

Hearing Officer Transmittal Checklist

Hearing Date
7/5/2016
Agenda Item No.
5

Project Number: R2013-00430-(5)
Case(s): Oak Tree Permit No. 201300008
Environmental Assessment Case No. 201300043
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 / Oak Tree Report
- Exhibit Map
- Landscaping Plans
- Environmental Document

Reviewed By: Michele R. Bush for Maria Masis



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

PROJECT NUMBER **HEARING DATE**
 R2013-00430-(5) 7/5/2016

REQUESTED ENTITLEMENTS
 ROAK 201300008

PROJECT SUMMARY

OWNER / APPLICANT

Jin Hae Lew

MAP/EXHIBIT DATE

12/17/2015

PROJECT OVERVIEW

The applicant is requesting an Oak Tree Permit to authorize the removal of two oak trees and the encroachment into the protected zone of five oak trees, in conjunction with past unpermitted grading and proposed remedial grading. All trees are identified as Coast Live Oak in an oak tree report dated January 27, 2016, prepared by Jan C. Scow, Consulting Arborist.

LOCATION

2831 Eaton Canyon Drive, unincorporated
 Kinneloa Mesa

ACCESS

Eaton Canyon Drive

ASSESSORS PARCEL NUMBER(S)

5860-040-019

SITE AREA

1.3 ac

GENERAL PLAN / LOCAL PLAN

GENERAL PLAN

ZONED DISTRICT

NORTHEAST PASADENA

LAND USE DESIGNATION

1 (LOW DENSITY RESIDENTIAL)

ZONE

R-1-40000 (SINGLE-FAMILY RESIDENCES
 WITH MINIMUM 40,000 SQUARE FOOT LOT)

PROPOSED UNITS

1

MAX DENSITY/UNITS

1-6 DU / GROSS AC

COMMUNITY STANDARDS DISTRICT

NONE

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General 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:

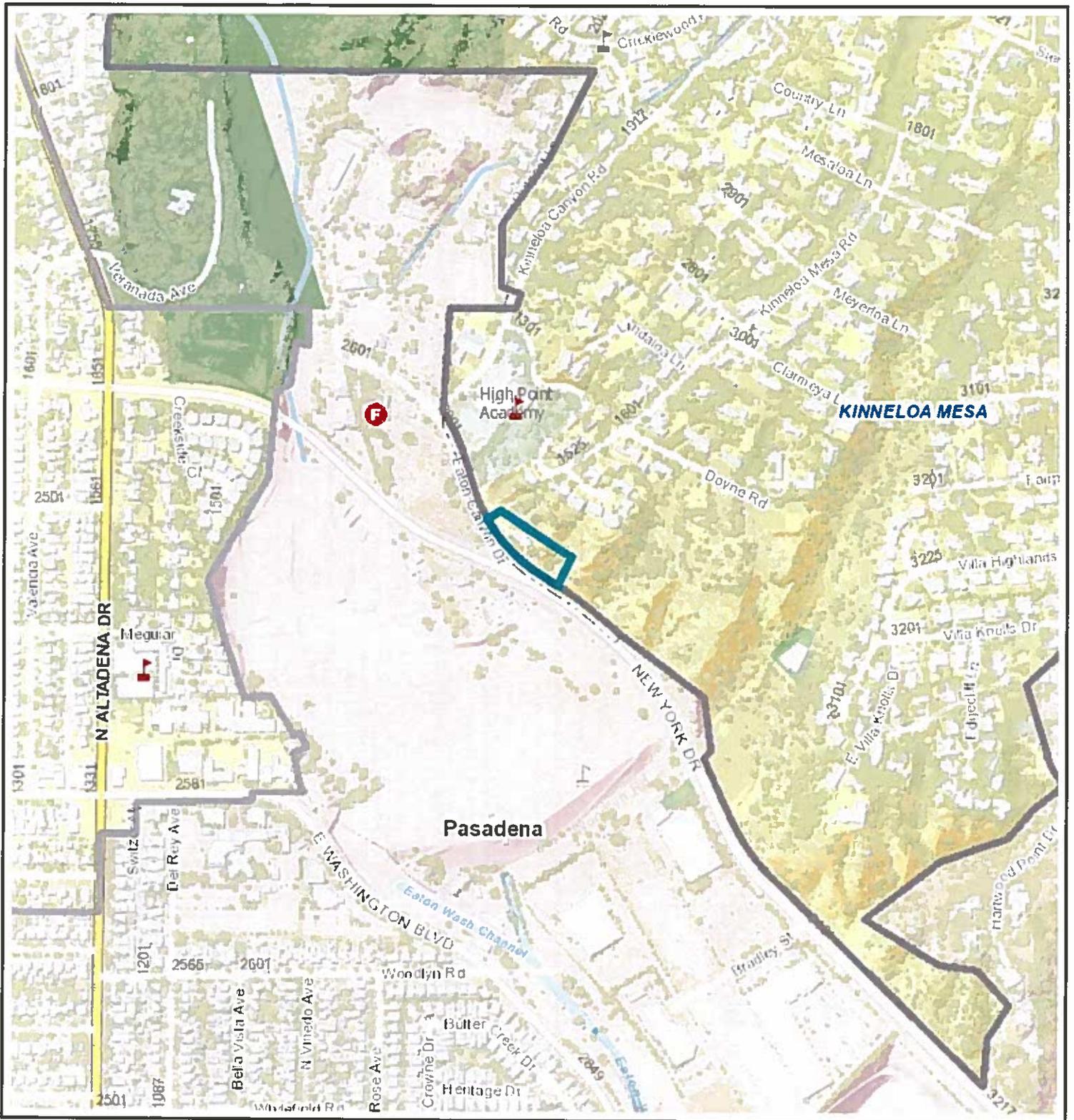
Carl Nadela

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R2013-00430-(5)

Location Map

Printed: Aug 26, 2015



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ENTITLEMENTS REQUESTED

- The applicant is requesting an Oak Tree Permit to authorize the removal of two oak trees and the encroachment into the protected zone of five oak trees, in conjunction with past unpermitted grading and proposed remedial grading.

PROJECT DESCRIPTION

The applicant is requesting an Oak Tree Permit to authorize the removal of two oak trees, identified as Oak Trees 9 and 11 on the applicant's site plan and approve the encroachment into the protected zone of five oak trees, identified as Oak Tree Nos.7, 8, 10, 12, and 13 on the site plan. All trees are identified as Coast Live Oak in an oak tree report dated January 27, 2016, prepared by Jan C. Scow, Consulting Arborist. This is in conjunction with past unpermitted grading and proposed remedial grading that needs to be undertaken at the site to mitigate the impacts of the past unpermitted grading. The grading and landscaping plan are being reviewed separately by the Department of Public Works.

There is an existing single-family residence located in the northwest portion of the property and thirteen Coast Live Oak trees scattered throughout the site. The unpermitted grading occurred on the southeastern portion of the property, which is also where the majority of the remedial grading activities are proposed.

EXISTING ZONING

The subject property is zoned R-1-40000 (Single-Family Residences with a Minimum 40,000 Square Foot Lot).

Surrounding properties are zoned as follows:

North: R-1-40000

South: City of Pasadena

East: R-1-40000

West: City of Pasadena

EXISTING LAND USES

The subject property is developed with a Single Family Residence.

Surrounding properties are developed as follows:

North: Single Family Residences, school

South: Reservoir

East: Vacant

West: Southern California Edison easement

PREVIOUS CASES/ZONING HISTORY

Ordinance 1494 was adopted on May 2, 1927, which established the different zoning designations for the unincorporated areas of Los Angeles County.

Ordinance 5455 was adopted on March 17, 1945, which established the R-1-40000 zoning on the subject property.

Ordinance 10710 was adopted on June 28, 1973, which retained the R-1-40000 zoning on the subject property.

Ordinance 11515 was adopted on April 26, 1977, which created the Kinneloa Mesa Equestrian District, which included the subject property.

Code Case No. 09-0015315 was opened on the property on June 18, 2009, for unpermitted encroachments into the oak trees at the site. This case was closed upon the application for this Oak Tree Permit

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 environmental impact found to be less than significant with project mitigation incorporated include the following:

- **Biological Resources** – The past unpermitted grading and proposed remedial grading may have some adverse impacts on sensitive species that may be present at the site. To mitigate this potential impact, a biological monitor shall be present at all times during construction work and if any sensitive species are found, all work shall stop and not resume until a full biological inventory and analysis is completed and recommended mitigation measures have been set in place to protect these species. The applicant shall also be required to mitigate the removal of the two oak trees at a ratio of 2:1.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Low Density Residential (1) land use category of the Los Angeles County General Plan. The intent of this designation is to maintain the character of existing low density residential neighborhoods and also provide additional areas to accommodate future market demand. This proposed remedial grading and this associated Oak Tree Permit will enable the applicant to correct and mitigate the adverse effects of past unpermitted grading, which will help restore and maintain the residential character of the area. Therefore, the project is consistent with the intent of the underlying land use category.

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

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

- *Policy LU 8: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.*

The project site is in a predominantly single family residential neighborhood, characterized by large lots in a mostly hillside development. Thus, it is important that the development at the site is compatible with the residential character of the area. The past unpermitted grading has resulted in some adverse impacts on this character particularly in terms of aesthetics of the hillside as well as the safety, accessibility and cleanliness of the adjacent public roads where silt and sediments have been overflowing whenever there is significant rainfall in the area. This project, and the associated remedial grading will correct and mitigate these impacts.

- *Policy LU 20: Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value.*

The project site has several ecological resources including the presence of a number of mature oak trees, as well as the potential to contain sensitive plant and animal species. This Oak Tree Permit and the associated Mitigation Monitoring and Reporting Program will establish adequate land use controls to ensure that these resources are protected by the development at the site.

Zoning Ordinance and Development Standards Compliance

Pursuant to Sections 22.20.105 to 22.20.150 of the County Code, establishments in the R-1 Zone are subject to a number of development standards, including the construction materials used for the residence, maximum height, minimum yard requirements and required parking and lot area. There is an existing Single Family Residence at the site, which was first built in 1991. While this permit does not cover the residence itself and does not propose any changes to it, the existing use has been found to be in compliance with the development standards for the R-1 zone.

Section 22.56.2060 of the Zoning Code requires an Oak Tree Report prior to the removal or encroachment into the protected zone of any oak tree protected by the Los Angeles County Oak Tree Ordinance. The approval of this Oak Tree Permit will satisfy this requirement.

Site Visit

On March 24, 2016, staff conducted a site visit on the subject property. The aesthetics effects of the past unpermitted grading were obvious and clearly seen from the road right of way. Temporary erosion control measures were put in place to mitigate more adverse effects on the surrounding area until the proposed remedial grading can be undertaken.

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. In addition to these, staff has had extensive discussions with the applicant as well as other staff from

the Department of Public Works and the County Forester. Staff is of the opinion that the applicant has met the burden of proof as required by the Zoning Code.

Neighborhood Impact/Land Use Compatibility

The subject property consists of a residential use. Surrounding land uses consist of residential uses to the north and east, and public utilities to the south and west. The use is consistent and compatible with the surrounding community, and the proposed remedial grading and associated Oak Tree Permit will ensure that the impacts of past unpermitted grading will be corrected and mitigated as well.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Based on comments in a letter from the County Fire Department, Forestry Division, dated June 23, 2016, the Oak Tree Report is accurate and complete as to the location, size, condition, and species of the Oak trees on the site. Recommended conditions are attached and incorporated into the draft conditions of approval of this permit.

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 newspaper, library posting and DRP website posting.

PUBLIC COMMENTS

Staff received an email dated June 3, 2016, from the past Vice President of the Santa Clarita Oak Conservancy in opposition to the project. The letter indicated that the remedial grading should not be allowed to affect any oak trees because of the applicant's illegal activities. A question was also raised about where the mitigation trees will be located.

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 R2013-00430-(5), Oak Tree Permit Number 201300008, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

**I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NUMBER 201300008
SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Carl Nadela, AICP, Zoning Permits East Section
Reviewed by Michele Bush, Principal Regional Planner (Acting Section Head), Zoning Permits East Section

Attachments:

Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs,
Aerial Image
Site Plan

MB:CN
6/22/2016

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00430-(5)
OAK TREE PERMIT NO. 201300008**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Oak Tree Permit No. 201300008 ("OTP") on July 5, 2016.
2. The permittee, Jin Hae Lew ("permittee"), requests the Oak Tree Permit to authorize the removal of two oak trees and the encroachment into the protected zone of five oak trees, in conjunction with past unpermitted grading and proposed remedial grading ("Project") on a property located at 2831 Eaton Canyon Drive in the unincorporated community of Kinneloa Mesa ("Project Site").
3. The Project is located at 2831 Eaton Canyon Drive, Pasadena CA 91107.
4. The Project Site is 1.3 acres in size and consists of one legal lot. The Project Site is roughly rectangular in shape with steep slopes and hilly topography and is developed with a Single Family Residence.
5. The Project Site is located in the Northeast Pasadena Zoned District and is currently zoned R-1-40000 (Single-Family Residences with a Minimum Lot Requirement of 40,000 square feet).
6. The Project Site is located within the Low Density Residential (1) land use category of the Los Angeles County General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1-40000
 - South: City of Pasadena
 - East: R-1-40000
 - West: City of Pasadena
8. Surrounding land uses within a 500-foot radius include:
 - North: Single Family Residences, school
 - South: Reservoir
 - East: Vacant
 - West: Southern California Edison Easement
9. Ordinance 1494 was adopted on May 2, 1927, which established the different zoning designations for the unincorporated areas of Los Angeles County.

Ordinance 5455 was adopted on March 17, 1945, which established the R-1-40000 zoning on the subject property.

Ordinance 10710 was adopted on June 28, 1973, which retained the R-1-40000 zoning on the subject property.

Ordinance 11515 was adopted on April 26, 1977, which created the Kinneloa Mesa Equestrian District, which included the subject property.

Code Case No. 09-0015315 was opened on the property on June 18, 2009, for unpermitted encroachments into the oak trees at the site. This case was closed upon the application of this Oak Tree Permit.

10. The site plan for the Project depicts the Project Site with a single family residence in the northwest portion of the property. Scattered throughout the site are 13 oak trees identified as coast live oaks in an oak tree report dated January 27, 2016, prepared by Jan C. Scow, arborist.
11. The Project Site is accessible via Eaton Canyon Drive to the west.
12. Two parking spaces are provided for the existing four bedroom, four bath single family residence.
13. A letter from the County Fire Department, Forestry Division, dated June 23, 2016, was received indicating that the Oak Tree Report is accurate and complete as to the location, size, condition, and species of the oak trees at the site. Their proposed conditions are attached to the Conditions of Approval of this Oak Tree Permit.
14. Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with 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. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
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 library, newspaper and Department of Regional Planning website posting.
16. Staff received an email dated June 3, 2016, from the past Vice President of the Santa Clarita Oak Conservancy in opposition to the project. The letter indicated that the remedial grading should not be allowed to affect any oak trees because of the applicant's illegal activities. A question was also raised about where the mitigation trees will be located.
17. *To be inserted after the public hearing to reflect hearing proceedings.*

18. The Hearing Officer finds that the proposed oak tree removals and encroachments are consistent with the 1 (Low Density Residential) land use designation of the Los Angeles County General Plan.

The project will allow the proposed remedial grading activities to proceed, which will correct and mitigate the adverse effects of past unpermitted grading. This will help ensure that the project site will be compatible with the surrounding residential areas, consistent with the Low Density Residential designation of the site.

19. The Hearing Officer finds that the proposed oak tree removals and encroachments are consistent with the development standards of the R-1 (Single-Family Residence Zone).

This approval of this Oak Tree Permit will satisfy the requirements of Title 22 for the proposed oak tree removals and encroachments. The existing single-family residence was built in 1991 and is compliance with the R-1 development standards. The proposed grading will be reviewed and approved separately by the Department of Public Works.

20. The Hearing Officer finds that the proposed oak tree removals and encroachments meet the Oak Tree Permit Burden of Proof requirements pursuant to Section 22.56.2100 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 Oak Tree Report submitted by the applicant and reviewed by the County Forester, as well as this Oak Tree permit, contains conditions and mitigation measures that are intended to protect the remaining trees. With the implementation of these conditions and mitigation measures, the health of the remaining trees will not be endangered.

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

The project will allow the implementation of remedial grading activities at the site, which will correct and mitigate adverse impacts, including soil erosion, that have been caused by unpermitted grading in the past. The implementation of this remedial grading will satisfactorily mitigate any soil erosion that already exists at the site or may result from this project.

23. The Hearing Officer finds that that the proposed removal and encroachment of the oak trees are necessary as continued existence and/or 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.

Thirteen oak trees are scattered throughout the site and their cumulative protective zones cover a substantial portion of the property. It would not be reasonable to completely avoid the removal or encroachment into the protected zones of these trees. As designed, the project proposes to remove only two oak trees and minimize and or mitigate the encroachment into the remaining oak trees at the site.

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

Since the applicant has met the required Burden of Proof, the approval of this Oak Tree Permit will satisfy and therefore, be consistent with, the requirements of the oak tree permit procedure as per Sections 22.56.2050 to 22.56.2250 of the Zoning Code.

25. The Hearing Officer finds that pursuant to section 22.56.2130 of the County Code, the community was properly notified of the public hearing by newspaper posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Temple City Library located at 5939 Golden West Avenue, Temple City, CA 91780.

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 East 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 proposed removal and encroachment of the oak trees will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the proposed removal and encroachment of the oak trees are 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 proposed removal and encroachment 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 HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Oak Tree Permit No. 201500008, subject to the attached conditions.

ACTION DATE: July 5, 2016

MB:CN
6/22/2016

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00430-(5)
OAK TREE PERMIT NO. 20130008**

PROJECT DESCRIPTION

The project is the removal of two oak trees and the encroachment into the protected zone of five oak trees, in conjunction with past unpermitted grading and proposed remedial grading ("Project") on a property located at 2831 Eaton Canyon Drive in the unincorporated community of Kinneloa Mesa ("Project Site") in the R-1-40000 zone pursuant to Los Angeles County Code ("County Code") section 22.56.2060, subject to the following conditions of approval:

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 reasonably 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 reasonably 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 all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional 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 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 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.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

16. This grant shall authorize the removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 9 and 11 on the applicant's site plan and the encroachment into the protected zone of five oak trees, identified as Oak Tree Nos. 7, 8, 10, 12, and 13 on the site plan, in conjunction with past unpermitted grading and proposed remedial grading. The proposed remedial grading shall be reviewed for compliance separately by the Department of Public Works.
17. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
18. All replacement trees 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.

19. When replacement trees 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.
20. The installation of chain link fencing not less than four feet in height shall be undertaken around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the 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.
21. The installation of three retaining walls or modifications to existing retaining walls shall be undertaken as shown on the site plan and as indicated in the Oak Tree Report dated January 27, 2015, prepared by Jan C. Scow, consulting arborist. The applicant shall obtain the necessary approvals before undertaking the installation or modification or retaining walls.
22. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,
23. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,
24. That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,
25. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director,
26. That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions,

27. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

28. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site.

29. The permittee shall comply with all conditions and requirements contained in the County Forester and Fire Warden, Forestry Division, letter dated June 23, 2016.

Attachments:

County Forester's Letter dated June 23, 2016.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

1 Removal Encroachment 7 To Remain 8 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.

ONE TREE NEEDS TO BE REMOVED TO CO-STRUCT A RETAINING WALL. THE REMAINING TREES WILL BE PROTECTED BY THE INSTALLATION OF A CHAIN-LINK FENCE

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.

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.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 23, 2016

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 2013-00008
PROJECT NUMBER R2013-00430-(5)
2831 EATON CANYON DRIVE, PASADENA**

We have reviewed the "Request for Oak Tree Permit #2013-00008." The project is located at 2831 Eaton Canyon Drive in the unincorporated area of Pasadena. 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 Jan C. Scow, the consulting arborist, dated January 27, 2015.

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

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

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
Covina
Cudahy

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

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

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

approval. The above fees provide for one (1) initial inspection prior to the commencement 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's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
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 two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 9 and 11 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of five (5) trees of the Oak genus identified as Tree Numbers 7, 8, 10, 12, and 13 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 each tree removed for a total of four (4) 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.

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

Carl Nadela

From: Norman Harris [hwharris@earthlink.net]
Sent: Friday, June 03, 2016 6:59 PM
To: Carl Nadela
Subject: Oak Tree Permit 201300008/R201300430

Categories: External Meetings

Carl Nadela,
Los Angeles County Dept of Regional Planning (DRP)
320 W. Temple St.
Los Angeles, CA 90012

June 3, 2016

RE: Oak Tree Permit No. 201300008/ R2013-00430

Dear Mr. Nadela,

The applicant is requesting an Oak Tree Permit to remove two oak trees and encroach into the protected zone of eleven more oak trees. The remedial grading SHOULD not be allowed to interfere with any oak trees nor should any oak tree be removed because of the applicants illegal activity. Why reward the applicant with a flat pad minus two oak trees and endanger the health and well being of eleven more? The life of 13 Oak trees are in danger here. If the trees are permitted to be removed where will they be migrated as there seems to be no room on this property? The applicant would have to replace 20 Oak trees of the same species as well as the full ISA {International Society of Arborist} value of the two oak trees.

Please deny this Oak Tree Permit number 201300008.

Yours very truly,

Cynthia Harris
Past Vice-President
Santa Clarita Oak Conservancy
P.O. Box 800520
Santa Clarita, CA. 91380

Property Photos for 2831 Eaton Canyon Drive

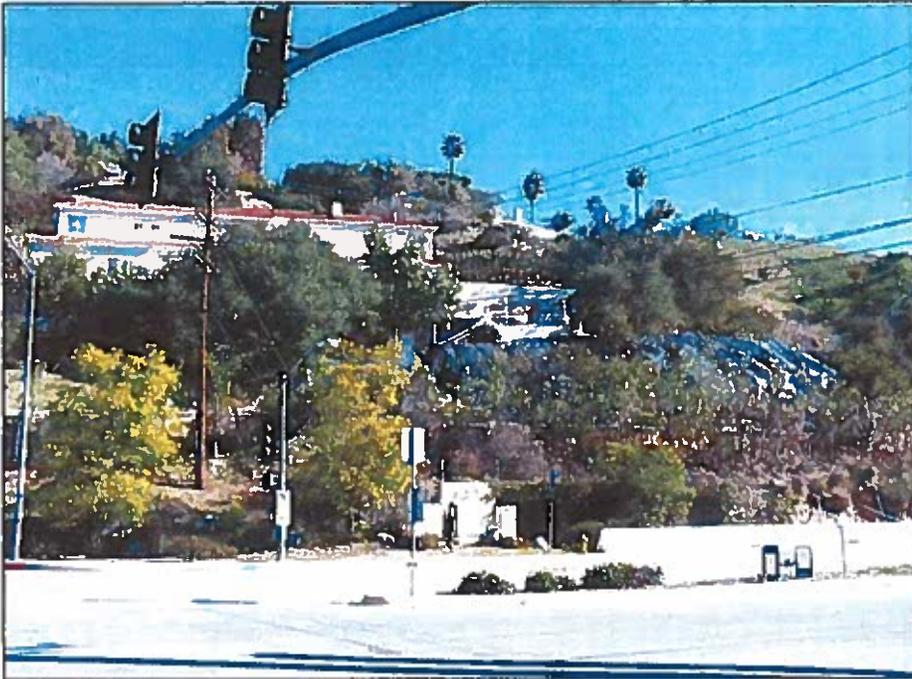


Photo 1.

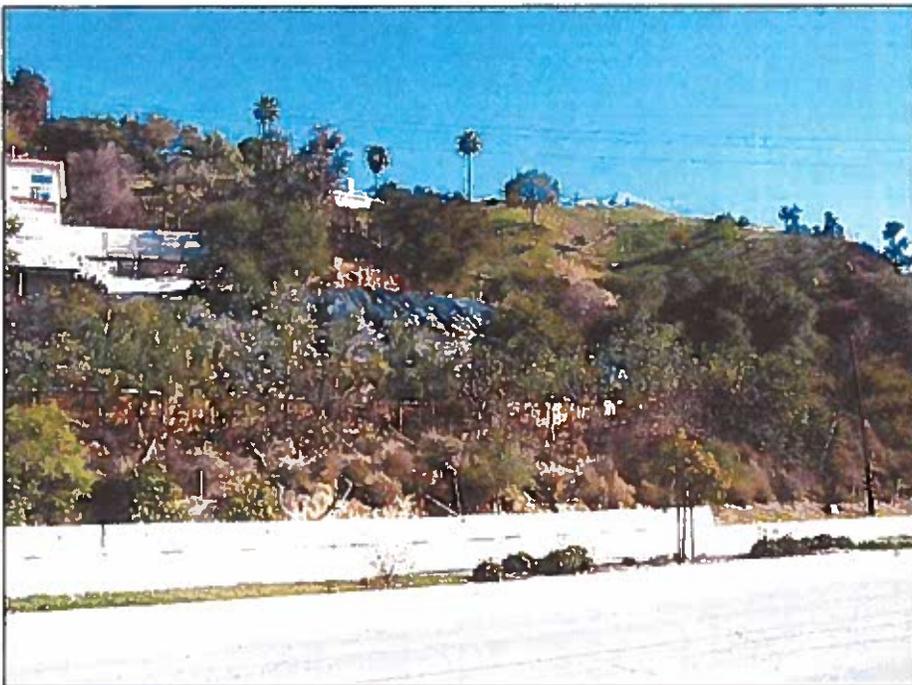


Photo 2.

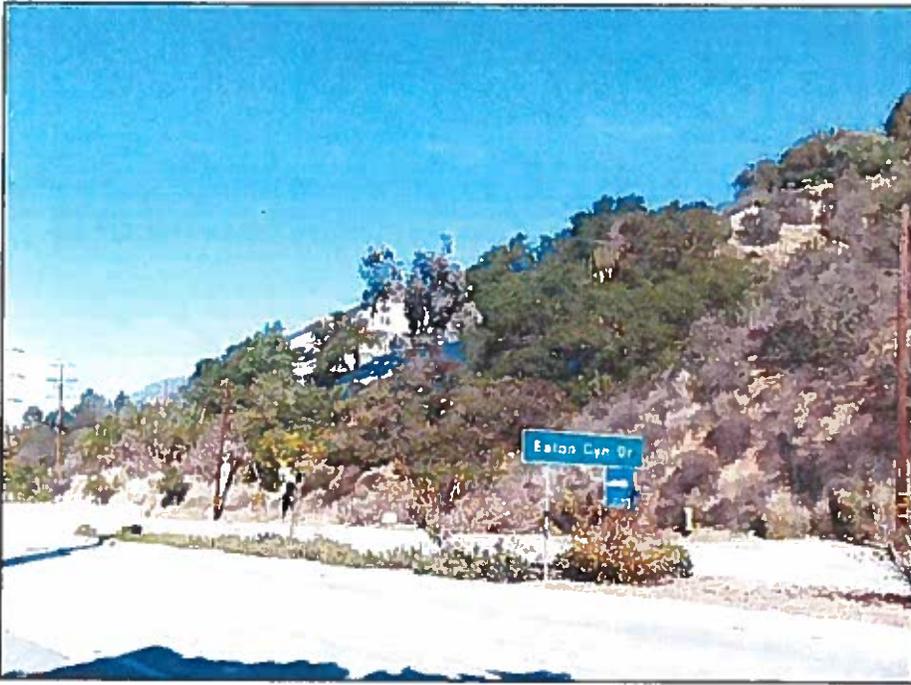


Photo 3.



Photo 4

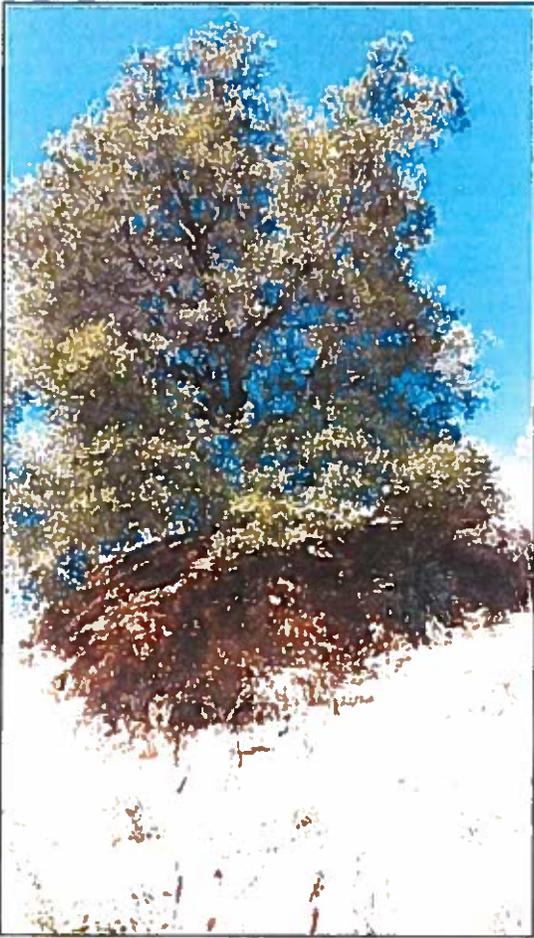


Photo 5.

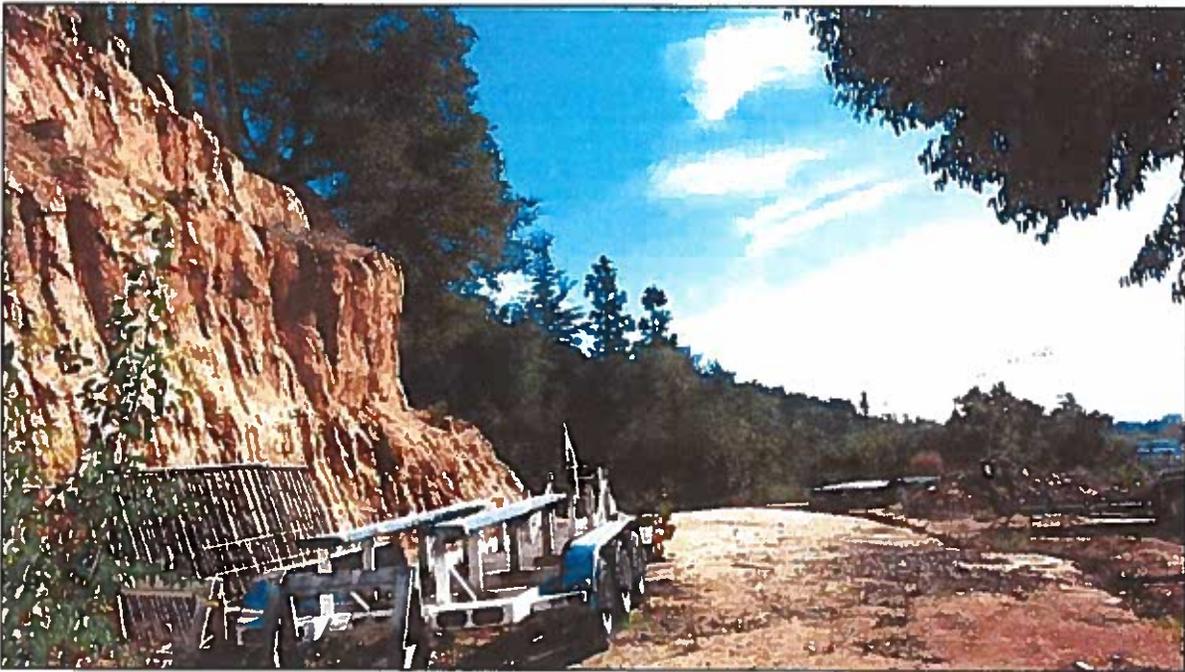
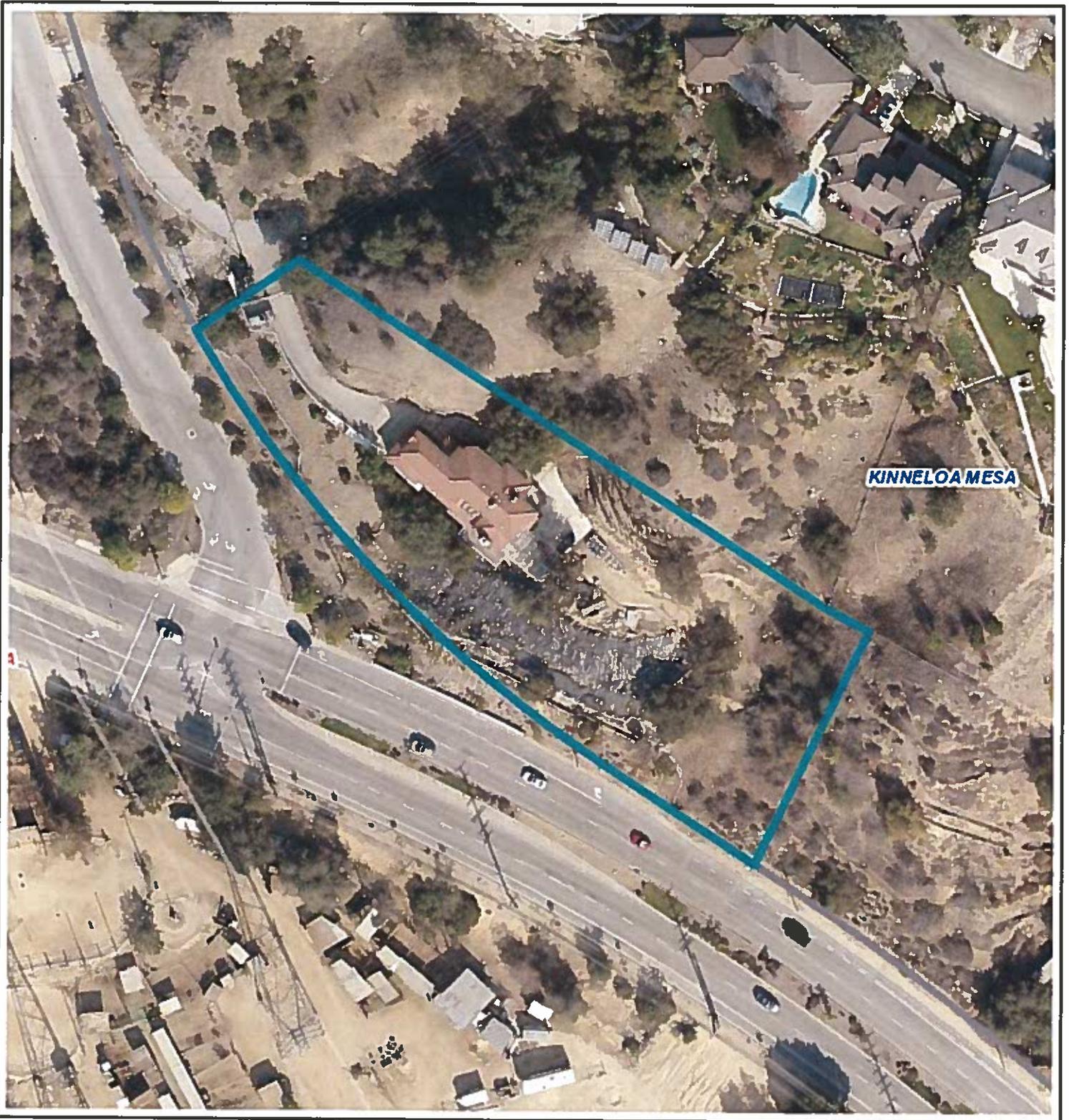


Photo 6.



R2013-00430-(5)

Aerial Image

Printed: Aug 26, 2015



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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Project No. R2013-00430-(5) / Case No. ROAK 201300008 / RENV 2013 00093

Lead Agency: Los Angeles County Contact Person: Carl Nadela
Mailing Address: 320 W Temple St Phone: 213-974-6435
City: Los Angeles Zip: 90670 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Altadena
Cross Streets: Eaton Canyon Drive/New York Drive Zip Code: 91107
Lat. / Long.: 34° 10' 21" N / -118° 05' 29.2" W Total Acres: 1.49
Assessor's Parcel No.: 5860-040-019 Section: S Twp.: 1 N Range: 11 W Base: _____
Within 2 Miles: State Hwy #: State Route 19 Waterways: Eaton Wash
Airports: N/A Railways: N/A Schools: High Point Academy

Document Type:

CEQA:	<input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA:	<input type="checkbox"/> NOI	Other:	<input type="checkbox"/> Joint Document
	<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR		<input type="checkbox"/> EA		<input type="checkbox"/> Final Document
	<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____		<input type="checkbox"/> Draft EIS		<input type="checkbox"/> Other _____
	<input checked="" type="checkbox"/> Mit Neg Dec	Other _____		<input type="checkbox"/> FONSI		

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other _____

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>1</u> Acres <u>1.49</u>	<input type="checkbox"/> Water Facilities: Type _____ MGD _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Hazardous Waste: Type _____
	<input type="checkbox"/> Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Other _____			

Present Land Use/Zoning/General Plan Designation:
Single Family Residence / R-1-40,000 (Single Family Residence – 40,000 square foot Minimum Required Lot Area) / Low Density Residential

Project Description: *(please use a separate page if necessary)*
The project consists of an oak tree permit to authorize the removal of two oak trees and the encroachment into the protected zone of 11 oak trees. All trees have been found to be protected Coast Live Oak Trees (Quercus agrifolia) in an Oak Tree Report prepared by Jan Scow, consulting arborist, dated January 27, 2016. This is in conjunction with a retroactive and remedial grading permit to remedy unpermitted grading that occurred on the subject site in 2009. The proposed remedial grading includes the removal of existing retaining walls, some of which encroach within the public right of way; construction of new drainage devices; the construction of three new, code-

compliant retaining walls; cut and fill grading of 1,094 and 1,240 cubic yards respectively and the over-excavation, alluvial removal and compaction of a damage and erosion area with a total 2,223 cubic yards. After the grading activities, a total of 25,147 square feet is proposed to be landscaped with drought resistant vegetation with an irrigation system. Four oak trees shall also be planted on site as mitigation for the two oak trees that will be removed.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>Los Angeles</u> Region |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 30, 2016 Ending Date July 1, 2016

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Jin Hae Lew</u>
Address: _____	Address: <u>2831 Eaton Canyon Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Pasadena, CA 91107</u>
Contact: _____	Phone: <u>626-222-4747</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 5/23/2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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



Project title: Project No. R2013-00430-(5) / Case No. ROAK 201300008 / RENV 201300093

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Carl Nadela (213-974-6435)

Project sponsor's name and address: Jin Hae Lew (2831 Eaton Canyon Dr., Pasadena, CA 91107)

Project location: 2831 Eaton Canyon Dr., Pasadena, CA 91107
APN: 5860-040-019 USGS Quad: Mt. Wilson

Gross Acreage: 1.49 ac

General plan designation: Low Density Residential (1.6 du/ac)

Community/Area wide Plan designation: N/A

Zoning: R-1-40,000 (Single Family Residence – 40,000 square foot Minimum Required Lot Area)

Description of project:

The project consists of an oak tree permit to authorize the removal of two oak trees and the encroachment into the protected zone of 11 oak trees. All trees have been found to be protected Coast Live Oak Trees (Quercus agrifolia) in an Oak Tree Report prepared by Jan Scow, consulting arborist, dated January 27, 2016. This is in conjunction with a retroactive and remedial grading permit to remedy unpermitted grading that occurred on the subject site in 2009. The proposed remedial grading includes the removal of existing retaining walls, some of which encroach within the public right of way; the construction of three new, code-compliant retaining walls; construction of new drainage devices, cut and fill grading of 1,094 and 1,240 cubic yards respectively and the over-excavation, alluvial removal and compaction of a damage and erosion area with a total 2,223 cubic yards. After the grading activities, a total of 25,147 square feet is proposed to be landscaped with drought resistant vegetation with an irrigation system. Four oak trees shall also be planted on site as mitigation for the two oak trees that will be removed.

Surrounding land uses and setting: The project site is located in a hillside area at the northeast intersection of Eaton Canyon Drive and New York Drive in unincorporated community of Kinneloa Mesa in North Pasadena. The subject property is surrounded primarily by single family residences to the north, vacant lots to the east and west, a private school on the northeast and the Eaton Canyon Reservoir on the south.

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

Public Agency
Los Angeles County Department of Public Works

Approval Required
Remedial Grading Plan

Reviewing Agencies: [CEQA Appendix B]

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

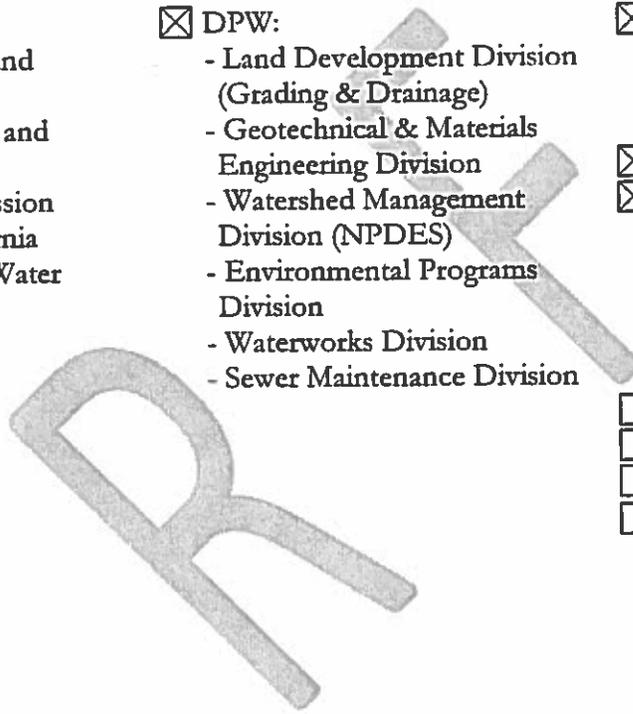
Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

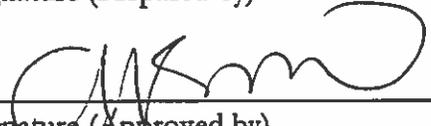
- | | | |
|----------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" 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 checked="" type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" 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.


Signature (Prepared by)

5/23/2016
Date


Signature (Approved by)

5/23/16
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to Cal Trans, "the stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed on January 17, 2016.

While there are many designated Scenic Highways throughout the State, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from 2.7 miles north of State Route 210 at La Canada to the San Bernardino County line, Mulholland Highway from State Route 1 to Kanan Dume Road and from West of Cornell Road to east of Las Virgenes Road and Malibu Canyon-Las Virgenes Highway from State Route 1 to Lost Hills Road (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/schwvy.htm).

In addition to this, Los Angeles County identifies ridgelines of significant aesthetic values that are to be preserved in their current state to the greatest extent feasible. This preservation is accomplished by limiting the amount and type of development in their vicinity. These "Significant Ridgelines" (Major Ridgelines on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program or Community Standards District.

The project is not located near a designated Scenic Highway or any identified Significant Ridgelines. Therefore, it has no substantial adverse effect on a scenic vista, nor would it damage scenic resources within a designated state scenic highway.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, Santa Clarita Valley and Santa Monica Mountains designated by the General Plan, applicable Area/Community Plan or Local Coastal Program. As per the trails plan map from the Los Angeles County Department of Parks Recreation, last updated in 2012, the nearest trail to the project is Eaton Canyon Trail. The project is located approximately 1,275 feet southwest of the trail and is not visible from the trail.

The Hillside Management Ordinance (Los Angeles County Code Title 22, Section 22.56.215) is designed to protect designated hillsides from incompatible development. The County of Los Angeles designates two hillside management areas, one urban and one non-urban with both designations applying to properties that have hillsides with a 25 percent grade or greater. The ordinance protects these resources by requiring almost all development on properties with either the urban or non-urban designation to obtain a conditional use permit (CUP) with the intent of preserving the remaining natural topography.

The subject property is an irregularly shaped parcel approximately 1.5 ac in size and is currently development with a 3,813 square foot single family residence developed in 1991. The property is located on a hillside with slope grades over 50 percent. Thus, the Los Angeles County Hillside Management Ordinance is applicable. However, prior to 2015, single family residences were exempt from the CUP requirement. Furthermore, the total grading proposed for this project is only approximately 2,500 cubic yards. This is well below the 15,000 cubic yards threshold that the new Hillside Management Ordinance set for requiring a CUP for any type of development conducted after the effectivity of the new ordinance in 2015. The past unpermitted grading activities were not in accordance with the Hillside Management Guidelines. However, the proposed remedial grading will mitigate and correct this and the permit will include additional mitigation measures to account for irreversible damage done in the past.

Prior to the unpermitted grading activities in 2009, aerial images of the subject site show that it was covered with vegetation, including a number of mature oak trees. Aerial images after 2009 show that the unpermitted grading had removed much of this vegetation. The unpermitted grading has also caused slope failures on the substantial part of the property, which requires remedial grading. This project is to authorize the removal of two oak trees and encroachment into the protected zone of eleven oak trees, in conjunction with the remedial grading that needs to be undertaken in order to stabilize the slopes on the property. Because of its elevated location, the subject site is clearly visible from Eaton Canyon and New York Drive. Thus, if compared with the conditions of the site prior to 2009, the project does have some adverse impacts on the visual character and quality of the site and its surroundings. With the proposed landscaping plan, these impacts will be reduced to less than significant levels upon completion of the project.

With regards the light, shadow and glare, the project involves the removal of and encroachment on oak trees and does not propose any new structures at the site. Thus, the project will not create any new sources of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area.

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>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and

recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Opportunity Areas (AOAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to AOAs, the County has two agricultural zones: A-1 (Light Agriculture) and A-2 (Heavy Agriculture).

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and Fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, Los Angeles County has been mapped by the California Department of Forestry and Fire Protection to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs, for example

The project site is approximately one mile south of the Angeles National Forest and is in the vicinity of land designated as Open Space. However, it is in a residential zone in an area that has been designated for low-density residential development. The project is consistent with this zoning and land use designation and will not result in any loss or forest or farm lands.

3. AIR QUALITY

Would the project:	<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) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six “criteria” pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O₃);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO₂);
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD. The project will comply with the applicable air quality plans of SCAQMD. The project consists of the removal and encroachment of a number of oak trees at the site, in conjunction with a remedial grading project. Thus, the project will not result in any significant emissions as the estimated emissions for the project falls well below the SCAQMD Air Quality Significant Thresholds. The project will also not contribute to a cumulative considerable net increase of any criteria pollutant.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals." A private school, High Point Academy, is located approximately 400 feet to the northwest of the subject site. Thus, AQMD Rule 402 is applicable. The project will comply with the fugitive dust measures as per the Best Management Practices guidelines. Also, a mitigation measure has been added that would require compliance with AQMD Rule 403 (Fugitive Dust) during the grading and construction activities.

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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 CDFW or USFWS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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 (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The County’s primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas “in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.

Based on a review of aerial photographs and the biological resources present adjacent to the site and within the general vicinity, special status species with the potential to have been present onsite prior to the unpermitted activity, may have included Plummer’s mariposa lily (*Calochortus plummerae*), Parry’s spineflower (*Chorizanthe parryi* var. *parryi*), mesa horkelia (*Horkelia cuneata* ssp. *Puberula*), southern California black walnut (*Juglans californica*), Robinson’s pepper-grass (*Lepidium virginicum* var. *robinsonii*), ocellated Humboldt lily (*Lilium humboldtii* ssp. *Ocellatum*), California muhly (*Muhlenbergia californica*), Hubby’s phacelia (*Phacelia hubbii*), San Gabriel oak (*Quercus durata* var. *gabrielensis*), Great’s aster (*Symphotrichum greatae*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), rosy boa (*Charina trivirgata*), coast horned lizard (*Phrynosoma blainvillii*), Cooper’s hawk (*Accipiter cooperi*) and American badger (*Taxidea taxus*). A biological monitor shall be required to be present at all times during any grading or construction activities. If any of the species listed above is identified, all work shall

stop and a full biological inventory and analysis shall be conducted for the site. Work shall not resume until such an analysis has been completed and recommended mitigation measures have been set in place to protect these species to the satisfaction of the Department of Regional Planning.

Portions of an oak woodland were impacted by the unpermitted grading. The Oak Tree Report associated with this project shall identify these impacts and recommend mitigation measures, including the planting of mitigation oak trees on site. These mitigation measures shall be incorporated into the permit, in addition to those recommended by the Los Angeles County Fire Department Forestry Division and the Department of Regional Planning.

A swale is present on the property. This swale appears not to have been impacted by any prior or proposed activities by the project.

Nursery sites may include active nests of native bird species. Migratory nongame bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

Bat roosting substrate may also serve as nursery sites or as seasonal refugia for migratory or hibernating species. Activities that will result in the removal of trees, buildings or other habitats for bats should therefore consider avoiding adverse impacts to bats. Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1) Several bat species are also considered California Species of Special Concern (CSC) and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065).

Portions of an oak woodland were impacted by the unpermitted grading. The Oak Tree Report associated with this project shall identify these impacts and recommend mitigation measures, including the planting of mitigation oak trees on site. These mitigation measures shall be incorporated into the permit, in addition to those recommended by the Los Angeles County Fire Department Forestry Division and the Department of Regional Planning.

The unpermitted activities are in conflict with the County oak tree ordinance and an oak tree permit is being processed for prior and proposed impacts. The Oak Tree Report associated with this project shall identify these impacts and recommend mitigation measures, including the planting of mitigation oak trees on site. These mitigation measures shall be incorporated into the permit, in addition to those recommended by the Los Angeles County Fire Department Forestry Division and the Department of Regional Planning.

The project site does not lie within an area subject to any adopted state, regional, or local habitat conservation plan.

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>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The only structure at the site is a single family residence that was built in 1991. There are no historical resources on the property that are on the list of historic resources and points of interest designated by the State of California within unincorporated Los Angeles County, and there are no known historic resources on the property that meet the criteria in CEQA historic resource eligibility criteria. Therefore, the project has no impact on a historical resource as defined in CEQA.

The site is located in a mostly built-out suburban area. There are no known archaeological resources on the property. However, the potential still exists for unknown resources to be uncovered during grading or construction. If any such resources are discovered during grading or construction of the project, then all work must be stopped and the South Central Coastal Information Center at the California State University-Fullerton, Department of Anthropology, must be notified immediately. A certified archeological resource specialist would need to be retained by the applicant to ensure the protection of archeological resources in the event that such resources are discovered on the site. Work may not resume on the site in this situation until clearance is given by the archeological specialist.

There are no unique geological features or rock formations that are known to exist on the property, based on site visits conducted by Regional Planning staff. If any paleontological resources are discovered during grading or construction of the project, then all work must be stopped and the Los Angeles County Natural History Museum must be notified immediately. A certified paleontological resource specialist would need to be retained by the applicant to ensure the protection of paleontological resources in the event that such

resources are discovered on the site. Work may not resume on the site in this situation until clearance is given by the paleontological specialist.

The property is not known or suspected to have ever been used as a cemetery or to contain human remains. However, grading always has a potential to uncover unknown resources. If human remains are discovered, all applicable laws with respect to human remains will need to be followed. If any human remains are discovered during grading or construction of the project, then all work must be stopped and the Los Angeles County Coroner shall be notified immediately. If any human remains are of Native American origin, the Native American Heritage Commission (NAHC) shall also be notified. Only after they have been consulted and have taken all necessary actions to determine the best course of action may the work proceed in accordance with their instructions and all applicable laws. The property is also not within an area that is traditionally and culturally affiliated with a Native American Tribe. No requests for notification have been received for the subject property or its vicinity from any Native American Tribe.

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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>
Would the project:				
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2010, the County adopted the Green Building Standards Code (Title 31) to address these goals. The purpose of the County's Green Building Standards Code is to establish green building development standards for new projects with the intent to promote a healthier environment by encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality. In January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

Aside from the existing single family residence, no other structures or buildings are being proposed at the site. Therefore it does not conflict with the Los Angeles County Green Building Standards Code nor does it involve the inefficient use of energy resources.

7. GEOLOGY AND SOILS

Would the project:	<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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The project site is not located within an Alquist-Priolo Earthquake Fault zone (Source: Mt. Wilson Quadrangle, Earthquake Fault Zone Map, March 25, 1999). However, the site is located approximately 3 miles north of the Raymond Fault (California Geological Survey-Seismic Hazard Zone Maps, 1997-2005).

The entire southern California region is susceptible to strong ground shaking from severe earthquakes. Seismic activities associated with a number of nearby faults, such as the Raymond Fault, can generate seismic shaking damages. The final grading and drainage plan shall be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations (California Geological Survey-Seismic Hazard Zone Maps, 1997-2005).

The subject site is not in a liquefaction zone, according to the Seismic Hazard Zone Maps (1997-2005). However, there are Liquefaction Zones to the south on the other side of New York Drive and to the northwest approximately 60 feet from the site. The entire property is also located within the landslide zone. The assessor's map shows slope easements on the south side of the property towards New York Drive. The property is within a hillside area and the natural grading has been disturbed, creating steeper slopes. Prior to the approval of the grading permit, the final grading and drainage plan must be approved by the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division to evaluate the potential landslide hazard and to require any necessary soil stabilizing or other mitigation measure to protect the residence and people, as well as neighboring areas, from possible landslides.

The subject property is located on Eaton Canyon Drive where the slopes of the surroundings areas are exceptionally steep and insecure. Additionally, because of a hillside location in a landslide zone, high erosion potential exists. Therefore, there is a strong possibility of soil erosion or the loss of topsoil during heavy rainy season or a strong earthquake. Prior to the approval of the grading permit, the final grading and drainage plan must be approved by the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division to evaluate the stability of hill slopes. The project shall also comply with Low Impact Development (LID) requirements to prevent soil erosion and with Chapter 12.84 of Title 12 of the Los Angeles County Code and shall be implemented in accordance with the approved grading and drainage plan to ensure that erosion and topsoil loss are minimized.

The subject property was already subject to landslides even prior to the unpermitted grading activities. The disturbance caused by the unpermitted activities has exacerbated the problem. The proposed grading and drainage plan attempts to remedy this situation. Prior to the approval of the grading permit, the final grading and drainage plan must be approved by the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division to evaluate the potential landslide hazard and soil stability issues and to require any necessary soil stabilizing or other mitigation measure to bring the impact to a less than significant level.

The existing On-site Wastewater Treatment System (OWTS) on the subject property operates with a septic tank. No additional wastewater system is required or proposed by the project.

The project site contains slopes greater than 50 percent and is therefore subject to the Los Angeles County Hillside Management Ordinance and hillside design standards. However, the code provision in effect at the time of submission of this application exempted Single Family Residences from the requirement for a Hillside Management Conditional Use Permit. Thus, the proposed project is in compliance with the Hillside Management Ordinance in effect at the time of application.

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>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The emissions created in relation to the project are not expected to be significant with regard to Greenhouse Gases (GHG's), climate change or other aspects of the environment. The expected emission levels are well below the significant thresholds of the South Coast Air Quality Management District (AQMD). The SCAQMD significance threshold for CO2 is 10,000 metric tons per year for industrial facilities. There is no separate SCAQMD threshold for other uses. The project also does not conflict with any applicable plan, policy or regulation related to greenhouse gases because it involves very low levels emissions associated with the proposed grading activities.

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>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities. The only potentially hazardous materials to be used on the site are typical household items such as paints, glues, fertilizers, pesticides, herbicides, cleaning agents and gasoline. A less than significant impact to the environment is anticipated provided that normal care is used while using and storing such materials.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601-9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site. The project would not create conditions where there is a potential for the release of the hazardous materials to the environment or that would pose a hazard to the public. The only potentially hazardous materials to be used on the site are typical household items such as paints, glues, fertilizers, pesticides, herbicides, cleaning agents and gasoline. A less than significant impact to the environment is anticipated provided that normal care is used while using and storing such materials. Additionally, the property is not on the list of hazardous wastes and substances sites (Cortese list) maintained by DTSC and there are no such sites in the vicinity.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport. The property is not located within an airport land use plan or within two miles of any airport. There are no private airstrips in the vicinity.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-today Los Angeles County Operational Area coordinator for the County. The emergency response plan for the

unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan. The proposal would not impair the implementation of an emergency response or evacuation plan or physically interfere with such a plan. The grading and drainage plan shall be reviewed by the Los Angeles County Fire Department to ensure that it will comply with emergency response and evacuation plans and other fire safety requirements.

The property is located in a Very High Fire Hazard Severity Zone (VHFHSZ). The project shall comply with all applicable code and ordinance requirements related to fire and life safety, including providing and maintaining fuel modification zones, brush clearance, fire sprinklers, fire flows, fire hydrants, access and all other applicable regulations.

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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>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination. The waste discharge system for the existing single family residence utilizes a septic system. The applicant shall demonstrate that there are valid permits for the existing septic system. All standards for wastewater disposal for the septic system will need to be met prior to the issuance of grading permits. Water for the existing residence is provided by the San Gabriel Valley Waterworks. The prior unpermitted grading activities as well as the proposed remedial grading activities will impact impervious surfaces. The project must comply with Low Impact Development (LID) standards to promote best management practices and to promote infiltration of storm water and storage and beneficial use of storm water runoff. LID requirements shall be determined by DPW.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National

Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions. The project area is located in a hillside area and the grading area covers a substantial portion of the property and may impact a natural drainage. The grading and drainage plan shall be reviewed by DPW prior to the issuance of the grading permit to ensure that it will not violate applicable NPDES requirements or otherwise significantly affect surface water or groundwater quality.

Non-point sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary. DPW shall review the grading and drainage plan to ensure that it incorporates Best Management Practices in controlling surface run-off that may be caused by the project.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site. During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre. The grading and drainage plan shall be reviewed by DPW to ensure that any additional development to be conducted with the remedial grading shall not violate applicable NPDES requirements of otherwise significantly affect surface water or groundwater quality.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.' The grading and drainage plan shall be reviewed by DPW to ensure that the remedial grading activities comply with all the Low Impact Development (LID) requirements. DPW review will also ensure that the remedial grading and drainage plan will not result in substantial erosion or siltation on or off-site, increase the run-off in a manner that would result in flooding on or off site, create conditions for standing water, contribute run-off water that that exceed existing storm water drainage systems or provide substantial additional sources of polluted run-off.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event. The property is not 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. The project will also not impede or redirect flood flows within a 100-year flood hazard area, floodway or floodplain.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure. The property is not within a dam inundation area.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water. The subject property is not in area subject to inundation by seiche or tsunami. However, being in a landslide zone, the property is in an area that is prone to mudflows. The previous unpermitted grading activities has increased the risk of mudflows in the area. This shall be mitigated by the remedial grading plan which shall be reviewed and approved by DPW to ensure that it adequately mitigates the adverse impacts the unpermitted grading had caused to the surrounding areas.

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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 checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project consists of the removal and encroachment of oak trees in association with remedial grading activities to correct the impacts of unpermitted grading activities done in 2009. All activities are done within a single parcel and would not physically divide an established community. The existing single family residence at the site is consistent with the 1980 Los Angeles County General Plan which designates the property as Low Density Residential (1). This category is suitable for single-family detached housing units, including large lot estates and typical suburban developments. The intent of this designation is to maintain the character of existing low density residential neighborhoods and to accommodate future market demand. The subject property is zoned R-1-40,000 zone which allows for a single family residence with a minimum lot size of 40,000 square feet. The existing residence and 64,904 parcel is consistent with this zoning designation.

The property has slopes in excess of 50% and is therefore subject to the Hillside Management Ordinance. However, since only a Single Family Residence is developed at the site, it is not subject to a Hillside Management Conditional Use Permit (CUP). However, the remedial grading plan shall still consider the design guidelines recommended for development in hillside areas. The property is not within a Significant Ecological Area (SEA).

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"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California’s Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

There are no known mineral resources on the project site and the project would not result in the loss of availability of any valuable mineral resources. It is not identified as a Mineral Resource area on the Special Management Area map of the Los Angeles County General Plan. The property is not designated as a mineral resource recovery site on any land use plan.

13. NOISE

	<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 result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of

diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

The applicant and his contractor must adhere to the standards in Los Angeles County Code Section 12.08.440 for construction related noise. The surrounding predominantly residential neighborhood is likely to be affected by the construction noise. Therefore, construction shall be prohibited between 7:00 pm and 7:00 am and on Sundays and legal holidays in order to minimize the noise impacts of the temporary construction activities.

The noise level on the subject property is not expected to exceed those of a single-family residence. The closest residence is approximately 200 feet from the site. The High Point Academy, a private school, is approximately 500 feet away from the property. There are no airports or private airstrips in the area. The existing and proposed landscaping and trees will also create a buffer from the surrounding areas and will further reduce the noise levels emanating from the site.

REF

14. POPULATION AND HOUSING

Would the project:	<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) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project would not create the need for new roads or other infrastructure that would induce growth. The past unpermitted grading as well as the proposed remedial grading would not constitute an increase in housing or population since a single family residence already exists on the property, which is zoned for 1 dwelling unit per parcel. Therefore, the project will not cause the regional or local population projects to be exceeded. No existing housing or population will be displaced by the project.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 22 battalions providing services to 58 cities and the whole unincorporated area of Los Angeles County. The LACoFD uses national guidelines of a 5-minute response time for the 1st-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas, and 8-minute response time for the 1st-arriving unit and 12 minutes for advanced life support (paramedic) unit in suburban areas. The Los Angeles County Fire Station 66 is approximately 700 feet from the subject property. The property is also located in the Very High Fire Hazard Severity Zone. However, no additional dwelling units are being proposed by the project. Thus, there will be no impact on response times for fire and other emergency services.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by

ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the General Plan, the Library’s planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The fees are as follows:

Planning Area 1: Santa Clarita Valley per dwelling unit	\$829.00
Planning Area 2: Antelope Valley per dwelling unit	\$804.00
Planning Area 3: West San Gabriel Valley per dwelling unit	\$839.00
Planning Area 4: East San Gabriel Valley per dwelling unit	\$827.00
Planning Area 5: Southeast per dwelling unit	\$830.00
Planning Area 6: Southwest per dwelling unit	\$836.00
Planning Area 7: Santa Monica Mountains per dwelling unit	\$832.00

No additional dwelling units are proposed by the project. Therefore, the project will have no impacts on Sheriff protection, Schools, Parks and Libraries. However, past unpermitted grading and proposed remedial grading activities may have some impacts on public stormwater drainage systems as well as roads, particularly as siltation occurs from the site down to New York Drive. DPW will review the Landscaping and Drainage Plan to ensure that this concern is addressed.

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>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

Since the project does not propose any additional dwelling units at the site, it will not increase the use of neighborhood or regional parks. The project also does not include or require the construction or expansion of such facilities. Regional open space connectivity will also not be affected. Eaton Canyon Park and Nature Center is located near the site but the project does not affect the park land or access to it.

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>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile throughput. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The proposed removal and encroachment of oak trees at the site, as well as the part unpermitted grading activities and proposed remedial grading activities does not conflict with an plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation, nor does it conflict with any

CMP's or have any impact on air traffic patterns. The project also does not result in inadequate emergency access.

However, the run-off and siltation caused by the unpermitted grading in the past does substantially increase the hazards at the intersection of New York Drive and Eaton Canyon Drive. New York Drive has also been designated as an Existing Class II bike path by the Los Angeles County General Plan. The siltation from the project also has significant adverse impact on the performance and safety of this bike path. An Erosion Control Plan has been prepared and is continuously implemented by the applicant at the site until the project is completed. The Erosion Control Plan, as well as the proposed Grading and Drainage Plan will be reviewed by DPW to ensure that any adverse impacts to any public road right of ways or bikeways are avoided or corrected.

REF

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 Impa ct</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance

The project does not involve the development of new residential dwelling units and therefore would not result in any increases in the need for wastewater systems. Thus, it will not exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board nor create wastewater system capacity problems or result in the construction of new or expanded wastewater facilities. It will also not create additional demand for water and energy utilities.

However, being in a hillside area, the past unpermitted grading and proposed remedial grading activities associated with the project can and has caused substantial run-off of top-soil from the site, particularly during heavy rains. This can cause significant adverse impacts on the drainage system. The remedial grading and drainage plan will be reviewed by DPW to ensure that this is addressed and appropriately corrected.

The proposed remedial grading activities may also result in some solid waster materials. These will be disposed of according to the applicable rules and regulations of the County's Green Building Ordinance and Low Impact Development, as well as any other applicable federal, State and local statutes and regulations.

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>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

The removal of oak trees and natural vegetation at the site due to past unpermitted grading and proposed remedial grading activities has the potential to degrade the quality of the environment. On-site mitigation for these impacts include the planting of mitigation trees and other new vegetation, as well as soil stabilization and proper disposal of storm water through an approved Remedial Grading and Drainage Plan. Some other mitigation measures would also include the payment of appropriate development impact fees and other off-site mitigations that may be deemed necessary by the relevant agencies.

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"/>
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Since the project was necessitated through the conduct of ill-advised, unpermitted grading, a number of short-term and long-term environmental goals have been disadvantaged. However, moving forward, the project and the proposed remedial grading activities will result in better environmental outcomes, both short-term and long-term.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is limited to one parcel. There are no similar activities in the area, whether conducted in the past or proposed for the future. Therefore, the project does not contribute to any cumulative impacts in the area.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The past unpermitted grading activities has caused substantial adverse effects on the neighbors directly adjacent to the property, as well as all users of New York Drive and Eaton Canyon Drive. These activities

have also left the slopes of the property, as well as a couple of Oak Trees, in an unstable condition, which greatly increases the risk to the health and safety of the immediate neighborhood. The proposed remedial Grading and Drainage Plan will ensure that these concerns are addressed and mitigated. Other on-site and off-site mitigation measures will also be incorporated into the permit to compensate for any irreversible damage that may have been done in the past.

DRAFT

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2013-00430 / PERMIT NO. ROAK 201300008 / ENV NO. 201300154**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	A biological monitor shall be present at all times during grading or construction activities. If any of the species listed in the Initial Study is found, all work shall stop and a full biological inventory and analysis shall be conducted for the site. Work shall not resume until such an analysis has been completed and recommended mitigation measures have been set in place to protect these species to the satisfaction of the Department of Regional Planning.	Presence of biological monitor at all times during grading or construction activities	Grading and construction phases	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	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.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

Jan C. Scow Consulting Arborists, LLC

Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

1739 Franklin Street Unit A
Santa Monica, CA 90404
(818) 789-9127

1/27/15

Jin Hae Gene Lew
2831 Eaton Canyon Drive
Pasadena, CA 91107

SUBJECT: Oak Tree Report for LA County at 2831 Eaton Canyon Drive

REFERENCES:

- 1) "Proposal for LA County Oak Tree Report at 2831 Eaton Canyon Drive" dated 1/14/16
- 2)

BACKGROUND: We were asked to provide an arborist report for this highly disturbed and eroded property. There are several protected oak trees, requiring an LA County Oak Tree Report. Most of these oaks have been impacted by previous violations (slope alteration, erosion, etc.). In response to the condition of the property, the applicant is proposing a remedial grading plan and an erosion control plan. We visited the site on 1/20/16 to inventory the trees and consider the past violations and proposed new impacts. All information below is based on our site visit and review of the various plans that we were provided.

ASSIGNMENT: We agreed to do the following work for this project:

- Tag and evaluate all protected oak trees on or near the subject property. All data required by the LA County oak tree ordinance will be collected on all relevant oak trees.
- Write an oak tree report that complies with the requirements of the LA County Oak Tree Ordinance. This will include color photographs and an appraisal of all oaks as required.
- Provide all necessary mapping of oaks in accordance with County requirements. (Note that we are not surveyors and if we need to map any oaks, they will be indicated as "approximate locations" on the oak tree plan.)

OBSERVATIONS: We inspected, tagged, and evaluated all oaks on or near the subject property.

Site description: The site is a steep hillside property with very loose decomposed granite soil. There is an existing single-family two-story house and driveway on the level section in the center of the property. The area above the existing driveway and house has a retaining wall and the land is predominantly undisturbed above it. The rest of the property to the east, south, and west of the house is highly disturbed and eroded. Non-

native annuals, mature oaks and other native shrub species sparsely cover the parcel and there is quite a bit of exposed soil, some of which is covered with black plastic.

Project description: The proposed project includes the construction of multiple retaining walls, cut and fill sections that create large terraced areas to be planted with native trees and shrubs, and hydro-seeding with primarily native seed mixes. It also includes a temporary gravel construction entrance where the driveway meets the road.

Tree description: There are a total of thirteen trees on or near this project that could be impacted. Trees OP1 through OP4 are off-property on Eaton Canyon Road and are included due to their proximity to the proposed work¹. Tree #5, near the property entrance, appears to be a property-line tree. Trees on the property are numbered consecutively from tag #6 through #13. All trees are shown on the enclosed Oak Tree Plan, and values are shown below in the Appraisal Values table. Details about the individual trees can be reviewed in the attached Field Data sheets. All oaks are coast live oaks (*Quercus agrifolia*). Tree #6 above the retaining wall, northeast of the existing house is a Heritage oak.

Appraised values of oaks: The appraisal of these trees was performed using the "trunk formula method" based on the 9th edition of the *Guide for Plant Appraisal*, written by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture (ISA, 2000), and using **INSTALLED COST** data based on current market research and the *Species Classification and Group Assignment*, published by the Western Chapter of the ISA (2004).

The trunk formula method is based on the assumption that a tree the size of the appraised tree could not be replaced in-kind with an available specimen of the same size. It relies on extrapolating the data from a smaller and more readily available nursery tree and increasing that cost proportionately for size, then depreciating the cost for factors such as species, location, and condition of the tree to arrive at an estimate of value. Appraisals are based on installed cost of the largest readily available nursery tree, generally wholesale price of the tree multiplied by two² (or three).

Appraisal Values

Tree #	species	condition	Location	appraisal
OP1	100%	90%	80%	\$7,100
OP2	100%	90%	80%	\$4,510
OP3	100%	90%	80%	\$5,700
OP4	100%	90%	80%	\$5,700
5 (property line)	100%	70%	80%	\$21,900
6	100%	90%	80%	\$94,300
7	100%	70%	80%	\$31,800
8	100%	65%	80%	\$12,200
9	100%	90%	80%	\$28,200
10	100%	70%	80%	\$19,800
11	100%	65%	80%	\$11,300
12	100%	65%	80%	\$21,500
13	100%	60%	80%	\$16,500

¹ Five additional trees along the street are too small to qualify as protected.

Tree safety:

We have not evaluated trees on this property for safety. Without a thorough and focused "risk assessment," it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an assessment, there are no guarantees that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe.

However, it is our opinion that tree #9 is precariously located on the edge of an eroding slope and could pose a danger to workers or residents on the property. We recommend extreme caution until this tree can be safely removed.

IMPACTS:

Impact assumptions: The assessment of impacts given below is based on certain assumptions. If these assumptions prove to be incorrect, impacts could be greater.

1. All protective mitigation measures will be followed carefully as described.
2. Our understanding of the proposed project is accurate.
3. The proposed project design will not change significantly.
4. We have correctly identified where the property lines are.

Tree removals: This project will cause the removal of the following two standing oak trees:

9 and 11

Encroachment: This project will cause encroachment on the five oak trees, as demonstrated in the table below.

Grading and Violation Impacts Assessment

Tree #	Proposed Grading	New retaining walls	Previous Violation
7	X	X	XX
8	-	X	X
10	X	X	XX
12	X	X	XX
13	X	X	XX

XX = severe impact

Grading and retaining walls- Proposed grading is shown on this plan above to the west of Trees #7 & 10 and to the south of Trees #12 & 13.³ This appears to be pretty close to existing grade and should have minor impacts if mitigation measures are adhered to. Please see comments under mitigation.

Previous violations- Due to previous work and soil disturbance, plus substantial surface erosion, surrounding soil has been eroded, transported, and re-deposited, which has

³ Remedial grading plans that we reviewed omit any attention to resolving the severe existing erosion issues affecting these five oak trees.

severely impacted trees #7, 8, 10, 12 & 13, by burying their root crowns and their root zones⁴.

Soil removal and retaining walls to prevent further erosion- Trees #7, 8, 10, 12, & 13 will all need large volumes of soil removed from around them and new retaining walls (12 & 13) or modifications to existing retaining walls (7, 8 & 10) built above them. The work required to remove soil and to build or modify retaining walls will impact these trees. These are likely to be moderate impacts.

Irrigation of proposed seeded and planted areas- An erosion control plan is proposed for the areas east, south, and west of the house. There is no proposed irrigation or plan for watering these new trees, shrubs and perennials. See comments under mitigation regarding landscaping around oaks.

Landscaping and trenching are activities that may impact the future condition of oaks and may also have to encroach into the fenced areas in some cases. If this is unavoidable, guidelines to minimize their impacts will be strictly adhered to. Please see comments under mitigation.

MITIGATION:

Specific mitigation measures: The following specific mitigation measures should be applied as written.

Mitigation for Oak Removals

LA County requires mitigation at a ratio of 2:1 for all oaks removed. This project will result in the removal of two oak trees requiring the planting of four new oaks on this property. The following is an excerpt from the Ordinance:

*Requirements for Replacement Trees
LA County sec. 22.56.2180 para. A.6.a.-d.*

- 6.a. Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. [The hearing officer, director, or commission may, in lieu of this requirement, require the substitution of one larger container specimen for each oak to be replaced where, in its opinion, the substitution is feasible and conditions warrant such greater substitution.]*
- b. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the applicant or permittee if mortality occurs within that period.*
- c. Where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties.*

⁴ These trees should each have a root crown excavation, according to our instructions in the Mitigation section, or they will continue to decline in health and vigor, and will likely die in the coming years.

- d. *Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed. The process of replacement of oak trees shall be supervised in the field by a person who, in the opinion of the county forester and fire warden, has expertise in the planting, care and maintenance of oak trees.*

Mitigation of Grading and Previous Violation Impacts

The following measures are required to mitigate the previous violations and the impacts to the oaks caused by the grading and erosion corrections.

Arborist of Record (AOR)- The applicant will retain the services of an Arborist of Record (AOR) as required by the County⁵. This is based on the County's requirement that all work within the Root Protection Zones (RPZ) be directed by the AOR, and is intended to allow for advance scheduling.

It is the AOR's responsibility to notify the County of any unsatisfactory conditions or of any non-compliance with the Conditional Use permit or Oak Tree Permit. The applicant agrees that the AOR's responsibilities may also include periodic unannounced site visits to monitor compliance.

The client shall notify the AOR upon completion of the project so that a report describing successful Oak Tree Permit compliance can be submitted. Final sign-off for the project requires this report be completed.

The client shall arrange for the AOR to monitor all remaining protected trees and mitigation trees on the subject property for a period of at least two years (or as required by the County) following the completion of the work authorized by the Oak Tree Permit.

Monitoring during construction: During grading and other activities near the oak trees, the AOR shall periodically visit the site to ensure compliance with the Oak Tree Permit. A brief memo to the client and County Forestry stating findings shall follow each visit.

Root crown excavation- The root crowns of five oaks (#7, 8, 10, 12, and 13) are buried under excess soil. Excavate all soil around the trunk of each tree until root flair is clearly visible. Soil shall be returned to as near to "natural grade" as possible, for a distance equal to the distance between the tree and the retaining wall in all directions from the tree. All of this work shall be done using hand tools only, and will need to be done in conjunction with the construction of retaining walls (see below). This work can be done prior to installing the protective fencing as long as no vehicles are used inside the trees root protection zones.

Retaining wall construction- Retaining walls will need to be constructed in locations **as shown** around trees #7, 8, 10, 12, and 13. It is beyond our capability to design such walls, but they need to be constructed with as little disturbance as necessary to the oaks. If RR ties or wooden timbers can be used, that is okay as long as it is adequately durable and satisfies code requirements.

⁵ We have been assigned as the AOR on this project.

Grading- Grading is shown on the Remedial Grading Plan as occurring to the east, south and west of the house. This appears to be pretty close to existing grade in the areas near the oak trees. **All grading will be done by hand within the RPZ's of trees 7, 10, 12 & 13.**

Protective fencing- Protective fencing shall be installed around all trees to be protected in place, as shown on the Protected Tree Plan. **The project arborist shall inspect all protective fencing prior to any work commencing on the site.**

If it is done properly, protective fencing around trees in construction zones is the best possible means of minimizing impacts related to construction. Protective fencing shall be installed prior to demolition, grubbing, and grading activities. Fencing will be chain-link, at least 5 feet high, and held in place by steel stakes driven directly into the ground. There shall be no gate or easy access into the protection zone and all protective fencing shall remain intact until construction is completed.

No workers shall enter the fenced protection zone. No storage, waste disposal, equipment clean-out, outhouse, or vehicle parking will be allowed within the fenced area. The purpose is to keep the tree's root zone area free from any disturbance of any sort throughout the period of construction activity.

It is also a frequent problem that construction activities are so close to the tree as to prevent the fencing from being installed at the optimum distance from the tree. In these cases we have shown the fence to be placed as far away from the trunk as possible in all directions leaving only as much room for construction activities as is absolutely necessary. The prevention of soil compaction is the greatest benefit from fencing.

Landscaping around oaks- When the project landscaping is designed, the following guidelines should be followed:

Around existing mature oaks:

- No planting of any type, irrigation, or irrigation overspray shall occur within ten feet of any oak trunk;
- Only drought tolerant or native plants shall be planted within twenty feet of any oak trunk;
- No lawn or groundcover requiring frequent irrigation shall be planted within the RPZ of any oak trunk;
- Three to four inches of organic mulch should be maintained within twenty feet of all oak trunks;
- Underground irrigation lines should be kept out of the oak RPZ to the extent possible, and should be installed (when they are necessary within the RPZ) without doing any root damage to the oak. **Irrigation trenching shall be done using hand tools only.**

Around newly planted mitigation oaks:

- No planting, irrigation, or irrigation overspray shall occur within four feet of any oak trunk, (except oak tree irrigation);
- Long-term (establishment) oak tree irrigation shall be accomplished with drip emitters only;

- Three to four inches of organic mulch should be maintained within a four-foot radius of newly planted oaks.

Monitoring after construction- The AOR shall visit the property on a semi-annual basis for three years after completion of construction to inspect the subject tree. Any problems with the tree's continued survival will be reported to the County.

If the tree fails to survive it will be mitigated for at a two to one replacement ratio, with three year survival monitoring required on all replacement trees.

General oak tree recommendations during construction: The following additional measures should be applied where they are relevant. If there is a conflict between the specific measures above and any of these general measures, the specific measures supersede.

1. All work conducted in the ground within the protection zone of any protected tree should be accomplished with hand tools only. (The protection zone is defined as the area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy).
2. Where structural footings are required and major roots will be impacted, the footing depth should be reduced to 12". This may require additional "rebar" for added strength. An alternative would involve bridging footings over roots and covering each root with plastic cloth and 2-4" of Styrofoam matting before pouring concrete.
3. Any required trenching which has options as to the trench path should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or perpendicular to them. If roots can be worked around, cutting of roots should be avoided (i.e. place pipes and cables below uncut roots whenever possible). Whenever possible, utilize the same trench for as many utilities as possible.
4. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of each tree as construction permits. At no time during or after construction should soil be in contact with the trunk of the tree above natural grade.
5. In areas where grade will be lowered, or where footings will be dug, some root cutting may be unavoidable. Cuts should be made cleanly with a sharp saw or pruning tool, far enough behind the damage that all split and cracked root portions are removed. The cut should be made at right angles to the root so that the wound is no larger than necessary. When practical, cut roots back to a branching lateral root. Do not apply any pruning wound treatment to cuts.
6. When removing pavement, as little disruption of soil as necessary should be attempted.
7. Pruning of oaks should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Pruning oaks excessively is harmful to them. Removal or reduction of major structural limbs should be

done only as required for actual building clearance or safety. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree. All pruning should be done in accordance with ANSI A300 pruning standards. No pruning wound treatment (e.g. "Tree Seal") should be applied.

8. Keep all activity and traffic to a minimum within the protection zone of the trees to minimize soil compaction.

9. It is important that the protection zone not be subjected to flooding incidental to the construction work, or to disposal of construction debris such as paints, plasters, or chemical solutions. No equipment fueling or chemical mixing should be done within the root protection zone.

10. In general, it is best to minimize the amount of environmental change which trees will be subjected to. This includes drastic changes in watering practices from historic conditions, especially drastic increases.

11. Care should be exercised not to allow equipment to physically damage the tree's trunk, root crown, or lower scaffold branches during construction. This includes but is not limited to 1) impact damage by scrapers, buckets, or hoes; or 2) damage by tires, wheels, or tracks from operating in close proximity to trees.

CONCLUSIONS: This property has been highly damaged and eroded, which caused previous violations to five of the eight trees on the actual property. These oak trees are currently partially buried with soil, which needs to be removed for them to survive. In addition, this project will cause the removal of two standing oaks, and grading impacts to the same five buried oaks. It is our opinion that if all of our recommendations are followed carefully, the environment of the trees will improve, and they should suffer no additional impacts, nor will there be impacts to the other oaks on or near the property.

Please feel free to call should there be any questions regarding this report. Our goal is to assist in the timely completion of this project with as little damage to the oak resource as possible. We look forward to working with you toward that goal!

Sincerely,



Jan C. Scow
ASCA Registered Consulting Arborist #382
ISA Certified Arborist # WC1972



Attached: Field Data Sheet

Enclosed: Oak Tree Plan (24" x 36")
Color photo disk

tree #	species	dsh (inches)	hertg RCD	SER	n	e	s	w	photo
OP1	<i>Quercus agrifolia</i>	10@1'	--	save	8	6	9	8	yes
OP2	<i>Quercus agrifolia</i>	8@1'	--	save	6	6	6	6	yes
OP3	<i>Quercus agrifolia</i>	9@1'	--	save	8	5	7	6	yes
OP4	<i>Quercus agrifolia</i>	9@1'	--	save	8	5	7	6	yes
5 (property line)	<i>Quercus agrifolia</i>	20	--	save	15	15	15	15	yes
6	<i>Quercus agrifolia</i>	24,19,14,14	H	save	32	30	25	25	yes
7	<i>Quercus agrifolia</i>	18,16	--	encroach	12	10	20	18	yes
8	<i>Quercus agrifolia</i>	15.5@2.5'	--	encroach	10	10	10	6	yes
9 (no tag)	<i>Quercus agrifolia</i>	~20@2.5'	--	remove	15	12	20	14	yes
10	<i>Quercus agrifolia</i>	19@3'	--	encroach	13	10	14	14	yes
11	<i>Quercus agrifolia</i>	11.5,9.5@grade	--	remove	8	10	10	10	yes
12	<i>Quercus agrifolia</i>	12.5,11,8,7,6	--	encroach	15	12	22	12	yes
13	<i>Quercus agrifolia</i>	15.5,10.5@grade	--	encroach	12	12	8	11	yes

tree #	symmetry	breakage	aesthetics		branching	total	structural remedies	disease	problems
			balance						
OP1	2	3	2		2	9	—	none observed	none observed
OP2	3	3	3		3	12	—	none observed	none observed
OP3	2	3	2		2	9	—	none observed	none observed
OP4	2	3	3		2	10	subordinate codominance	none observed	none observed
5 (property line)	3	3	3		2	11	—	none observed	none observed
6	3	3	3		2	11	risk assessment	none observed	none observed
7	1	2	1		2	6	—	none observed	none observed
8	2	2	2		2	8	—	none observed	none observed
9 (no tag)	3	3	2		3	11	remove tree	none observed	none observed
10	2	2	2		2	8	remove end weight	none observed	none observed
11	1	2	1		1	5	remove tree	none observed	none observed
12	2	2	2		2	8	raise canopy	none observed	none observed
13	2	1	2		1	6	remove dead wood	dieback	none observed

tree #	cultural	vigor rating	health rating	health recommendations	construction impacts	suggested mitigation or maintenance	anticipated effectiveness
OP1	trunk buried	G	G	root crown excavation	see report	see report	see report
OP2	trunk buried	G	G	root crown excavation	see report	see report	see report
OP3	trunk buried	G	G	root crown excavation	see report	see report	see report
OP4	trunk buried	G	G	root crown excavation	see report	see report	see report
5 (property line)	—	F	F	—	see report	see report	see report
6	—	G	G	—	see report	see report	see report
7	fire dmg, trunk buried	F	F	root crown excavation	see report	see report	see report
8	fire dmg	P	F	root crown excavation	see report	see report	see report
9 (no tag)	erosion @ cliff base	G	G	remove tree	see report	see report	see report
10	trunk buried	F	F	root crown excavation	see report	see report	see report
11	topped, trunk buried	P	F	remove tree	see report	see report	see report
12	trunk buried	P	F	root crown excavation	see report	see report	see report
13	trunk buried	P	P	root crown excavation	see report	see report	see report