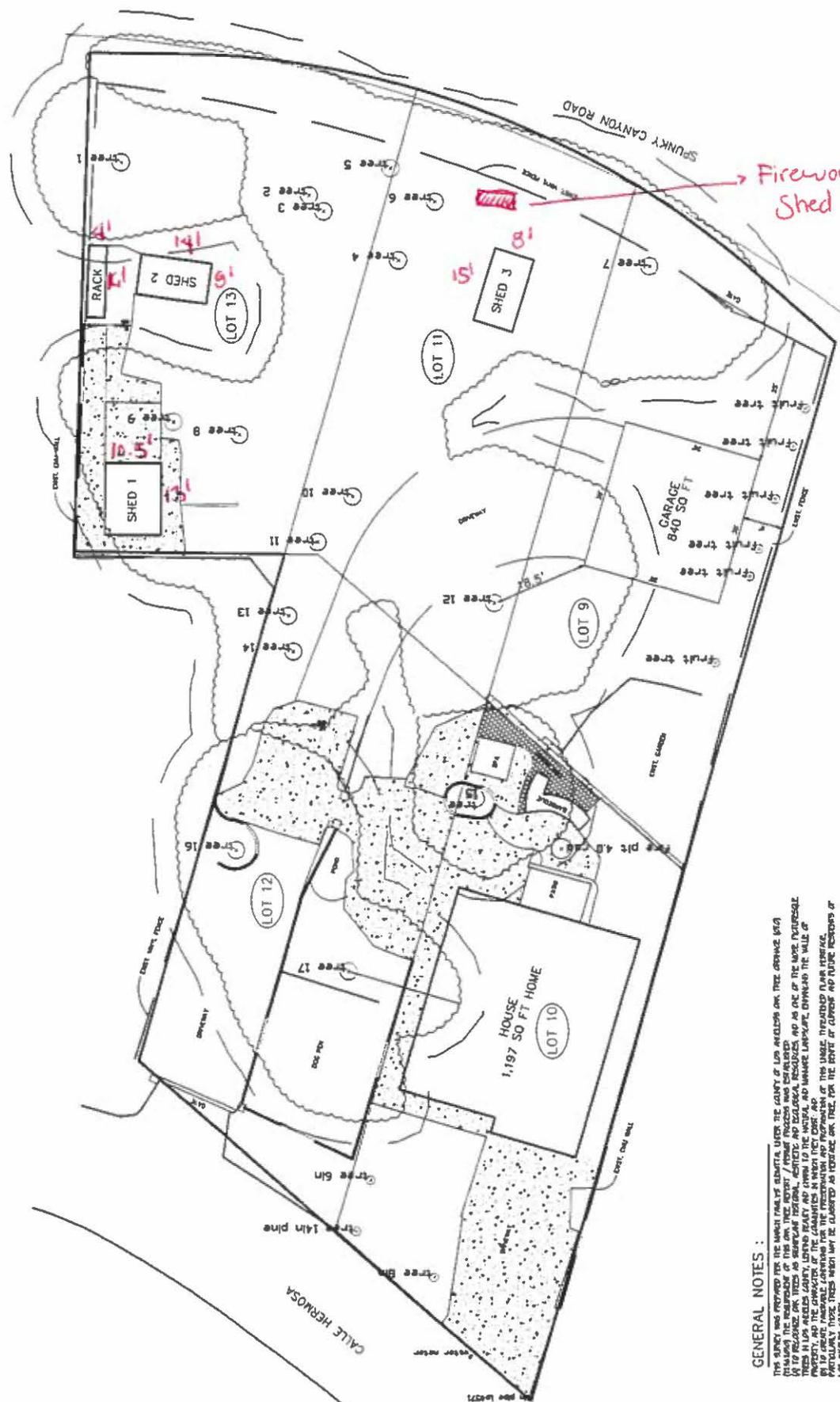
PROJECT  
 15626 CALLE HERMOSA  
 GREEN VALLEY, CA 91390  
 PARCEL APN# J227-030-047  
 LOTS 9, 10, 11, 12, AND 13  
 OF BLOCK 10 OF TRACT 6639

SHEET TITLE  
 OTO SITE PLAN  
 SUBMITTAL



PLANS PREPARED BY:  
 W.W. MOXLEY & CO.  
 1420 WEST 10TH ST.  
 LOS ANGELES, CA 90057  
 TEL: (213) 481-1111  
 FAX: (213) 481-1111

DATE: 9/27/14  
 JOB NO. GIER2-14  
 SHEET: A1  
 1 OF 1 SHEETS



**GENERAL NOTES :**

THIS PLAN WAS PREPARED FOR THE MAIN PART OF TRACT 6639, BLOCK 10 OF LOT 10, 11, 12, AND 13, AND 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.