

**DEVELOPMENT PLAN REVIEW BOARD
MEETING AGENDA
THURSDAY JANUARY 9, 2025 8:30 AM
SAN DIMAS COUNCIL CHAMBER CONFERENCE ROOM
245 EAST BONITA AVENUE**

BOARD MEMBERS

David Bratt, Planning Commission , Brad McKinney, City Manager, Shari Garwick, Director of Public Works, Luis Torrico, Director of Community Development, Scott Dilley, Chamber of Commerce

CALL TO ORDER

APPROVAL OF MINUTES

1. October 24, 2024 Minutes
2. November 26, 2024 Minutes

DPRB ITEMS

DPRB 1. Tree Permit 24-26; ACCELA PROJ-24-51, Continued from the November 26, 2024, meeting. A request to remove two hundred and thirty-four (234) mature trees located within the common areas of Via Verde Ridge HOA. The site is located within Specific Plan - 11 Zone (APN: 8448-008-053).

RECOMMENDATION: Staff recommends that the Development Plan Review Board approve Tree Permit 24-26 subject to the Conditions of Approval in Attachment 1.

OTHER BUSINESS

ORAL COMMUNICATIONS

(Members of the audience are invited to address the Board on any item not on the agenda. Under the provisions of the Brown Act, the Board is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

ADJOURNMENT



Notice Regarding Americans with Disabilities Act: In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk's Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the Development Plan Review Board regarding any item on this agenda will be made available for public review Monday through Thursday 7:30 a.m. to 5:30 p.m. and on Fridays from 7:30 a.m. to 4:30 p.m. in the Planning Division. In addition, most documents are posted on the City's website at www.sandimasca.gov.

If you are unable to attend, you may submit comments via email to planning@sandimasca.gov or call (909) 394-6250 no later than Wednesday, January 8, 2025 at 1:30 p.m.

Posting Statement: I declare under penalty of perjury that on Thursday, December 19, 2024 I posted a true and correct copy of this agenda on the bulletin board in the Civic Center Plaza of City Hall at 245 E. Bonita Ave., San Dimas Library 145 N. Walnut Ave., San Dimas Post Office 300 E. Bonita Ave., Von's Via Verde Shopping Center 1160 Via Verde Ave., and on the City's website https://sandimasca.gov/departments/administration/city_clerk/agendas_minutes.php as required by law.

December 18, 2024

Kimberly Neustice

Kimberly Neustice, Senior Management Analyst

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
October 24, 2024 AT 8:30 AM
245 EAST BONITA AVENUE
COUNCIL CHAMBER CONFERENCE ROOM**

BOARD MEMBERS PRESENT

David Bratt, Planning Commission
Scott Dilley, Chamber of Commerce
Brad McKinney, City Manager
Shari Garwick, Director of Public Works
Luis Torrico, Director of Community Development

STAFF PRESENT

Garrett Tarango, Building & Safety Manager
Marco Espinoza, Planning Manager
Yasmin Dabbous, Assistant Planner
Taylor Galindo, Assistant Planner
Byron Luk, Planning Intern
Kimberly Neustice, Senior Management Analyst
Caitlyn Cortez, Administrative Assistant

CALL TO ORDER

David Bratt called the regular meeting of the Developmental Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the Council Chamber Conference Room.

DPRB ITEMS

DPRB 1. TRP Case No. 24-18/PROJ-24-40

A request to approve the unpermitted removal of six (6) mature Eucalyptus trees located on the hillside in the rear yard of the single-family residence located at 202 Prairie Drive. The site is located within the SF-A20000 Zone (APN: 8665-035-060).

Planning Intern Luk presented the staff report and recommended the Board approve TRP 24-18.

Speaker 1 - Sam Vienna stated that the applicant said he removed the trees because of them being a possible fire hazard and asked if the new plants that the applicant will be putting on the hillside would these be called out to be removed by the Fire Department in the future. He is concerned about erosion because he's downslope, but they should also take into consideration the fire hazard that the vegetation causes.

Speaker 2 – Daniel Boutros stated that they have lived in this house for a long time and have received letters from the Fire Department asking to have various trees removed over the years.

Speaker 1 stated that the insurance companies are also requiring trees to be removed due to the possible fire hazard and if he doesn't remove them, his insurance would be cancelled.

Director of Public Works Garwick stated she checked LA County Fire's website and they have some suggestions on types of vegetation that are better to use for erosion control. She believes that rather than requiring a set ratio of trees, that Staff works with the applicant to determine the appropriate number and type of trees and the appropriate locations. Perhaps Staff could look at different types of vegetation instead of trees as part of the replacement ratio.

Community Development Director Torrico asked if the property is in the very high fire zone.

Planning Manager Espinoza stated that it was and the high fire zone covers the area down to Foothill Boulevard.

Assistant City Manager McKinney asked about the neighboring properties and stated it doesn't look like there is much vegetation planted on the hillside. He asked if there has been issues on these properties with erosion.

Director of Public Works Garwick stated yes.

Community Development Director Torrico has concerns about the spacing of the trees from each other and the structures. Maybe Staff could work with the applicant on the replacement plan and plant some trees on the slope and possibly hydroseed the slope.

Director of Public Works Garwick stated that a few trees should be placed on the slope to help stabilize the soil.

Speaker 2 stated that he liked the idea of other types of vegetation on the hillside as it's easier to maintain.

Director of Public Works Garwick stated that LA County has a few recommendations of replacement trees that are California Natives and won't drop as much debris onto the hillside.

Community Development Director Torrico stated that the recommendations from the Fire Department letters that are sent out are sometimes different than what the actual Fire Inspector states needs to be removed when he is on site. Fire did tell the City that any non-native trees that are within ten-feet of the structure will need to be removed. We might need to solidify the number of replacement trees and then look at the LA County recommendations on the types of trees to use.

Planning Manager Espinoza asked if the Board would like some replacement trees to be planted on the slope and if the Board has any suggestions as to what type of trees they would like to see.

Community Development Director Torrico and **Director of Public Works Garwick** stated they do want to see some replacement trees planted on the slope.

Director of Public Works Garwick stated that it depends on what type of tree you plant as to ensure the necessary spacing needed between the trees to keep from creating a horizontal fire ladder.

Speaker 1 stated that in another City with a high fire area they planted grape plants because they are a natural fire break because they don't burn very well.

Director of Public Works Garwick stated that in terms of the number of replacement trees she would like to see three to four trees on the slope and maybe substitute some other kind of vegetation in lieu of trees. Six trees on the slope seems like too much. The Fire Department also doesn't want tree canopies within five to ten-feet of the house.

Planning Manager Espinoza stated that staff can work with the applicant regarding the type, size and location of the replacement trees to the satisfaction of the Director.

Director of Public Works Garwick also stated that she would like to see some more vegetation planted along the hillside to help with the erosion control.

Community Development Director Torrico asked Staff if they wanted to stick with the twelve replacement trees being proposed.

Planning Manager Espinoza stated that the replacement number should be determined by the type of trees from the LA County Fire list and what the recommended spacing is between each tree.

Director of Public Works Garwick asked if the Fire Department comes out to work with staff and the applicant on these types of situations.

Community Development Director Torrico stated that they do work with the owner. They send the letter out and then go to each property individually to walk the site and talk to the owner about what measures need to be taken. Additionally, he would like to see at least three replacement trees on the slope.

Director of Public Works Garwick agrees.

Motion:

Director of Public Works Garwick moved to approve TRP 24-18 directing Staff to work with LA County Fire and the applicant to determine the type, number and location of the replacement trees and to substitute some of the tree replacement requirements with other types of vegetation on the slope and Staff will work to get up to three replacement trees planted on the slope.

Planning Intern Luk asked the Board, if the Fire Department stated a replacement number of ten is acceptable, is it ok to go with a replacement of ten trees.

Director of Public Works Garwick stated yes.

Motion seconded by **Community Development Director Torrico**.

Motion carried 5-0

Motion DPRB Case No. 23-06

ORAL COMMUNICATIONS

No communications were made.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:08 a.m. to the meeting of November 14, 2024.

David Bratt, Chairman
Development Plan Review Board

ATTEST:

Kimberly Neustice
Senior Management Analyst

Approved: January 9, 2024

DRAFT

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
November 26, 2024 AT 8:30 AM
245 EAST BONITA AVENUE
COUNCIL CHAMBER CONFERENCE ROOM**

BOARD MEMBERS PRESENT

David Bratt, Planning Commission
Scott Dilley, Chamber of Commerce
Brad McKinney, City Manager
Luis Torrico, Director of Community Development
Steve Barragan, Engineering Manager (substitute for Shari Garwick)

BOARD MEMBERS ABSENT

Shari Garwick, Director of Public Works

STAFF PRESENT

Garrett Tarango, Building & Safety Manager
Marco Espinoza, Planning Manager
Anne Moore, Senior Planner
Yasmin Dabbous, Assistant Planner
Byron Luk, Planning Intern
Kimberly Neustice, Senior Management Analyst
Caitlyn Cortez, Administrative Assistant

CALL TO ORDER

Mr. Bratt called the regular meeting of the Developmental Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the Council Chamber Conference Room.

APPROVAL OF MINUTES

1. Approved September 12, 2024 minutes.

Moved by **City Manager McKinney**, seconded by **Director of Community Development Torrico** to approve the September 12, 2024 Development Plan Review Board minutes. Motion carried 5-0.

DPRB ITEMS

DPRB 1. DPRB 24-15; PROJ 24-54

A request to approve modifications to an existing Master Sign Program for San Dimas Plaza located at 853-1045 W. Arrow Highway within the Specific Plan No. 18 (SP-18) zone (APNs: 8383-010-024 to 034, 037, 040, 064 to 069 & 078).

Assistant Planner Dabbous presented the staff report and recommended the Board approve DPRB 24-15.

Director of Community Development Torrico clarified to the Board that today they are only taking action on the sign program and the individual tenant signs will be submitted when they are being proposed.

Mr. Bratt asked if this only applies to buildings with three exposed sides.

Assistant Planner Dabbous stated that is correct, this will apply to corner tenants.

Motion:

Director of Community Development Torrico moved to approve DPRB 24-15, ACCELA PROJ 24-54.

Motion seconded by **Mr. Dilley**.

Motion carried 5-0

DPRB 2. Tree Permit 24-12; PROJ 24-24; CE 2024-1114

A request to approve the unpermitted removal of four (4) mature Sycamore trees from the hillside in the rear yard and one (1) Ficus tree located in the front yard of a single-family residence at 960 Calle Frondosa within the Via Verde Tract 31117, managed by Beven and Brock HOA. The site is located within the SF-7500 Zone (APN:8396-003-010).

Planning Intern Luk presented the staff report and recommended the Board approve Tree Permit 24-12.

Director of Community Development Torrico asked if the applicant had any concerns with Staff's recommendations.

Planning Manager Espinoza stated they were not able to reach the applicant.

Mr. Bratt asked whose idea it was to put three trees in the back and questioned if the Homeowners Association (HOA) is okay with planting replacement trees on the slope.

Planning Intern Luk stated that the HOA was okay with the trees being replaced on the slope.

Speaker 1 - HOA Board Member stated they would like to have the replacement locations marked by City Staff so the contractor doesn't hit their irrigation system. If the City approves three replacement trees, the HOA is okay with that.

Planning Manager Espinoza stated the location of the trees would be decided between the HOA and the property owner.

Mr. Dilley stated by law they should be calling Underground USA to mark out utilities prior to trees being planted.

Speaker 1 asked if they can have their gardener plant the trees.

Planning Manager Espinoza stated that is something that the HOA would want to discuss with the homeowner.

Speaker 1 asked which type of trees will be planted.

Planning Intern Luk stated they have not had a chance to discuss the tree type with the applicant.

Speaker 1 stated the homeowner submitted a proposal to the HOA to plant eight Crepe Myrtle trees. The HOA asked the homeowner to put the project on hold because they do not want that many trees and they do not want Crepe Myrtles.

Planning Manager Espinoza stated that Staff can work with the HOA to determine what type of trees should be replanted.

Director of Community Development Torrico asked if the HOA had any tree species recommendations.

Speaker 1 stated they do not have any recommendations; however, they would like to know what the options are.

Planning Intern Luk stated he can send the HOA a City handout with tree options.

Speaker 1 stated they were concerned with the thirty-day timeframe because they have to find a contractor and they would like to have a Board Member present while the work is performed.

Planning Manager Espinoza asked the Board Member what time frame would be appropriate for the HOA.

Speaker 1 stated they are hoping to be finished with the work within ninety days.

Mr. Bratt asked if the three replacement trees in the rear yard of the house was the property owner's backyard.

Planning Manager Espinoza stated technically yes, it is the property owner's backyard, but the owner maintains the top of the slope and anything after the fence is the homeowner's property but maintained by the HOA.

Speaker 1 asked who maintains the trees once they are planted.

Planning Manager Espinoza stated long term the HOA will maintain them once it's determined that the trees are thriving, but if the trees were to die soon after replacement, the homeowner will need to replace them.

City Manager McKinney asked if the homeowner got approval from the HOA for the removal of the front yard trees.

Planning Intern Luk stated yes, the HOA approved the removal of the trees in front but the homeowner ended up removing trees in the rear yard as well without HOA approval.

Speaker 1 stated they gave permission to the previous owner to remove the front yard tree due to front yard damage. The owner never removed the tree and sold the property. The new owner was the one who removed the trees without going to the City for approval.

City Manager McKinney asked if the HOA gives the homeowner direction to go to the City to get a permit prior to cutting down the trees. The additional education would be helpful to the homeowners.

Engineering Manager Barragan stated that the HOA needs to add a condition when they approve tree permits that the applicant must go to the City for approval prior to any work being done.

City Manager McKinney asked if the three trees in the front are considered toward the replacement tree count.

Planning Intern Luk stated no they are not.

Engineering Manager Barragan stated he is concerned with the two newly planted Magnolia trees in the front causing damage to the sidewalk as they start to mature.

Planning Manager Espinoza stated he advised them at the site visit that they might want to move the trees to another area, but they did not want to. He suggested Staff add a condition that they will accept the two trees in the front if they move them to another part of the front yard. If they choose not to move the two trees, they will be required to plant one twenty-four-inch box tree in the front yard.

Director of Community Development Torrico stated Staff should put a condition that addresses City and HOA concerns with future damage to the sidewalk from the front Magnolia trees that were planted. If the Board is going to require twenty-four-inch box replacements, he recommends Staff add that to Condition No. 5.

Engineering Manager Barragan stated there is nothing in the Code that addresses who is responsible for repairs to the public right of way if a private tree were to cause damage, but for this item Staff should add a condition stating that the homeowner will be responsible to fix any damage to the public right of way caused by future growth of the private trees.

Planning Manager Espinoza asked what timeframe the Board would like to see for the completion of the project.

Community Development Director Torrico stated ninety days.

Motion:

Community Development Director Torrico moved to approve Tree Permit 24-12; with three modifications to the conditions:

1. Give the homeowner the option to relocate the two Magnolia trees to another area in the front yard, or, if they want to keep them in the current location, to revise Condition No. 5 to state the owner should plant one twenty-four-inch box tree in the front yard.
2. If the two Magnolia trees are to stay in the current location in the front yard, there should be a condition that specifies that any future repair costs for damage to the public right-of-way due to the growth of the trees will be the homeowner's responsibility.
3. The homeowner is to work with the HOA on the location of rear yard replacement trees to avoid damage to the irrigation lines.

Motion seconded by **Engineering Manager Barragan**.

Motion carried 5-0

DPRB 3. Tree Permit 24-11; ACCELA PROJ 24-23; CE 2024-1061

A request to approve the unpermitted removal of seven (7) mature trees located in the rear of the shopping centers of San Dimas Station North and San Dimas Station South. Both sites are located within the Downtown Specific Plan, Gateway Village West. (APN:8386-007-075 and APN:8386-007-063).

Planning Intern Luk presented the staff report and recommended the Board approve Tree Permit 24-11.

Community Development Director Torrico asked if there were any areas in the main parking lot to plant the replacement trees. Planting the trees behind the building doesn't really offer aesthetic enhancements for the community to enjoy.

Planning Intern Luk stated there were a couple of areas in the planters that could benefit from two to three replacement trees.

Planning Manager Espinoza stated they could move some trees from the back of San Dimas Station South and have them planted along Bonita in San Dimas Station North where there is some additional space.

Mr. Dilley stated replacement trees one through six are in the back where the big rigs drive by, and this may pose a hazard in that area.

The Applicant stated they have existing trees in the back, and they haven't had any issues.

Community Development Director Torrico stated he would like to move forward and work with the applicant and Staff to find better locations that will benefit the community.

Mr. Bratt asked why some of the replacement trees are less than twenty-four-inch box.

Planning Intern Luk stated that as an accommodation to the applicant, they allowed some fifteen-gallon trees, but they can work with the applicant to change those to twenty-four-inch box.

Engineering Manager Barragan stated the size isn't an issue because the trees will eventually mature and be at the same size. The main issue is the cost factor.

The Applicant stated he would like to propose for all new trees to be fifteen-gallon due to the cost factor.

Planning Manager Espinoza stated the point of doing twenty-four-inch box versus fifteen-gallon is to get a larger, fuller tree sooner. The fifteen-gallon trees previously approved for other projects were very skinny, so staff added a condition that the trees must be eight-feet tall and three-feet wide.

The Applicant stated he would like to request a ninety-day timeline due to the holidays and difficulties finding so many of the same tree in a short period of time.

Engineering Manager Barragan stated he was concerned with the replacement trees being planted along Bonita at San Dimas Station North. The trees could obstruct the line of sight for drivers pulling out of the shopping center heading east.

Planning Manager Espinoza stated they will make sure to have the replacements planted closer to the monument sign but not beyond.

Motion:

City Manager McKinney moved to approve Tree Permit 24-11; with two modifications to the conditions:

1. Change Condition No. 8 from thirty (30) days to ninety (90) days.
2. Applicant is to work with Staff to find replacement locations in the public viewing areas to better serve the community.

Motion seconded by **Mr. Dilley**.

Motion carried 5-0

DPRB 4. Tree Permit 24-26; ACCELA PROJ 24-51

A request to remove two hundred and thirty-four (234) mature trees located within the common areas of Via Verde Ridge HOA. The site is located within Specific Plan 11 Zone (APN: 8448-008-053).

Planning Manager Espinoza stated that he received a call and email in regard to the City notice being received by the homeowners late. Due to the holiday, many homeowners did not receive the notices until late Monday. Jan Bartolo and Gary Enderle (former HOA Board members) asked Staff to consider continuing the item to January so they can have more time to read through the documents and understand the details of the application. They also asked that the HOA hold a meeting with homeowners about the application prior to the DPRB meeting. At this time, Staff recommended not to set a DPRB date until the HOA has a meeting with the residents.

Speaker 1 - John Begin stated that they previously had a permit to remove forty trees and due to the permit price increase they want to apply for the removal of all trees at one time to be extended over a three to four-year period.

Speaker 2 – Mike Long stated he submitted the application, looked at the trees, and spoke to homeowners with trees adjacent to their homes and they are in support of the removal. This is phase two, and the HOA Board presented this at multiple HOA meetings. The Board is doing this to manage the forest they have that's severely overgrown; the tree density is about eighty trees per acre which well exceeds what is recommended for a sustainable forest.

Planning Intern Luk presented the staff report and recommended the Board approve Tree Permit 24-26.

Mr. Bratt asked when the meeting notices went out in the mail.

Planning Manager Espinoza stated Thursday, November 21st.

City Manager McKinney stated he also received calls that residents got the notices after work yesterday and the response was due at 5:00 p.m. yesterday so they didn't have time to send their comments over to Staff.

Community Development Director Torrico agreed and stated that this was a unique situation because of the upcoming holiday.

Planning Manager Espinoza stated Staff was unaware of the multi-year plan and recommended the HOA submit a phasing plan, including annual reports to the city so they can effectively answer resident questions. The phasing plan should include exact trees being removed at exact dates.

Community Development Director Torrico stated Staff could amend Condition No. 13 which currently gives nine months to complete the project. Staff can work with the applicant on the new timeframe.

Planning Intern Luk stated that the software provided from the HOA was not able to zoom in on specific trees, but the locations are included in the report.

Speaker 1 stated each tree has a tag so anyone can look at the tag and see which trees will be removed with their phone. Many of the trees were planted too close to the property lines, and they are one hundred feet tall causing a safety hazard for the residents.

Speaker 2 stated the HOA board views trees as an asset to the community and the Board wants to maintain a healthy forest for the future. They have monthly board meetings, and the topic has been on their agenda a number of times. The meetings are in person and on Zoom. They have another board meeting on December 4th where they will discuss the item.

Speaker 3 - Resident stated she has seven Pine trees on her slope, and she takes care of them. She doesn't want to see them mowed down in the common area and suggests we remove the trees around homes first. She would like to stretch the project out over five to six years.

Speaker 2 stated the liability insurance doubled for the HOA in part due to the fire zone and trees.

Speaker 4 – HOA Board Member stated she received phone calls last night from residents complaining about the notice coming so late and not having the chance to come to the meeting. They would like the Board to put out a list of which trees will be removed. Some calls were in favor of the removal because of trees on their property, some were against but overall, the residents want to be heard.

Engineering Manager Barragan asked if the trees were discussed in a general sense at the HOA meetings or if the exact trees have been discussed.

Speaker 2 stated the exact trees have been presented at an HOA meeting and that's why phase one was completed. The whole list was put out a year ago, but people are not attending the HOA meetings.

Engineering Manager Barragan asked if the item is continued, when would it be moved to.

Planning Manager Espinoza stated there are DPRB meetings on December 12, 2024, January 9, 2025, and January 23, 2025, but could be pushed further if needed.

Mr. Bratt stated he is concerned with the short notice and would like to table this item to the second meeting in January which gives the homeowners the chance to attend an HOA meeting before the DPRB meeting.

Speaker 2 stated they have HOA meetings the first Wednesday of the month. The item is on the meeting agenda for December 4, 2024, and they would like to push up the DPRB meeting date due to the incoming storms.

Planning Manager Espinoza stated once the DPRB Board approves the permit, there is a fourteen-day appeal period which would allow the work to start in February.

Mr. Dilley proposed having the meeting on January 9, 2025, which will be one day after the HOA board meeting.

Community Development Director Torrico stated Staff will send notices out for the continued DPRB meeting and strongly recommends the HOA notifies the residents of which trees will be removed prior to the DPRB meeting.

Mr. Bratt stated if the Board agrees, the meeting will be moved to January 9, 2025.

Motion:

Engineering Manager Barragan moved to continue Tree Permit 24-26 to January 9, 2025.

Motion seconded by **Community Development Director Torrico**.

Motion carried 5-0

ORAL COMMUNICATIONS

No communications were made.

ADJOURNMENT

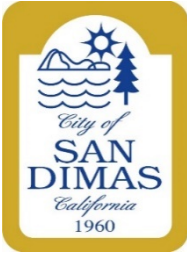
There being no further business the meeting was adjourned at 10:01 a.m. to the meeting of January 9, 2025.

David Bratt, Chairman
Development Plan Review Board

ATTEST:

Caitlyn Cortez
Administrative Assistant

Approved: January 9, 2025



Agenda Item Staff Report

To: Development Plan Review Board
For the Meeting of January 9, 2025

From: Marco Espinoza, Planning Manager

Prepared by: Byron Luk, Planning Intern

Subject: Tree Permit 24-26; ACCELA PROJ-24-51, Continued from the November 26, 2024, meeting. A request to remove two hundred and thirty-four (234) mature trees located within the common areas of Via Verde Ridge HOA. The site is located within Specific Plan - 11 Zone (APN: 8448-008-053).

RECOMMENDATION

Staff recommends that the Development Plan Review Board approve Tree Permit 24-26 subject to the Conditions of Approval in Attachment 1.

BACKGROUND

This agenda item was presented to the Development Plan Review Board on November 26, 2024. Prior to the meeting, Planning Staff received two (2) phone calls in support of the tree removals, citing plumbing issues due to overgrowth of tree roots from some of the trees proposed for removal. Staff also received one (1) email and two (2) phone calls from residents concerned about the late notice of the DPRB meeting, who would have liked more time to fully review the Tree Permit Application and associated staff report. A resident who attended the DPRB meeting shared the same concerns about the late notice and stated that the meeting notification was the first time that many residents were informed of the Tree Permit Application. Traditionally, meeting notifications arrive within one or two days of being mailed out, however some residents did not receive the notice until the evening prior to the DPRB meeting. After hearing the resident's and Applicant's concerns, the Board voted 5-0 to continue the meeting to after the holidays and for the item to be heard at the regular meeting of January 9, 2025.

The Applicant, the Via Verde Ridge Homeowners Association, is requesting approval to remove two hundred and thirty-four (234) mature trees from the common areas of the Via Verde Ridge HOA (Figure 1). The Via Verde Ridge housing development was developed in the 1980's as part of a Planned Unit Development with 262 single-family residences within 262-acres of hillside land, creating Specific Plan 11 (SP-11) which splits the development into five (5) areas (see Figures 1 and 2). Area I is composed of the estate lots and Areas II through V are the single-family residences (see Figure 1). Much of the acreage was designated as Open Space, also referred to as common areas and scenic easement. Within Area I, Open Space areas are part of each of the

Tree Permit 24-26, Via Verde Ridge HOA
 For the Meeting of January 9, 2025

residential estate lots. In Areas II through V, Open Space areas are not part of the individual residential lots and are designated as non-residential lots. The majority of the Open Space located on the heavily sloped hillside areas was left as is and was not planted nor irrigated. The remaining Open Space areas that were part of manufactured or disturbed hillside or areas in close proximity to property lines were planted and irrigated.

The applicant has attached HOA approval, an arborist report, a letter requesting zero replacement, and a Master Tree Inventory list. The subject site is located within the Via Verde Ridge HOA common areas within the Specific Plan-11 (SP-11) zone, south of Puente Street, north of East Covina Hills Road, and east of Via Verde (Figure 1).

The San Dimas Municipal Code (SDMC) Section 18.162.040 requires that any significant (4 or more) mature trees to be removed receive approval from the Development Plan Review Board.

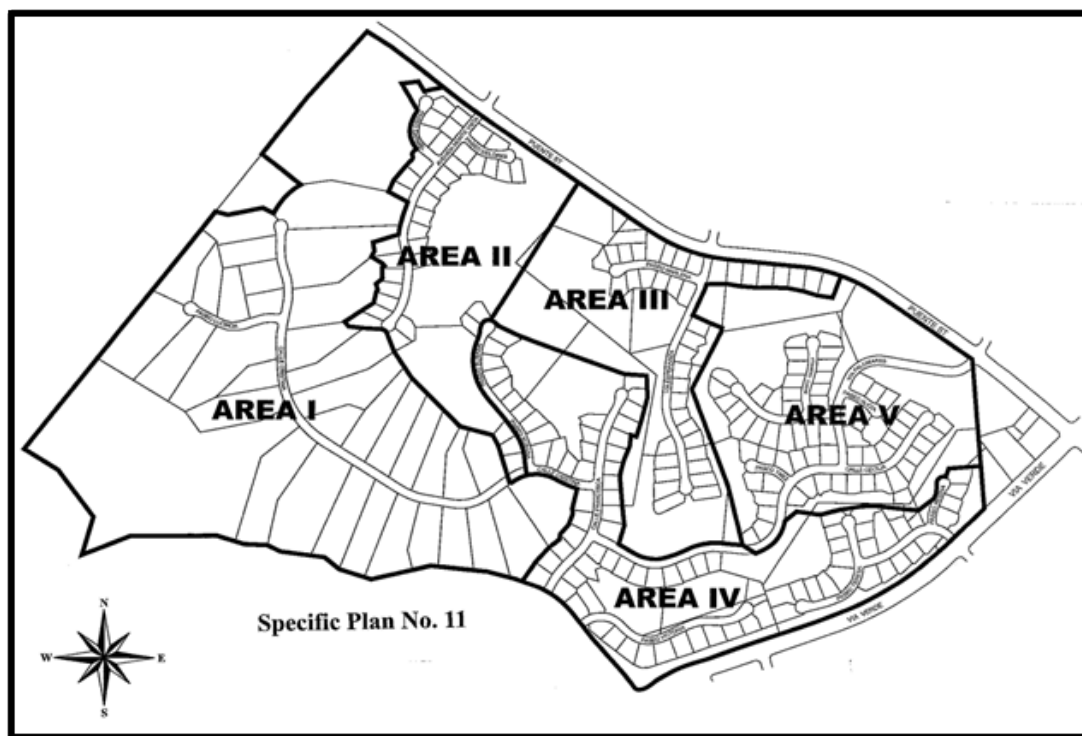


Figure 1 – Specific Plan 11 Areas I – V, Via Verde Ridge HOA

Tree Permit 24-26, Via Verde Ridge HOA
For the Meeting of January 9, 2025



Figure 2 – Aerial of Subject Site; the purple highlight identifies the general location of the 234 trees marked for removal.



Figure 3 – Via Verde Ridge HOA located within a High-Fire Severity Zone (LA County Fire) as depicted in red.

DISCUSSION/ANALYSIS

The subject site is approximately 262 acres, or 11,412,720 square feet, in size and located on a sloping hillside. The highest point in this development is 970 feet above sea level, with the lowest point in the development being 800 feet above sea level.

This is Phase 2 of Via Verde Ridge's Master Tree Removal Plan. Previously, the Via Verde Ridge HOA had submitted a previous tree permit application (TP 23-36 / DPRB Case No 23-10 / ACCELA PROJ-23-58) in September of 2023 as Phase 1, and the Development Plan Review Board had approved the request to remove 27 trees, with a tree replacement ratio of 1:5 for a total of five (5) replacement trees at the regular DPRB Meeting of January 25, 2024.

In the HOA letter to Staff (Attachment 4), the applicant indicates that the development has 95 acres of common area, with 22 of these acres in Areas II - V containing 1,698 trees that are being irrigated and maintained by the HOA. The proposed removal of 234 trees would be less than 14% of the total trees being maintained on the development and would leave 1,460+ trees. Outside of the areas being maintained, the HOA has an additional 500 – 1,000 trees that will remain in place in the non-irrigated Open Space within Areas I – V in the remaining 73 acres.

The letter also outlines issues with the existing forestry in the HOA development, including leaf pest infestation of Eucalyptus trees, overgrown canopy coverage leading to overcrowding and limited sunlight for smaller trees, water restrictions limiting sustenance of a dense forest, risk of fire danger, damage to concrete swales necessary for efficient water drainage and slope protection, and an abundance of non-native trees.

Additionally, the entire HOA and Specific Plan 11 is located within the High Fire Severity Zone, with the exception of the western end of the development, as shown in Figure 4 and outlined by California Department of Forestry and Fire Protection (CAL FIRE) and Los Angeles County Fire Department.

The normal requirement for a complete tree removal permit application is to submit photos of each tree proposed for removal. Given that it would be difficult to show multiple photos of all two hundred thirty-four (234) trees marked for removal, Staff has accepted the applicant's submittal of a sampling of photos of some of the trees to show their general conditions, as shown in Attachment 5.

The arborist report (Attachment 3) provided by Fernando Becerra of Andre Landscape Service, provides a Master Inventory Tree List (see Figure 3), showing all locations and species of trees within the maintenance scope of the HOA. The arborist report also includes health, height, trunk diameter, drip line diameter, and reason for removal. Tables 1, 2, and 3 below show Species of Tree, Tree Health, and Reasons for Removal, respectively, utilizing data from the arborist report.

Tree Permit 24-26, Via Verde Ridge HOA
For the Meeting of January 9, 2025

Species of Tree	Quantity	Percentage of Trees
Alder Species	6	2.56%
Ash Species	2	0.85%
California Black Walnut	8	3.42%
Bottle Tree	1	0.43%
Eucalyptus Species – non-native	136	58.12%
California Pepper Tree	7	2.99%
Pine (Afghan and Canary Island) - non-native	60	25.64%
Sycamore Species	14	5.98%
Total	234	100%

Table 1 – Species of Tree

Tree Health	Quantity	Percentage of Trees
100% - Healthy (1)	1	0.43%
80% - Good (2)	58	24.79%
60% - Fair (3)	117	50%
40% - Poor (4)	57	24.36%
20% - Critical	1	0.43%
Total	234	100%

Table 2 - Tree Condition

Reason for Removal	Quantity	Percentage of Trees
Proximity to Home, structures, and other trees; Hanging Over Property Line, Danger of falling, Leaf Beetle Infestation, split trunk	128	54.7%
Damage to Walls and Swales	45	19.23%
Arborist recommends removal (dead, dying, diseased)	33	14.1%
Poor health / tree deterioration	11	4.7%
Leaning Severely or Growing Sideways	9	3.8%
Multi-trunk	2	0.85%
Growing into adjacent trees	3	1.28%
Power line interference	3	1.28%
Total	234	100%

Table 3 – Reasons for Removal

Tree Permit 24-26, Via Verde Ridge HOA
For the Meeting of January 9, 2025



Figure 4 – Via Verde Ridge Tree Master Inventory List. All the trees marked in the inventory list and for removal (1,698) are within the Specific Plan 11 Zones II - V.

After reviewing all of the information provided by the applicant and the history of the development of the Via Verde Ridge HOA, Staff has concluded the following:

Staff agrees with the arborist report in connection with the proposed removal of 234 trees within the common areas of the Via Verde Ridge HOA for the following reasons:

- When the development was first established in the 1980s, the land was originally overplanted and vegetation and trees were planted too close together, leading to very dense forestry that does not provide adequate spacing for the proper growth and health of the trees.
- The Via Verde Ridge HOA is located within a fire hazard severity zone (see Figure 3), and trees require adequate spacing from structures and other trees to limit the risk of fire spread during a wildfire.
- The Via Verde Ridge HOA Board, in partnership with arborist Fernando Becerra of Andre Landscape Service, has conducted extensive research on existing trees in the development, mapping its locations, and categorizing trees by species, health conditions, reasons for the proposed removal, and more, indicating the HOA's commitment to the long term planning of the maintenance of their forest.

- 128 of the 234 trees (54.7%) proposed for removal are related to the proximity of trees to buildings, which pose significant and potential damage to adjacent buildings.
- 196 of the 234 of trees (83.8%) proposed for removal are not native to California, consisting of 136 Eucalyptus trees and 60 Pine trees (mixture of Afghan Pine and Canary Island Pine).
- Loss of the trees will not be detrimental to the aesthetics of the development, as 1460+ trees will remain within the irrigated areas of the development, and an additional 500 – 1000 trees will remain in the non-irrigated Open Space areas of the HOA.

Tree Replacement

Section 18.162.060.A of the Tree Preservation Ordinance requires a two for one tree replacement ratio with a minimum of 15-gallon in size. However, the same Code Section also allows for a reduction of the two for one replacement ratio if one of the following findings can be made by the decision body:

1. The reduced replacement requirement is consistent with the purposes of this chapter.
2. The tree(s) in question are located where the impact of the tree removal on the community is limited (such as trees in generally flat portion of the rear yard of a single-family house that are deemed to have less public benefit).
3. The property in question has an adequate number of existing trees therefore a reduced replacement ratio is appropriate.

The Applicant is requesting a reduced zero-replacement ratio due to the HOA already having over 1,460 trees that will remain on site and replacing at a larger ratio could over-saturate the HOA communities and properties, and ultimately would not be consistent with good forestry practices.

Staff reserves the discretion to make determinations and recommendations on a case-by-case basis and has determined that this tree removal application for the removal of two hundred thirty-four (234) trees is a unique situation. Staff agrees with the applicant that a reduction of the replacement ratio from a 2:1 to a zero replacement for a total of zero (0) replacement trees is appropriate for the HOA common area to avoid oversaturation and provide adequate tree spacing at this time to protect the open space that exists as recreation areas for residents. The existing trees that will remain on-site provide an adequate amount of vertical landscaping for the site, and the planting of additional trees may obstruct proper growth of trees at this time. Additionally, this property is located in a fire hazard severity zone (FHSZ) identified by LA County Fire and California Department of Forestry and Fire Protection (CAL FIRE), and adding any additional trees on the development in close proximity to single-family homes and to other trees may increase wildfire risks.

Tree Permit 24-26, Via Verde Ridge HOA
For the Meeting of January 9, 2025

ISSUES

There are no issues currently associated with the project.

ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

Respectfully submitted,

Byron Luk

Byron Luk, Planning Intern

Attachments:

1. Conditions of Approval
2. HOA Approval
3. Arborist Report
4. Letter from Applicant
5. Photos Provided by Applicant

ATTACHMENT 1

CONDITIONS OF APPROVAL

TREE REMOVAL PERMIT 24-26 / PROJ 24-51

A request to remove two hundred and thirty-four (234) mature trees located within the common areas of Via Verde Ridge HOA. The site is located within the SP-11 Zone (APN: 8448-008-053).

1. The Owner/Applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The Applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve Applicant of his obligations under this condition.
2. The Owner/Applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The Applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. The Owner/Applicant shall comply with all Conditions of Approval as approved by the Development Plan Review Board on January 9, 2025.
4. The Applicant shall sign and return to the Planning Division the attached affidavit accepting all conditions within 14 days from the date of this approval letter.
5. All conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The applicant shall comply with all requirements of the Tree Preservation Ordinance (Chapter 18.162).
7. The approval of the Development Plan Review Board (DPRB) is for the removal of two hundred thirty-four (234) mature trees located within the common area of the Via Verde Ridge HOA, as identified on the Arborist Report.
8. Arborists or tree removal companies shall have a valid City business license prior to performing any work in the City.
9. All other trees shall be preserved in-place and protected in accordance with San Dimas Municipal Code Section 18.162.100, 18.162.110, and proper arborical practices.
10. If any Eucalyptus wood is infested with borer beetles, it shall be chipped, removed, and buried at a dump site or tarped to the ground for a minimum of six (6) months, sealing the tarp edges

with soil, to prevent emerging borer beetles from reinfesting other trees or wood. The movement of Eucalyptus wood containing live borer beetles or their larvae in trucks or trailers is prohibited by State law pursuant to Public Resources Code Section 4714.5.

11. If any Eucalyptus trees are infested with Lerp Psyllid, it shall be chipped, removed, and buried at a dump site.
12. A reduced tree replacement ratio of zero replacement was approved by the Board for the subject property for a total of zero replacement.
13. The tree removal shall be completed within 270 days / 9 months from the date of the approval, or the approval will become invalid.
14. The applicant shall submit photos of the removed trees within 270 days / 9 months of approval. The photos may be emailed to Staff at bluk@sandimasca.gov or by mail addressed to:

Byron Luk
Planning Intern
Planning Department
245 East Bonita Avenue
San Dimas, CA 91773

END OF CONDITIONS



Via Verde Ridge Homeowners Association

City of San Dimas
245 E. Bonita Ave
San Dimas, CA 91773

10-30-2024

Planning Dept.
Re. Tree Removal Phase 2

Dear Planning,

The following Board Members (minimum 3 required) are in agreement with removing the phase 2 trees located in the common area of the Via Verde Ridge HOA, as requested on the tree removal permit application.

Michael Long
Mike Long, HOA President

10-30-2024
Date

Donna Davidson, HOA Vice President

Date

John Begin
John Begin, HOA Treasurer

10-30-2024
Date

Keith Barrett
Keith Barrett, HOA Secretary

10-30-2024
Date

Riener Nielson, HOA Member-at-Large

Date

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October 30, 2024

TO: Board of Directors

Via Verde Ridge HOA

FROM: Fernando Becerra, Arborist license #ISA WE-12510A

Andre Landscape Service

RE: Tree removals at Via Verde Ridge HOA

Andre Landscape Service is the contracted landscape maintenance company for this HOA and I as the company's certified Arborist have conducted several reviews of the trees at the subject HOA and am submitting my observations in support of the HOA's letter requesting removal of trees (approximately 234 as stated in the letter) as follows:

- 1) The trees throughout the HOA common areas are over 35 years mature and of significant heights of 45' - 100' tall. These trees, when originally planted were closely spaced and planted on uneven slopes, very close to walls/fences and other structures. In many of the areas they are crowding out each other, not providing the appropriate space for such mature trees, which results in diminished structure and health of the trees. The tree inventory needs to be thinned out to allow healthier trees to thrive.
- 2) We have reviewed a hazardous tree survey and developed a phased plan for removal based on several factors listed under city codes 18.162.070 (A, D, E) – 18.162.080 (E, G) from compromised structure of the tree, hazardous location, pest, disease and compromised health.
- 3) Many trees with their current maturity are now creating potentially hazardous conditions for homeowners and there have been several trees falling and large branches breaking and dangerously failing in the past 1 ½ years that we have been on the property. We are currently analyzing the numerous recent requests for removal under the conditions.
- 4) We have noticed several trees that although look healthy from a distance, upon closer inspection are diseased from the inside and have systemic deterioration, which will lead to failure or falling of either large branches and/or entire tree.
- 5) Many of the trees that have had large branch failures in the past have created compromised tree structures and open wounds, inviting pests/diseases into the core of the trees. Which again increases the potential for failure of branches or whole tree failure, property damage and or personal injury throughout the residential community.



We recommend allowing the HOA to implement an overall well managed tree Management program which involves removals for the reasons noted above and outlined in the HOA's request letter.

Thank you,

Fernando Becerra

Fernando Becerra, Arborist #ISA WE-12510A

Andre Landscape Service

Via Verde Ridge HOA		10/28/24	Species Count (Phase 2)			
Phase 2 Tree Removal List			Alder	6		
			Ash	2		
			Black Walnut	8		
1) Identify trees by health			Bottle	1		
5	20% Critical		Eucalyptus	136		
4	40% Poor		Pepper	7		
3	60% Fair		Pine	60		
2	80% Good		Sycamore	14		
1	100% Healthy			234		
Location =		https://link.arbor-note.com/maplink/B7C28B42-ADB9-4E26-AA65C621E3834581				
Tag #	Tree Type	Health	Height (feet)	Trunk Diameter (@ 36")	Drip Line Diameter	Reason for Removal

Phase 2

1	1	Eucalyptus	2	60	18-24"	35'-45'	Leans over property.
2	10	Eucalyptus	3	50	18-24"	30'-40'	Leaning harshly
3	23	Eucalyptus	2	50	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
4	24	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
5	102	Ash	4	40	12-18"	30'-40'	Leans over property.
6	104	Ash	3	50	12-18"	30'-40'	Leans over property possibly remove two arms
7	119	Black Walnut	3	30	10-15"	15-20'	Proximity to home, danger of falling.
8	148	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
9	149	Eucalyptus	2	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
10	153	Eucalyptus	3	70	12-18"	35'-45'	V swale damage, & 6' from P.L.
11	154	Eucalyptus	3	50	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
12	180	Pine	3	70	18-24"	35'-45'	Leaning towards yard and fence
13	181	Pine	2	80	18-24"	35'-45'	Proximity to home, danger of falling.
14	182	Pine	2	80	18-24"	35'-45'	Proximity to home, danger of falling.
15	185	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
16	186	Pine	3	80	18-24"	35'-45'	Proximity to home, danger of falling.
17	189	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
18	192	Pine	3	80	18-24"	35'-45'	Proximity to home, danger of falling.
19	193	Pine	3	90	18-24"	35'-45'	Proximity to home, danger of falling.
20	194	Eucalyptus	2	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
21	195	Sycamore	3	40	12-18"	35'-45'	Proximity to home, danger of falling.
22	197	Eucalyptus	3	50	18-24"	30'-40'	Proximity to home, danger of falling, leaf pest.
23	198	Eucalyptus	4	60	18-24"	30'-40'	Proximity to home, danger of falling, leaf pest.
24	203	Eucalyptus	2	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
25	205	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
26	210	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
27	218	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
28	235	Eucalyptus	2	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
29	258	Eucalyptus	3	60	18-24"	35'-45'	Concrete wall damaged.
30	265	Eucalyptus	2	60	18-24"	35'-45'	Concrete wall damaged.
31	266	Eucalyptus	2	60	18-24"	35'-45'	Concrete wall damaged.
32	269	Eucalyptus	2	80	18-24"	35'-45'	Concrete wall damaged.
33	270	Eucalyptus	3	80	18-24"	35'-45'	Concrete wall damaged.
34	273	Eucalyptus	4	80	18-24"	35'-45'	Concrete wall damaged.
35	274	Sycamore	3	25	10-15"	20-30'	Proximity to home, danger of falling.
36	283	Eucalyptus	2	100	18-24"	35'-45'	Concrete wall damaged.
37	284	Sycamore	3	80	18-24"	45'-50'	Proximity to home, danger of falling.
38	285	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
39	289	Eucalyptus	3	50	12-18"	30'-40'	Proximity to home, danger of falling, leaf pest.
40	300	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
41	306	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
42	322	Black Walnut	4	20	10-15"	15-20'	On the ground growing sideways
43	326	Eucalyptus	5	25	12-18"	15-20'	Mostly dead (clean up ground)
44	348	Eucalyptus	2	50	12-18"	20'-30'	Proximity to home, danger of falling, leaf pest.
45	349	Eucalyptus	2	60	18-24"	35'-45'	Concrete wall damaged.
46	353	Eucalyptus	3	60	18-24"	35'-45'	Leans over property.
47	356	Eucalyptus	3	70	18-24"	35'-45'	Concrete wall damaged.

48	362	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
49	363	Eucalyptus	4	1-15'	12-18"	30'-40'	Arborist recommends removal
50	365	Eucalyptus	3	50	12-18"	35'-45'	Proximity to home, danger of falling, leaf pest.
51	371	Eucalyptus	2	70	18-24"	35'-45'	Concrete wall damaged.
52	374	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
53	376	Pine	4	46-60'	18-24"	35'-45'	Arborist recommends removal
54	387	Pine	1	120	18-24"	40-50'	Proximity to home, danger of falling.
55	406	Alder	4	16-30'	12-18"	30'-40'	Arborist recommends removal
56	432	Pine	3	100	18-24"	35'-45'	Concrete wall damaged.
57	434	Pine	3	120	18-24"	35'-45'	Proximity to home, danger of falling.
58	440	Eucalyptus	2	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
59	441	Eucalyptus	2	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
60	442	Sycamore	2	70	18-24"	35'-45'	Proximity to home, danger of falling.
61	443	Sycamore	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
62	444	Sycamore	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
63	445	Eucalyptus	2	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
64	446	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
65	449	Eucalyptus	3	60	12-18"	35'-45'	Swale Damaged
66	450	Eucalyptus	2	80	18-24"	35'-45'	Swale Damaged
67	466	Black Walnut	3	30	10-15"	35'-45'	Swale Damaged
68	469	Eucalyptus	2	70	18-24"	35'-45'	Swale Damaged
69	471	Eucalyptus	3	60	18-24"	35'-45'	Swale Damaged
70	472	Eucalyptus	2	60	18-24"	35'-45'	Swale Damaged
71	473	Eucalyptus	4	60	18-24"	35'-45'	Swale Damaged
72	510	Eucalyptus	3	40	18-24"	20-25'	Swale Damaged
73	512	Pepper	3	40	18-24"	20-30'	Swale Damaged
74	518	Eucalyptus	3	80	18-24"	35'-45'	Swale Damaged
75	534	Sycamore	2	50	18-24"	30'-40'	Swale Damaged
76	535	Pepper	2	50	18-24"	30'-40'	Swale Damaged
77	538	Pepper	2	50	18-24"	30'-40'	Swale Damaged
78	550	Eucalyptus	3	50	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
79	551	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
80	552	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
81	558	Eucalyptus	2	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
82	560	Eucalyptus	2	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
83	563	Eucalyptus	3	70	18-24"	35'-45'	multi-trunk
84	564	Eucalyptus	2	90	18-24"	35'-45'	multi-trunk
85	565	Eucalyptus	2	90	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
86	567	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
87	576	Black Walnut	4	50	12-18"	20'-25'	multi trunk hangs over yard
88	577	Black Walnut	4	40	12-18"	20'-25'	Poor Health
89	582	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
90	583	Eucalyptus	2	60	12-18"	35'-45'	Proximity to home, danger of falling, leaf pest.
91	613	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
92	614	Sycamore	3	80	18-24"	35'-45'	Damaged wall
93	615	Pine	2	100	18-24"	35'-45'	Damaged wall
94	616	Pine	2	100	18-24"	35'-45'	Proximity to home, danger of falling.
95	617	Pine	2	100	18-24"	35'-45'	Proximity to home, danger of falling.
96	637	Alder	4	31-45'	18-24"	35'-45'	Arborist recommends removal
97	769	Eucalyptus	3	80	18-24"	35'-45'	Damaged wall

98	770	Eucalyptus	3	75	18-24"	30'-40'	Leans over property.
99	771	Eucalyptus	3	80	18-24"	35'-45'	Leans over property.
100	772	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
101	776	Pine	4	80	18-24"	35'-45'	Structural damage
102	777	Pine	4	80	18-24"	35'-45'	Structural damage
103	781	Pine	2	100	18-24"	35'-45'	Damaged wall
104	782	Pine	3	100	18-24"	35'-45'	Damaged wall
105	785	Pine	4	80	18-24"	35'-45'	Tree rotted at base
106	786	Pine	3	80	18-24"	35'-45'	Hangs over property line
107	787	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
108	788	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
109	789	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
110	790	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
111	791	Pine	3	70	18-24"	35'-45'	Leaning harshly
112	793	Liquid Amber	4	5	12-18"	20'-25'	Tree dying
113	802	Eucalyptus	3	60	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
114	805	Eucalyptus	4	40	12-18"	20-30'	Poor health
115	842	Eucalyptus	2	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
116	843	Eucalyptus	2	80	18-24"	35'-45'	Damaged wall
117	844	Eucalyptus	2	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
118	845	Eucalyptus	2	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
119	847	Eucalyptus	2	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
120	848	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
121	883	Pine	3	80	18-24"	35'-45'	Proximity to home, danger of falling.
122	889	Pine	3	120	18-24"	35'-45'	Proximity to home, danger of falling.
123	890	Pine	2	120	18-24"	20-30'	Proximity to home, danger of falling split trunk.
124	891	Pine	3	120	18-24"	20-30'	Proximity to home, danger of falling split trunk.
125	903	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
126	909	Alder	4	16-30'	12-18"	30'-40'	Arborist recommends removal
127	910	Alder	4	16-30'	12-18"	30'-40'	Arborist recommends removal
128	955	Black Walnut	3	30	12-18"	20-30'	Proximity to home, danger of falling split trunk.
129	1006	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
130	1020	Pepper	3	30	10-15"	20-30'	Layin on ground
131	1021	Pepper	2	70	10-15"	35'-45'	Proximity to home, danger of falling.
132	1030	Pepper	2	30	10-15"	30'-40'	Proximity to home, danger of falling split trunk.
133	1052	Pine	3	50	12-18"	25-35'	Proximity to home, danger of falling.
134	1071	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
135	1072	Eucalyptus	2	120	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
136	1073	Pine	2	100	18-24"	35'-45'	Proximity to home, danger of falling.
137	1074	Pine	2	90	18-24"	35'-45'	Proximity to home, danger of falling.
138	1075	Pine	2	90	18-24"	35'-45'	Proximity to home, danger of falling.
139	1087	Pine	3	100	18-24"	35'-45'	Proximity to home, danger of falling.
140	1088	Sycamore	3	100	18-24"	35'-45'	Proximity to home, danger of falling.
141	1089	Pine	2	120	18-24"	35'-45'	Proximity to home, danger of falling.
142	1090	Sycamore	2	60	18-24"	35'-45'	Proximity to home, danger of falling.
143	1126	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
144	1143	Pine	3	90	18-24"	35'-45'	Proximity to home, danger of falling.
145	1145	Pine	3	60	18-24"	25-35'	Proximity to home, danger of falling.
146	1146	Pine	3	60	18-24"	25-35'	Proximity to home, danger of falling.
147	1147	Pine	3	70	18-24"	25-35'	Proximity to home, danger of falling.

148	1149	Pine	3	60	18-24"	25-35'	Proximity to home, danger of falling.
149	1150	Pine	3	90	18-24"	35'-45'	Poor health
150	1153	Pine	3	60	18-24"	25-35'	Proximity to home, danger of falling.
151	1161	Eucalyptus	3	40	18-24"	20-25'	Proximity to home, danger of falling, leaf pest.
152	1169	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
153	1170	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
154	1171	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
155	1172	Pine	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
156	1186	Eucalyptus	3	40	12-18"	20-25'	Damaged wall
157	1202	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
158	1203	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
159	1204	Pine	2	120	18-24"	35'-45'	Proximity to home, danger of falling.
160	1205	Pine	3	100	18-24"	35'-45'	Proximity to home, danger of falling.
161	1206	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
162	1210	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
163	1211	Pine	2	100	18-24"	35'-45'	Proximity to home, danger of falling.
164	1213	Alder	4	31-45'	18-24"	35'-45'	Arborist recommends removal
165	1218	Pine	4	31-45'	18-24"	35'-45'	Arborist recommends removal
166	1277	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
167	1278	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
168	1279	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
169	1280	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
170	1281	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
171	1282	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
172	1283	Eucalyptus	3	80	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
173	1310	Eucalyptus	3	100	18-24"	35'-45'	Swale Damaged
174	1336	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
175	1357	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
176	1378	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
177	1366	Eucalyptus	4	100	18-24"	35'-45'	leans badly, 20' from street
178	1408	Eucalyptus	3	70	18-24"	35'-45'	Leans over property.
179	1412	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
180	1426	Eucalyptus	4	50	12-18"	20-25'	Very poor health
181	1431	Pine	3	100	18-24"	35'-45'	Swale Damaged
182	1433	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
183	1434	Eucalyptus	3	120	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
184	1435	Eucalyptus	3	120	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
185	1450	Eucalyptus	2	100	18-24"	35'-45'	Wall Damaged
186	1451	Eucalyptus	3	100	18-24"	35'-45'	Wall Damaged
187	1461	Alder	4	46-60'	18-24"	35'-45'	Arborist recommends removal
188	1473	Eucalyptus	4	40	10-15"	20-25'	Very poor health
189	1477	Eucalyptus	3	80	18-24"	35'-45'	Wall Damaged
190	1531	Black Walnut	4	20	10-15"	20-30'	laying on ground up hill
191	1532	Black Walnut	4	25	10-15"	20-30'	laying on ground
192	1545	Eucalyptus	4	60	18-24"	35'-45'	Very poor health
193	1559	Eucalyptus	2	100	18-24"	35'-45'	Wall Damaged
194	1562	Eucalyptus	4	25	10-15"	20-25'	Wall Damaged
195	1570	Sycamore	2	120	18-24"	35'-45'	Proximity to home, danger of falling.
196	1571	Sycamore	3	70	18-24"	35'-45'	Proximity to home, danger of falling.
197	1576	Sycamore	3	70	18-24"	35'-45'	Wall Damaged

198	1581	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
199	1588	Pine	3	90	18-24"	25-35'	Proximity to home, danger of falling.
200	1589	Pine	3	90	18-24"	25-35'	Proximity to home, danger of falling.
201	1590	Pine	3	90	18-24"	25-35'	Proximity to home, danger of falling.
202	1591	Pine	3	90	18-24"	25-35'	Proximity to home, danger of falling.
203	1598	Bottle	3	60	12-18"	35'-45'	Proximity to home, danger of falling.
204	1608	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
205	1609	Eucalyptus	3	70	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
206	1610	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
207	1611	Pine	3	120	18-24"	35'-45'	5' from path, overgrown for location
208	1612	Sycamore	4	60	12-18"	35'-45'	leaning, bad shape & health
209	1620	Eucalyptus	4	50	12-18"	20-25'	grows into other pine and leans
210	1624	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
211	1626	Eucalyptus	3	100	18-24"	35'-45'	Wall Damaged
212	1633	Eucalyptus	3	120	18-24"	35'-45'	Wall Damaged
213	1640	Pine	2	80	18-24"	35'-45'	Proximity to home, danger of falling.
214	1644	Eucalyptus	4	46-60'	18-24"	35'-45'	Arborist recommends removal
215	1645	Eucalyptus	4	16-30'	12-18"	30'-40'	Arborist recommends removal
216	1646	Eucalyptus	3	50	10-15"	30'-40'	trunk too close to other trees
217	1673	Eucalyptus	2	50	10-15"	30'-40'	Proximity to home, danger of falling, leaf pest.
218	1675	Eucalyptus	4	46-60'	18-24"	35'-45'	Arborist recommends removal
219	1684	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
220	1686	Eucalyptus	3	60	10-15"	35'-45'	Proximity to home, danger of falling, leaf pest.
221	1696	Eucalyptus	2	120	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
222	1699	Pepper	4	30	10-15"	20-30'	poor health grows into other tree
223	1711	Eucalyptus	4	50	12-18"	20-25'	growing into pine
224	1713	Eucalyptus	2	120	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
225	1721	Eucalyptus	2	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
226	1726	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
227	1727	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
228	1750	Eucalyptus	4	31-45'	18-24"	35'-45'	Arborist recommends removal
229	1753	Eucalyptus	4	30	10-15"	20-30'	Very poor health
230	1754	Pine	3	40	10-15"	20-25'	Limbs in power lines.
231	1756	Eucalyptus	3	100	18-24"	35'-45'	Proximity to home, danger of falling, leaf pest.
232	1758	Pine	3	30	12-18"	20-30'	Limbs in power lines
233	1759	Pine	3	30	12-18"	20-30'	Limbs in power lines
234	1760	Eucalyptus	3	100	18-24"	35'-45'	Wall Damaged

November 17, 2024

**Via Verde Ridge HOA
Phase 2 Tree Removal Application
Replacement Trees**

To: City of San Dimas
Byron Luk
Community Development

Dear Byron;

Via Verde Ridge proposes that there be no requirement for any replacement trees under the tree removal application submitted on November 4th, 2024. Per the city's tree ordinance, section 18.162.070 paragraph E; "The tree removal is consistent with good forestry practices, *such as the number of healthy trees which a given parcel of land will support*".

Via Verde Ridge has 95 acres of common area of which 22 acres are irrigated and planted by the HOA. On those 22 acres the HOA has tagged and maintains approximately 1,698 trees. These are mature trees, the majority of which were planted forty years ago, and represents a density of 77 trees per acre. This is significantly higher than what is recommended and the high density and concomitant canopy coverage have resulted in weaker trees that are more susceptible to disease, insect infestations and drought. Note that the remaining 73 acres of common area that is not irrigated also has a great number of trees that have survived untended, probably since before the property was developed.

Issues with the existing forest:

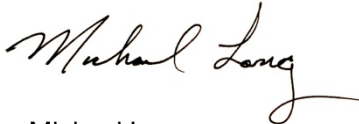
- In much of the southeastern portions of the irrigated areas (e.g. along Via Verde Blvd) the Eucalyptus trees are infested with a leaf pest from Australia. This will eventually spread to all eucalyptus trees in the common area, resulting in a pest infestation of one-third of all the trees (approximately 550 eucalyptus trees). There are treatments, but they are expensive (~ \$100/tree) and must be applied annually, once or even twice per year. Furthermore, in some areas the pine trees have a beetle infestation which is slowly spreading.
- This is a mature and overstocked forest with canopy coverage of approximately 50 – 100% throughout the irrigated areas. The result is poor growth conditions for smaller trees below the canopy which have insufficient exposure to sunlight and weakened mature trees with stunted growth and branch breakage due to overcrowding.
- Long term climate change has resulted in past and (likely) future water restrictions that will further reduce the ability to sustain a high tree density such as we have now.
- A dense forest plus trees with compromised health, plus water rationing, will also increase fire danger. This is especially troubling for large trees located within 25 – 30 feet of homeowner properties.
- For water drainage and slope protection there is an extensive network of concrete swales throughout the irrigated areas. The excessive tree density is impacting these swales with significant damage from root growth.
- It is widely accepted that for a healthy forest, no single species should make up more than 10 – 15% of the total number of trees. The original landscaping plan, as approved by the City, consists of a very unhealthy mix of species with two non-native varieties making up 54% of all

the trees. These are Eucalyptus trees comprising 32% and Pine varieties 22% of the 1698 total trees.

After Phase 2, Via Verde Ridge will still have over 1450 trees in its irrigated areas, or approximately 66 trees per acre. This is an improvement but still a density that is not sustainable and will result in an unhealthy forest in the long term. Planting replacement trees is not advisable as it would increase tree density, not address the current issues and would only result in young trees of poor health, weak growth and highly susceptible to disease.

The long-term goal of Via Verde Ridge is to have a well-maintained forest that is healthy, sustainable and a major asset to the association. The City must allow the HOA to manage the trees in its common area with long term planning that will ultimately result in a forest that is not only a valuable asset to the association but also to the community at large.

Sincerely yours,

A handwritten signature in cursive script that reads "Michael Long". The signature is written in black ink and has a fluid, connected style.

Michael Long
President
Via Verde Ridge HOA

**Via Verde Ridge HOA
Tree Images in support of
Phase 2 Tree Removal Application
(Nov 4th, 2024)**

The tree removal application included a list of 234 trees to be removed for the following reasons:

1. Proximity to Home or other Structure	128 trees	6 images
2. Damage to walls or swales	45 trees	3 images
3. Arborist recommended (dead, dying or diseased)	33 trees	3 images
4. Poor health	11 trees	2 images
5. Leaning severely or on the ground	9 trees	2 images
6. Multi-trunk	2 trees	no images
7. Power line interference	3 trees	no images
8. Growing into adjacent trees	<u>3 trees</u>	no images
	Total	234 trees



Tag #198_Proximity to Structure



Tag #235_Proximity to Structure



Tag #289_Proximity to Structure



Tag #434_Proximity to Structure



Tag #551_Proximity to Structure



Tag #564_Proximity to Structure



Tag #449_Damage



Tag# 472_Damage



Tag #511_Damage



Tag #306_Arborist Dead/Dying



Tag# 637_Arborist Dead/Dying



Tag# 1750_Arborist Dead/Dying



Tag #1426_Health



Tag #805_Health



Tag #180_On ground



Tag #1020_On Ground