

This oak tree permit retroactively authorizes the removal of one oak tree and the encroachment into the protected zone of 10 oak trees for the construction of an in-ground swimming pool and a tennis court, and is subject to the following conditions of approval;

1. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
2. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
3. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
4. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval.

The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and four (2) subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

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

7. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. If the applicant does not follow the arborist recommendations, an immediate stop work order will be issued by the County Forester and all associated project equipment must be removed from the applicant's property. After the applicant comes into compliance a written notice of correction will be provided to the Department of Regional Planning from the County Forester, which will allow the continuance of the project.

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

8. Prior to issuance of any building permit relating to the grant, the property owner and/or the permittee shall record a covenant with the Los Angeles County Recorder holding parcels (PARCEL NUMBERS) as one. A copy of the covenant shall be submitted to the Los Angeles County Department of Regional Planning for review and approval prior to recordation.
9. That the subject property be developed and maintained in compliance with requirements of Title 11 (Health Code) of the Los Angeles County Code or Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
10. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopies of removed trees shall also be applied to the area beneath the canopies of replacement trees to further promote the establishment of mycorrhizae within their rooting zones. The seed source for the replacement trees shall be local to the project site. If appropriate planting sites are lacking on the subject property and the only alternative is to plant on disturbed soils, the applicant shall follow Requirement No. 13 of the County Forester's letter, dated August 5, 2008 to provide funds to the Los Angeles Oak Forest Special Fund instead.
11. The permittee shall plant one acorn of the Quercus agrifolia variety for each replacement tree planted. The acorns shall be planted at the same time as and within the watering zone of each replacement tree.
12. All on-site activity, including storage, shall take place at least five feet outside the dripline of any oak tree, unless an Oak Tree Permit has first been approved.
13. Any gate constructed across a driveway shall be designed to the Los Angeles County Fire Department specifications so that the entire width of the driveway is accessible by emergency vehicles.

14. The permittee shall comply with all recommended conditions and requirements set forth in the attached County of Los Angeles Forester and Fire Warden letter dated August 5, 2008, to the satisfaction of the Forester and Fire Warden.

MC:at
Wednesday, February 4, 2009