



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 19, 2013

TO: Librarian  
Stevenson Ranch Express Library  
Dr. Richard H. Rioux Memorial Park  
26233 W. Faulkner Drive  
Stevenson Ranch, CA 91381

FROM: Alejandrina C. Baldwin  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**SUBJECT: PROJECT NO. 96044-(5)  
OAK TREE PERMIT NO. 201300020**

Oak Tree Permit No. 201300020 is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on October 15 , 2013.

Please have the materials listed below available to the public through October 30, 2013.

If you have any questions regarding this matter, please contact **Alejandrina C. Baldwin** of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Burden of Proof

## LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

### NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO ADOPT AN ADDENDUM TO THE FINAL EIR

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**Hearing Date and Time:** October 15, 2013 at 1 p.m.

**Hearing Location:** 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

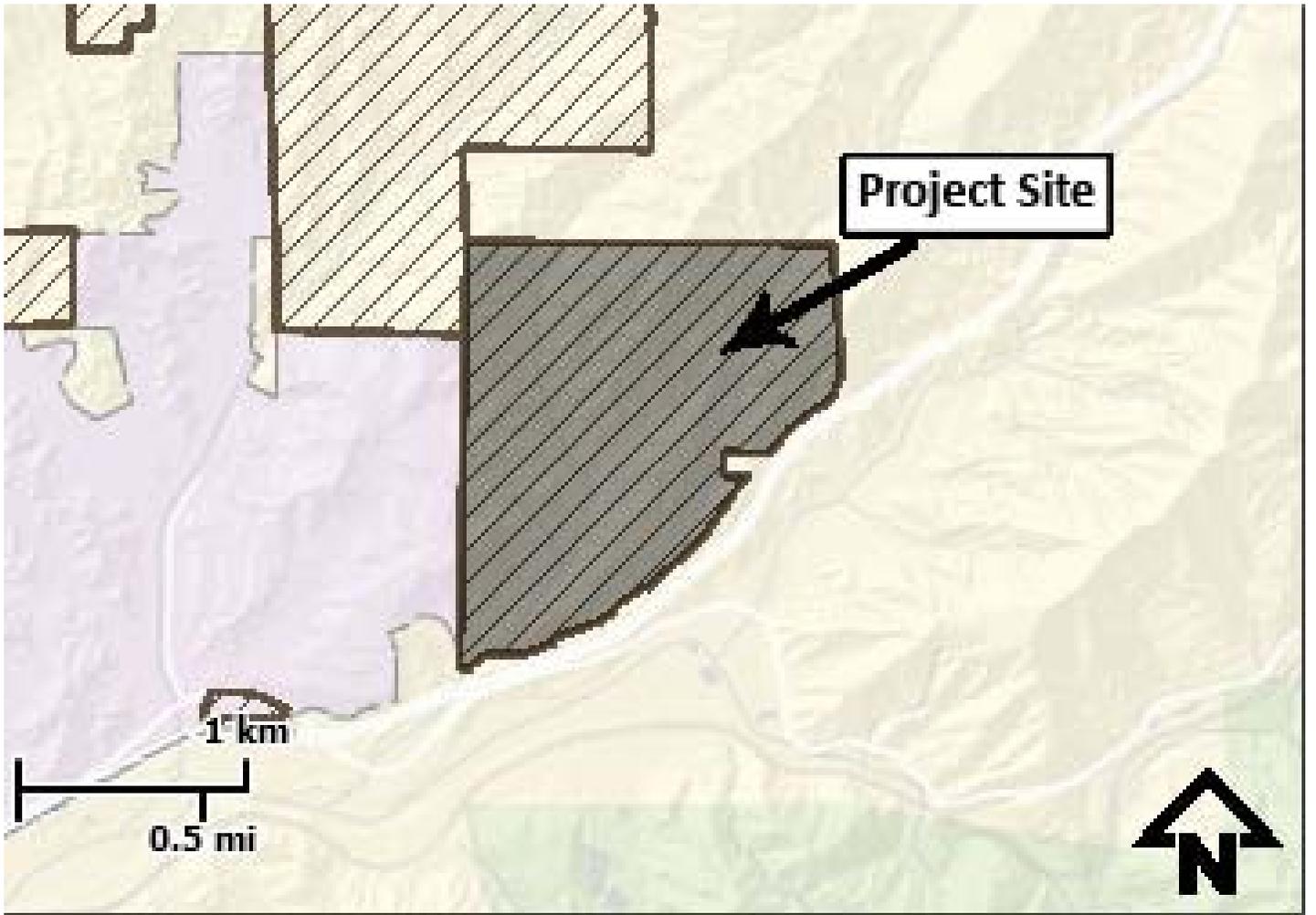
**Project & Permit(s):** 96044-(5), ROAK 201300020

**Project Location:** North of the Antelope Valley Freeway and Soledad Canyon Road, east of the intersection of the Antelope Valley Freeway and Soledad Canyon, between Shadow Pines Boulevard and Aqua Dulce Road within the Soledad Zoned District

**Project Description:** Request to remove four (4) oak trees pursuant to Section(s) 22.56.2060 of the Los Angeles County Code, to allow the development and project grading approved in association with Tentative Tract Map No. 48086.

For more information regarding this application, contact Alejandrina C. Baldwin, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: [acbaldwin@planning.lacounty.gov](mailto:acbaldwin@planning.lacounty.gov). Case materials are available online at <http://planning.lacounty.gov/case> or at Stevenson Ranch Express Library, 26233 W. Faulkner Dr., Stevenson Ranch, CA 91381. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**





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

**PROJECT NUMBER**

96044-(5)

**HEARING DATE**

10/15/2013

**REQUESTED ENTITLEMENTS**

Oak Tree Permit No. 201300020  
Environmental Assessment No. 96044

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Spring Canyon Recovery Acquisition, LLC/ Paulson  
Property Management, LLC

**MAP/EXHIBIT DATE**

Oak Tree Report dated February 2013

**PROJECT OVERVIEW**

A request to remove four (4) oak trees pursuant to Section 22.56.2060 of the Los Angeles County Code, to allow the development and project grading approved in association with Tentative Tract Map No. 48086 (approved on August 3, 2004 by the Board of Supervisors).

**LOCATION**

North of the Antelope Valley Freeway and Soledad Canyon Rd, between Shadow Pines Blvd and Agua Dulce Rd

**ACCESS**

From Spring Canyon Road, located off of Soledad Canyon Road.

**ASSESSORS PARCEL NUMBER(S)**

3211-021-043, 044, 045, 046, 048, 050, 051

**SITE AREA**

551.5 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Soledad

**LAND USE DESIGNATION**

U1 (Urban 1) and HM (Hillside Management)

**ZONE**

R-1-6,000, R-1-7,000, R1-8,000, R-1-10,000, R-1-15,000, R-1-20,000

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

NA

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

The project was analyzed by the Addendum to the Final Environmental Impact Report, which was certified by the Los Angeles County Board of Supervisors on August 3, 2004 pursuant to CEQA reporting requirements. It was determined that this oak tree permit will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

**KEY ISSUES**

- A total of six oak trees exist within the project site. One oak tree has been previously approved per Oak Tree Permit No. 96044 (associated with TR 48086 and CUP 96044) to be removed.
- At time of approval of TR 48086, these additional four oak trees were not included in the request (as they were below jurisdictional size).
- The six oak trees are scattered across the approximate 555 acre project site, not near each other, and do not create an oak woodland.
- This oak tree permit is necessary to allow the project to be graded in substantial conformance to the approved Exhibit "A" of CUP 96044 and develop TR 48086.

**STAFF RECOMMENDATION**

Approval

**CASE PLANNER:**

Alejandrina C. Baldwin

**PHONE NUMBER:**

(213) 974 - 6433

**E-MAIL ADDRESS:**

acbaldwin@planning.lacounty.gov



# OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

4 Removal      0 Encroachment      1 To Remain      6 Total existing oak trees

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

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

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

The nearest remaining ordinance-sized oak tree is located approx. 100 ft. from the proposed construction and will therefore be located well outside of the encroachment zone. this distance ensures that the proposed construction will not endanger the health of the remaining tree.

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

See Attached.

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

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

See Attached.

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

see attached.

**Continued from Oak Tree Permit Burden of Proof:**

Explanation for Number of Oak Trees: There are currently six oak trees on the Property that the County's Oak Tree Ordinance protects. The Project proposes the removal of four oak trees (one additional oak tree with a valid oak tree removal permit will also be removed, but that is not subject to this application). The Project does not propose to encroach upon the one ordinance-protected oak tree that will remain.

- B) The 4 ordinance-sized oak trees to be removed constitute an extremely small portion of the 271- acre construction area. In addition, they are spread out throughout the site as opposed to grouped together in one location. Removal of these trees will be conducted concurrent with rough grading activities. Best management practices will be implemented to minimize potential erosion and sediment transport both during and after construction.
- C) Removal of the 4 ordinance-sized trees is necessary to develop the proposed Project; avoidance of any of these trees would not allow for attainment of the same permitted density. The grading footprint has been closely evaluated and minimized to the maximum extent practicable. An alternatives analysis was carried out during the section 404 permitting process that examined various reduced-project alternatives. None of these alternatives resulted in a project that was considered practicable.
- D) Removal of the 4 ordinance-sized oak trees satisfies the intent and purpose of the oak tree permit procedure. Within the 548-acre project area, approximately 277 acres is proposed for open space. This expansive open space contains thousands of oak trees that will be protected in perpetuity. Designation of the open space as part of the project complies with the stated objective of the oak tree permit, which is to preserve and maintain healthy oak trees in the development process.