

THIS NOTICE WAS POSTED

2025 035141

ON February 20 2025



FILED  
Feb 20 2025

UNTIL March 24 2025

Dean C. Logan, Registrar - Recorder/County Clerk



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REGISTRAR - RECORDER/COUNTY CLERK

## CEQA Notice of Exemption

To:  Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

From: City of Burbank  
Community Development Dept.  
150 North Third Street  
Burbank, CA 91502

County Clerk, County of Los Angeles  
12400 E. Imperial Highway  
Norwalk, CA 90650

**Project Title:** Emergency Removal of Fifty Trees (Aleppo Pines) on S. Buena Vista Street, Burbank Boulevard, N. Fredric Street, N. Keystone Street, S. Keystone Street, N. Lima Street, Monterey Avenue, N. Naomi Street, N. Niagara Street, S. Niagara Street, Niagara Street, W. Olive Avenue, N. Pass Avenue, N. Reese Place, Palm Avenue, Pass Avenue, and Woodland Avenue in the City of Burbank, with Replacements to Follow.

**Project Location - Specific:** Fifty Aleppo Pine trees located at: 2829 Burbank Blvd.; 500 S. Buena Vista St. (five trees); 1012 N. Frederic St. (two trees); 1536 and 1539 N. Keystone St.; 926 N. Lima St.; 1400 N. Naomi St.; 118, 124, 125, 128, 129, 201, 208, 226, 233, 315, 346, 433, 435, 439, 532, 739, 806, 951, 1135 (two trees), 1208, 1348, 1513, 1550 (two trees), 1633, and 2239 Niagara St.; 2017 Monterey Ave. (three trees); 620 Palm Ave.; 1703 Pass Ave.; 1740, 2011, and 2114 N. Pass Ave.; 2360 N. Reese Pl.; 513 S. Keystone St.; 3003 W. Olive Ave.; and 4200 Woodland Ave. in the City of Burbank, California 91501, 91505 and 91506.

**Project Location / City:** Burbank

**Project Location / County:** Los Angeles

**Description of Project:** The City is proposing the emergency removal of Fifty Aleppo Pine trees located at: 2829 Burbank Blvd.; 500 S. Buena Vista St. (five trees); 1012 N. Frederic St. (two trees); 1536 and 1539 N. Keystone St.; 926 N. Lima St.; 1400 N. Naomi St.; 118, 124, 125, 128, 129, 201, 208, 226, 233, 315, 346, 433, 435, 439, 532, 739, 806, 951, 1135 (two trees), 1208, 1348, 1513, 1550 (two trees), 1633, and 2239 Niagara St.; 2017 Monterey Ave. (three trees); 620 Palm Ave.; 1703 Pass Ave.; 1740, 2011, and 2114 N. Pass Ave.; 2360 N. Reese Pl.; 513 S. Keystone St.; 3003 W. Olive Ave.; and 4200 Woodland Ave. in the City of Burbank, California, and their replacement per existing City policy.

These trees have been inspected by International Society of Arboriculture (ISA) Certified Arborists, which recommended their removal before the next severe weather season, and the City has determined them to have a significant potential for imminent failure in the short-term due to defects affecting their stability and ability to withstand forecasted storms. The tree removal is proposed as an emergency project to prevent significant and imminent risk to life and property caused by the trees falling over. The emergency work is anticipated to begin on February 25, 2025.

**Name of Public Agency Approving Project:** City of Burbank

**Name of Project Applicant:** Michael Del Campo, Assistant Director (Parks and Recreation Dept. Forestry Division)

**Exempt Status:** (check one)

- Ministerial. State code number:
- Declared Emergency. State code number:
- Emergency Project (Sec. 15269(c)).
- Statutory Exemptions. State code number:
- Categorical Exemption. State type and section number:

**Reasons why project is exempt:** The proposed tree removals qualify under the "Emergency Exemption" of CEQA, found in Public Resources Code section 21080, subdivision (b)(4) and CEQA Guidelines section 15269 subdivisions (b) and (c). The trees all have known and documented defects, prior root pruning, are leaning, and have limited root space, which combined produce significant load on the roots and render the trees likely unable to withstand wind and

rainstorms without complete failure, i.e., falling over. Complete failure of these trees -- which would result in 60 and 75 feet tall trees toppling over onto houses, cars, and/or pedestrians -- creates a severe risk to public health, safety, and welfare. On January 7, 2025, a windstorm caused one tree located at 810 N Niagara to fail, resulting in damage to property. Additionally, a tree at 435 N Niagara had to be removed after a fallen branch created a safety hazard. Furthermore, a tree at 130 N Screenland Dr was found to be lifting the sidewalk, and after inspection, the City determined that the tree was actively failing and needed to be removed on an emergency basis. All three of these trees were classified in the same "Class 2" hazard rating as 49 trees referenced in this notice.

This follows similar incidents, including the Aleppo Pine tree at 1433 N Niagara, which fell onto an occupied home on March 24, 2024, causing damage. These trees share the same structural defects and pose a significant risk of failure. The probability of imminent failure in the short-term is high, with severe consequences given their proximity to homes and vehicles in parkways.

Additionally, during the windstorm in January 2025, the tree at 500 S. Buena Vista (Site 4) suffered a large limb failure, splitting the tree. Although initially classified with a "Class 1," the City's Arborist has determined that the subsequent damage will cause rapid decline in health, necessitating its removal as soon as possible while it remains stable to safeguard public health, safety, and welfare.

The City has already faced several tree losses during unprecedented winter storms in 2023 and again in January and February 2024, and now, once again in January 2025, these issues persist. Due to the immediate and substantial risk posed by these trees, their removal must take place without delay, prior to completing the environmental review process. Continued failures of these trees are anticipated unless action is taken promptly.


**Lead Agency**

**Contact Person:** Federico "Fred" Ramirez

**Telephone/Extension:** (818) 238-5250

*If filed by applicant:*

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: 

Date: 2/13/25

Title: Federico Ramirez  
Assistant Community Development Director-Planning

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_



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**Customer Information:**

City of Burbank  
Attn: Mike del Campo  
(818) 238-5343  
[mdelcampo@burbankca.gov](mailto:mdelcampo@burbankca.gov)  
Aleppo Pine Tree Inspection  
150 N. Third St., 3rd Floor  
Burbank, CA 91502-1232

**ARBORIST REPORT**

- Residential  Commercial  HOA  Other:  
 New Client  Existing Client  New Job Site/Property

**Date:** 09/13/2023

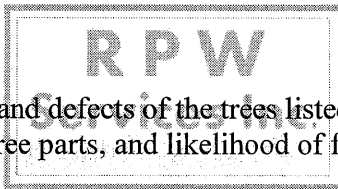
**Summary**

Tree risk assessment for (122) Aleppo Pine trees (*Pinus halepensis*) located in the city of Burbank. There are concerns about failing trees or tree parts and has requested a tree risk assessment be conducted on all Aleppo Pine trees for general health and safety concerns (potential failures). There has been a history of tree failures in the past year with two (2) complete tree failures occurring during rainy weather conditions. There were no reported injuries but there was a significant amount of property damage. The trees in question were planted roughly 100+ years ago when the properties were first developed. These trees are located in a residential neighborhood with active pedestrian traffic and possible 24-hour occupancy in the homes and businesses located in the target zone. Trees are planted in park strips. The project’s objectives and requirements are referred to as the “Scope of Work” and stated below.

**Scope of Work**

The goals of the assessment are to:

- Evaluate the current health, conditions, and defects of the trees listed.
- Identify and evaluate potential targets, tree parts, and likelihood of failure.
- Assess and categorize overall tree risk.
- Make recommendations/mitigation options for hazardous trees and any additional recommendations.



Management’s acceptable risk (amount of risk manager is willing to accept) has been determined to be very low. Per the client’s request, any hazardous trees that are deemed unsafe or expected to fail under normal or extreme weather conditions within the next five years will be recommended for removal or mitigation (i.e. trimming, treatment, etc.).

**Level(s) of Assessment & Job Details**

A limited visual assessment (level 1) will be conducted on all requested tree species to identify trees with imminent, probable, or possible likelihood of failures. Visual assessments will be done via drive-by (car) and walk-by (on foot) to look for obvious defects or other conditions of concern. Any trees that require a higher level of assessment (level 2- Basic Assessment) due to significant defects will be identified and conducted.

**Tools to be used for level 1 & 2 assessments includes:**

- Measuring tools
- Binoculars
- Magnifying glass
- Probe and soil probe
- Compass
- Camera

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## Limitations

I relied upon information of the site and subject tree(s) that you have provided to me and assumed all the information to be correct and true. If any of the information is found to be inaccurate, the conclusion of the final report may be invalidated. Observations and findings are valid up to the day the assessment(s) is performed and cannot predict natural phenomenon, unexpected events, or tree health issues (i.e. pest infestations, diseases, cultural practices, etc.) that may arise later resulting in tree failure or decline.

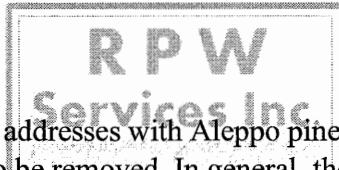
My observations will be based only on a visual inspection of the tree(s) at the time of inspection. Any issues buried within the trees or ground that are not visible will require specialists or a Level 3 assessment.

All trees are associated with some levels of risk. According to Dunster, Smiley, Matheny and Lilly (2017), "It is impossible to maintain trees free of risk; some level of risk must be accepted to experience the benefits that trees provide." Trees are living organisms and cannot predict with certainty when, where or how a tree will fail in the future. However, trees and the risks they carry can be managed at acceptable levels, but they cannot be entirely eliminated. The only way to do so is to remove all trees.

Arborists use their education, knowledge, skills, and experience to inspect trees, make recommendations to enhance their beauty and health, and reduce potential risks that are associated with living trees. Often times conditions are hidden within the trees or below ground that are not always visible. Trees and the environment they are situated in are dynamic and change throughout the year. Arborists cannot guarantee the health or safety of the tree(s) assessed under all circumstances, or within the specified time frame. Cultural practices, weather conditions (abiotic) or living organisms (biotic) can contribute to the decline or failure of tree(s) and tree parts. Mediation recommendations are based on the arborist's experience, professional judgement and opinion, and up to the clients to choose or disregard the provided information and/or recommendations. There is no guarantee, expressed or implied, that tree failure will not occur in the near future.

## Recommendations

After inspecting and reviewing the list of addresses with Aleppo pine trees throughout the city, I am recommending the majority of the trees to be removed. In general, the trees inspected have a multitude of problems including poor structure, included bark, severe leans, canopy die back, and in some cases, borers compromising the structures, the average age of the trees, and limited root space. I have created a scoring table to organize the list of trees into four categories to correspond with the attached excel sheet of each tree's evaluation. Three (3) trees I recommend removing as soon as possible due to the imminent danger they propose to the potential targets in the residential area. These three (3) trees are marked as Urgent on the attached excel chart. Forty-seven (47) of the trees I have recommended as the next hazardous due to their overall health, structure, and potential targets if they were to fail. These trees have been scored with a number 3 on the attached excel chart. I recommend this group be removed before severe weather seasons. Fifty-four (54) of the trees I recommend as a third stage of potential removals due to their overall health, structure, and potential targets if they were to fail. These trees have been scored with a number 2 on the attached excel chart. Many of these trees need to have the canopy heavily reduced due to large over extended branches and large dead/dying limbs that need to be removed. I recommend this work be completed before severe weather seasons. Trees should be inspected and monitored bi-annually after canopy reduction is completed over the next 1-3 years. If canopy reduction is not an option, I recommend to be removed within the next physical year. The final eighteen (18) trees I am recommending to be monitored after any dead branches are removed. These trees have been scored with a number 1 on the attached excel chart. I recommend yearly inspections to monitor this set of trees for stressors and structural warnings. These eighteen (18) trees should be put on a planned list of removals in the next 3-5 years if their condition does not change.



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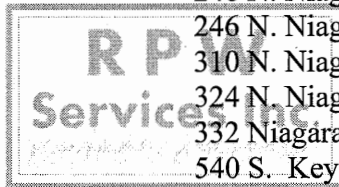
**Aleppo Pine Trees with a Score of "Urgent"**

434 N. Niagara St.  
400 S. Keystone St.  
113 N. Niagara St.

**Aleppo Pine Trees with a Score of "3"**

2920 W. Verdugo Ave  
716 Niagara St.  
731 N. Niagara St  
734 N. Niagara St  
814 N. Niagara St  
1130 N. Niagara St  
1133 N. Niagara St -1  
1133 N. Niagara St -2  
1210 N. Niagara St  
1226 N. Niagara St  
1433 N. Niagara St  
1600 N. Niagara St -2  
1604 N. Niagara St  
1613 N. Niagara St  
1633 Niagara St -1  
3003 W. Olive Ave. -1  
209 Orchard Dr.  
1706 Pass Ave.  
1707 Pass Ave  
1750 N. Pass Ave  
2100 N. Pass Ave.  
519 Santa Anita Ave.  
500 S. Buena Vista -1  
500 S. Buena Vista -2

500 S. Buena Vista -6  
500 S. Buena Vista -7  
129 N. Niagara St -2  
200 N. Niagara St  
204 N. Niagara St  
210 N. Niagara St  
211 N. Niagara St  
218 N. Niagara St.  
219 N. Niagara St  
226 N. Niagara St. -2  
236 N. Niagara St  
237 N. Niagara St  
241 N. Niagara St.  
242 N. Niagara St  
246 N. Niagara St -1  
246 N. Niagara St -2  
310 N. Niagara St  
324 N. Niagara St  
332 Niagara St  
540 S. Keystone St.  
2027 N. Fairview St.  
1023 E. Santa Anita Ave.  
700 S Sixth St



**Aleppo Pine Trees with a Score of "2"**

532 S. Niagara St.  
346 N. Niagara  
433 N. Niagara St.  
435 N. Niagara St-1  
435 N. Niagara St-2  
439 N. Niagara  
739 N. Niagara St.  
806 Niagara St.  
810 N. Niagara St  
951 N. Niagara St  
1135 N. Niagara St -1  
1135 N. Niagara St -2  
1208 N. Niagara St  
1348 N. Niagara St  
1513 N. Niagara St

4200 Woodland Ave  
130 N. Screenland Dr.  
514 S. Keystone St.  
500 S. Buena Vista -5  
500 S. Buena Vista -8  
500 S. Buena Vista -9  
500 S. Buena Vista -10  
1012 N. Frederic St. -1  
1012 N. Frederic St. -2  
1536 N. Keystone St.  
1539 N. Keystone St.  
2017 Monterey Ave -1  
2017 Monterey Ave -2  
2017 Monterey Ave -3  
124 N. Niagara St

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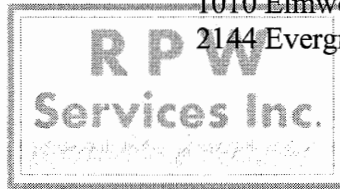
1550 N. Niagara St -1  
1550 N. Niagara St -2  
1633 Niagara St -2  
2239 N. Niagara St  
3003 W. Olive Ave. -2  
620 Palm Ave  
1703 Pass Ave.  
1740 N. Pass Ave  
2011 N. Pass Ave  
2114 N. Pass Ave.  
2360 N. Reese Place  
1400 N Naomi St

125 N. Niagara St  
128 N. Niagara St.  
129 N. Niagara St -1  
201 N. Niagara St  
208 N. Niagara St  
226 N. Niagara St. -1  
233 N. Niagara St.  
926 N. Lima St  
330 Lutge Ave.  
2829 Burbank Blvd  
118 N. Niagara St  
315 N Niagara St

### Aleppo Pine Trees with a Score of "1"

719 N Niagara St.  
1245 N. Niagara St  
1525 N. Niagara St -1  
1525 N. Niagara St -2  
1600 N. Niagara St -1  
1609 N. Niagara St -1  
1609 N. Niagara St -2  
2921 W. Olive Ave -1  
1726 N. Pass Ave

2125 N. Pass Ave. -1  
2125 N. Pass Ave. -2  
1131 N. Sparks St.  
500 S. Buena Vista -3  
500 S. Buena Vista -4  
1036 N. Maple St.  
1415 N. Avon St.  
1010 Elmwood Ave  
2144 Evergreen St.



If you have further questions, feel free to give me a call or email. Thank you.

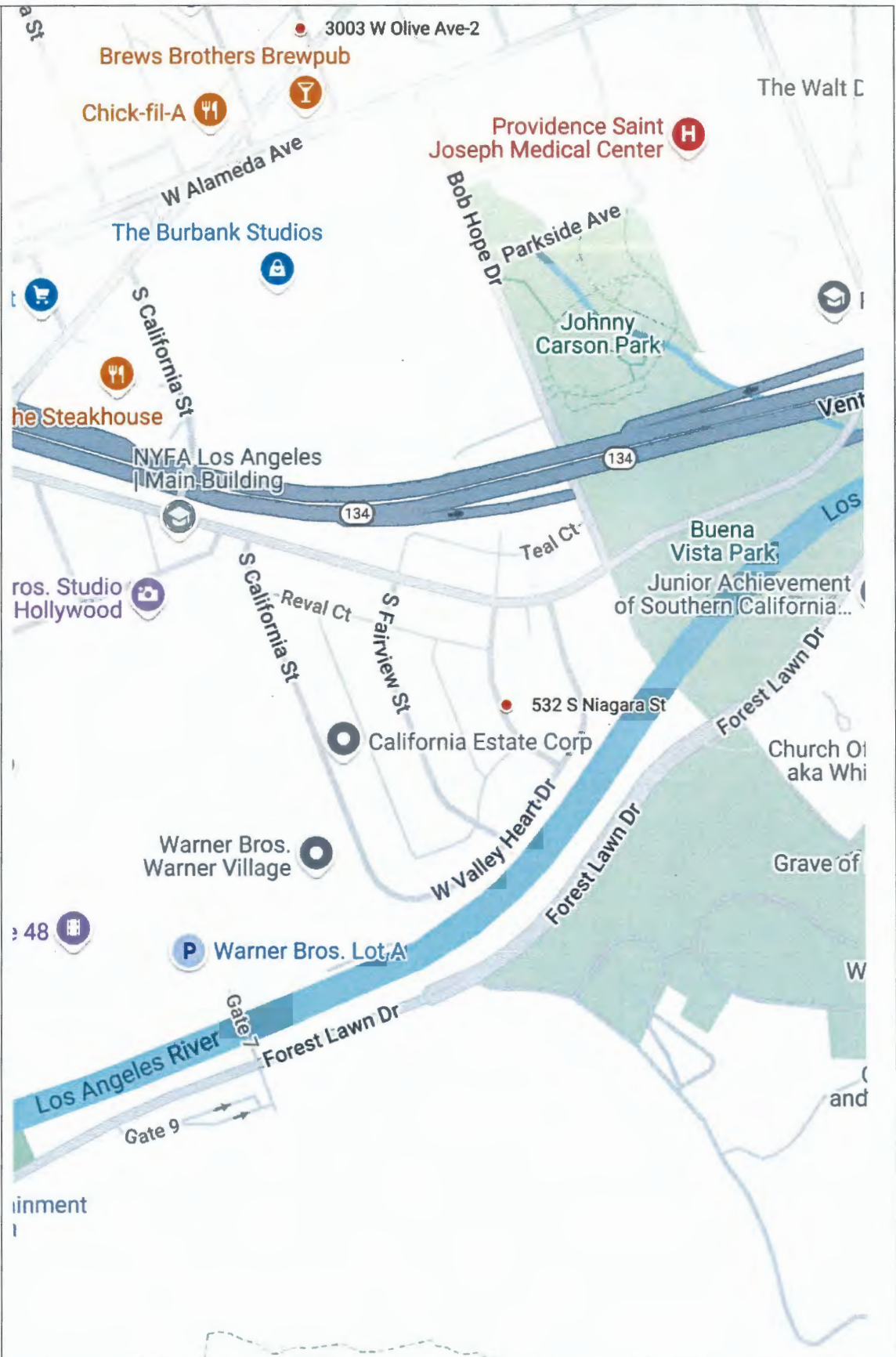
Mandy Flaig  
ISA Certified Arborist WE-12910A  
ISA Qualified Tree Risk Assessor (TRAQ)  
DPR Qualified Applicator License (QAL) #140441

RPW Services, Inc.  
Office: (714) 870-6352  
[mflaig@rpwservicesinc.com](mailto:mflaig@rpwservicesinc.com)  
Office: 714-870-6352

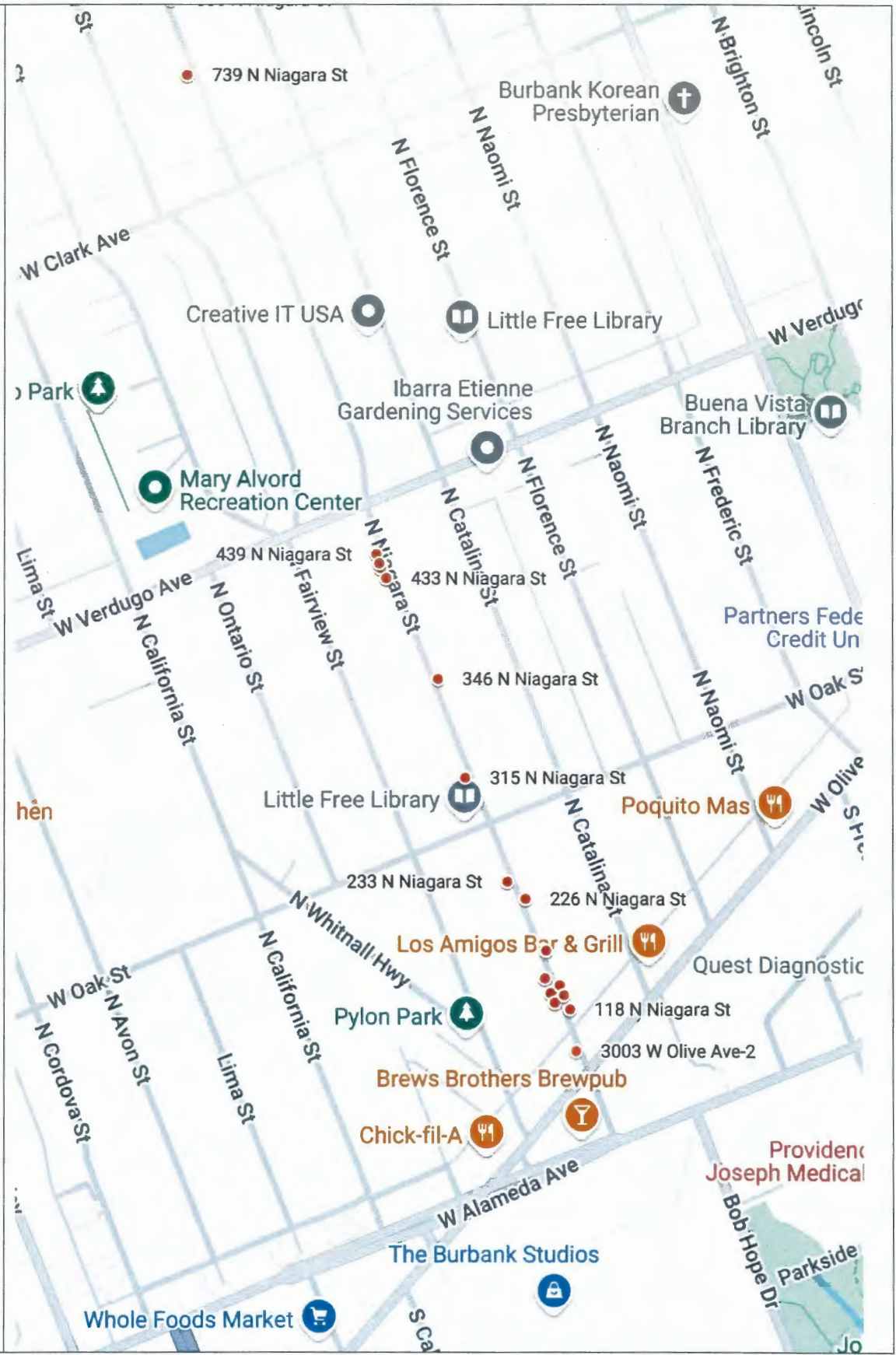
### Disclaimer & Limitations

*Trees are living organisms and their life span cannot be predicted. Consultations, written reports and appraisals are considered an unbiased professional opinion and do not constitute a complete tree risk assessment or warranty against continued decline, failure, or tree mortality. The health and condition of trees will change throughout the year, recommendations are only based on limited visual observations gathered at the time of inspection. We cannot predict secondary or re-infestation from pests or diseases. As such, additional applications or treatment revisions may be needed. There is no guarantee, expressed or implied, that problems or deficiencies in the trees may not arise in the future. RPW Services cannot guarantee that any proposed treatments will save a tree or be effective if proper cultural practices (i.e. irrigation, mulching, pruning, fertilization, etc.) are not followed. However, we do guarantee that the materials will be applied correctly and at the maximum allowable rate as determined by the product labels and site conditions.*

532 S  
Niagara St



346 N  
Niagara St



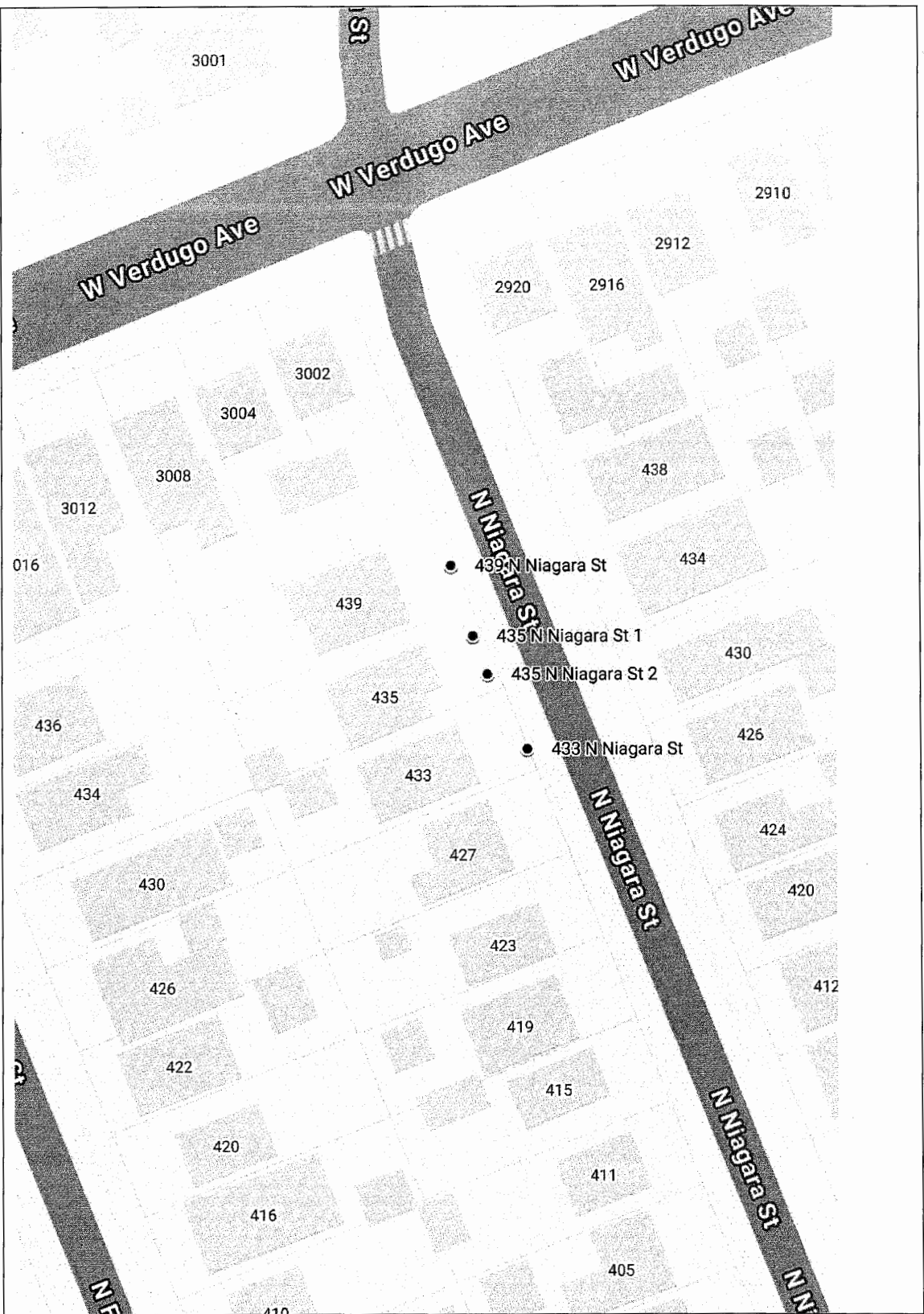


433 N  
Niagara St.

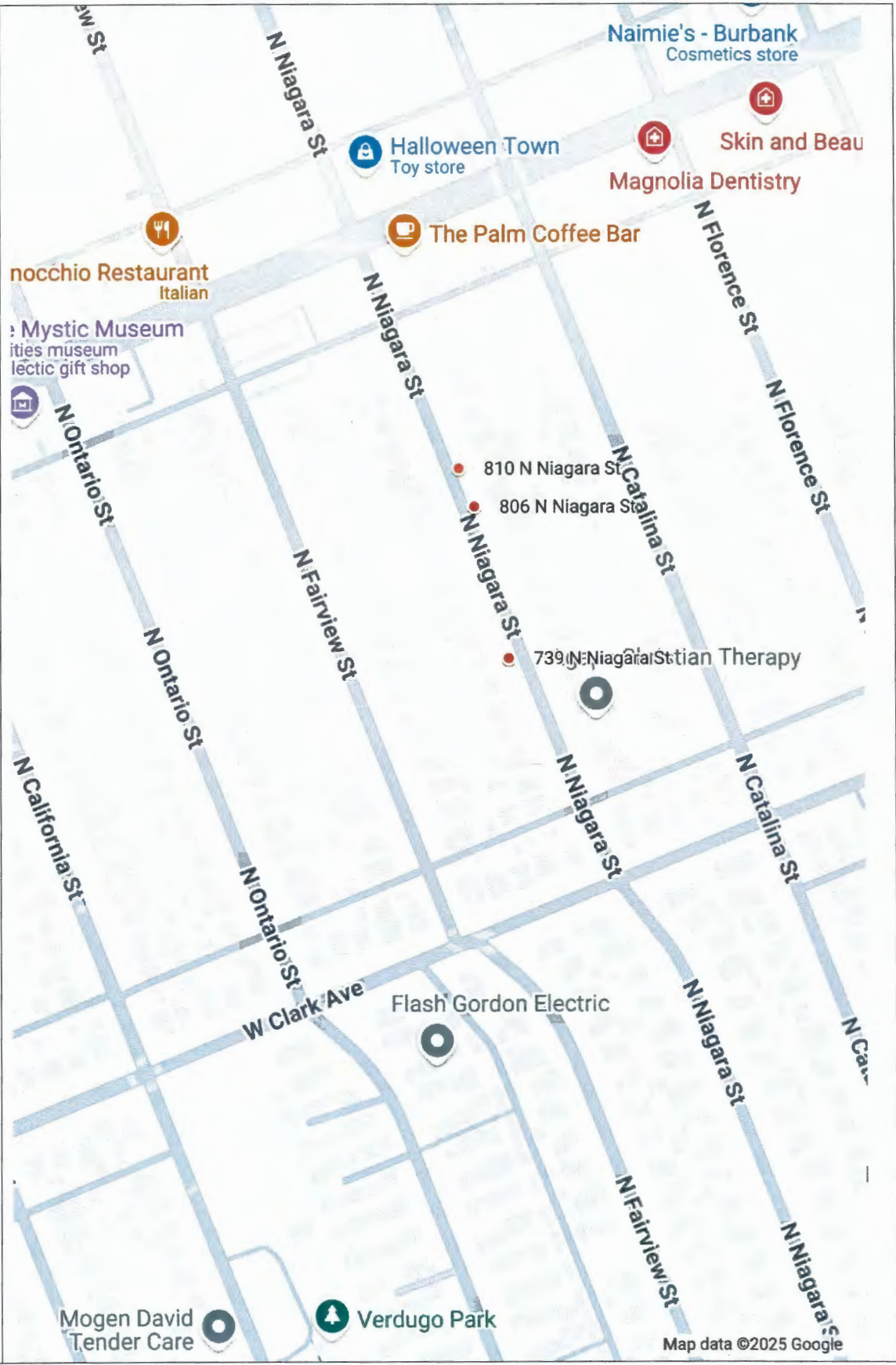
435 N  
Niagara St  
(1)

435 N  
Niagara St  
(2)

439 N  
Niagara St



739 N  
Niagara St  
  
806 N  
Niagara St  
  
810 N  
Niagara St



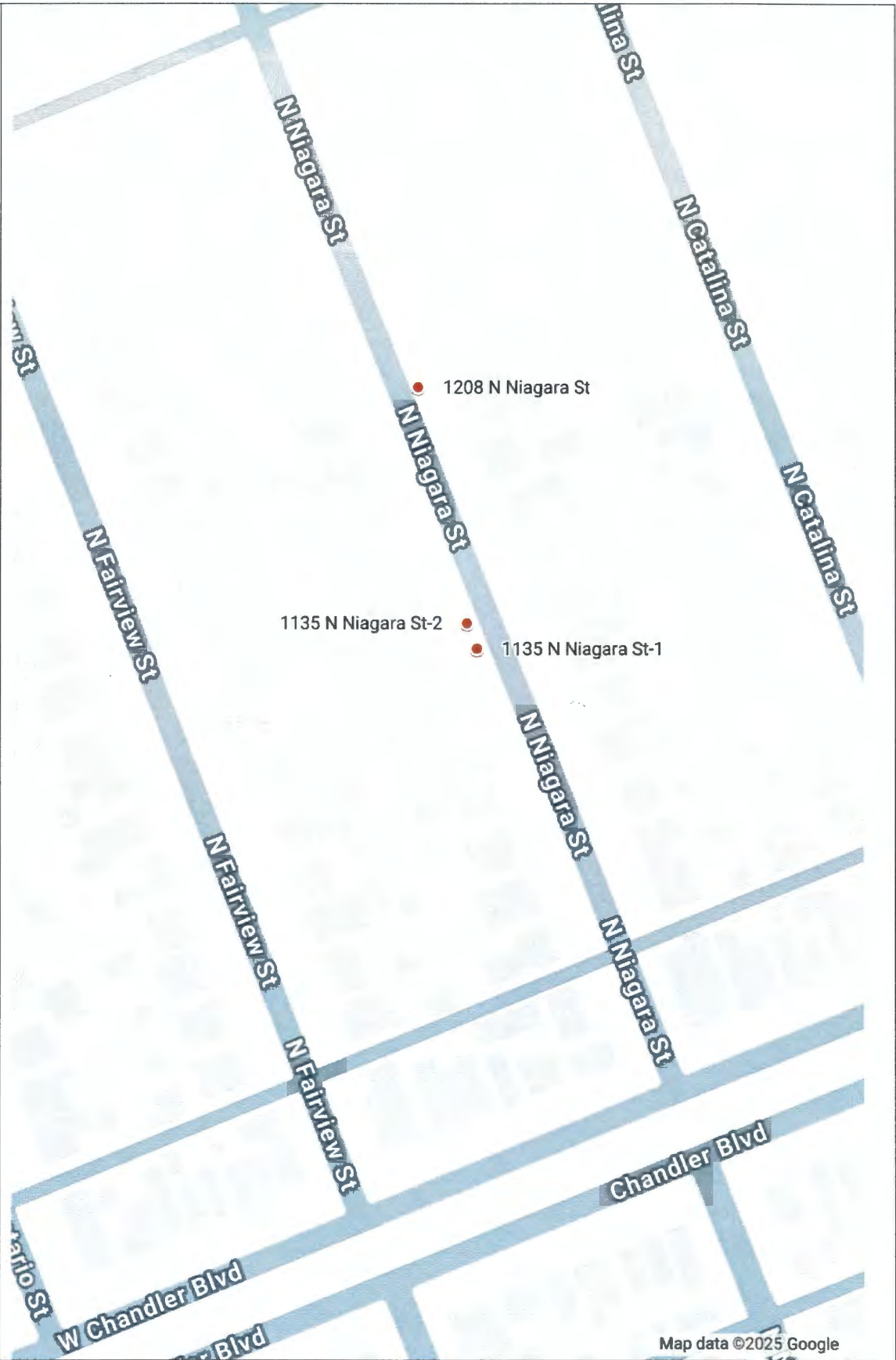
951 N  
Niagara St



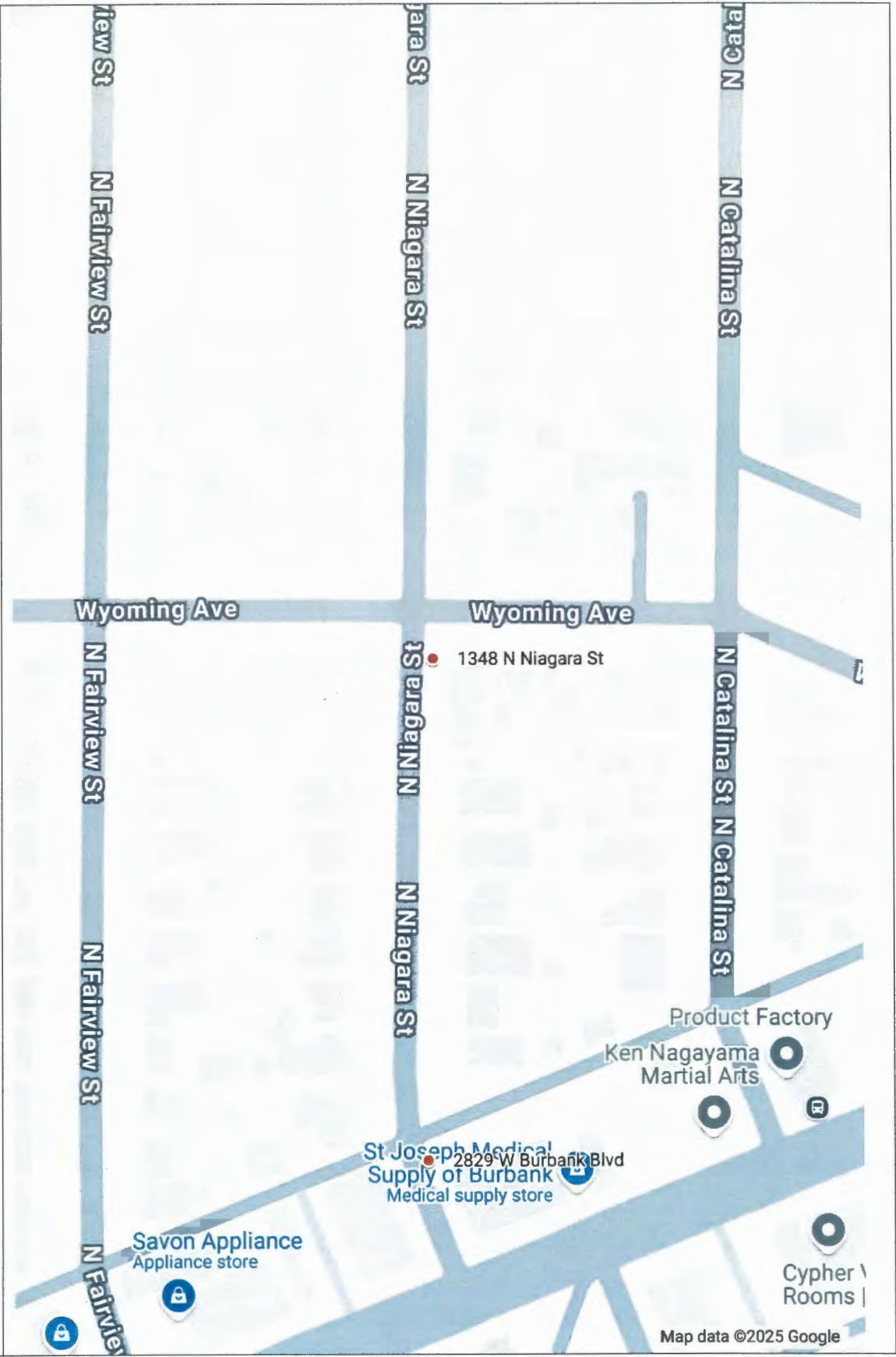
1135 N  
Niagara St  
(1)

1135 N  
Niagara St  
(2)

1208 N  
Niagara St



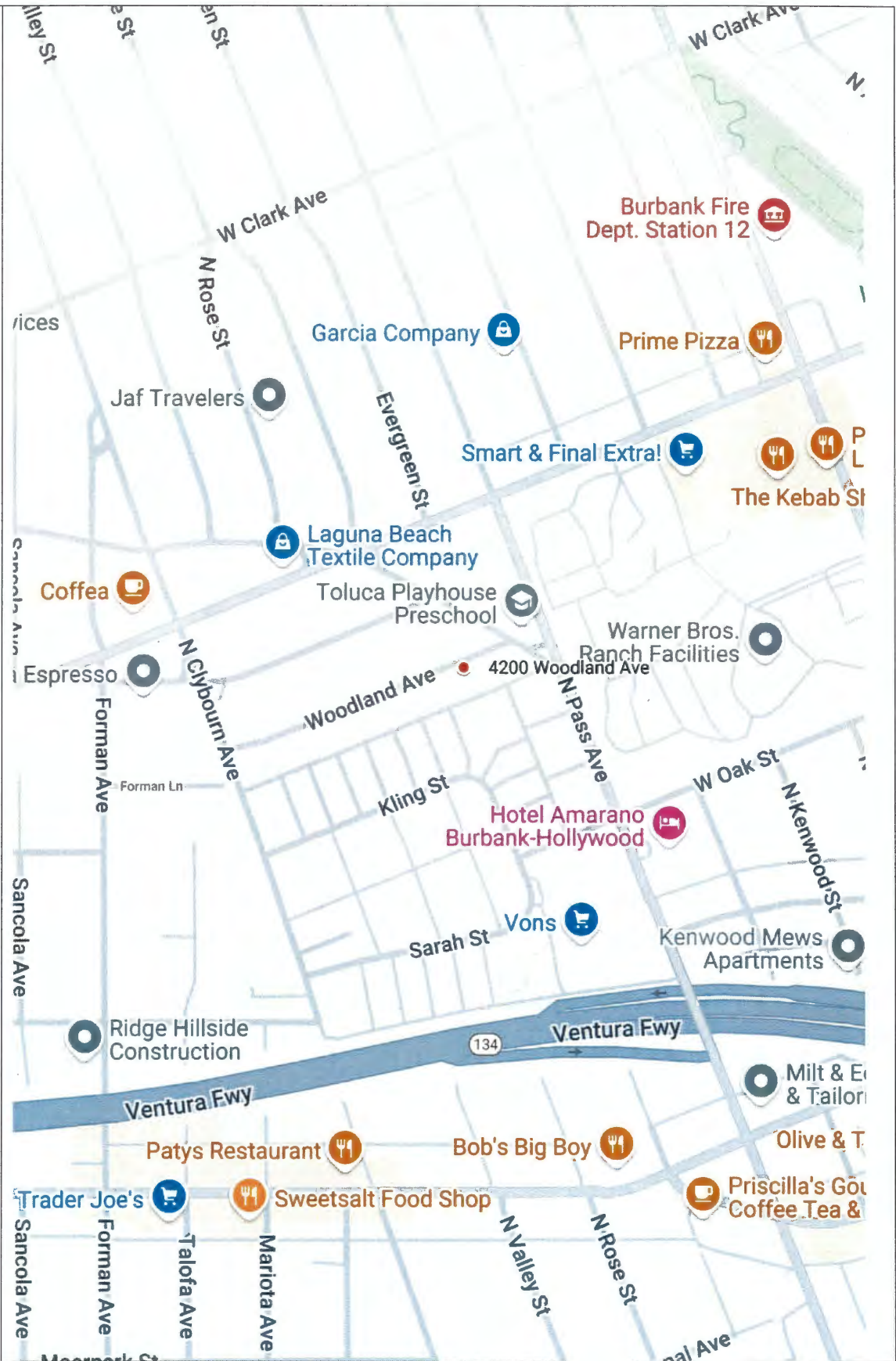
1348 N  
Niagara St



1513 N  
Niagara St



4200  
Woodland  
Dr



514 S  
Keystone St

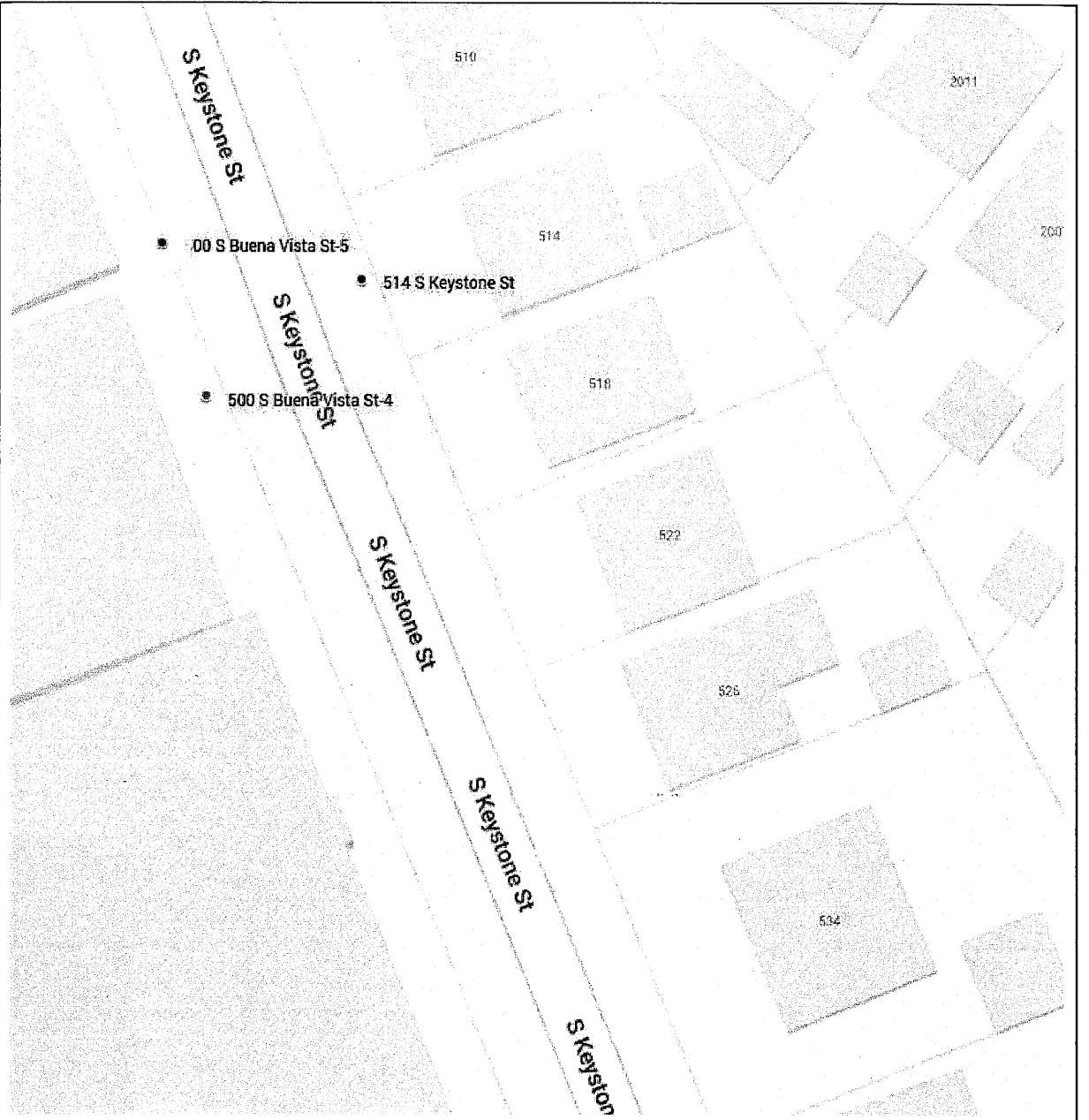


Steven

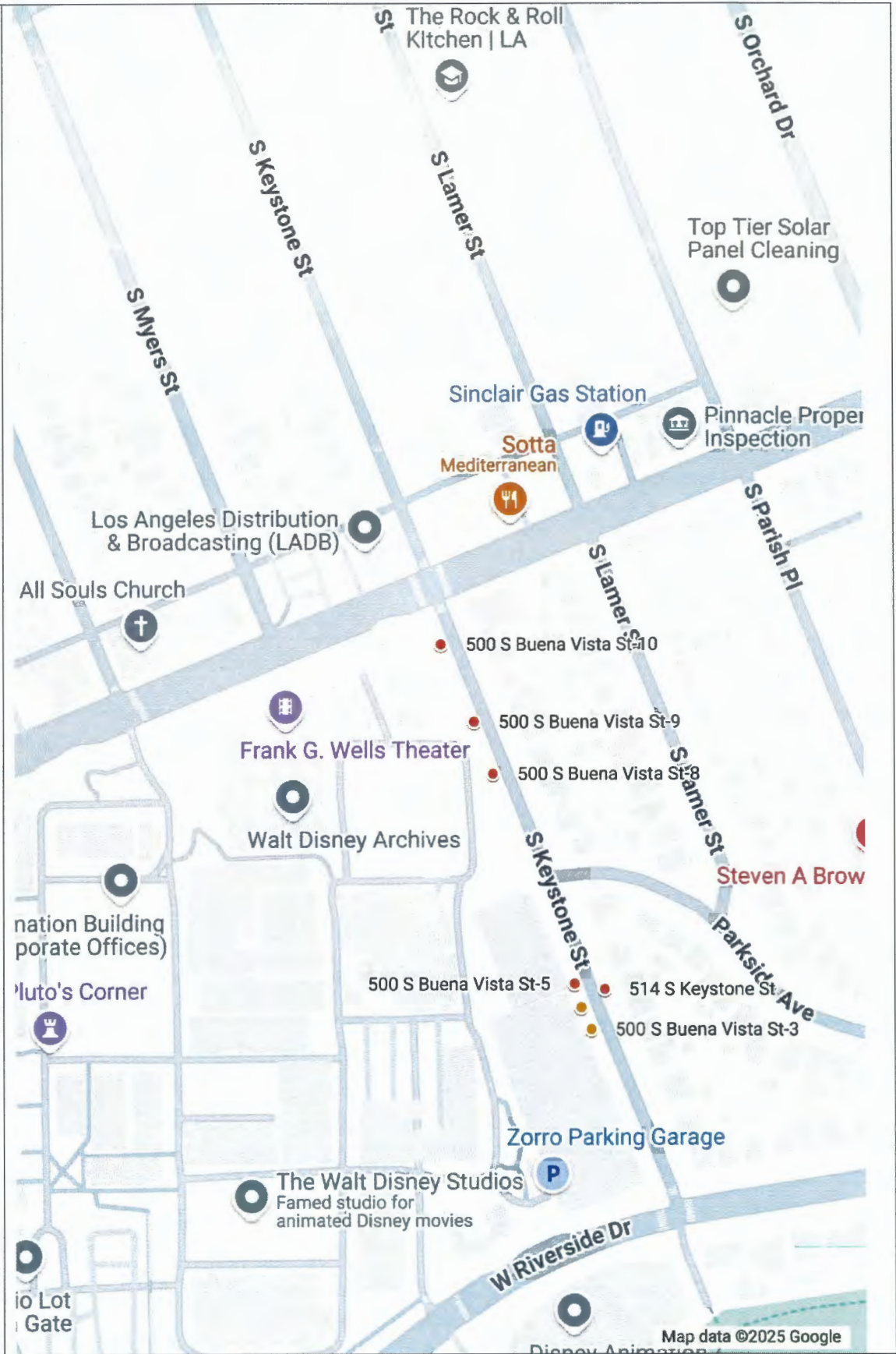


500 S Buena Vista St (4)

500 S Buena Vista St (5)

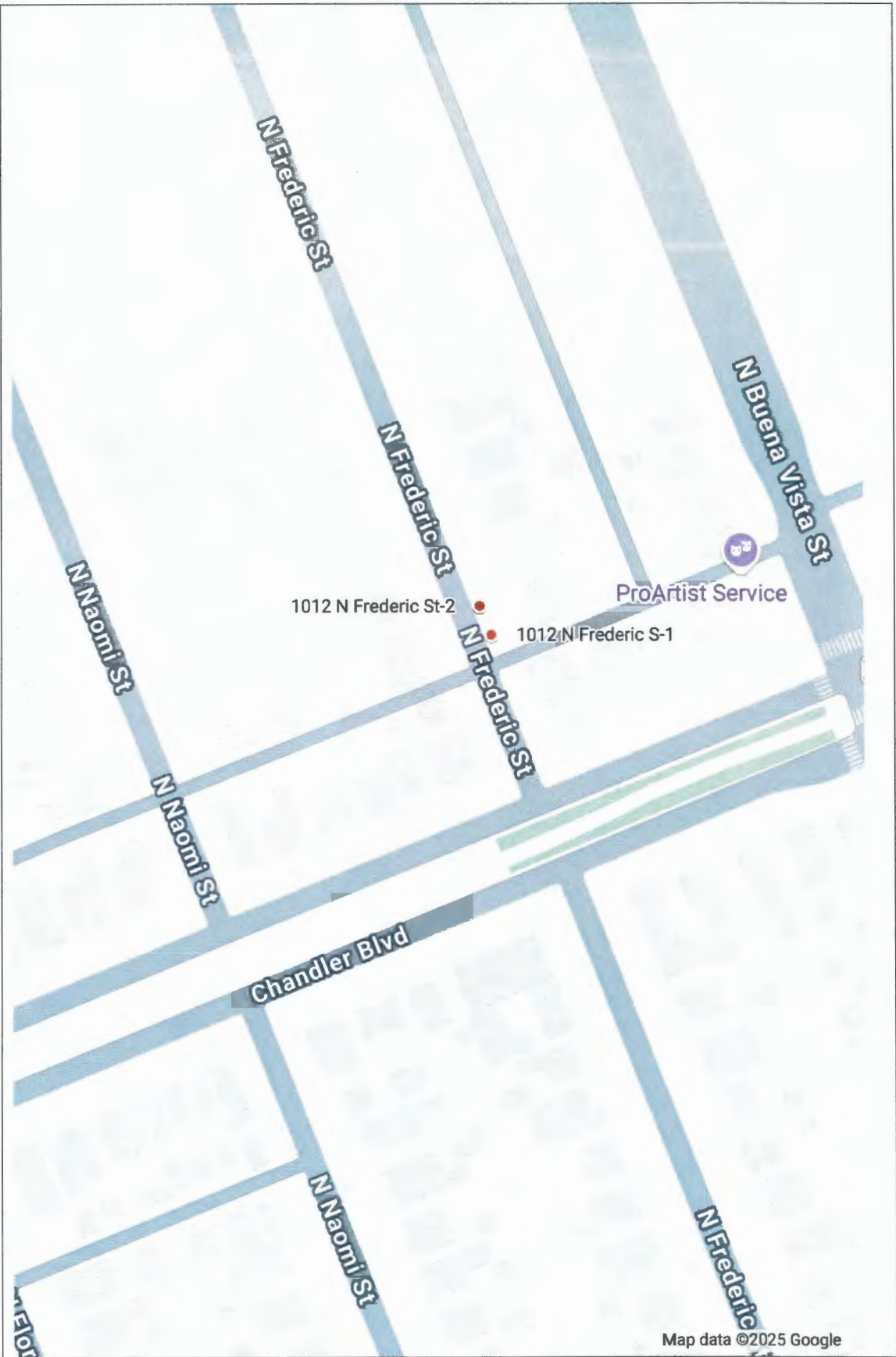


500 S Buena Vista St (8)  
500 S Buena Vista St (9)  
500 S Buena Vista St (10)



1012 N  
Frederic St  
(1)

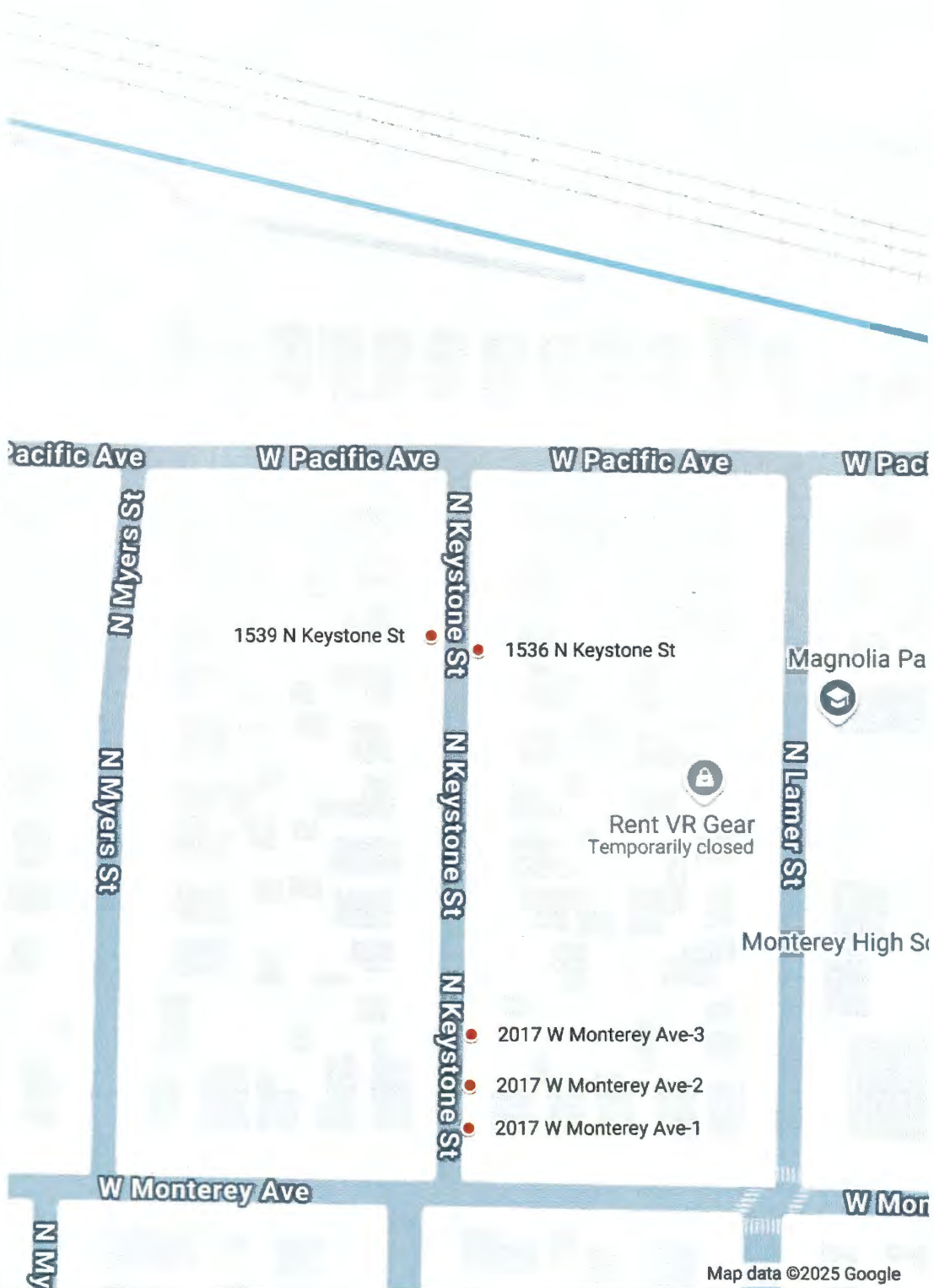
1012 N  
Frederic St  
(2)



1536 N  
Keystone St

1539 N  
Keystone St

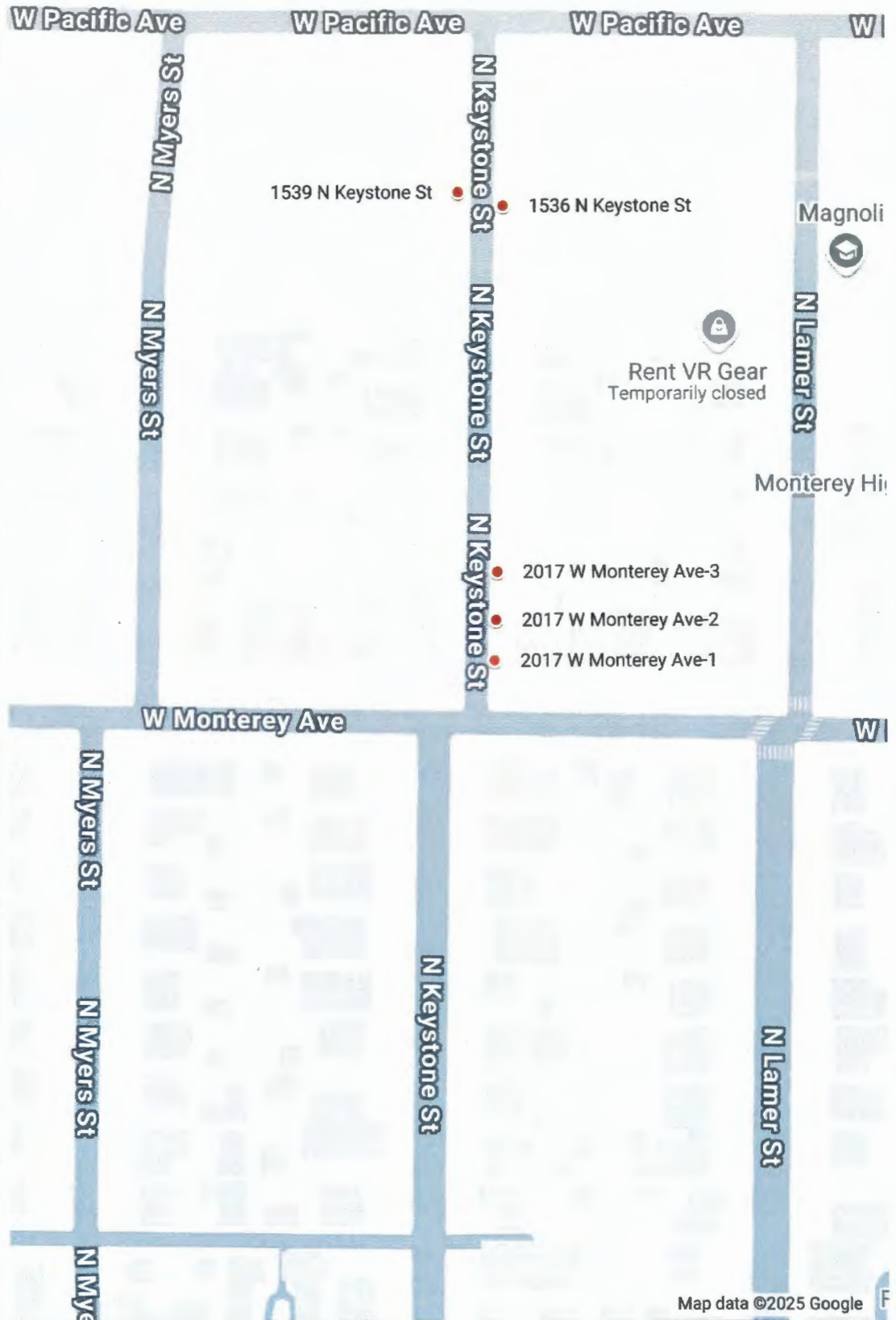
Lowe's Home  
Improvement  
Home improvement store



2017 W  
Monterrey  
Ave (1)

2017 W  
Monterrey  
Ave (2)

2017 W  
Monterrey  
Ave (3)



124 N  
Niagara St

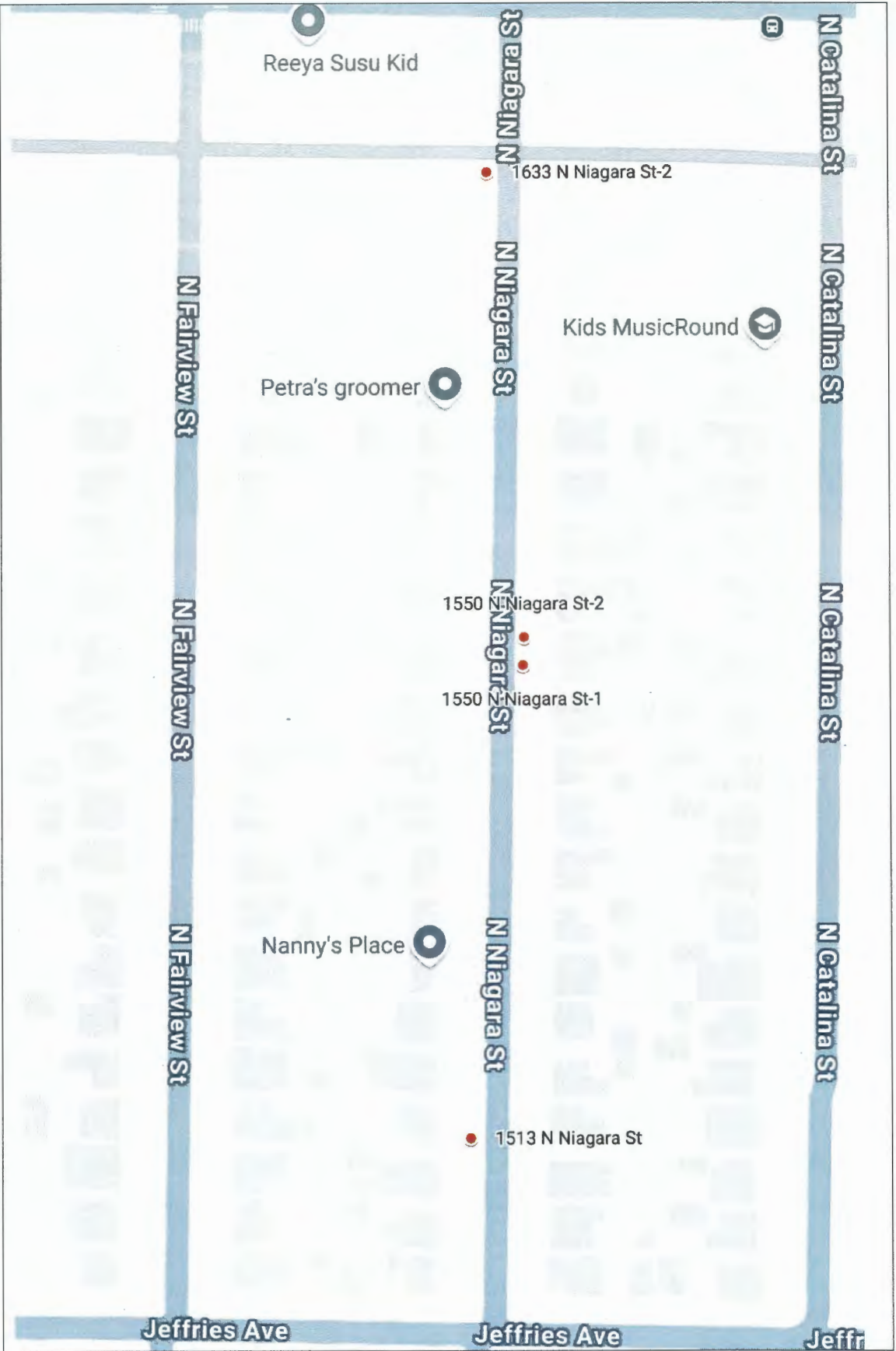


missary

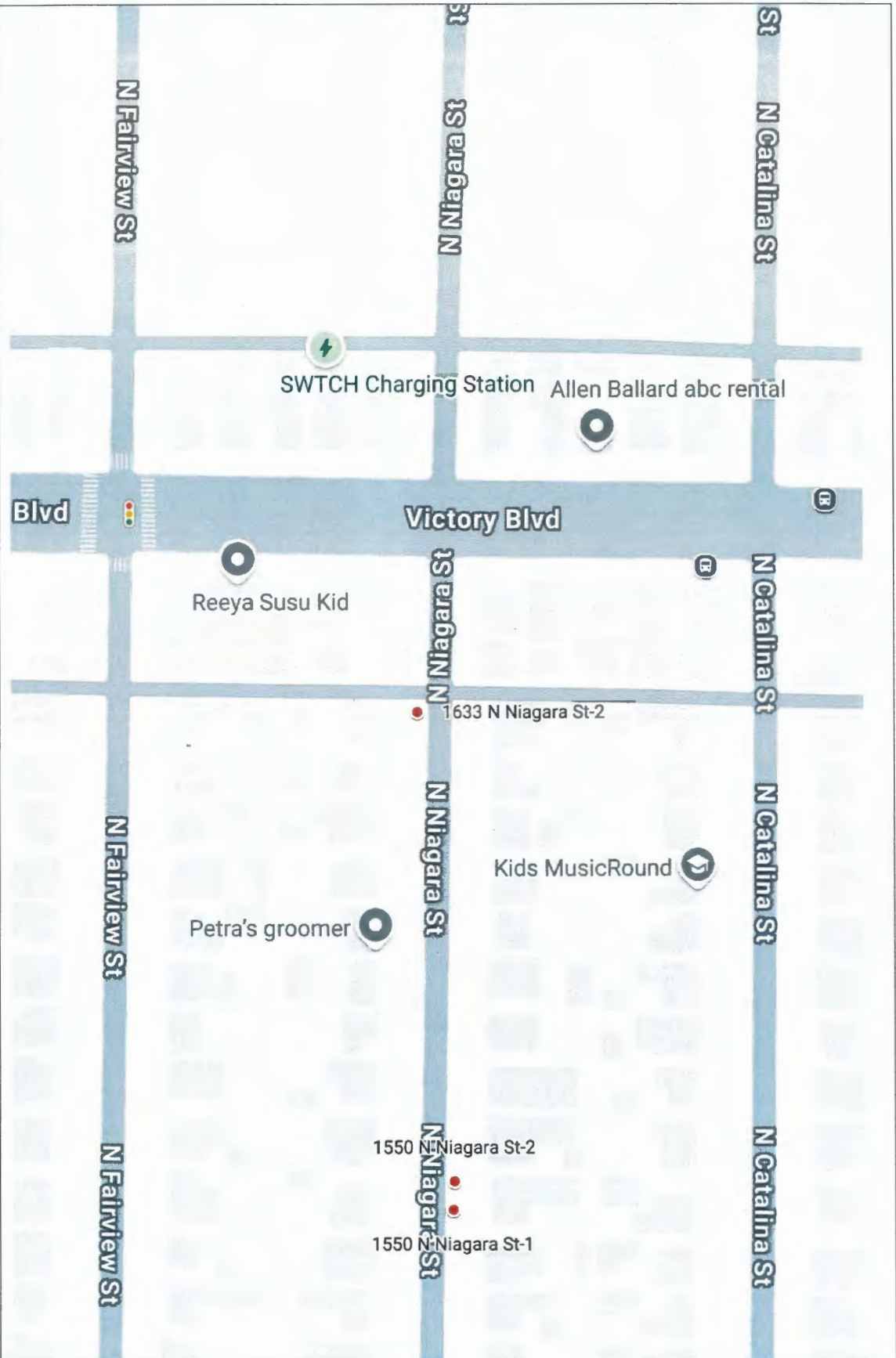
Map data ©2025 Google

1550 N  
Niagara St  
(1)

1550 N  
Niagara St  
(2)

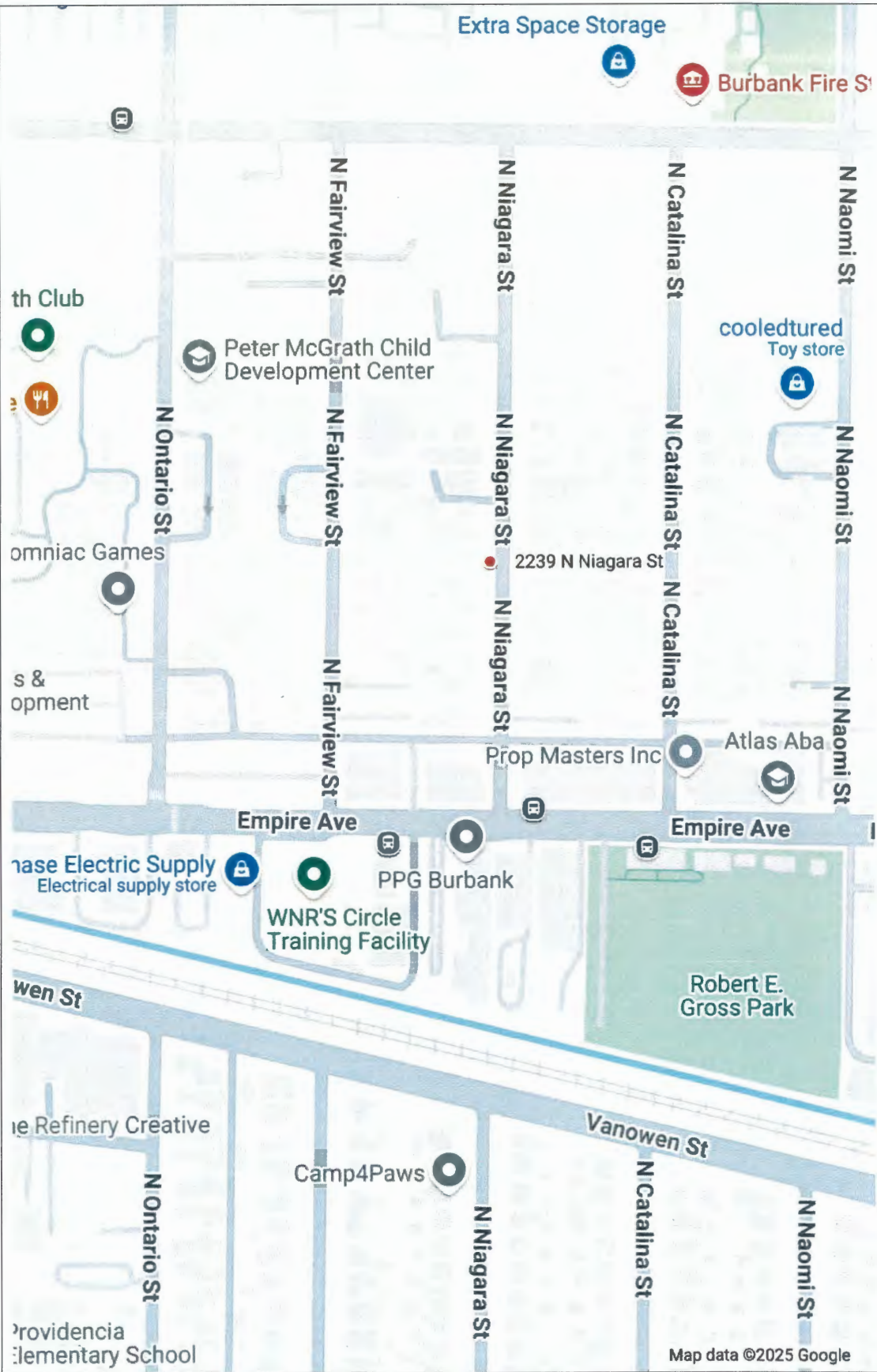


1633 N  
Niagara St  
(2)





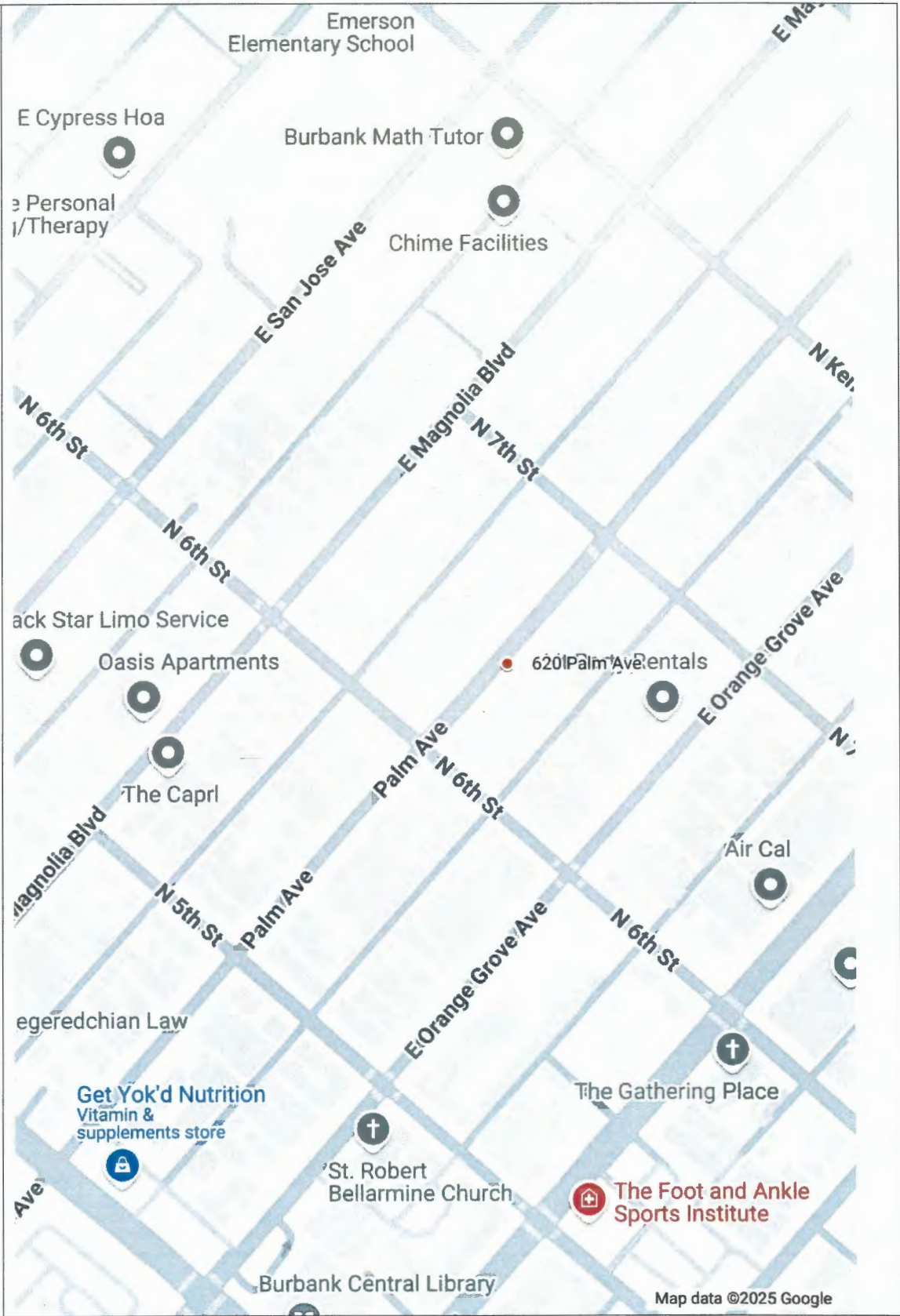
2239 N  
Niagara St



3003 W  
Olive Ave (2)

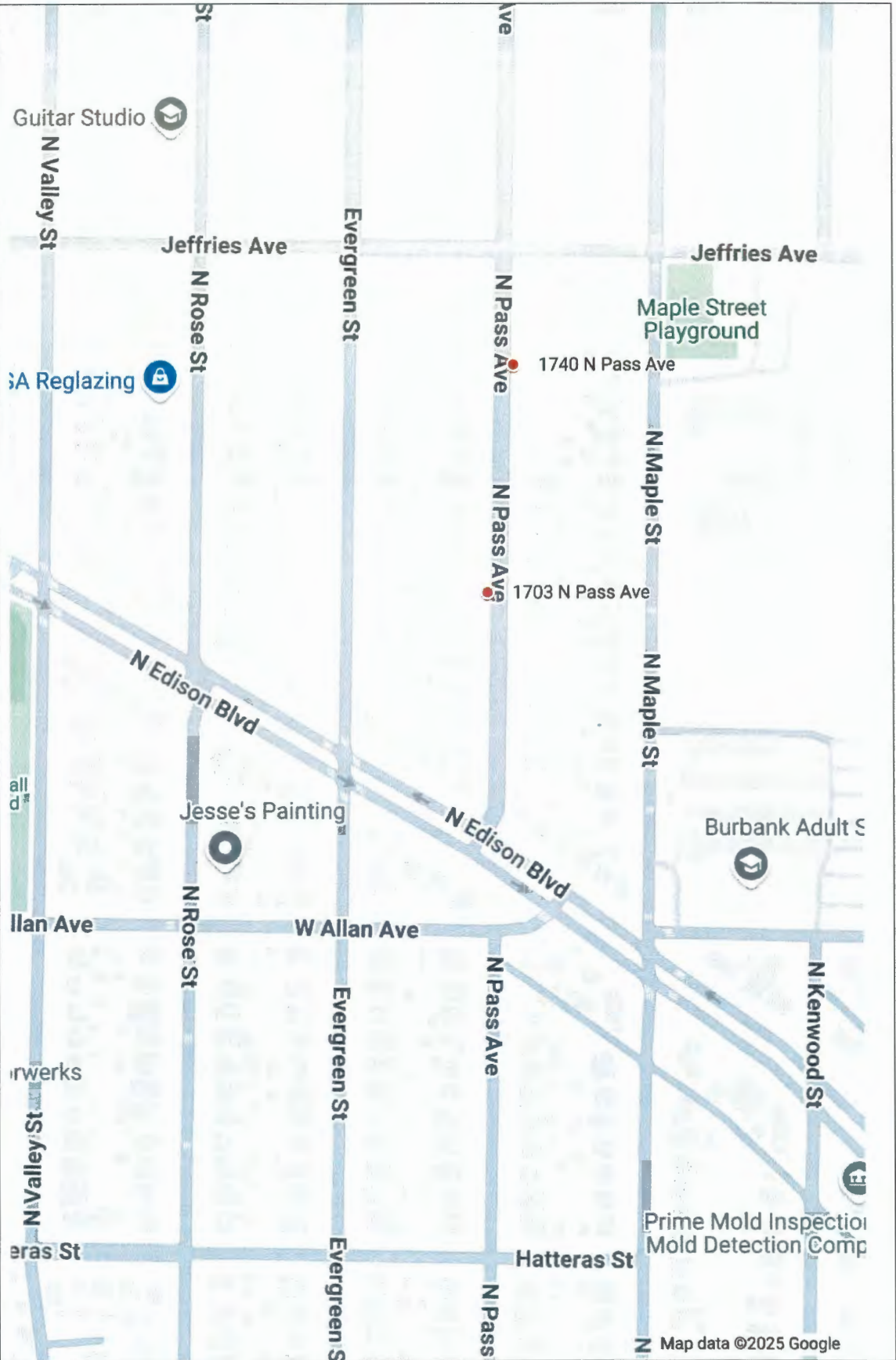


620 Palm Ave



1703 N Pass Ave

1740 N Pass Ave



2011 N Pass Ave

2114 N Pass Ave

Valhalla Dr

Memorial P  
Small park f  
picnics & spc  
W Pacific A

Little Free Library #62096

Violet Flame Healing

2114 N Pass Ave

Monterey Ave

Nails' Burbank

Aire-Lite Electrolysis  
and Skin Care

2011 N Pass Ave  
New Generation  
Preschool

Podiatrist

Victory Blvd

ABC Preschool House

LRB Ac

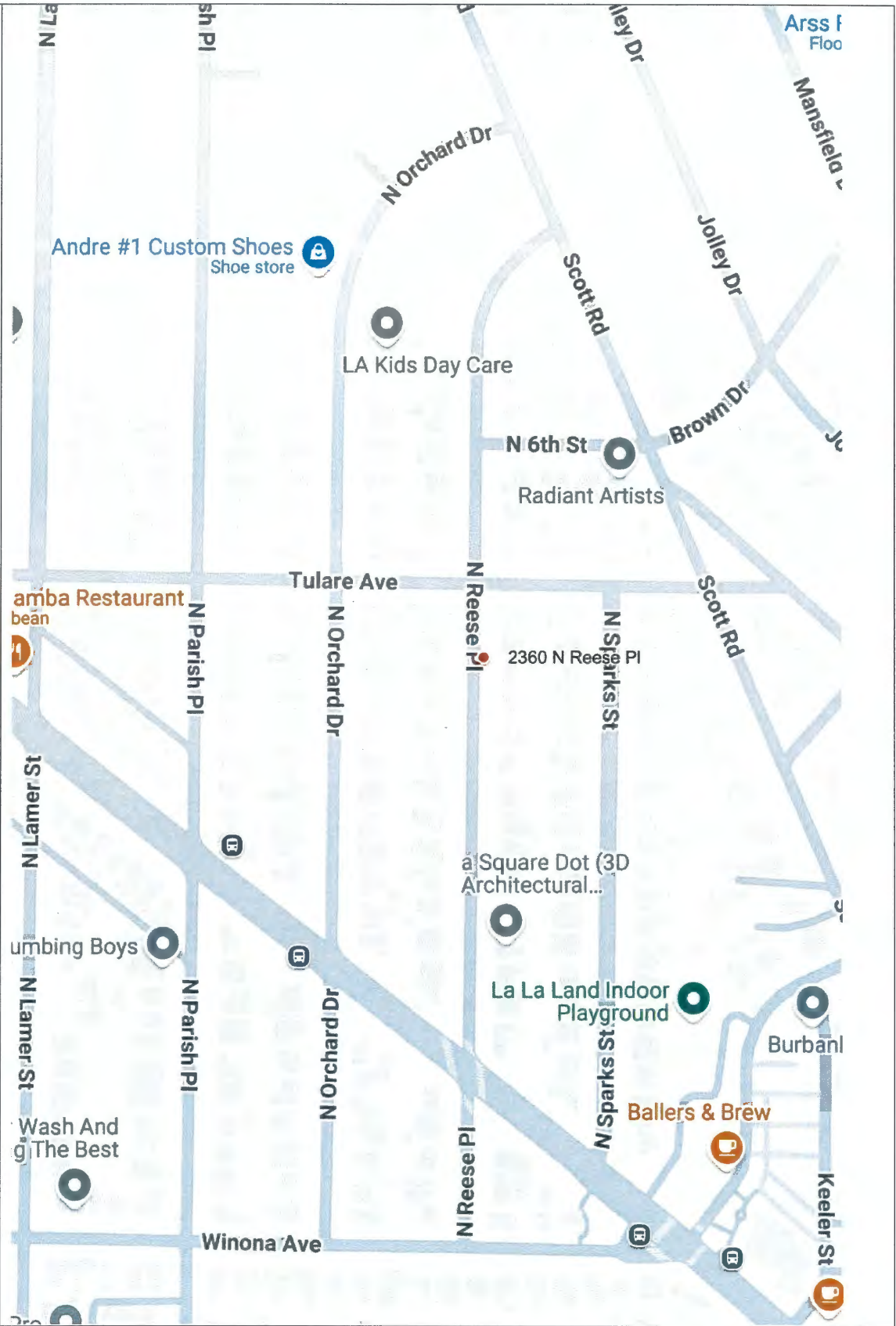
Just Drain It Plumbing

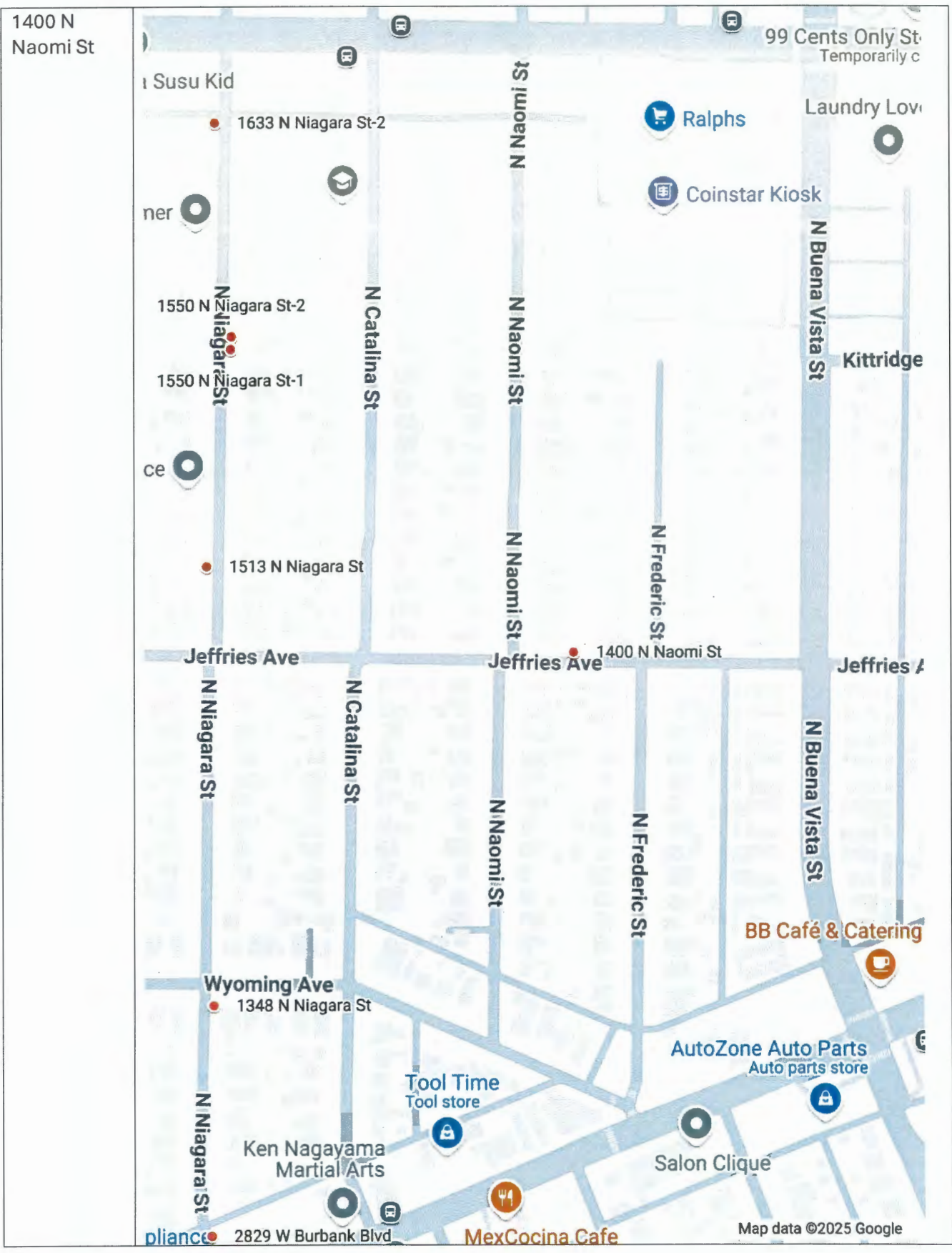
Little Free Library #9887

Guitar Studio

Map data ©2025 Google

2360 N  
Reese Pl





125 N  
Niagara St

128 N  
Niagara St

129 N  
Niagara St

201 N  
Niagara St

208 N  
Niagara St

226 N  
Niagara St

233 N  
Niagara St

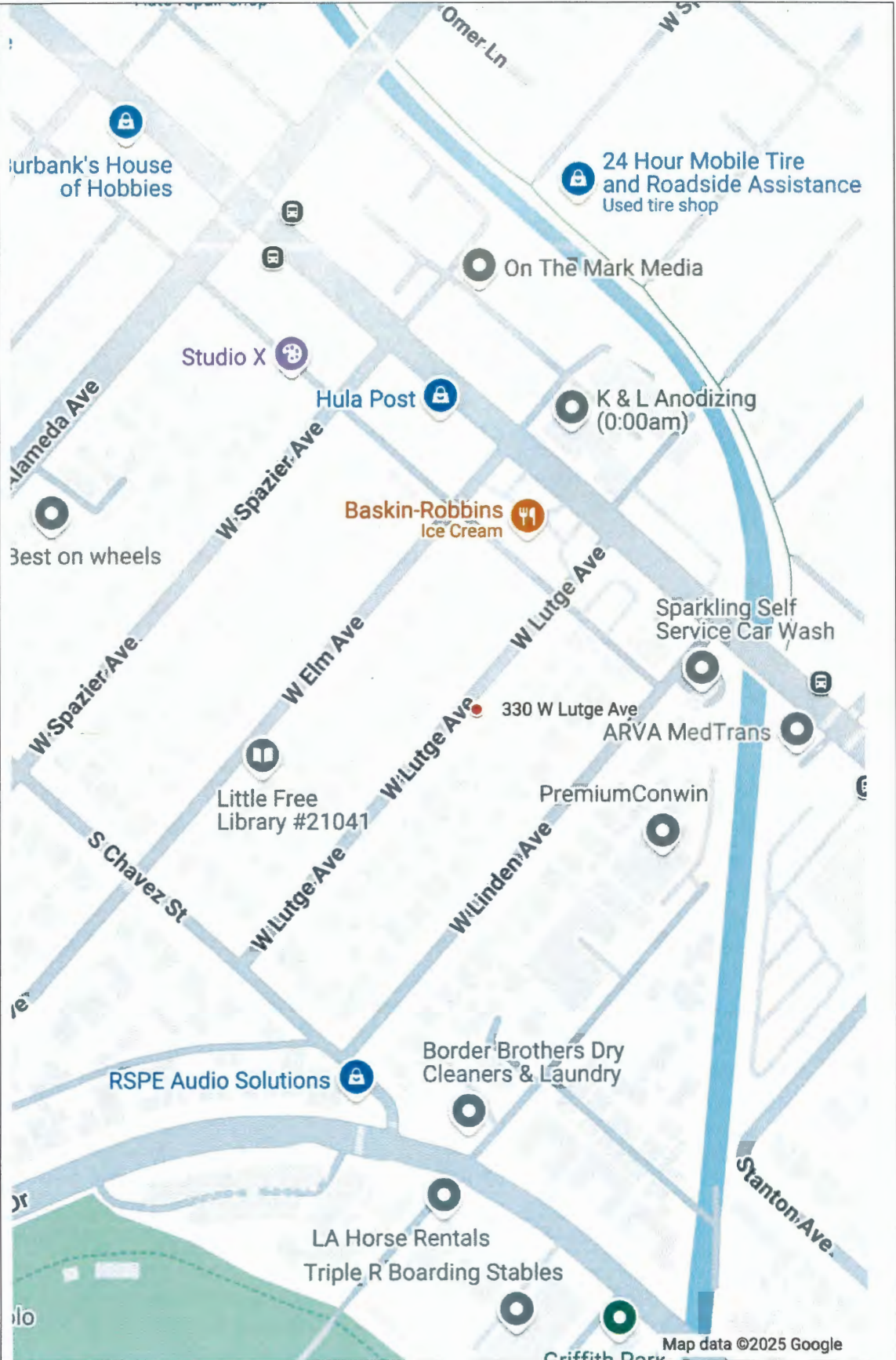




926 N Lima St

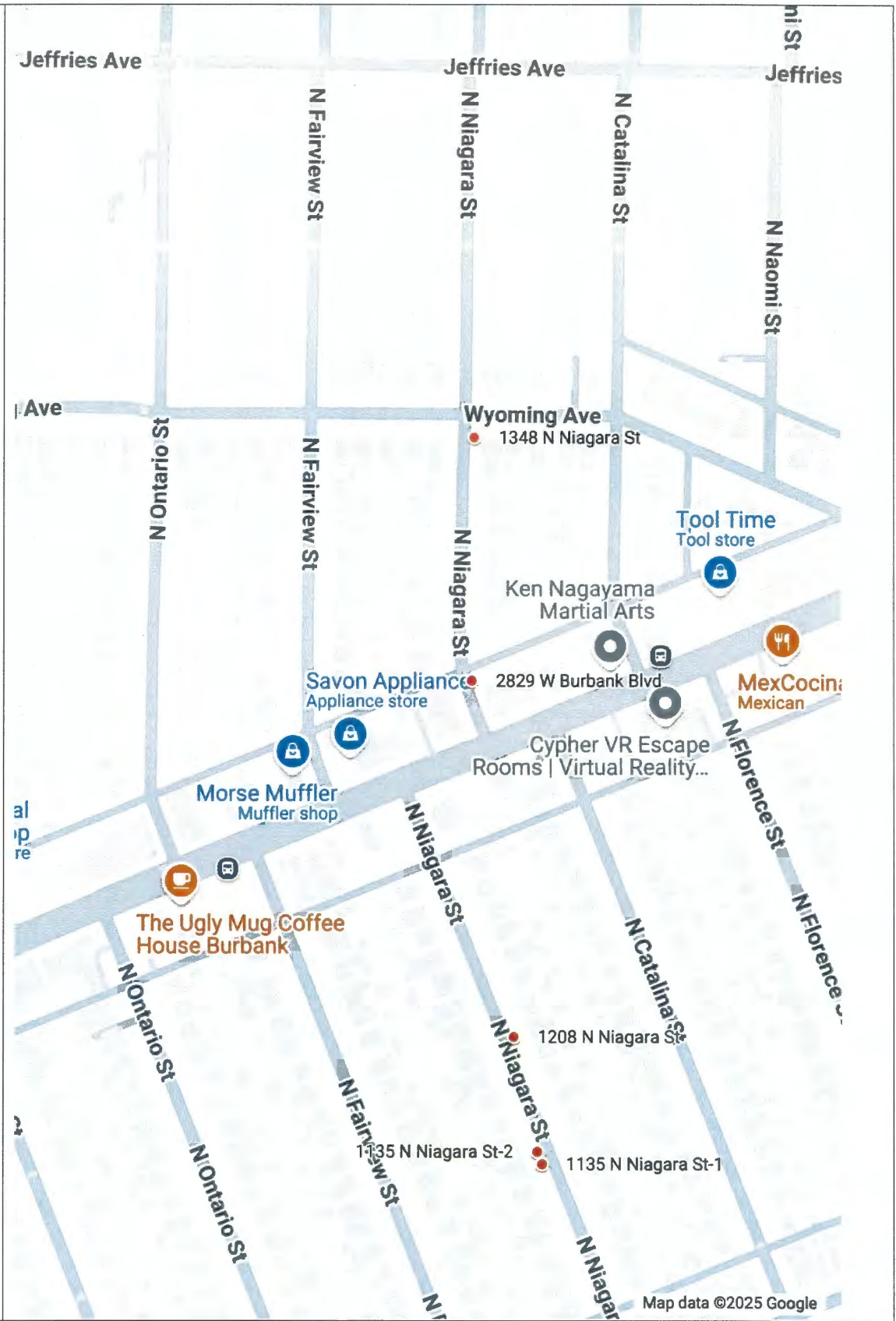


330 W Lutge Ave

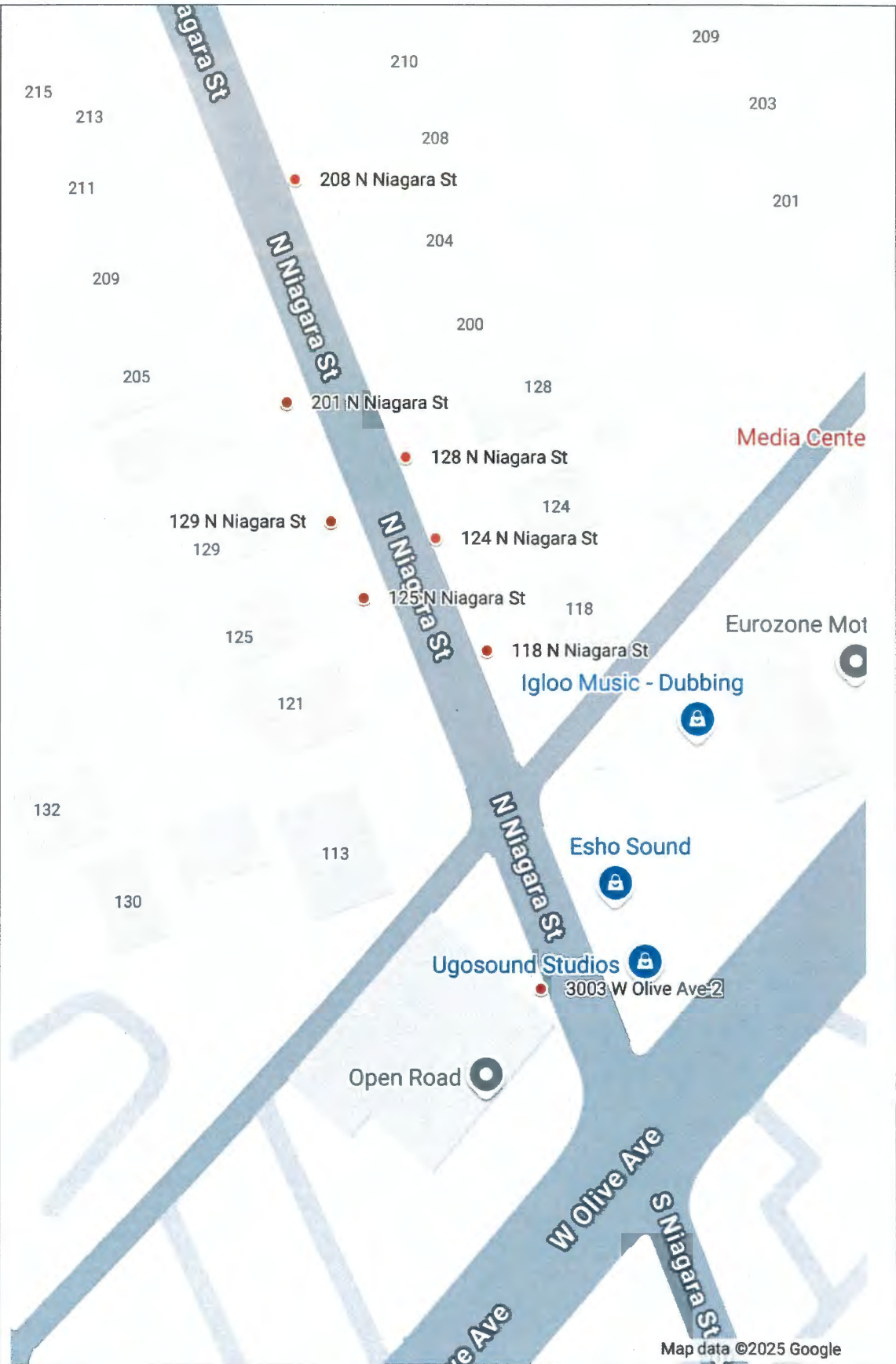


Map data ©2025 Google

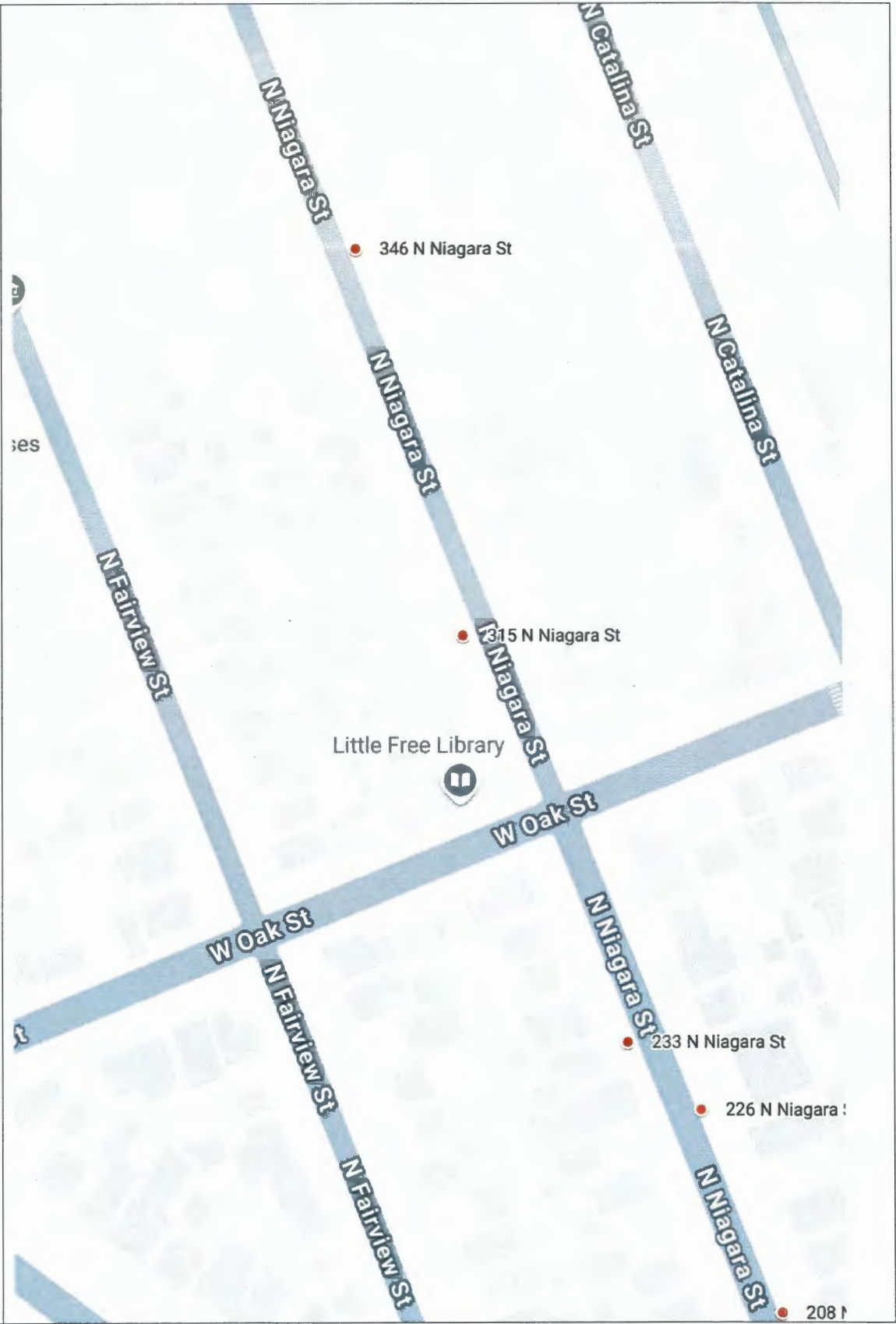
2829 W  
Burbank  
Blvd



118 N  
Niagara St



315 N  
Niagara St



Little Free Library

346 N Niagara St

315 N Niagara St

233 N Niagara St

226 N Niagara St

208 N Niagara St