



TREE PROTECTION NOTES:

- INSTALL CHAIN LINK FENCING NOT LESS THAN FOUR FEET IN HEIGHT AROUND THE PROTECTED ZONE OF TREES SHOWN ON THE SITE PLAN. FENCING SHALL BE IN PLACE AND INSPECTED BY THE FORESTER AND FIRE WARDEN PRIOR TO COMMENCEMENT OF ANY ACTIVITY ON THE PROPERTY. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE PERIOD OF DEVELOPMENT AND SHALL NOT BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE DIRECTOR OR THE FORESTER AND FIRE WARDEN.
- WHERE GRADING OR ANY OTHER SIMILAR ACTIVITY IS SPECIFICALLY APPROVED WITHIN THE PROTECTED ZONE, THE APPLICANT SHALL PROVIDE AN INDIVIDUAL WITH SPECIAL EXPERTISE ACCEPTABLE TO THE DIRECTOR TO SUPERVISE ALL EXCAVATION OR GRADING PROPOSED WITHIN THE PROTECTED ZONES AND TO FURTHER SUPERVISE, MONITOR AND CERTIFY TO THE COUNTY FORESTER AND FIRE WARDEN THE IMPLEMENTATION OF ALL CONDITIONS IMPOSED IN CONNECTION WITH THE APPLICANT'S OAK TREE PERMIT.
- ANY EXCAVATION OR GRADING ALLOWED WITHIN THE PROTECTED ZONE OR WITHIN 15 FEET OF THE TRUNK OF A TREE, WHICHEVER DISTANCE IS GREATER, BE LIMITED TO HAND TOOLS OR SMALL HAND-POWER EQUIPMENT.
- TREES ON OTHER PORTIONS OF THE SUBJECT PROPERTY NOT INCLUDED WITHIN THE SITE PLAN ALSO BE PROTECTED WITH CHAIN LINK FENCING THUS RESTRICTING STORAGE, MACHINERY STORAGE OR ACCESS DURING CONSTRUCTION.
- PRIOR TO THE START OF THE PROJECT, TREES ON THE SITE PLAN BE PHYSICALLY IDENTIFIED BY NUMBER ON A TAG AFFIXED TO THE NORTH SIDE OF THE TREE IN A MANNER PRESERVING THE HEALTH AND VIABILITY OF THE TREE. THE TAG SHALL BE COMPOSED OF A NON-CORROSIVE ALL-WEATHER MATERIAL AND SHALL BE PERMANENTLY AFFIXED TO THE TREE. THE TREE SHALL BE SIMILARLY DESIGNATED ON THE SITE PLAN IN A MANNER ACCEPTABLE TO THE DIRECTOR.
- CORRECTIVE MEASURES FOR TREES NOTED ON THE OAK TREE REPORT AS REQUIRING REMEDIAL ACTION BE TAKEN, INCLUDING PEST CONTROL, PRUNING, FERTILIZING AND SIMILAR ACTIONS, 822.56.2190.
- THAT, TO THE EXTENT FEASIBLE AS DETERMINED BY THE DIRECTOR, UTILITY TRENCHING SHALL AVOID ENCROACHING INTO THE PROTECTED ZONE ON ITS PATH TO AND FROM ANY STRUCTURE.
- AT THE START OF GRADING OPERATIONS AND THROUGHOUT THE ENTIRE PERIOD OF DEVELOPMENT, NO PERSON SHALL PERFORM ANY WORK FOR WHICH AN OAK TREE PERMIT IS REQUIRED UNLESS A COPY OF THE OAK TREE REPORT, LOCATION MAP, FENCING PLANS, AND APPROVED OAK TREE PERMIT AND CONDITIONS ARE IN THE POSSESSION OF A RESPONSIBLE PERSON AND ALSO AVAILABLE AT THE SITE. (ORD. 93-0018 § 2, 1993; ORD. 88-0157 § 8, 1988; ORD. 85-0195 § 12 (PART), 1985; ORD. 82-0168 § 2 (PART), 1982).
- ALL STAGING AND STOCKPILING WILL OCCUR OUTSIDE THE PROTECTED AREAS.

LEGEND:

- PROPERTY LINE
- EASEMENT LINES
- EXIST. WATER
- EXIST. SEWER
- EXIST. GAS
- LOT LINE
- PROP. 4" SEWER LATERAL
- EXIST. ELEVATION
- PROP. ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT
- OAK TREE PROTECTED ZONE IS THE AREA WITHIN THE DRIPLINE OF AN OAK TREE AND EXTENDING THERE FROM TO A POINT AT LEAST FIVE FEET OUTSIDE THE DRIPLINE, OR 15 FEET FROM THE TRUNK OF A TREE, WHICHEVER DISTANCE IS GREATER.
- TREE AND/OR SHRUB TO BE REMOVED
- NON NATIVE TREES - SEE OAK TREE REPORT
- PROTECTED OAKS
- PROTECTIVE FENCE
- DOWN SPOUT LOCATION
- SPLASH BLOCK/ENERGY DISSIPATOR
- GARAGE FINISH FLOUR
- HOUSE FINISH FLOUR

NOTES:

- NO GRADING TO TAKE PLACE WITHIN THE BACK YARDS OF PARCELS 3 & 4.
- EXISTING SHRUBS ALONG THE SOUTHERLY LINE OF PARCELS 3 & 4 WILL BE REPLACED WITH SIMILAR OR EQUAL SHRUBS.
- NO NEW FENCE THAT MAY ALTER THE EXISTING DRAINAGE PATTERN TO BE INSTALLED ALONG THE SOUTHERLY LINE OF PARCELS 3 & 4.
- DOWNSPOUTS FROM ALL HOUSES WILL DISCHARGE INTO SPLASH BLOCK/ENERGY DISSIPATORS.

Tree No.	Genus	Species	DBH*	Health	Retain or remove?
Oak trees (over 8 inches DBH)					
1	Coast Live oak	(<i>Quercus agrifolia</i>)	7, 3, 3	B	Retain (Encroachments)
2	Coast Live Oak	(<i>Quercus agrifolia</i>)	30	B	Retain (Encroachments)
3	Coast Live Oak	(<i>Quercus agrifolia</i>)	10, 15	B	Retain (Encroachments)(off-property)
4	Coast Live Oak	(<i>Quercus agrifolia</i>)	12, 12	B	Retain (Encroachments)
Non-Native Trees					
A	Canary Island Date Palm		28	B	Retain
B	Canary Island Date Palm		34	B	Retain
C	Deodar Cedar		33	B-	Retain
D	Deodar Cedar		40	C	Retain
E	Deodar Cedar		38	A	Retain
F	Fruit Tree (Lemon)		11	C	Remove
G	Fruit Tree (Pineapple Guava)		4,4,5	B	Remove
H	Lilly Pilly (Eugenia)		6,6	B	Remove
I	Fruit Tree (Persimmon)		7	B	Retain
J	Fruit Tree (Citrus)		8	C	Remove
K	Chinese Elm		22 at 2'	B	Remove
L	Chinese Elm		10	C	Remove
M	Chinese Elm		11	C	Remove
N	Chinaberry		46	D	Remove (tree is structurally unsound)
O	Chinese Elm		21	C	Remove
P	Chinese Elm		11, 8, 6	C	Retain
Q	Avocado		11	B	Retain
R	Texas Privet (Ligustrum)		8, 10	B	Remove
S	Fruit Tree		7	B	Retain
T	Fruit Tree		7	B	Remove
9 Non-native trees retained					
11 Non-native trees removed					

*DBH measurements = the measurement at 4'5" from grade taken on the North side of the tree.

OAK TREES SUMMARY

EXISTING	- 4 TREES
TO REMAIN	- 4 TREES
TO BE REMOVED	- 0 TREES
ENCROACHMENTS	- 4 TREES

OWNERS:

638 W. MARIPOSA ST. INVESTMENT, LLC, AN UNDIVIDED ONE-THIRD (1/3) INTEREST AND HALES-ANDERSON INVESTMENT PROPERTIES, G.P., A CALIFORNIA GENERAL PARTNERSHIP, AN UNDIVIDED TWO-THIRDS (2/3) INTEREST, ALL AS TENANTS IN COMMON

SUBDIVIDER:

MARK ANDERSON
2852 FOOTHILL BLVD.
LA CRESCENTA, CA. 91214
818-355-6251

SITE ADDRESS:

638 W. MARIPOSA ST.
ALTADENA, CALIFORNIA, 91001

EASEMENT NOTE:

EXISTING 5' WIDE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES. PER BOOK 23698, PAGE 254, OFFICIAL RECORDS TO REMAIN.

CONSTRUCTION NOTES:

- 4" PVC DRAIN.
- CATCH BASIN
- PARKWAY DRAIN.

PROJECT SITE



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- SEWER DISPOSAL SHALL BE BY SANITARY SEWER.
- WATER PURVEYOR IS LINCOLN AVENUE WATER COMPANY.
- A COVENANT SHALL BE EXECUTED TO MAINTAIN THE PRIVATE DRIVEWAY AND FIRE LANE.
- ALL PUBLIC UTILITIES ARE AVAILABLE.
- EXISTING AND PROPOSED ZONING: R1-7500.
- EXISTING AND PROPOSED PLAN DESIGNATION: LD-LOW DENSITY RESIDENTIAL (1-6 DU/GROSS AC).
- PROJECT IS LOCATED WITHIN THE ALTADENA COMMUNITY STANDARD DISTRICT (CSD). PROPOSED DEVELOPMENT WILL COMPLY WITH ALL CSD REQUIREMENTS INCLUDING NUMBER OF BEDROOMS, SETBACKS, PARKING AND BUILDING HEIGHTS.
- ALL EXISTING STRUCTURES SHALL BE REMOVED.
- ALL EXISTING PAVEMENTS SHALL BE REMOVED.
- REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF D.R.P.
- REQUEST PERMISSION TO DELETE THE SIDEWALK FROM MARIPOSA STREET, SINCE THERE ARE NO EXISTING SIDEWALKS IN THE AREA.
- REQUESTED ENTITLEMENTS: TENTATIVE PARCEL MAP AND OAK TREE PERMIT TO ENCROACH WITHIN THE PROTECTED ZONE.
- ALL TREES TO BE PROTECTED IN PLACE EXCEPT AS NOTED HEREON.
- PROJECT AREA:

	GROSS:	NET:
PARCEL 1	- 10,837 S.F.	8,270 S.F.
PARCEL 2	- 11,381 S.F.	9,576 S.F.
PARCEL 3	- 12,535 S.F.	9,972 S.F.
PARCEL 4	- 13,011 S.F.	9,693 S.F.
	47,764 S.F.	31,511 S.F.
- GROSS AREA MEASURED TO CENTERLINE AND INCLUDES EASEMENTS AND FIRE LANE
- NOTE: NET AREA EXCLUDES EASEMENT AND FIRE LANES. FIRE LANE WITHIN PARCELS 3 & 4 = 4,525 S.F. PUBLIC STREET AREA = 4,207 S.F.
- NO GRADING
- BOUNDARY MONUMENTS WILL BE SET TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS.
- LOCATION OF THE PROPOSED FIRE HYDRANT SHALL BE TO THE SATISFACTION OF THE FIRE DEPARTMENT.

LEGAL DESCRIPTION

PORTION OF LOT 41 OF "ALTADENA MAP NO. 3", IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO: 5829-031-026

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OAK TREE MAP

MINOR LAND DIVISION

TENTATIVE PARCEL MAP No. 060661

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLAN NO.:	SCALE: 1"=20'
	DATE: 09-13-16
SHEET 1 OF 1	JN 2012937

B & E ENGINEERS
CIVIL ENGINEERS SURVEYING LAND PLANNING
20 E. FOOTHILL BLVD., STE 230 (626) 446-4449
ARCADIA, CA 91006-2375 FAX (626) 446-6566



By: *Ramon F. Awad* 11/11/14
RAMON F. AWAD RCE. No. 41729