Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT No. 02-099
Oak Tree Permit Case No. 200600034-(5)

RPC/**HO** MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE October 3, 2006	

APPLICANT	**OWNER**	**REPRESENTATIVE**
Western Pacific Dev. & Const. Co.	Western Pacific Dev. & Const. Co.	Jaime Monge

REQUEST

Oak Tree Permit:: To retroactively authorize removal of two oak trees. The project site is associated with Tentative Tract Map 53851 and Oak Tree Permit Case No. 02-099, which approved subdivision of the property into 10 single-family lots, and removal of eight oak trees and encroachment on 10 oak trees on January 4, 2005.

LOCATION/ADDRESS	**ZONED DISTRICT**
3303 Huntington Drive, Pasadena	East Pasadena
ACCESS	**COMMUNITY**
Corner of La Presa and Huntington Drives	East Pasadena-San Gabriel
	EXISTING ZONING
	R-1-10,000 (Single-Family Residence-10,000 Square Feet Minimum Lot Area)

SIZE	**EXISTING LAND USE**	**SHAPE**	**TOPOGRAPHY**
3.6 gross Acres	Residential	Irregular	Flat to sloping terrain

SURROUNDING LAND USES & ZONING

North: Single-Family Residences and Vacant Properties/ R-1-10,000	**East:** Single-Family Residences and power lines / R-1-40,000
South: Single-Family Residences/ R-1-5,000	**West:** Condominiums/RPD-5,000-8.72U (Residential Planned Development-5,000 Square Feet Minimum Lot Area-Maximum 8.72 Dwelling Unit)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low Density Residential)	N/A	N/A

ENVIRONMENTAL STATUS

Negative Declaration

DESCRIPTION OF SITE PLAN

The applicant is requesting an Oak Tree Permit to retroactively authorize removal of two oak trees. The subject property is 3.6 gross acres in size and contained several structures that were recently demolished including a two-story single-family residence, two detached car garages, and a gazebo. The subject oak trees were removed without a permit prior to demolition of these structures. Tentative Tract Map No. 53851 ("TR 53851") approved subdivision of the subject property into 10 single family lots on January 4, 2005. Oak Tree Permit Case No. 02-099 ("OT 02-099") concurrently approved removal of eight oak trees and encroachment upon the protected zone of 10 oak trees on the property. There are currently 23 oak trees scattered around the property.

KEY ISSUES

- TR 53851 approved subdivision of the subject property into 10 single family lots on January 4, 2005.
- OT 02-099, concurrently with TR 53851, approved removal of 8 oak trees and encroachment on 11 oak trees on the property.
- The project is located within the East Pasadena-East San Gabriel Community Standards District.
- Satisfaction of Section 22.56.2100 of Title 22 of the Los Angeles County Code Oak Tree Permit Burden of Proof requirements.

(If more space is required, use opposite side)

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

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

*(O) = Opponents (F) = In Favo

PROJECT No. 02-099
OAK TREE PERMIT NO 200600034-(5)

STAFF ANALYSIS
FOR OCTOBER 3, 2006 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Western Pacific Development and Construction Company, requests authorization for a retroactive removal of two oak trees. The project site is associated with Tentative Tract Map No. 53851 ("TR 53851") and Oak Tree Permit Case No. 02-099 ("OT 02-099"), which approved on January 4, 2005 subdivision of the property into 10 single-family lots, and removal of eight oak trees and encroachment on 10 oak trees. The project is located within East Pasadena-San Gabriel Community Standards District ("CSD").

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located 3303 Huntington Drive within East Pasadena-San Gabriel CSD and in the East Pasadena Zoned District of Los Angeles County.

Physical Features: The subject property is approximately 3.6 gross acres in size and is irregular in shape with flat to gently sloping topography. The property is currently vacant.

Access: The project will take access from a proposed private driveway and fire lane extended from Huntington Drive.

ENTITLEMENT REQUESTED

The applicant has requested the approval of retroactive oak tree permit to authorize removal of two oak trees on the subject property.

EXISTING ZONING

The project site is zoned R-1-10,000 (Single-Family Residence-10,000 Square Feet Minimum Lot Area). Zoning designation of the surrounding properties include R-1-10,000 to the north, R-1-40,000 (Single-Family Residence-40,000 Square Feet Minimum Lot Area) to the east, R-1-5,000 to the south, and RPD-5,000-8.72U (Residential Planned Development-5,000 Square Feet Minimum Lot Area-Maximum 8.72 Dwelling Unit) to the west.

EXISTING LAND USES

The property is bounded by single-family residences and vacant properties to the north, single-family residences and power lines to the east, single-family residences to the south, and condominiums to the west.

PREVIOUS CASE/ZONING HISTORY

TR 53851 was approved on January 4, 2005 subdivision of the subject property into 10 single-family lots. OT 02-099 was concurrently approved for removal of eight oak trees and encroachment upon the protected zone of 10 oak trees on the property.

GENERAL PLAN CONSISTENCY

The subject property is designated Low Density Residential (1) in the Los Angeles Countywide General Plan ("General Plan"). Properties in areas with this designation are particularly suitable for single-family detached housing units, including large lot estates and typical suburban tract developments. Densities typically range from one to six units per gross acre. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand.

PROJECT DESCRIPTION

The site plan depicts the subject property to be 3.6 gross acres in size located at the corner of Huntington Drive and La Presa Drive. The property previously contained several structures that were recently demolished. These structures included a two-story single-family residence, two detached car garages, and one gazebo.

Two oak trees were removed without a permit prior to demolition of these structures. These trees were of the oak genus (Quercus agrifolia) identified as Oak Tree Nos. 23 and 24 on the oak tree report dated May 2, 2006, located on the western portion of the property and adjacent to a neighboring single-family residence.

TR 53851 was approved subdivision of the subject property into 10 single family lots. OT 02-099 was concurrently approved for removal of eight oak trees and encroachment upon the protected zone of 10 oak trees on the property. There are currently 23 oak trees scattered around the property.

ENVIRONMENTAL DOCUMENTATION

On June 27, 2006, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding the proposed development. A Negative Declaration has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act and the Los Angeles County Environmental Guidelines. It was determined that this project 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.

OAK TREE PERMIT BURDEN OF PROOF

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

1. That the proposed construction of the proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
2. That the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
3. That in addition to the above facts, at least one of the following findings apply:
   a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
      i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
      ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
   b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees, or
   c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices;
4. That the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure. For purposes of interpreting this section, it shall be specified that while relocation is not prohibited by this Part 16, it is a voluntary alternate offering sufficient potential danger to the health of a tree as to require the same findings as removal.

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

COUNTY DEPARTMENT COMMENTS

In a memo dated July 6, 2006, the Los Angeles County Forester ("Forester") stated that in his opinion that the oak tree report, prepared by a certified arborist on May 2, 2006, is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester approved and recommended to legalize the two unauthorized removals of Oak Tree Nos. 23 and 24, as identified on the subject oak tree report.

The Forester felt that since the property will not support additional mitigation trees, the permittee shall make a contribution of $9,400 into the Oak Forest Special Fund. This is the replacement cost that the project arborist calculated for Oak Tree Nos. 23 and 24.

PUBLIC COMMENTS RECEIVED

In a letter dated September 22, 2006, seven neighbors surrounding the subject property expressed concern regarding the illegal removal of two oak trees. The letter further provides conditions that were recommended at the time of approval of original tentative tract map. The letter is attached to

this report. No other public comments have been received this oak tree permit.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

The public hearing notice was advertised in Pasadena Star News and La Opinion on September 5, 2006. The public hearing notice was posted on the property on September 2, 2006. Public hearing materials were sent to the San Gabriel Public Library on August 30, 2006. The public hearing notice was sent to 281 property owners within the 1,000-foot radius of the property on August 30, 2006. A Public hearing materials have also been posted on Regional Planning website.

STAFF EVALUATION

The oak tree permit process was established to recognize oak trees as significant historical, aesthetic and ecological resources and to create favorable conditions for the preservation and propagation of this unique resource. It is the intent of the oak tree permit to maintain and enhance the general health, safety and welfare by assisting in counteracting the air pollution and in minimizing soil erosion and other related environmental damage. The oak tree permit is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of Los Angeles County in which oak trees are indigenous. The stated objective of the oak tree permit is to preserve and maintain healthy oak trees in the development process.

This oak tree permit will allow the retroactive removal of two oak trees. TR 53851 was approved on January 4, 2005 to create 10 single family lots. The applicant removed two oak trees without prior authorization in an effort to prepare the project site for demolition of several structures and grading of the site for future construction of the single-family lots.

OT 02-099 was also concurrently approved for removal of eight oak trees and encroachment upon the protected zone of 10 oak trees on the property to accommodate future construction of 10 single-family units. With the additional removal of two trees under this request, there are currently 23 oak trees scattered around the property.

The Forester indicates that the oak tree report dated May 2, 2006 is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has required a contribution of $9,400 into the Oak Forest Special Fund as a replacement cost for the removal of the subject oak trees since the property will not support additional mitigation trees on site.

FEES/DEPOSITS

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

Los Angeles County Fire Department – Forester

The Permittee shall deposit with the Oak Forest Special Fund a sum of $9,400 as a replacement cost for the removal of Oak Tree Nos. 23 and 24.

Fish and Game

Processing fees of $25.00 related to posting the Notice of Determination with the County

Clerk will be required upon the termination of the appeal period. Additional Fish & Game fees will not be required as the project was deemed de minimum on fish and wildlife.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer adopt the Negative Declaration and approve Oak Tree Permit Case No. 200600034-(5) / Project No. 02-099 with the attached recommended conditions.

Attachments:

- Factual
- Draft Conditions
- County Forester's Letter
- Burden of Proof
- Environmental Documents
- Oak Tree Report
- Correspondence
- Site Plan and Oak Tree Map dated May 8, 2006
- Land Use Map
- GIS-NET Map

SMT:NP
9/27/06

DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT CASE NO. 200600034-(5)

DRAFT CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481)

1. This grant authorizes the retroactive removal of two (2) tree of the Oak Genus identified as Tree Numbers 23 and 24 on the applicant's site plan and Oak Tree Report dated May 2, 2006, subject to all of the following conditions of approval.

2. The permittee shall comply with all conditions and requirements contained in the County Forester's letter dated July 6, 2006 (attached hereto).

3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

4. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 5 and until all required monies have been paid pursuant to Condition Nos. 10 and 11.

5. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. The subject property shall be developed, 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 such full compliance shall be a violation of these conditions.

8. All requirements of the Los Angeles County Code ("Zoning Ordinance") and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

9. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

10. Upon the termination of the appeal period, remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is *de minimus* in its effect on fish and wildlife and a $25 processing fee must be paid to the Los Angeles County Clerk to ccompany the Certificate of Fee Exemption pursuant to Section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall make a contribution of $9,400 into the Oak Forest Special Fund. This is the "replacement cost" that the project arborist calculated for Tree Numbers 23 and 24.

12. The term "Oak Tree Report" refers to the update document on file at the Department of Regional Planning by Design Solutions, the consulting arborist, dated May 2, 2006.

13. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forestry Division of the Fire Department stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this 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

14. 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 and the Tentative Tract Map No. 53851 and Oak Tree Permit Case No. 02-099.

15. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map and Conditions of Approval 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, and conditions of approval.

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

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

18. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.

19. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

20. Un-permitted encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the Los Angeles County Fire Department and approved by the Department of Regional Planning.

21. Should any un-permitted encroachment within the protected zone of any additional trees of the Oak genus on the project site result in its injury or death within two 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".

22. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.

23. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

24. 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.

25. Any violation 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.

26. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

27. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a 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 health or safety or as to be a nuisance.

28. The permittee shall defend, indemnify and hold harmless Los Angeles County (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 limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.

29. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed an deducted for the purpose of defraying the expense involved in the department's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Section 2.170.010 of the Los Angeles County Code.

Attachment: July 6, 2006 Letter from County Forester

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

RECEIVED
JUL 11 2006

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN
July 6, 2006

Nooshin Paider, AICP
Department of Regional Planning
Land Division Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Paider:

RETROACTIVE OAK TREE PERMIT T2006-00034 (PROJECT #02-099) HUNTINGTON ESTATES PROJECT, 3303 HUNTINGTON BOULEVARD, PASADENA

We have reviewed the "Request for Retroactive Oak Tree Permit T2006-00034." The project is located at 3303 Huntington Drive in the unincorporated area of Pasadena. This permit addresses the non-permitted removal of two (2) mature Oak trees. 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 Cy Carlberg, the consulting arborist, dated May 2, 2006. Additionally, there is a concurrent Oak Tree Permit #02-099 which addresses the remainder of the permitted removals.

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 Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to

report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

   All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

RETROACTIVE OAK TREE REMOVAL:

7. This grant allows the retroactive removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 23 and 24 on the applicant's site plan and Oak Tree Report.

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 (2) 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:

10. Since the property will not support additional mitigation trees, the permittee shall make a contribution of $9,400 into the Oak Forest Special Fund. This is the "replacement cost" that the project arborist calculated for Tree Numbers 23 and 24. Please send the contribution to the following address:

    Oak Forest Special Fund
    Los Angeles County Department of Park and Recreation
    433 South Vermont Street, 4th Floor
    Los Angeles, CA 90020-1975

NON-PERMITTED ACTIONS AND VIOLATIONS:

11. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

12. 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."

13. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

14. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

15. 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.

16. 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.

17. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:sc

Enclosure

BURDEN OF PROOF

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees,

These issues are address in the May 2006 retroactive oak tree report and on Oak tree permit case NO 02-099-(5) dated NOVEMBER 2, 2004.

We have retained an arborist of record to monitor and approve certain activities, such as:

- ◊ The installation of protective fencing, which is to remain until landscape work begins.
- ◊ Excavation, grading, and trenching adjacent to protected trees.
- ◊ Tree limb or root pruning
- ◊ Landscape plans will be approved by the arborist of record.
- ◊ Planting of the replacement tree without endangering the health of the remaining trees

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, and

No trees will be relocated and the planting of replacement trees will help control the soil erosion. The site currently developed, is relatively flat, and we do not anticipate a significant change in hydrology which could result in soil erosion. In addition, grading on the site is minimal and no mitigation is necessary or expected.

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

1. That the removal or relocation of oak tree(s) proposed is necessary to the planned improvements or proposed use of the subject property to such and extent that:

    a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternatives would be prohibitive, or
    b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a sue otherwise authorized, or

We have modified our site development plans a number of times to achieve the desired density and square footage of homes, while making the best use of the property and preserve many of the oaks trees.

2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside the subject property and no reasonable alternative to such interference exists other than removal of the tree(s).

N/A

3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that is cannot be remedied through reasonable preservation procedures and practice

N/A

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.

We have been working in close coordination with the arborist, DPW and Regional Planning in getting our grading plans and complying with the approved OAK TREE PERMIT CASE NO 02-099-(5) dated NOVEMBER 2, 2004 for TENTATIVE TRACT MAP 53851.

STAFF USE ONLY

PROJECT NUMBER: *02-099*
CASES: *TR53851*
ROAK200600034
RENVT200600100

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: 05/03/2006 Staff Member: *Dean Edwards*

Thomas Guide: 566 G7 USGS Quad: *Mount Wilson*

Location: *3303 Huntington Drive Pasadena, CA 91107*

Description of Project: *The proposed project is a request for an Oak Tree Permit to mitigate the accidental removal of two (2) oak trees that were protected by Oak Tree Permit OTP02-099. The trees were removed to prepare the project site which has been subdivided into 10 single-family lots (TR53851 – Approved 01/04/2005).*

Gross Acres: *3.629 acres*

Environmental Setting: *The subject property is located near the City of Pasadena in a single-family residential neighborhood between La Presa Drive and Oakforest Lane. The project site currently has several buildings that will be removed prior to construction. There are twenty-three (23) oak trees on the property and five (5) existing structures (four to be removed). The lot gently slopes from north to south. The surrounding land uses are primarily residential. Sunny Slope Water Company, a sacred cultural site, is located northwest of the project site and Clairbourn School is located southwest of the project site.*

Zoning: *R-1-10,000*

Community Standards District: *East Pasadena – East San Gabriel*

General Plan: *1: Low Density Residential*

Community/Area wide Plan: *None*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
02-091/PM26608	*3 single-family lots on 4.69 acres; Approved; Last activity 09/10/2003*
00-163/CP00-163	*Adult residential care facility (55 beds); Approved; Last activity 01/30/2002*
03-211/TR060107	*1 multi-family lot with 12 detached condominiums units on 1.48 acres; Pending; Last activity11/08/2005*
02-098/PM26436	*2 single-family lots on 1.489 acres; Pending; Last activity 04/07/2006*
01-125/PM061232	*1 multi-family with 3 detached condominium units; Pending; Last activity 05/10/2006*

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

- ☒ City of Pasedena
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐ Elementary School District
- ☐ High School District
- ☒ SCCIC, Cal State Fullerton
- ☐ Town Council
- ☒ Native American Historical Commission
- ☒ Native American Tribal Representative

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☐ Subdivision Committee
- ☐ DPW:
- ☐ Sanitation District
- ☐ Sheriff Department
- ☐ Fire Department Hazardous Materials Division
- ☐ Fire Department Forestry Division

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	*Fault*
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	*Oak trees*
	4. Cultural Resources	12	☒	☐	☐	*Potential archaeological resources*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS)

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

1. Development Policy Map Designation: *Low/Medium Density Residential*
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

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

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

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

ENVIRONMENTAL FINDING

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

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

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

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

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

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

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

Reviewed by: Dean Edwards Date: 6/27/06

Approved by: Daryl Koutnik Date: 6/27/06

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

☐ Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *The project site lies on the Raymond Fault. Source: 1980 General Plan Safety Element Plate 1.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed use is residential.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☐ Approval of Geotechnical Report by DPW ☐ Liquefaction Study

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	*Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?*
b.	☐	☒	☐	*Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?*
c.	☐	☒	☐	*Is the project site located in or subject to high mudflow conditions?*
d.	☐	☒	☐	*Could the project contribute or be subject to high erosion and debris deposition from run-off?*
e.	☐	☒	☐	*Would the project substantially alter the existing drainage pattern of the site or area?*
f.	☐	☐	☐	*Other factors (e.g., dam failure)?*

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Drainage Concept by DPW

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☐ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection,Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design
☐ Industrial Waste Permit

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use ☐ Septic Feasibility Study
☐ National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Air Quality Report

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *There are 23 oak trees located on the project site. Two oak trees were removed accidentally.*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☒ Oak Tree Permit

Applicant must implement mitigation measures for project 02-099. The oak tree report (Cy Carlberg 05/02/06 page 2) determined that there is no room on the property to plant additional trees and recommends ISA replacement costs of $9,400 (Cy Carlberg 05/02/06 page 7) to be paid into the Oak Forest Fund.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *There are 23 oak trees located on the project site. Two oak trees were removed accidentally.*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☒ Oak Tree Permit

Oak Tree Report Required. Applicant must implement mitigation measures for project 02-099. Recommend ISA replacement costs to be paid into the Oak Forest Fund

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? *There are 23 oak trees on the project site.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *The Phase 1 Report for TR53851 concluded that there will be no significant impacts on cultural or archeological resources in the area as a result of the proposed project. Source: TR53851 Initial Study.*
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☒	☐	☐	Other factors? *Known sacred tribal site in close proximity to project site.*

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Cultural Resources Records Search (Quick Check)

☒ Native American Heritage Commission Sacred Land Files Search

☒ Phase 1 Archaeology Report

Phase 1 Archaeology Report prepared for TR53851. Report not on file. Tribal representative is disputing report. Recommend condition of permit to include on-site tribal monitor during ground disturbances.

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *The project site is not located in a Mineral Recovery Zone.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The project site is not located in a Mineral Recovery Zone.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Government Code – Section 53080 (School Facilities Fee)
☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ Site Dedication

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The project site is served by Fire Station 5 which is located 0.82 miles away and by the Temple Sheriff's Station located 2.69 miles away.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RETROACTIVE OAK TREE REPORT
3303 HUNTINGTON DRIVE
IN THE UNINCORPORATED AREA OF PASADENA
(ORIGINAL OAK TREE PERMIT # 02-099-5)

SUBMITTED TO

ROBERT KUBICK
WESTERN PACIFIC DEVELOPMENT & CONSTRUCTION COMPANY
6710 BERYL STREET
ALTA LOMA, CALIFORNIA 91701

AND

BILL ROMO, FORESTER
COUNTY OF LOS ANGELES FIRE DEPARTMENT
FORESTRY DIVISION
12605 OSBORNE STREET
PACOIMA, CALIFORNIA 91331-2129

PREPARED BY

CY CARLBERG, CONSULTING ARBORIST
ASCA REGISTERED CONSULTING ARBORIST # 405
INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST # WC 575
(626) 355-0271(T)
(626) 355-0284 (F)
OAKGIRL@DSLEXTREME.COM

MAY 2, 2006

Contents

Background and Assignment	1
Observations and Discussion	1
Conclusion and Recommendations	2
Captioned Photos	3
Field Sheets—Trees # 23 and 34	5
Appraisal Worksheet	7
Tree Protection Specifications	8

C Y C A R L B E R G

REGISTERED CONSULTING ARBORIST

May 2, 2006

Bill Romo, Forester
County of Los Angeles Fire Department
Forestry Division
12605 Osborne Street
Pacoima, California 91331-2129

Re: Oak Tree Permit Case No. 02-099-5
3303 Huntington Drive, in the unincorporated area of Pasadena

Dear Mr. Romo,

This report is submitted for your review in response to your request for a retroactive oak tree report.

BACKGROUND AND ASSIGNMENT

In January 2005, an oak tree permit was granted for a subdivision at 3303 Huntington Drive in the unincorporated area of Pasadena. Of the 22 cork oaks (*Quercus suber*) and three coast live oaks (*Quercus agrifolia*) on the property, ten oaks were approved to removed. We subsequently determined that two of these ten oaks could be preserved (see November 11, 2005 addendum memo). The other 15 oaks had various levels of encroachment and were to be protected and incorporated into the design. I prepared the initial oak tree report in May, 2004. Although the conditions of approval grant the removal of ten oaks, we are in fact removing only eight.

In February of 2006, as the site was being cleared to meet fire department regulations, two coast live oaks (#s 23 and 24) were accidentally removed. To meet the requirements of the Los Angeles County Oak Tree Ordinance, a retroactive oak tree permit is necessary before the project moves forward. This report is part of that process.

OBSERVATIONS AND DISCUSSION

The field sheets prepared in May 2004 describing the two removed trees appear on pages 5 and 6 of this report. Both trees were healthy, young to mature coast live oaks. Their appraised value, based on the Trunk Formula Method (9th Edition, *Guide for Plant Appraisal*) for tree #23 is $6,400 and $3,000 for tree #24. The appraisal worksheet can be found on page 7 of this report.

387 NORTH BALDWIN AVENUE, SIERRA MADRE, CALIFORNIA 91024 ▪ 626.355-0271 PHONE ▪ 626. 355-0284 FAX
ASCA REGISTERED CONSULTING ARBORIST # 405 I.S.A. CERTIFIED ARBORIST # WE 575A

CONCLUSION AND RECOMMENDATIONS

The May, 2004 report is still current and applicable as it pertains to the other trees to be preserved and protected. As part of the ordinance requirements, the following is necessary as part of this retroactive oak tree permit:

- A planting plan showing the mitigation replacement trees for the two oaks accidentally removed.

Trees are to be replaced on an inch-for-inch basis for every inch of trunk diameter of trees removed (a total of 27 inches for both trees). The landscape architect has identified thirteen 24-inch box and nine 15-gallon coast live oaks to be planted at the subject property, and we assume that between the two container sizes, the trunk diameter average is two inches per tree (a total of 44 inches). Six 24-inch box and three 15-gallon oaks will be planted at another property being developed by the applicant on Rancho Mangana Road and Vera Terrace (Tentative Tract Map #53972) in the unincorporated area of San Gabriel. These trees constitute approximately 18 inches of trunk diameter.

The original January 2005 conditions of approval granted 10 oaks to be removed. We hope that the total of 62 inches of new tree trunk diameter will satisfy the county's requirements. Because there is no room to plant additional trees, additional mitigation would need to be accomplished via a donation to Los Angeles County's oak forest fund.

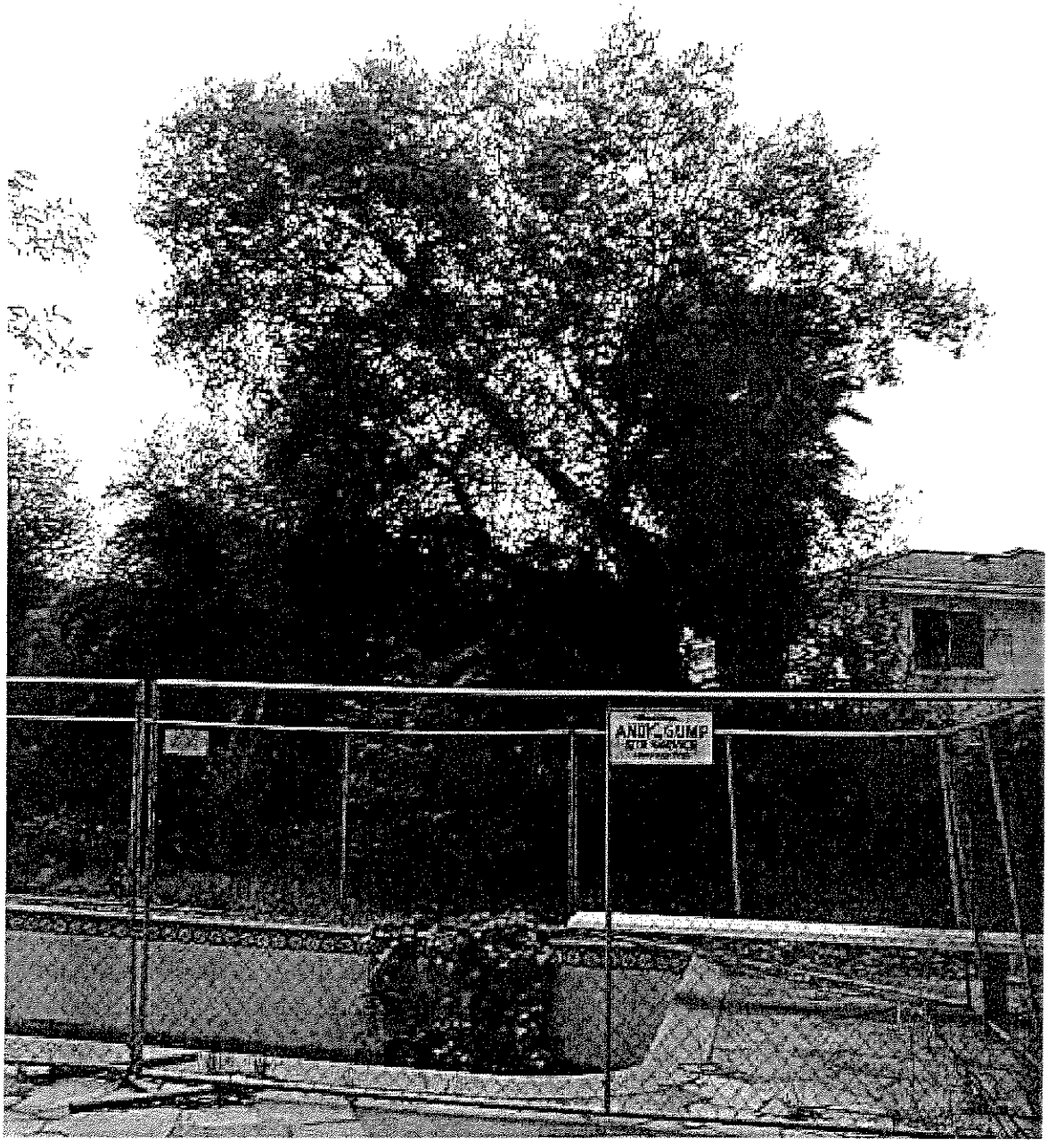
- The appraised value of the two trees accidentally removed (see page 7).

The Tree Protection Specifications appearing on pages 8-11 of this report also appear on the grading plan. The Arborist of Record Agreement requires that the arborist be on site to monitor various stages of construction adjacent to protected trees.

I look forward to working with you to assure that the trees remaining are appropriately and adequately protected.

Very truly yours,

Cy Carlberg
Registered Consulting Arborist



Facing north, showing tree # 23. It was accidentally removed in April, 2006.

Facing north, showing tree # 24. It was accidentally removed in April, 2006.

Tree Species: Coast Live Oak *(Quercus agrifolia)* Tree Number: **23**

FORM/SIZE

Trunk Diameter (measured at 4.5' above existing grade)	16.5"
Height (approximated)	32'
Spread	See graphic representation on site plan
Age Class (Young, Mature, Overmature, Senescent)	Mature
Number of Trunks	1

SITE CONTEXT

Irrigated/Unirrigated	Unirrigated
Soil Compaction	No

PHYSIOLOGICAL CONDITION (HEALTH)

Overall Vigor	Very Good
Drought Stressed	No
Insect Damage (see Explanation of Codes)	Yes (3)
Exudation	No
Epicormic Growth	No
Twig/Branch Dieback (other than normal)	No

STRUCTURE

Trunk Cavity(s)	No
Branch Cavity(s)	No
Exposed Roots	No
Leaning	Yes – not a defect
Fire Damage (i.e., loss of strength, decay)	No
Weak Main Crotches	No
Dieback in Main Stem	No
Fruiting Bodies (i.e., decay, fungus)	No

RATINGS

Health (see Explanation of Codes)	1 to 2
Structure (see Explanation of Codes)	1
Aesthetics and Conformity	Excellent
Balance/Symmetry	Excellent

DISPOSITION

To be removed	
To be preserved (direct encroachment)	
To be preserved (indirect encroachment)	X
Diameter of Protected Zone (if to remain)	See site plan

TREATMENT

Remove deadwood	
Safety prune	
Fertilization	
Supplemental Irrigation	X
Cable/Brace	
Pest/Disease Control	
Potential Hazard/Remove	
Other	

Tree Species: Coast Live Oak *(Quercus agrifolia)* Tree Number: **24**

FORM/SIZE

Trunk Diameter (measured at 4.5' above existing grade)	10.5"
Height (approximated)	18'
Spread	See graphic representation on site plan
Age Class (Young, Mature, Overmature, Senescent)	Mature
Number of Trunks	1

SITE CONTEXT

Irrigated/Unirrigated	Unirrigated
Soil Compaction	No

PHYSIOLOGICAL CONDITION (HEALTH)

Overall Vigor	Very Good
Drought Stressed	No
Insect Damage (see Explanation of Codes)	Yes (3)
Exudation	No
Epicormic Growth	No
Twig/Branch Dieback (other than normal)	No

STRUCTURE

Trunk Cavity(s)	No
Branch Cavity(s)	No
Exposed Roots	No
Leaning	No
Fire Damage (i.e., loss of strength, decay)	No
Weak Main Crotches	No
Dieback in Main Stem	No
Fruiting Bodies (i.e., decay, fungus)	No

RATINGS

Health (see Explanation of Codes)	2
Structure (see Explanation of Codes)	2 (pruned severely when young at about 10')
Aesthetics and Conformity	Fair
Balance/Symmetry	Good

DISPOSITION

To be removed	
To be preserved (direct encroachment)	X
To be preserved (indirect encroachment)	
Diameter of Protected Zone (if to remain)	See site plan

TREATMENT

Remove deadwood	
Safety prune	
Fertilization	
Supplemental Irrigation	X
Cable/Brace	
Pest/Disease Control	
Potential Hazard/Remove	
Other	

	Trunk Formula Form For Southern California			
Field Observations	**Coast live oak (*Quercus agrifolia*)**		**Coast live oak (*Quercus agrifolia*)**	
1.Tree number	23		24	
2. Condition	90%		85%	
3. Trunk Diameter	16.5		10.5	
4. Location	87%		87%	
Site	95%		95%	
Contribution	85%		85%	
Placement	80%		80%	
Replacement Characteristics				
5. Species rating	90%		90%	
6. Replacement size				
Diameter	22	in	9	in
Trunk Area	14.6	sq in	14.6	sq in
7. Replaement tree cost	$903		$903	
8. Installation cost	$903		$903	
9. Installed cost	$1,805		$1,805	
10. Unit tree cost	$37	per sq in	$37	per sq in
Calculations				
11. Appraised Trunk Area	213.71625	sq in	86.54625	sq in
(enter ATA if applicable)				
12. Appraised Tree Trunk Increase	199.11625	sq in	71.94625	sq in
13. Basic Tree Cost	$9,172		$4,473	
14. Appraised Value	$6,439		$2,966	
15. **Final value** (round to nearest $100 if				
appraised value is $5000 or more. Other-				
wise, round to nearest $10	**$6,400**		**$3,000**	

TREE PROTECTION

1.00 GENERAL

1.01 SUMMARY

A. Work included: Protect trees that are within the Limits of Construction, Permanent Drainage Easements, Permanent Needs Line, and Temporary Construction Easement Lines.

B. The ***Root Protection Zone*** shall be a specifically defined area within the dripline of an oak tree and extending five feet outside the tree's dripline[1].

C. The Contractor shall recognize the value and significance of existing specimen trees, and exercise special care during demolition, excavation, and construction operations to ensure that trees are not damaged by the work being performed.

1.02 CONSULTING ARBORIST

A. The Project Arborist will monitor some phases of construction and tree protection, including (1) demolition, trenching, excavation, root and above-ground pruning and (2) maintenance, including watering and mulching.

1.04 GUARANTEE

A. Trees protected in place shall be protected as specified herein. Any tree which is irreparably damaged or destroyed during the course of construction shall be compensated for by the appraised value set forth by the Council of Tree and Landscape Appraisers' *Guide for Plant Appraisal*, 9th Edition, using the Trunk Formula Method.

2.00 PRODUCTS

2.01 WATER - Potable. Contractor shall make a water source available and provide for the connection of water (soaker) hoses by way of hose bibs within all fenced areas enclosing trees. Trees preserved in place shall be irrigated and maintained by Contractor under the direction of the Project Arborist.

2.02 FENCING MATERIALS

A. Provide 5' high chain-link fencing as delineated on the Tree Protection Plan. Fencing shall be in place prior to demolition and remain until adjacent construction activity no longer threatens tree health.

B. Fences are to be mounted on 2-inch diameter steel posts, driven into ground to a depth of at least two feet at no more than ten foot spacing. One three-foot wide access gate capable of being locked and one source of clean, potable water shall be provided for each enclosure.

[1] The ***dripline*** is the outermost edge of the tree's canopy. When depicted on a map, the dripline will appear as an irregular shape that follows the contour of the tree's branches as seen from overhead.

C. A warning sign shall be prominently displayed on each panel of each protective fence. It shall be a minimum of 8.5 x 11 inches and clearly state the following: "WARNING: Tree Protection Zone. This fence shall not be removed."

D. Fences will be placed around individual trees or groups of trees. Access shall be permitted for maintenance as approved by Owner's Authorized Representative or Project Arborist. Areas within fence enclosures shall not be used for staging or material storage.

E. During the course of construction, temporary relocation of the fence may be required to accommodate construction. Contractor may do so at no additional expense to the Owner with the approval of the Owner's Authorized Representative or Project Arborist.

2.06 TREE ROOT PROTECTION

A. Before permanent backfill is placed, temporary earth cover, wet burlap, or sandbags, or steel traffic plates shall be used and maintained as long as necessary for temporary protection. Exposed roots shall not be allowed to dry. Use of gravel and/or broken stone for protecting roots of existing trees and shrubs is not allowed.

2.07 MULCH

A. A four- to six-inch layer of untreated organic mulch shall be installed within each fence enclosure and maintained by the Contractor throughout the duration of the project.

2.08 CHANGES IN GRADE

A. "Natural" or pre-construction grade shall be maintained in the ***Root Protection Zone***. At no time during or after construction shall soil be in contact with the trunk flare.

3.00 EXECUTION

3.01 PROHIBIT - traffic and storage of materials within the driplines of trees and shrubs which are indicated to be preserved.

3.02 ERECT FENCES

A. Prior to installation, the location of protective fencing shall be reviewed by the Project Arborist.

3.03 PROVIDE TREE ROOT PROTECTION as follows:

A. Aside from excavation for shoring, all work conducted within the ***Root Protection Zone*** (dripline) of any tree to be preserved shall be accomplished with hand tools or handheld power tools unless otherwise approved by the Owner's Authorized Representative or the Project Arborist.

B. Protect roots from flooding, erosion, and excessive wetting resulting from dewatering operations, run-off and spillage, or drainage of solutions containing materials which would be injurious to tree roots.

C. Where more than 50% of the ***Root Protection Zone*** is impacted or roots greater than three inches in diameter are to be removed within four feet of the trunk, an appropriate design alternative shall be submitted by the Project Arborist.

D. If utility trenches are proposed within the driplines of trees, hand digging shall be used and roots two inches and greater in diameter preserved. Radial trenching (radial to the tree trunk) is preferred because it is less harmful than tangential trenching. Wherever possible and considering applicable code requirements, the same trench should be used for multiple utilities. Any exceptions to this guideline will require the approval of the Project Arborist.

E. If necessary, strong water pressure can be used to "tunnel" beneath roots. Roots less than two inches in diameter shall be cut with sharp pruning instruments and protected as described above until backfilled.

F. If existing grade around trees differs from finish grade, excavation or fill within tree driplines shall be performed using hand tools only unless otherwise approved by the Project Arborist.

G. No construction staging or disposal of construction materials or byproducts including, but not limited to, paint, plaster, or chemical solutions is allowed in the ***Root Protection Zone***.

H. When removing existing pavement in the ***Root Protection Zone***, the use of heavy equipment, which will compact and damage root system, shall only be permitted if approved by the Owner's Authorized Representative or Project Arborist.

I. No water shall at any time be placed on or near the crown of existing trees.

3.04 ROOT PRUNING

A. Initial root cuts at known points of excavation are best accomplished using equipment specifically designed for root cutting. One method to obtain clean root cuts is to use a Vermeer 50TX root pruning machine, making final cuts (if necessary) using a chain saw with carbide blades or pruning loppers if roots are small. Roots shall be cut at a 90-degree angle to expose the least amount of surface area as possible. Exposed roots shall be protected as outlined above. Pruning of roots exceeding 2 inches in diameter shall be monitored by the Project Arborist.

B. INSPECTIONS

1. Inspections of protective fencing: The Project Arborist or Owner's Authorized Representative shall inspect the location of protective fencing to verify placement and approval of materials prior to the commencement of demolition or construction.

C. PRUNING

1. Pruning for equipment clearance and to accommodate building construction shall be performed by Owner. No pruning shall be performed by the contractor.

2. Contractor shall advise the owner if additional pruning is necessary, providing 72 hours' notice.

D. Pre-construction meeting: The Owner, Architect, Project Arborist, and Contractor will attend an on-site pre-construction meeting to discuss tree protection with the site superintendent, grading equipment contractors, and demolition crew.

F. Special activity in the ***Root Protection Zone***: Any unauthorized work within the ***Root Protection Zone*** shall be monitored by the Project Arborist.

G. Periodic inspections: The Project Arborist will perform frequent inspections during the construction process to assure adherence to tree protection measures.

END OF SECTION

SEP 27 2006

To: Nooshin Paidar
Department of Regional Planning
Los Angeles County
320 West Temple Street
Los Angeles, CA 90012

RE: PROJECT NO. 02-099
OAK TREE PERMIT CASE NO. 200600034 9-22-06

Dear Mr. Paidar,

As a member of this project's neighborhood community, we have the right to maintain our surrounding areas as a safe, clean, and beautiful environment, free of unwanted pollution. The developer of Project No. 02-099 (TR53851) obtained a permit in January 2005 that allowed the building of ten homes with automobile access from Huntington Drive, on a piece of property that originally housed one home for the past 100 or so years. Two of these new homes will be built with a driveway connected to La Presa Drive.

The main purpose of this letter is to express mine and the neighbors' concern for the recent illegal chopping down of two oak trees (#23 and #24) that are protected by Oak Tree Laws in this area. The developers are aware of these laws, but have shown a blatant disregard to them by disobeying them. Their original permit allowed them to destroy specific trees in specific locations. The neighbors fought strongly for protection of the foliage and the atmosphere that these old oak trees provided, and we would be extremely disappointed in learning of any additional violations of their original permit. One major concern is that monetary fines are not enough to impede the developers from performing whatever tasks they wish to do. The members of this community have counted on your department in the past to protect us and our living environment. An agreement was reached with your help over a year ago concerning the oak trees and the driveway entrances to these 10 new homes. We are writing to plead with you and the other county officials to find a way for this development to adhere to the rules and allowances of their original permit. As I mentioned before, we negotiated for a long time with the developers with your office's help and we believed that the new subdivision would be built following these guidelines. Before full construction has even begun, we have already noticed that rules have been broken and tall oak trees that should be in our landscape are no longer alive. We would be highly disappointed to hear of more irreversible "mistakes" made on the developers' side.

A summary of our previously agreed upon areas is as follows:

- The oak trees need to be protected. As mentioned in this letter, this point has already been discussed.
- The driveway automobile access for eight of the homes will be from Huntington Drive. The two homes that will face La Presa Drive will have their driveways on La Presa Drive. So far we have no evidence of a violation of this, but this was one of the community's biggest concerns and any change to this would be absolutely unacceptable.

- The setback of these two homes facing La Presa Drive should be in line with the other homes on La Presa Drive, as mandated by the CSDS. The reading materials in the public library show that this is currently not the case. We are calling this to your attention and would also appreciate for you to follow up on this point.

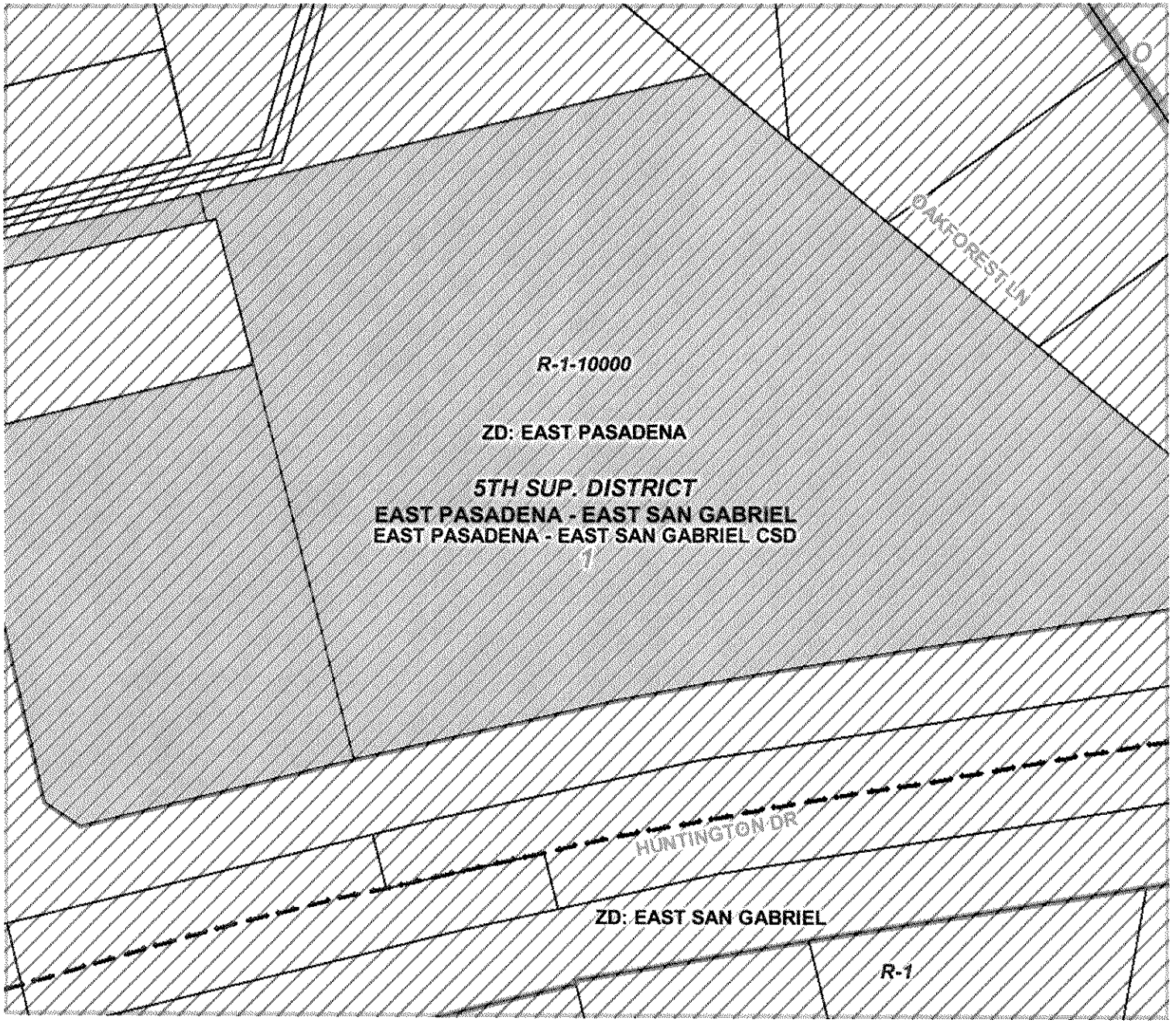
Sincerely,

PRINT NAME	ADDRESS	Signature
MANCHIUM CHANG	1050 LA PRESA DR	
ELAINE CHANG	1050 LA PRESA DR	
LANNETTE Loo	1016 LA PRESA DR.	
David Loh	990 La Presa Dr.	
ANNA WANG	1042 LA PRESA DR	
WILLIAM D SHAW	1034 LA PRESA DR	
NELIDA E. CONTRERA	1040 LA PRESA DR.	

gisNET department of regional planning

TR 53851 / OAK 200600034

Printed On: Aug 28, 2006



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- EBHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone O-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not In Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

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