

# Hearing Officer Transmittal Checklist

**Hearing Date**

03/06/2012

**Agenda Item Number**

4

**Project Number:** R2008-00981-(5)  
**Case(s):** Oak Tree Permit Number 200800031  
**Contact Person:** Diane Aranda, Regional Planning Assistant II  
 Zoning Permits East

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: \_\_\_\_\_





Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6435  
**PROJECT NUMBER R2008-00981-(5)**  
**OAK TREE PERMIT NUMBER 200800031**

<b>PUBLIC HEARING DATE</b> 3/6/2012	<b>AGENDA ITEM</b> 4
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Same as Owner	<b>OWNER</b> Michele Coudures	<b>REPRESENTATIVE</b> Don Challenger
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**PROJECT DESCRIPTION**  
 The applicant is requesting an oak tree permit for the retroactive encroachment of 14 oak trees for the previous construction of a swimming pool, hardscape and landscape on a 0.5 acre single-family lot in the Altadena Zoned District. The request includes the future encroachment of one oak tree (#14) for the expansion of a master bedroom.

**REQUIRED ENTITLEMENTS**  
 The applicant is requesting an oak tree permit for the retroactive encroachment of 14 oak trees for the previous construction of a swimming pool, hardscape and landscape on a 0.5 acre single-family lot. The request includes the future encroachment of one oak tree (#14) for the expansion of a master bedroom.

**LOCATION/ADDRESS**  
 2273 Suree Ellen Lane

**SITE DESCRIPTION**  
 The site plan depicts a 2,949 square foot one-story single-family residence with an 800 square foot detached garage on a 0.5 acre irregular-shaped lot located along a cul-de-sac. The site plan also shows the enclosure of an existing patio to remodel and expand the master bedroom and bathroom. There are fourteen trees surrounding the single-family lot in all directions.

<b>ACCESS</b> Suree Ellen Lane	<b>ZONED DISTRICT</b> Altadena
<b>ASSESSORS PARCEL NUMBER</b> 5857026007	<b>COMMUNITY</b> Altadena
<b>SIZE</b> 0.5 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> Altadena

	EXISTING LAND USE	EXISTING ZONING
Project Site	Single-Family Residential	R-1-20000 (Single-Family Residence) Zone
North	Single-Family Residential	R-1-20000 (Single-Family Residence) Zone
East	Single-Family Residential	R-1-20000 (Single-Family Residence) Zone
South	Single-Family Residential	R-1-10000 (Single-Family Residence) Zone
West	Single-Family Residential	R-1-40000 (Single-Family Residence) Zone

<b>GENERAL PLAN/COMMUNITY PLAN</b> Altadena Community Plan	<b>LAND USE DESIGNATION</b> 2 - Low Density (1 to 6 du/gross)	<b>MAXIMUM DENSITY</b> 6
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**ENVIRONMENTAL DETERMINATION**  
 Class 4 Categorical Exemption- Minor Alterations to Land

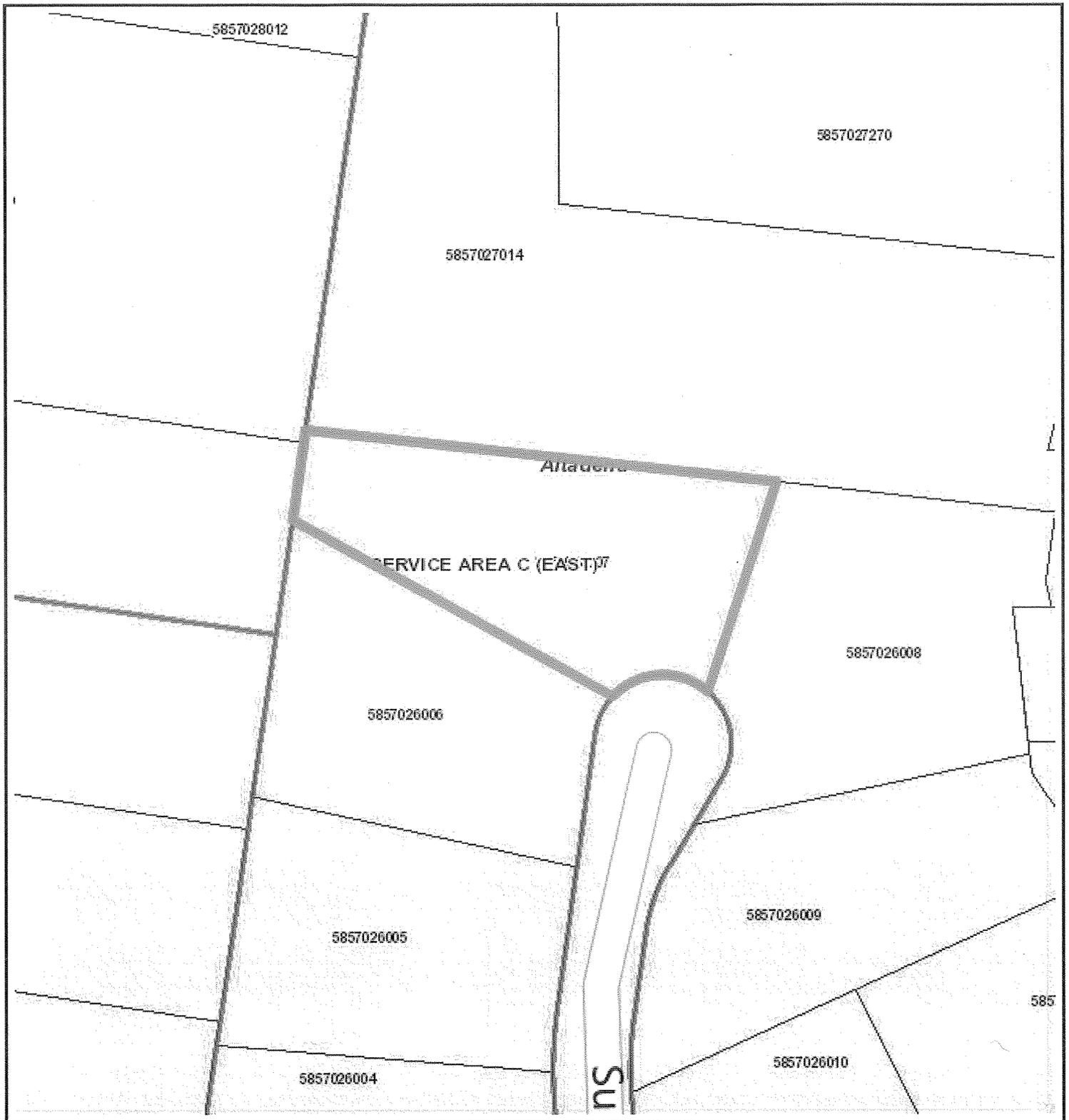
**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

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

<b>STAFF CONTACT PERSON:</b> Diane Aranda		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

\*(O) = Opponents (F) = In Favor



# 2273 Suree Ellen Lane, Altadena

## Oak Tree Permit

Printed: Feb 23, 2012

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**STAFF ANALYSIS**  
**PROJECT NUMBER R2008-00981-(5)**  
**OAK TREE PERMIT NUMBER 200800031**

**PROJECT DESCRIPTION**

The applicant is requesting an oak tree permit for the past encroachment into the protected zones of 14 coast live oak trees (*Quercus agrifolia*) for the previous construction of a swimming pool and landscaping to the rear of an existing single-family residence. The project also includes the future encroachment into the protected zone of one coast live oak tree (*Quercus agrifolia*) for the expansion of a master bedroom located within an existing single-family residence. The expansion of the master bedroom will be approved with plot plan RPP 200702006.

**REQUIRED ENTITLEMENTS**

The applicant is requesting an oak tree permit for the retroactive encroachment into the protected zones of 14 oak trees and the future encroachment of one oak tree for the expansion of a master bedroom within an existing single-family residence, pursuant to Section 22.56, Part 16 of Title 22 of the Los Angeles County Code.

**LOCATION**

The subject property is located at 2273 Suree Ellen Lane within the unincorporated community of Altadena and the Altadena Zoned District.

**SITE PLAN DESCRIPTION**

The site plan depicts an existing 2,949-square-foot one-story single-family residence with a 138-square-foot proposed addition and an 800-square-foot detached four car garage on a 0.5 acre lot. Fourteen Coast Live oak trees (*Quercus agrifolia*) are located throughout the property. The previous encroachments are for the protected zones of oak trees labeled T1 to T14. The future encroachment is into the protected zone of oak tree T14 due to the proposed addition. Access is along a cul-de-sac via Suree Ellen Lane.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Categorical Exemption, Class 4- Minor Alterations to Land, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by newspaper, library posting and Department of Regional Planning website posting.

**PREVIOUS CASES/ZONING HISTORY**

Zoning Conformance Review 200800070 approved the construction of a 680-square-foot pool and spa with landscaping on January 21, 2008. Plot plan 200700154 was approved on March 30, 2007 to convert an existing attached garage into a kitchen and

convert the existing kitchen into a family room. The construction of an 800-square-foot detached four-car garage was also approved with plot plan 200700154. The expansion of the master bedroom will be approved with plot plan RPP 200702006.

There are no open zoning violations on the property.

## **STAFF EVALUATION**

### **Altadena Community Plan**

The subject property is located within the Altadena Community Plan and has a land-use designation of Category 2 – Low Density Residential (1-6 du/gross acre), which corresponds to common suburban tract residential development. The purpose of this category is to maintain the existing single-family neighborhoods.

The proposed expansion to the master bedroom is compatible with the land use designation, and the surrounding neighborhood.

### **Zoning Ordinance and Development Standards Compliance**

#### **Altadena Community Standards District Development Standards**

The subject property is zoned R-1-20000 (Single-Family Residence-20000 square foot lot minimum) and is established for single-family residences, group home, second units, family childcare homes, and adult residential facilities. The existing single-family residence, previously approved additions and future addition meet all zone specific development standards of code section 22.44.127.

### **Neighborhood Impact/Land Use Compatibility**

The property is located in a cul-de-sac surrounded by single-family residences in all directions. The proposed use is compatible with the surrounding neighborhood.

### **Burden of Proof**

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

## **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The County Forester provided comments in a letter dated June 3, 2008 (letter attached with conditions) for the past and future encroachments into the protected zones of fourteen oak trees for the construction of a pool, spa and landscaping, and the expansion of a master bedroom with associated conditions.

The County Forester states that the applicant shall meet all conditions and requirements in the letters dated June 3, 2008 to proceed with the proposed request. The Forester also states that the subject oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by

the County of Los Angeles Fire Department, Forestry Division. Staff concurs with the Forester's requirements and mitigations dated June 3, 2008.

**PUBLIC COMMENTS**

Staff did not receive any comments from the public.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **Approval** of Project Number R2008-00981-(5)/OAK Tree Permit Number 200800031 subject to the attached conditions.

Prepared by Diane Aranda, RP/II, Zoning Permits East Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Conditions of Approval

Draft Findings

Applicant's Burden of Proof statement

Site Photographs

Site Plan

Land Use Map

**FINDINGS AND ORDER OF THE HEARING OFFICER  
THE COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2008-00981-(5)**

**OAK TREE PERMIT NUMBER 200800031**

**REQUEST:**

The applicant, Michele Coudures, is requesting an oak tree permit for the past encroachment into the protected zones of 14 oak trees for the construction of a pool, spa and landscaping. The future encroachment into the protected zone of one oak tree for the expansion of a master bedroom is also associated with this project. The property is located at 2273 Suree Ellen Lane in the R-1-20000 (Single Family Residence- 20000 Square Foot Lot Minimum) Zone in the Altadena Zoned District

**HEARING DATE: March 6, 2012**

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

A duly noticed public hearing was held on March 6, 2012 before the Hearing Officer.

Findings

1. The subject property is located at 2273 Suree Ellen Lane within the unincorporated community of Altadena in the Altadena Zoned District. The property is on a 0.5 acre lot with access along a driveway via Suree Ellen Lane.
2. The applicant, Michele Coudures, is requesting an oak tree permit for the past encroachment into the protected zones of 14 oak trees for the construction of a pool, spa and landscaping. The future encroachment into the protected zone of one oak tree for the expansion of a master bedroom is associated with this project. There are fourteen coast live oak trees (*Quercus agrifolia*) throughout the subject property.
3. The subject property is located within the Altadena Community Plan and has a land-use designation of Category 2 – Low Density Residential (1-6 du/gross acre), which corresponds to common suburban tract residential development. The purpose of this category is to maintain the existing single-family neighborhoods.
4. The proposed expansion to the master bedroom is compatible with the land use designation, and the surrounding neighborhood.
5. The subject property is zoned R-1-20000 (Single-Family Residence-20000 square foot lot minimum) and is established for single-family residences, group home, second units, family childcare homes, and adult residential facilities. The subject property is also located in the Altadena Community Standards District. The previously approved additions and future expansion to the master bedroom meet all zone specific development standards of code section 22.44.127.
6. Zoning Conformance Review 200800070 approved the construction of a 680-square-foot pool and spa with landscaping on January 21, 2008. Plot plan 200700154 was approved on March 30, 2007 to convert an existing attached garage into a kitchen and convert the existing kitchen into a family room. The construction of an 800-square-foot detached four-

car garage was also approved with plot plan 200700154. The expansion of the master bedroom will be approved with plot plan RPP 200702006.

7. There are no open zoning violations on the subject property
8. The site plan depicts an existing 2,949-square-foot one-story single-family residence with a 138-square-foot proposed addition and an 800-square-foot detached four car garage on a 0.5 acre lot. Fourteen Coast Live oak trees (*Quercus agrifolia*) are located throughout the property. The previous encroachments are for the protected zones of oak trees labeled T1 to T14. The future encroachment is into the protected zone of oak tree T14 due to the proposed addition.
9. The property is surrounded by single family residences to the north, east and south, and a golf course to the west. The existing use is compatible with the surrounding neighborhood.
10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by newspaper, library posting and Department of regional Planning website posting.
11. The County Forester is of the opinion that the oak tree report prepared by the certified arborist on May 21, 2008 and revised November 9, 2011, accurately addresses the impacts to the oak resources on the site. The Forester recommends approval of the oak tree permit subject to the conditions provided in the Forester's report dated June 3, 2008.
12. The oak tree permit will not be effective until the plot plan (RPP 200702006) is approved for the proposed expansion of a master bedroom demonstrating the need to encroach within the protected zone of one oak tree.
13. The Department of Regional Planning has determined that a Categorical Exemption, Class 4- Minor Alterations to Land, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.
14. The Hearing Officer finds that the past encroachment into the protected zone of fourteen oak trees and the future encroachment into the protected zone of one oak tree will allow the applicant to utilize his property in an efficient and reasonable manner by allowing the expansion of floor area for the existing single-family residence.
15. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed construction will be accomplished without endangering the health of the fourteen oak trees within on the subject property that are subject to Part 16 of Title 22 of the County Code;

- B. That the past encroachment into the protected zones of fourteen oak trees and the future encroachment into the protected zone of one oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That the past encroachment into the protected zones of fourteen oak trees and the future encroachment into the protected zone one oak tree will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for oak tree permit as set forth in Sections 22.56.2100, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15303 of the State CEQA Guidelines and Class 4 Minor Land Alterations Categorical Exemption of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
  - 2. In view of the findings of facts presented above, Oak Tree Permit No. 200800031 is **APPROVED**, subject to the attached conditions.
- c: Zoning Enforcement, Building and Safety, Forestry

MM:DA  
02/23/2012

**DRAFT CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NUMBER R2008-00981-(5)  
OAK TREE PERMIT NUMBER 200800031**

This grant authorizes the past encroachment into the protected zones of 14 oak trees for the construction of a pool, spa and landscaping. The future encroachment into the protected zone of one oak tree for the expansion of a master bedroom is also associated with this project. The property is located at 2273 Suree Ellen Lane in the R-1-20000 (Single Family Residence- 20000 Square Foot Lot Minimum) Zone in the Altadena Zoned District and is subject to the following conditions:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and until all required fees have been paid pursuant Condition No. 7 and all fees required pursuant to the County Forester's letter dated June 3, 2008, which is attached and incorporated herein by this reference. Notwithstanding the foregoing, this condition (No. 2) and Condition Nos. 4, 5, 6, and 8 shall be effective immediately upon final approval of this grant by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs or expenses shall be billed and deducted:
  - a. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested in writing and with payment of the applicable fee prior to the expiration date.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. **The permittee shall deposit with the County of Los Angeles the sum of \$200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. Inspections shall be unannounced and may be coordinated with the County Forester.

If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection or the current recovery cost at the time any additional inspections are required, whichever is greater.

8. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
9. All requirements of the Zoning Ordinance and of the specific zoning of the subject property shall be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
10. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated June 8, 2008, which is attached hereto and incorporated by this reference as if set forth fully herein, to the satisfaction of said Division, except as otherwise required by said Division.
11. The permittee shall install temporary chainlink fencing, not less than four feet in height, to secure the protected zone of all remaining oak trees on site as necessary. 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.

12. 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.
13. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, is limited to hand tools or small hand-power equipment.
14. The oak trees on other portions of the subject property not included within the site plan also must be protected with chain link fencing thus restricting storage, machinery storage or access during construction.
15. This permit SHALL NOT be effective until the plot plan amendment is approved for the proposed construction of the master bedroom expansion demonstrating the need to encroach within the protected zone of one oak tree, labeled T14 on the site plan.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

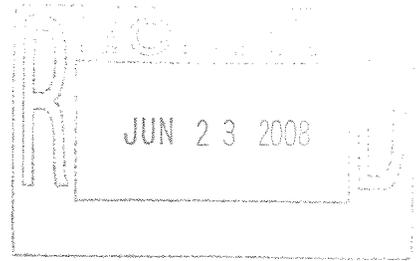
Attachment: County Forester's Letter dated June 8, 2008



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

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



P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

June 3, 2008

Diane Aranda, Regional Planning Assistant  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Aranda:

### **RETROACTIVE OAK TREE PERMIT #2008-00031, 2273 SUREE ELLEN LANE, ALTADENA**

We have reviewed the "Request for Oak Tree Permit #2008-00031." The project is located at 2273 Suree Ellen Lane in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Craig Crotty, the consulting arborist, dated May 21, 2008.

**We recommend the following as conditions of approval:**

### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

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 three (3) 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.

3. Before approving the past unauthorized construction 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.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

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

**RETROACTIVE OAK TREE ENCROACHMENT:**

7. This grant allows for the past encroachment within the protected zone of fourteen (14) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the past unapproved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the death of any tree, which results from its previous non-permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The three-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted.

The maintenance period of the trees failing to survive three (3) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within three (3) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

Diane Aranda, Regional Planning Assistant  
June 3, 2008  
Page 5

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Frank Vidales".

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:jl

Enclosure

\* Revised OTP to include future Encroachment



Los Angeles County  
Department of Regional Planning  
Planning for the Challenges Ahead



### OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal    1 Encroachment    14 To Remain    14 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.
Re: R2008-00981-(5); Case: ROAK200800031; Address: 2273 Suree Ellen Lane, Altadena, CA91001
new construction will encroach into tree 14 dripline (as designated on arborist rpt). no roots encroached by excavation. foundation pre-existing. no canopy foliage to be disturbed.
B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
No ground disturbance in area of encroached tree. So no water or irrigation change.
C. That in addition to the above facts, at least one of the following findings must apply:
1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.
No oak trees to be removed or trimmed or disturbed by construction. No utilities affected.
consequently, proposed new construction will have no impact whatsoever on oak trees.
all statements above are true and accurate as attested by signature of don challenger,
challenger construction, acting agent for michele coudures

# Burden of Proof

A. The proposed construction originally permitted in January 2008 was planned and implemented in an area with approval as a permitted location. We are now requesting a retroactive oak tree permit for the 12 encroachments listed on the arborist's report.

During the course of construction, the inspections were performed and approved. The arborist indicated <sup>as</sup> 10, 11 and 12 within the pool construction area should be able to tolerate any of the construction.

Items B and C are non applicable; no removal of an oak has happened nor is it planned.

LOS ANGELES COUNTY LETTERGRAM

<b>TO</b>	Maria Masis Zoning Permits East Section	<b>FROM</b>	Diane Aranda Zoning Permits East Section
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**SUBJECT: ENVIRONMENTAL DETERMINATION  
PROJECT NO. R2008-00981-(5)  
OAK TREE PERMIT NO. 200800031**

**February 23, 2012**

The applicant is requesting authorization for the past encroachment into the protected zone of fourteen oak trees and the future encroachment into the protected zone of one oak tree for the expansion of a master bedroom located at 2273 Suree Ellen Lane within the R-1-20000 (Single Family Residence-20000 Square Foot Lot Minimum) Zone in the Altadena Zoned District. As such, this project qualifies for: Class 4 Categorical Exemption – Minor Alterations to Land.

This request is exempted from the California Environmental Quality Act based on Section 15301 (Chapter 3, Title 14, California Code of Regulations) because it is not located on environmentally sensitive land; and as such, it meets the criteria set forth under Class 4 Categorical Exemption which exempts minor alterations to land from the California Environmental Quality Act.

If you have any questions regarding the above determination or the environmental document preparation, please contact Diane Aranda of the Zoning Permit East Section at (213) 974-6435.

A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

**CRAIG CROTTY**  
**ARBOR CULTURE**  
P.O. Box 246  
Verdugo City, CA 91046  
Tel. 818 636-4917  
craigcrotty@arborconsultant.com

November 9, 2011

Michele Coudures  
2273 Suree Ellen Lane  
Altadena, CA 91001  
Tel. 626 437-1646

**OAK TREE REPORT  
ADDENDUM**

**Subject:** Addendum to a protected tree impact assessment and preservation recommendations regarding construction of a swimming pool and landscape features at 2273 Suree Ellen Lane, Altadena, CA 91001, Los Angeles County. The first Oak Tree Report was produced on May 21, 2008.

**Purpose:** The purpose of this addendum is to evaluate potential impacts of a proposed addition to the back of the house. The proposal encroaches within the dripline and protection zone of one tree, Oak #14. The site observation was conducted on October 25, 2011.

**Background:** An Oak Tree Report was produced for construction of a swimming pool and landscape features in 2008 at 2273 Suree Ellen Lane, Altadena, Los Angeles County. There are fourteen protected Oak trees identified in that report. The trees are located within the site and adjoining the site on several neighboring properties.

All fourteen trees are Coast Live Oaks, *Quercus agrifolia*. All fourteen Oak trees observed in 2008 are alive and growing. The condition of these trees is mostly unchanged, except for normal growth from that time until present.

While the initial Oak Tree Report was written to address installation of the pool and other backyard landscape features, completion of the project now includes a small enclosure at the north east corner of the house. The foundation wall and floor area to be enclosed is previously constructed/existing in 2008 and remaining to present. The property owner now proposes enclosing this corner of the residence.

<u>Summary Species</u>	<u>Trunk Size</u>	<u>Proposed Encroachment</u>
#14 <i>Quercus agrifolia</i> ,	28 in. dia.	Retain/encroach within dripline by pre-existing foundation wall and pruning to raise the crown above the proposed roofline.

**Observations:**

Oak #14 is located in the north east corner of the backyard. The trunk diameter is 28 inches at 4.5 feet above grade. The dripline dimensions are estimated at 22' N, 25' S, 28' E, by 28' W. Tree height is estimated at 32 feet. The tree trunk is located 17 feet north of the foundation wall of the addition and 14 feet north of the edge of the new roofline.

This Oak tree is in good health overall. It has expanded and grown considerably in the three and a half years since I last observed it in May of 2008. I observed no significant health problems, other than some twig girdler activity resulting in a few dead branch tips. This twig girdler activity is common on oak trees in our region and can be managed by eradivative pruning.

Structurally, there are co-dominant trunks with included bark at six feet above grade. No cracks relating to the co-dominance are observed. This Coast Live Oaks can grow under such a condition for many years with monitoring for cracks and overall scaffold branch architecture, but installation of steel support cabling would improve tree structure in this case.

**Construction Encroachment:**

The proposed addition will not impact the roots of this tree since the foundation wall has been placed already. The project architect has stated the foundation has already been inspected and approved by LA County inspection. There are no additional below grade impacts to the root zone as long as construction activities are kept off mulched and exposed soil areas within the tree protection zone. The tree protection zone is defined as five feet beyond the dripline. The dripline is defined as the outer most leaves.

Thus, construction materials should be brought to the addition area via existing paved routes. The preferred route is up the driveway to the garage, then along the west and north elevations of the residence to the north east corner of the home. This route is entirely on existing pavement. Material storage should be on existing pavements. This 'path of travel' routing avoids soil compaction beneath Oak #1 and Oak #14.

If the path of travel route and material staging are kept off exposed mulched areas of the root zone, the only impact from the proposal is some pruning to raise the crown above the work area and the new roofline. One long low branch of about five inches diameter may need to be removed. Other smaller diameter crown raising (under 2" diameter) is expected to be needed for clearance. Pruning such as this would likely have little to no impact on overall tree health.

Any pruning of this tree should be done by a qualified arborist familiar with the pruning standards set forth in the American National Standard Institute (ANSI) Tree Care Operations, A-300 (Part 1)-2008 Pruning (or latest edition).

**Recommendations:**

The following recommendations should be implemented and monitored.

1. Path of travel in and out of the site should be over existing paved surfaces to avoid soil compaction within tree driplines. The recommended route is up the driveway to the garage, then along the west and north elevations of the residence to the north east corner of the home.
2. Material storage should be on existing pavements, not beneath trees.
3. Pruning to raise the crown for clearance should be done by a qualified arborist per pruning standards set forth in the American National Standard Institute (ANSI) Tree Care Operations, A-300 (Part 1)-2008 Pruning (or latest edition).
4. A pruning permit is required to remove branches larger than two inches diameter. A permit should be acquired as part of the conditions of approval as one five inch branch (approximately) may need to be removed for proper clearance.

General recommendations:

5. Keep irrigated landscape away from tree trunks (minimum six feet). Keep water away from tree trunks, minimum six feet. Avoid overhead irrigation in contact with the tree trunks and near the root crown.
6. Install a four inches thick layer of coarse wood chip mulch over the root zones of the encroached Oaks, to help prevent further soil compaction, moderate temperatures, and retain soil moisture.
7. If approved by the County, any further digging, excavation, grading, or trenching within an Oak tree protection zone should be done in the presence of County representatives or an approved project arborist. All trench routes for utilities, or other uses such as landscape irrigation trenching, should be routed outside tree protection zones wherever possible.

If you have any questions regarding this report, please call my office at 818 636-4917.

Craig Crotty, Consulting Arborist  
ISA Certified Arborist # WE 749

**Supplemental Information:**

- Photos (4)
- Assumptions and Limiting Conditions
- Tree Plan



**Photo looks south to show the area of the proposed addition within the existing foundation wall (raised curb area). The project architect has stated the foundation has already been inspected and approved by LA County inspection. Thus there are no additional below grade impacts to the root zone.**



**It may be necessary to remove one low spreading branch of approximately five inches diameter to clear the new roofline. Pruning cuts of less than two inches diameter may also be required.**  
Craig Crotty, Consulting Arborist

November 9, 2011



**Oak #14 in May 2008 located in the NE side of the back yard.**



**Oak #14 in October 2011 has spread to the south. It is in good condition in a mulched landscape area. Both photos look easterly.**

**Only minor impacts to the tree are anticipated in the form of pruning to raise the crown to clear the proposed roofline.**

**Assumptions and Limiting Conditions**

The Consulting Arborist has no past, present or future interest in this property or the subject tree. Opinions contained herein are the independent and objective judgments of the Consultant relating to circumstances and observations made on the subject site.

Delivery of this report represents completion of the assignment. The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting, court or hearing, without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

No warranty is made, expressed or implied, that problems or deficiencies of the tree or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

It is assumed that statements of fact regarding property ownership, property boundaries, exact tree and structure locations are "as represented" by the client, in all verbal, written or drawn communications. The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

It is assumed that any property referred to in this report is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

Any change or alteration to this report invalidates the entire report.

Client \_\_\_\_\_ Date \_\_\_\_\_

**CRAIG CROTTY  
ARBOR CULTURE**

P.O. Box 246  
Verdugo City, CA 91046  
Cell 818 636-4917  
Fax 818 957-8834

May 21, 2008

Michele Coudures  
2273 Suree Ellen Lane  
Altadena, CA 91001  
Tel. 626 437-1646

## **OAK TREE REPORT**

**Subject:** Protected tree impact assessment and preservation recommendations regarding construction of a swimming pool and landscape features at 2273 Suree Ellen Lane, Altadena, CA 91001, Los Angeles County.

**Summary:**

Construction of a swimming pool and landscaped features are nearly completed at 2273 Suree Ellen Lane, Altadena, Los Angeles County. There are fourteen protected Oak trees identified in this report. The trees are described in narrative, field data sheets, photos, and a tree plan. All of these protected trees are Coast Live Oaks, of the genus and species *Quercus agrifolia*.

No Oak trees are removed due to site work.

Twelve Oak trees are encroached within their protection zones:

Oak #1 and #2-Fresh landscaping and soils have been added beneath these two trees.

Excess soil and stonework at the trunk and within the protection zones should be removed to restore original grades. Irrigation water should be held back from trunks five to six feet.

Oak #3-The pre-existing driveway was apparently replaced within the dripline/protection zone of this tree.

Oak #4, #5 and #6- Fresh landscaping and soils have been added beneath these three trees. Excess soil at the trunk and within the protection zones should be removed to restore original grades. Irrigation water should be held back from trunks five to six feet.

Oak #7, #8, and #9-The outer driplines of these three west and northwest neighbor's trees extend 3-5 feet over the newly landscaped area of the subject site. This is a very minor encroachment, not likely to negatively impact these trees.

Oaks #10, #11 and #12-These three Oaks are located on the north neighbor's property with crowns spreading over the new pool area. Any tree roots within the excavation area are removed, they cannot be replaced. The extent of root loss is unknown, but these are youngish Oaks (12 and 8, 10 and 9 inches diameter respectively) and should be able to tolerate such impacts.

Oak #13 and #14-Apparently not encroached by the recent work.

<b>Summary Species</b>	<b>Trunk Size</b>	<b>Encroachment</b>
#1 <i>Quercus agrifolia</i> ,	22, 18 & 11 in. dia.	Retained/encroached w/landscape
#2 <i>Quercus agrifolia</i> ,	17, 12, & 8 in. dia.	Retained /encroached w/landscape
#3 <i>Quercus agrifolia</i> ,	19 in. dia.	Retained /encroached driveway replacement
#4 <i>Quercus agrifolia</i> ,	9 in. dia.	Retained /encroached w/landscape
#5 <i>Quercus agrifolia</i> ,	8 in. dia.	Retained /encroached w/landscape
#6 <i>Quercus agrifolia</i> ,	11 in. dia.	Retained /encroached w/landscape
#7 <i>Quercus agrifolia</i> ,	8 & 7 in. dia.	Off site/minor landscape encroachment
#8 <i>Quercus agrifolia</i> ,	18 in. dia.	Off site/minor landscape encroachment
#9 <i>Quercus agrifolia</i> ,	26 in. dia.	Off site/minor landscape encroachment
#10 <i>Quercus agrifolia</i> ,	12 & 8 in. dia.	Off site/encroachment by pool construction
#11 <i>Quercus agrifolia</i> ,	10 in. dia.	Off site/encroachment by pool construction
#12 <i>Quercus agrifolia</i> ,	9 in. dia.	Off site/encroachment by pool construction
#13 <i>Quercus agrifolia</i> ,	23 in. dia.	Retained/encroachment pre-existing
#14 <i>Quercus agrifolia</i> ,	23 in. dia.	Retained/encroachment pre-existing

**Assignment:**

This Oak Tree Report is to:

- identify, inspect and record the approximate location, size, and condition of ordinance protected trees on a pool and landscape site where construction is almost completed;
- evaluate the site with regard to landscape construction (already installed) and encroachment of protected Oak trees;
- make recommendations to reduce impact to ordinance protected trees post-construction.

**Observations and Construction Impact:**

There are 14 protected Coast Live Oaks, *Quercus agrifolia*, on the property (see Field Data Sheets, Photos, and Tree Plan). Refer to Field Data Sheets for tree sizes and observed defects used in determining tree condition.

I am aware of no tree being removed due to completed pool and landscape construction. Site work is apparently complete, or very near complete, at the time of observations for this report.

Prevention of damage during construction is the key to tree preservation. I was not able to observe the site in a pre-construction state as this report was ordered after construction was almost completed. Thus, I am not aware of any tree protection measures being applied during construction of the pool and installation of landscape, such as fencing, mulching and irrigation within the tree protection zones. The tree protection zone is defined as the outer dripline (farthest leaves) plus five feet.

Encroachments:

Oak #1 and #2-Fresh landscaping and soils have been added beneath these two trees.

Excess soil and stones at the trunk and within the protection zones should be removed to restore original grades. Irrigation water should be held back from trunks five to six feet.

Oak #3-The pre-existing driveway was apparently replaced within the dripline/protection zone of this tree.

Oak #4, #5 and #6- Fresh landscaping and soils have been added beneath these three trees. Excess soil at the trunk and within the protection zones should be removed to restore original grades. Irrigation water should be held back from trunks five to six feet.

Oak #7, #8, and #9-The outer driplines of these three west and northwest neighbor's trees extend 3-5 feet over the newly landscaped area of the subject site. This is a very minor encroachment, not likely to negatively impact these trees.

Oaks #10, #11 and #12-These three Oaks are located on the north neighbor's property with crowns spreading over the new pool area. Any tree roots within the excavation area are removed, they cannot be replaced. The extent of root loss is unknown, but these are youngish Oaks (12 and 8, 10 and 9 inches diameter respectively) and should be able to tolerate such impacts.

Oak #13 and #14-Apparently not encroached by the recent work.

Recommendations:

The following recommendations should be implemented and monitored.

1. Maintain original grade under retained Oaks. Added and built-up soils should be removed to restore original grade, including removing stone features at base of Oaks #1 and #2.
2. Keep irrigated landscape away from tree trunks (minimum six feet). Keep water away from tree trunks, minimum six feet. Avoid overhead irrigation in contact with the tree trunks and near the root crown.
3. Install a four inches thick layer of coarse wood chip mulch over the root zones of the encroached Oaks, to help prevent further soil compaction, moderate temperatures, and retain soil moisture.
4. Composted organic matter, mycorrhizal fungi, gypsum, and soil penetrants may be beneficial additives to the root zone of the encroached Oaks.
5. If approved by the County, any further digging, excavation, grading, or trenching within an Oak tree protection zone should be done in the presence of County representatives or an approved project arborist. All trench routes for utilities, or other uses such as landscape irrigation trenching, should be routed outside tree protection zones wherever possible.

If you have any questions regarding this report, please call my office at 818 636-4917.

A handwritten signature in black ink that reads "Craig Crotty". The signature is written in a cursive, flowing style.

Craig Crotty, Consulting Arborist  
ISA Certified Arborist # WC 749

**Supplemental Information:**

- Field Data Sheets (2)
- Photos A through P
- Assumptions and Limiting Conditions
- Tree Plan

MAY 14, 2008

**CRAIG CROTTY CONSULTING ARBORIST**

2273 Suree Ellen

**FIELD DATA SHEET-VISUAL INSPECTION FROM GRADE**

TREE NUMBER	1	2	3	4	5	6	7	8
TRUNK DIAMETER (INCHES)	22-18-11	17-12-8	19	9	8	11	8-7	18
CROWN SPREAD (NS X EW in FEET)	54x45	28x32	25x32	20x26	14x20	22x24	28x15	44x45
HEIGHT (ESTIMATE in FEET)	30	18	22	28	28	34	24	34
<b>PHYSICAL CONDITION</b>								
TRUNK LEAN								
TRUNK CAVITY								
TRUNK WOUND						x		
DAMAGED / DEAD STRUCTURAL ROOTS								
FILL SOIL AT ROOT CROWN	x	x						
WEAK TRUNK / BRANCH ATTACHMENTS								
PREVIOUS FAILURES								
BRANCH CAVITY								
BRANCH WOUND	x	x	x				x	
EXCESSIVE END WEIGHT								
DEAD & BROKEN BRANCHES / HANGERS					x	x		
THIN FOLIAGE						x	x	x
BRANCH TIP DECLINE								
LEAF COLOR								
PRUNING DAMAGE			x					x
INSECT DAMAGE IN CROWN								
BORERS / TERMITES								
MUSHROOMS / CONKS								
CANKERS / TRUNK BLEEDING / OOZING					x			
<b>OBSERVATIONS</b>								
REMOVE								
CONSTRUCTION ENCROACHMENT	x	x	x	x	x	x	x	x
RELOCATE ON SITE								
UNSUITABLE FOR RELOCATION								
PEST / DISEASE TREATMENT								
RESTORE ORIGINAL GRADE	x	x		x	x	x		
ADJUST IRRIGATION / UNDERSTORY PLANT								
AERATE / APPLY MULCH								
MAINTENANCE PRUNING								
<b>RISK LEVEL</b>								
MODERATE RISK	x	x	x	x	x	x	x	x
SEVERE RISK								
CRITICAL RISK								
<b>RATING</b>								
HEALTH	B	C	C	C	C	C	C	C
STRUCTURE	C	C	C	C	C	C	C	C/D
AESTHETICS	B	C	C	C	C	C	C	C
<b>OVERALL RATING</b>	B/C	C	C	C	C	C	C	C/O

SPECIES / COMMENTS	A-EXCELLENT	B-GOOD	C-FAIR	D-POOR/DECLINING	F-DEAD
TREE NO.1 Quercus agrifolia - landscape work w/in protection zone. Remove soil @ base.					
TREE NO.2 Quercus agrifolia - landscape work w/in protection zone. Remove soil @ base.					
TREE NO.3 Quercus agrifolia - Driveway encroached. Over-thinned/pruned.					
TREE NO.4 Quercus agrifolia #4, #5 & #6 landscape work w/in protection zones.					
TREE NO.5 Quercus agrifolia planting, topsoil, & trenching for irrigation.					
TREE NO.6 Quercus agrifolia - Keep water off tree trunks.					
TREE NO.7 Quercus agrifolia - off site/west - east crown 5ft over site					
TREE NO.8 Quercus agrifolia - off site/northwest - SE crown 3ft over site					

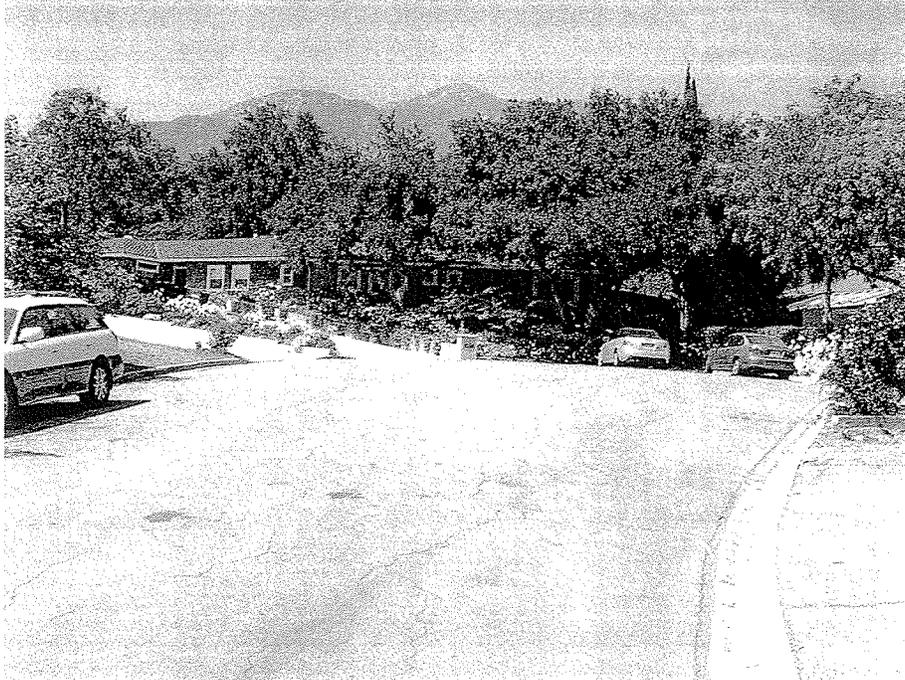
MAY 14, 2008

**CRAIG CROTTY CONSULTING ARBORIST**

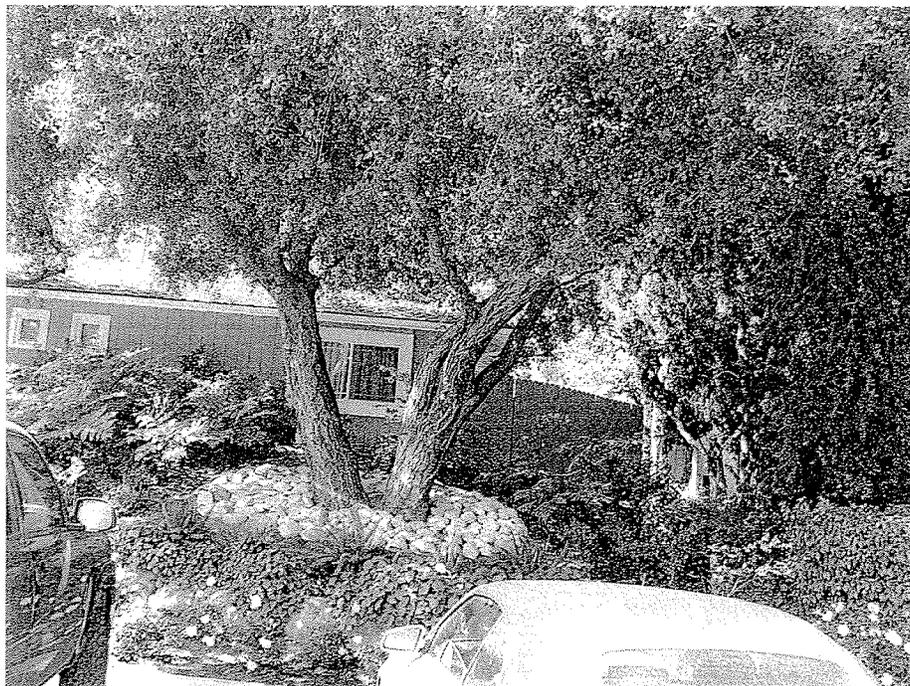
2273 Soree Ellen

**FIELD DATA SHEET-VISUAL INSPECTION FROM GRADE**

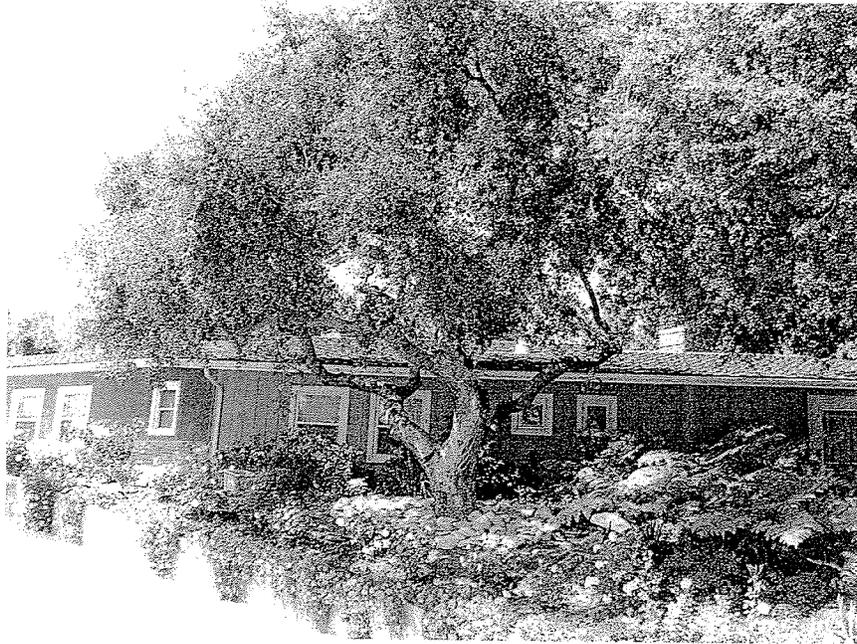
TREE NUMBER	9	10	11	12	13	14		
TRUNK DIAMETER (INCHES)	26	12-8	10	9	23	23		
CROWN SPREAD (NS X EW in FEET)	45x45	35x28	26x20	18x20	40x40	50x45		
HEIGHT (ESTIMATE in FEET)	45	32	30	28	50	32		
<b>PHYSICAL CONDITION</b>								
TRUNK LEAN								
TRUNK CAVITY								
TRUNK WOUND								
DAMAGED / DEAD STRUCTURAL ROOTS								
FILL SOIL AT ROOT CROWN								
WEAK TRUNK / BRANCH ATTACHMENTS								
PREVIOUS FAILURES								
BRANCH CAVITY								
BRANCH WOUND	x	x			x			
EXCESSIVE END WEIGHT								
DEAD & BROKEN BRANCHES / HANGERS	x			x				
THIN FOLIAGE								
BRANCH TIP DECLINE								
LEAF COLOR								
PRUNING DAMAGE								
INSECT DAMAGE IN CROWN								
BORERS / TERMITES								
MUSHROOMS / CONKS								
CANKERS / TRUNK BLEEDING / OOZING					x	x		
<b>OBSERVATIONS</b>								
REMOVE								
CONSTRUCTION ENCROACHMENT	x	x	x	x				
RELOCATE ON SITE								
UNSUITABLE FOR RELOCATION								
PEST / DISEASE TREATMENT								
RESTORE ORIGINAL GRADE								
ADJUST IRRIGATION / UNDERSTORY PLANT								
AERATE / APPLY MULCH								
MAINTENANCE PRUNING								
<b>RISK LEVEL</b>								
MODERATE RISK	x	x	x	x	x	x		
SEVERE RISK								
CRITICAL RISK								
<b>RATING</b>								
HEALTH	C	B	B	C	C	C		
STRUCTURE	B	B	C	C	C	C		
AESTHETICS	B	B	C	C	C	B		
<b>OVERALL RATING</b>	B/C	B	C	C	C	C		
<b>SPECIES / COMMENTS</b>	A-EXCELLENT B-GOOD C-FAIR D-POOR/DECLINING F-DEAD							
TREE NO. 9	Quercus agrifolia - off site / Northwest - SE crown 3ft over site							
TREE NO. 10	Quercus agrifolia - off site / North - S crown 18ft over site							
TREE NO. 11	Quercus agrifolia - off site / North - S crown 8ft over site							
TREE NO. 12	Quercus agrifolia - off site / North - S crown 14ft over site							
TREE NO. 13	Quercus agrifolia - located beyond const area, previously encroached							
TREE NO. 14	Quercus agrifolia - beyond const area, previously encroached,							
TREE NO.	narrow branch attachments, scale							
TREE NO.								



**Photo A shows the site at the end of Suree Ellen Lane cul de sac.**



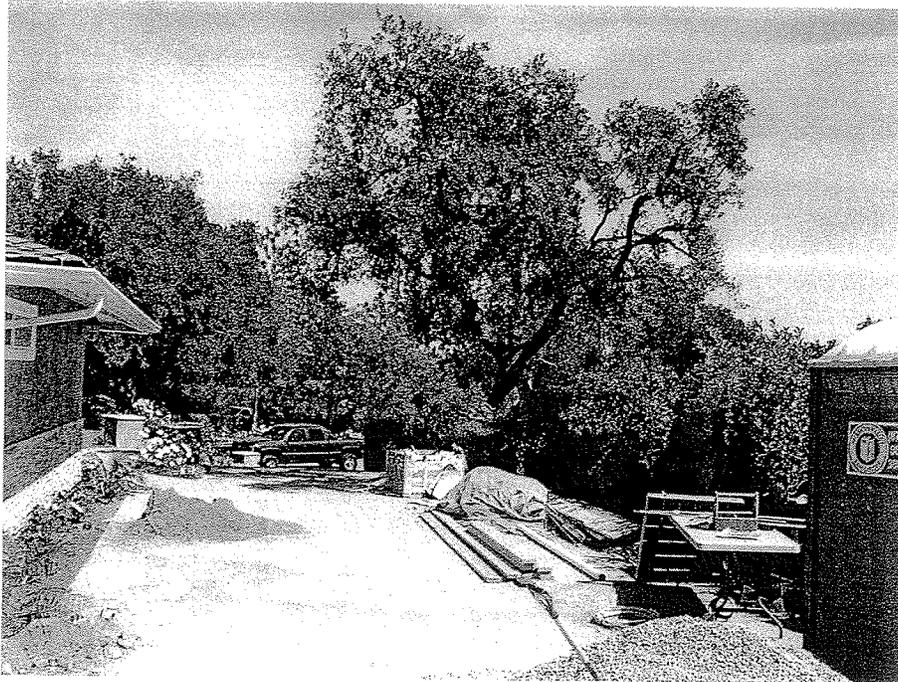
**Photo B shows Oak #1. Built up soil within dripline should be removed and lower grades restored.**



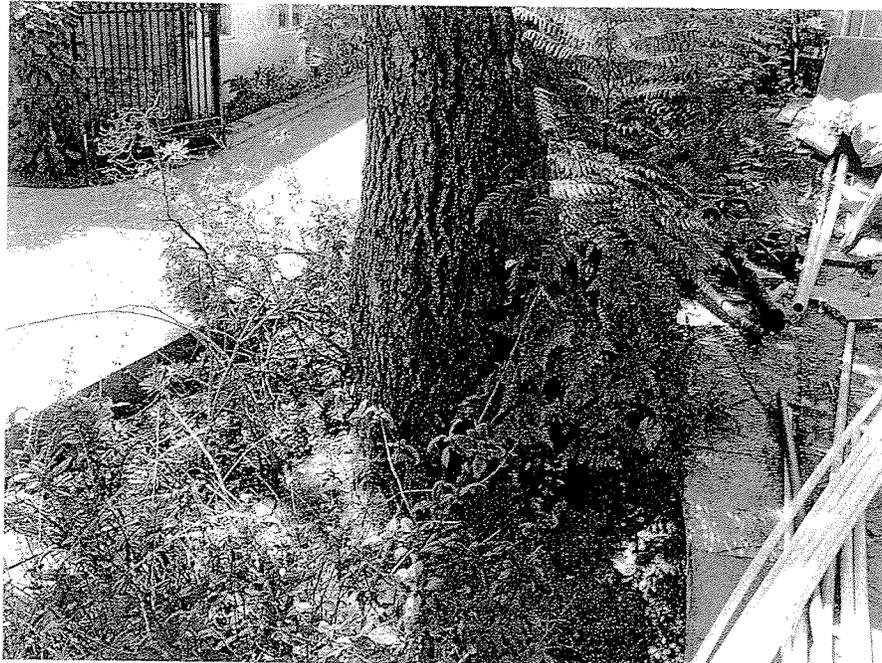
**Photo C shows Oak #2. Built up soil within dripline should be removed and original grades restored.**



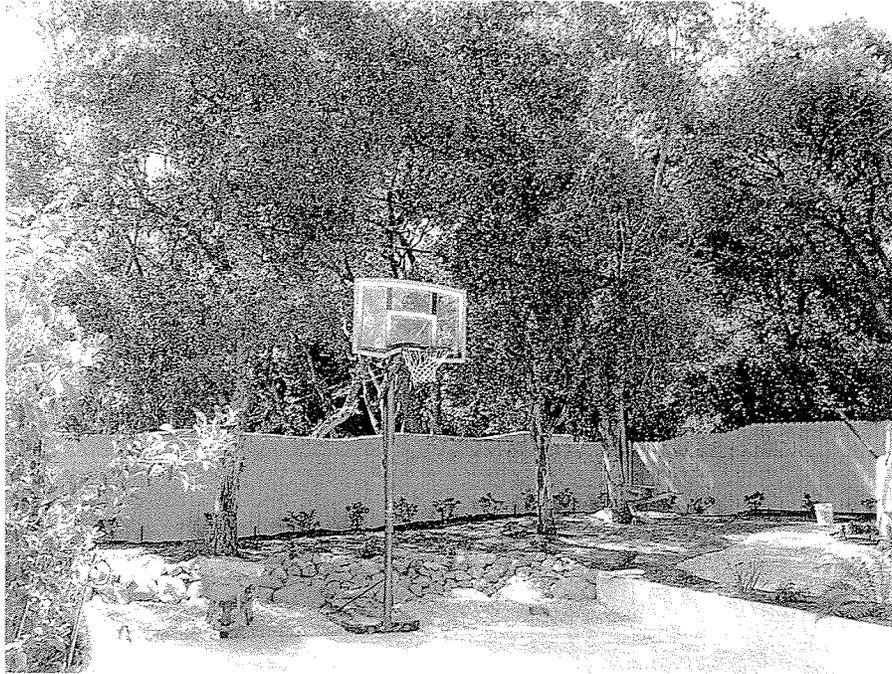
**Photo D looks west-north-west and shows Oaks #2 and #3 along the newer driveway. Oak #3 may be stressed due to a thinned crown.**



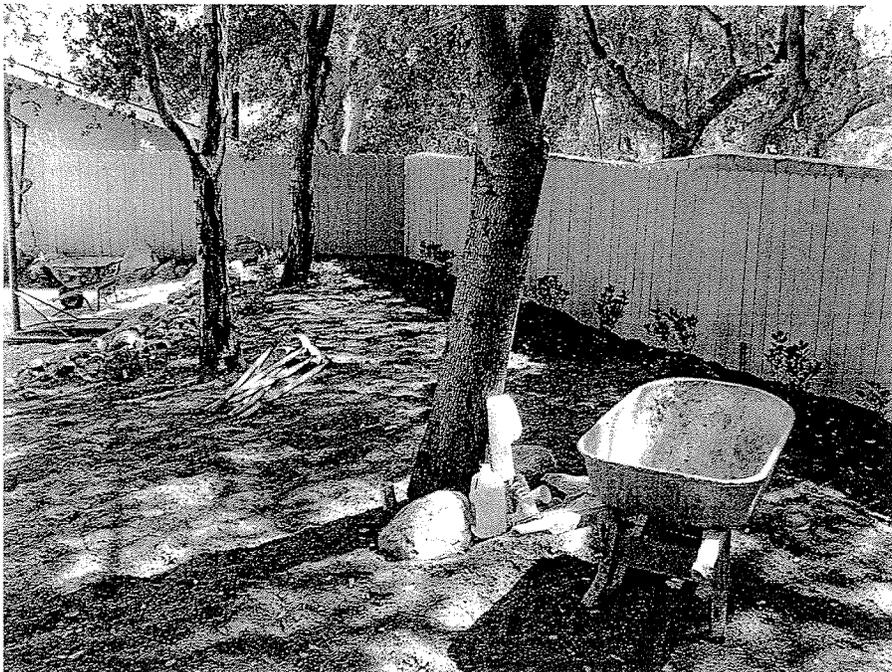
**Photo E shows Coast Live Oak #3. The location of the driveway is pre-existing; the driveway appears to be relatively recently replaced.**



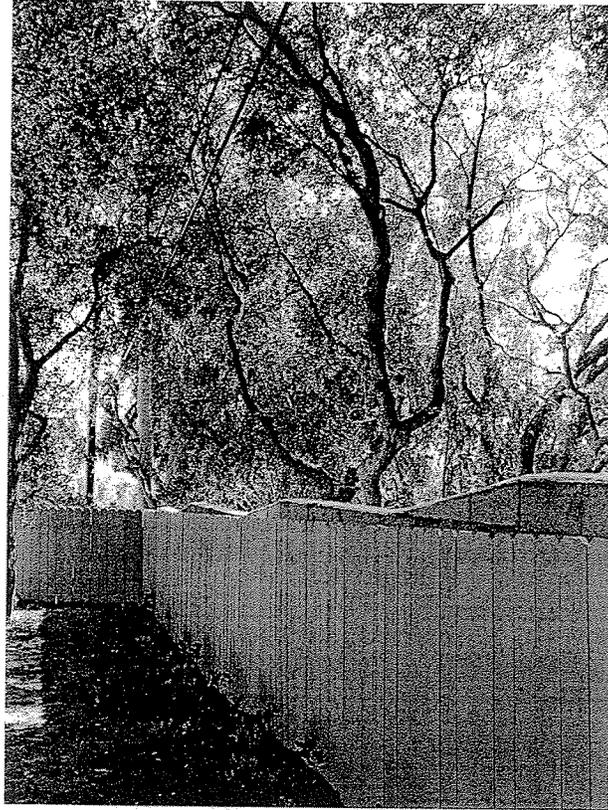
**Photo F shows Oak #3 again, in a narrow planter between the driveway and the neighbor's wall of pre-existing locations.**



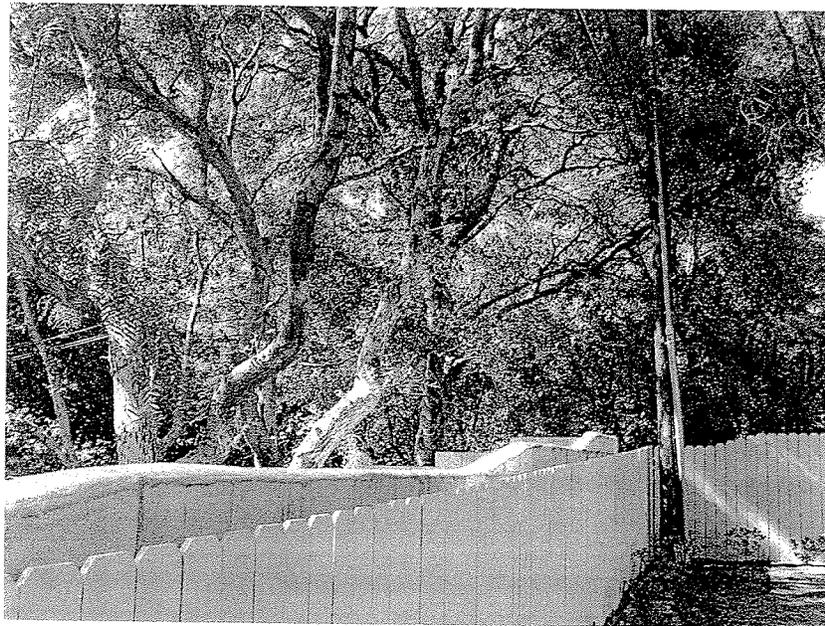
**Photo G shows Oaks #4, #5 and #6 (from left to right) at the west side of the property. These three Oaks have had some landscape improvements added within their driplines.**



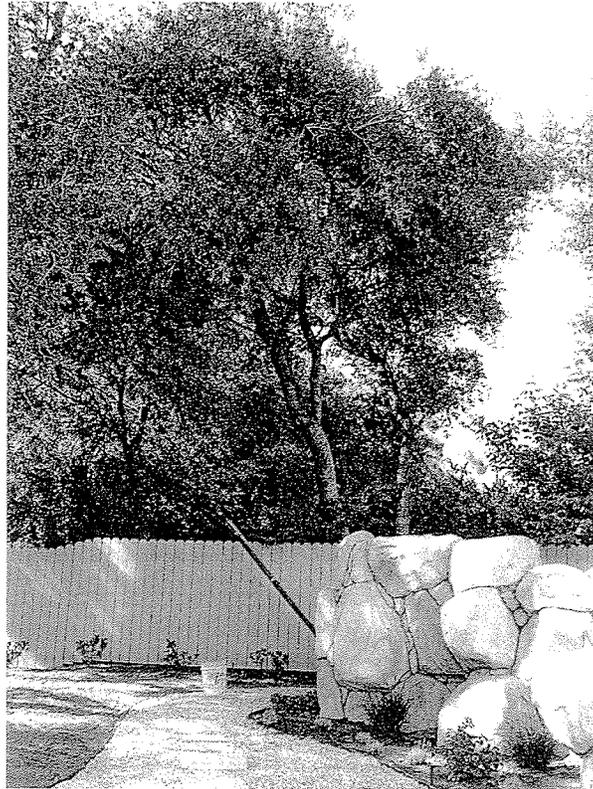
**Photo H is another view of Oaks #4, #5 and #6 (looking south). Encroachments are irrigation trenching, a bit of added topsoil, and landscape plants installed at right. Recommendations are to remove excess soil over root zones and to adjust irrigation water away from contact with tree trunks.**



**Photo I shows the west neighbor's Oak #7 spreading over the site about five feet. This tree should not be significantly impacted by landscape work within the subject site.**



**Photo J shows NW neighbor's Oaks #8 (left) and #9 (in back), both crowns extending an estimated three feet over the site, with very little impact from work within the subject site. Photo looks NNW.**



**Photo K shows north neighbor's Oak #10 extending over the site about 18 feet. The east end of the pool was installed within the tree protection zone, but this tree should tolerate the encroachment.**



**Photo L shows north neighbor's Oaks #11 and #12 extending over the pool about 8 and 14 feet respectively. Oak #11 is the west (left) tree; Oak #12 is the east (right) tree. These are youngish trees that also should tolerate the encroachment.**



Photo M shows the trunks of neighbor's Oaks #11 (left) and #12 (right).

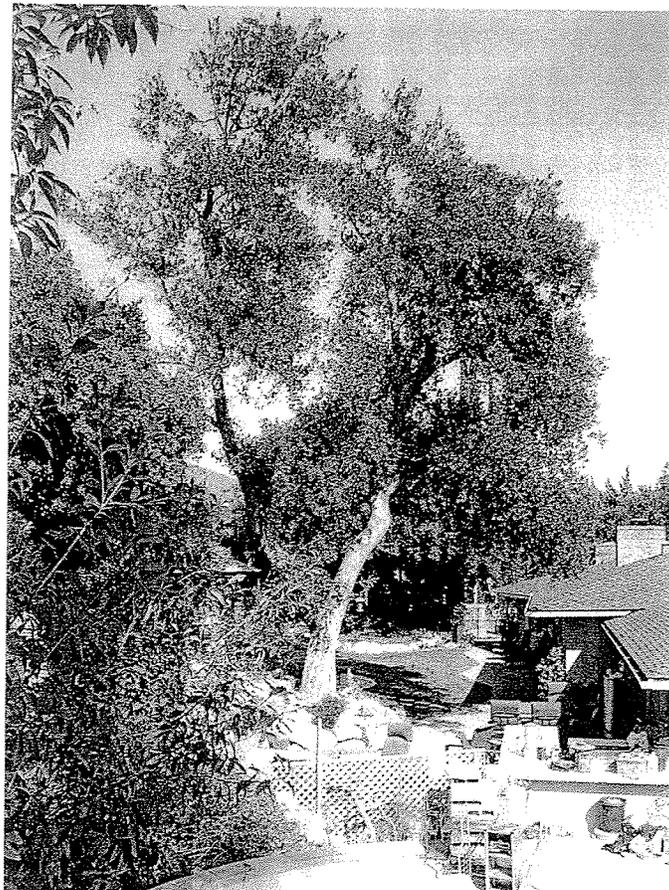
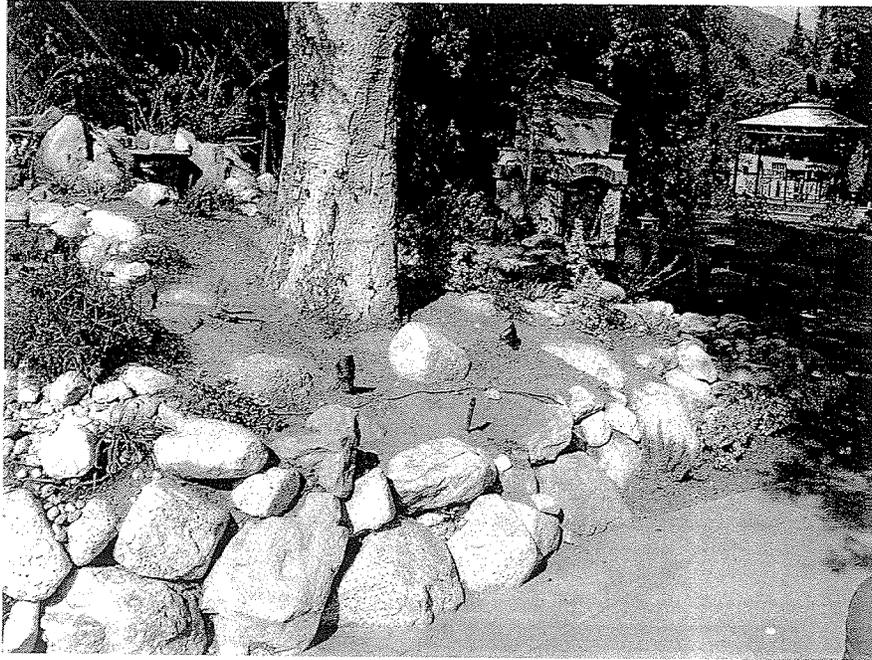
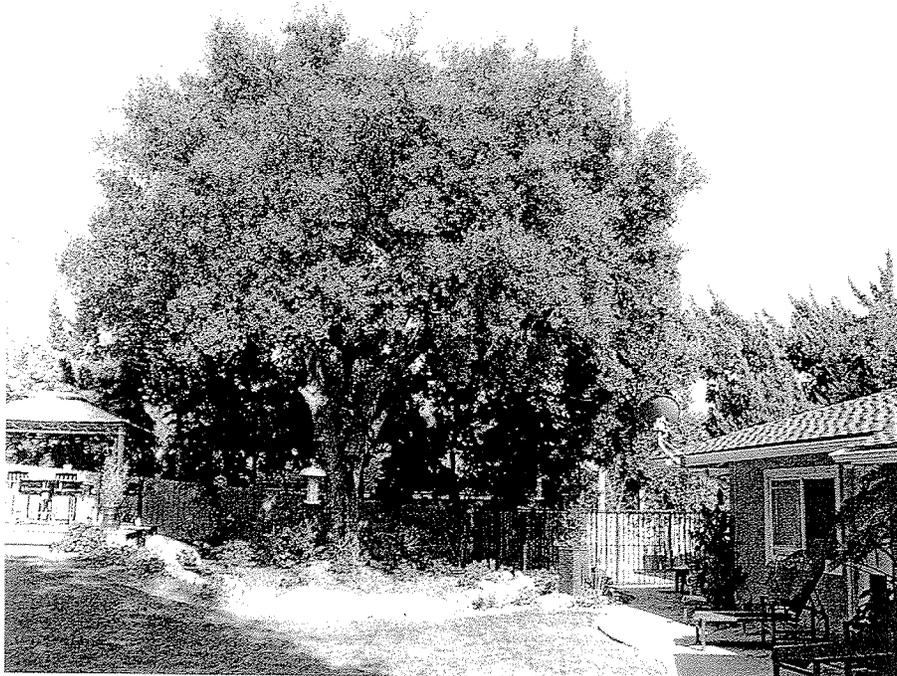


Photo N shows Oak #13, beyond the pool construction area in closely landscaped setting (pre-existing).



**Photo O shows the base of Oak #13, this tree appears stressed due to pre-existing site features. The owner of the tree should seek further evaluation of tree health.**



**Photo P shows Oak #14 beyond the pool construction area in the far east area of the site. This tree has pre-existing landscaping surrounding it.**

**Assumptions and Limiting Conditions**

The Consulting Arborist has no past, present or future interest in this property or the subject trees. Opinions contained herein are the independent and objective judgements of the Consultant relating to circumstances and observations made on the subject site.

Delivery of this report represents completion of the 'assignment. The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting, court or hearing, without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The owner of trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

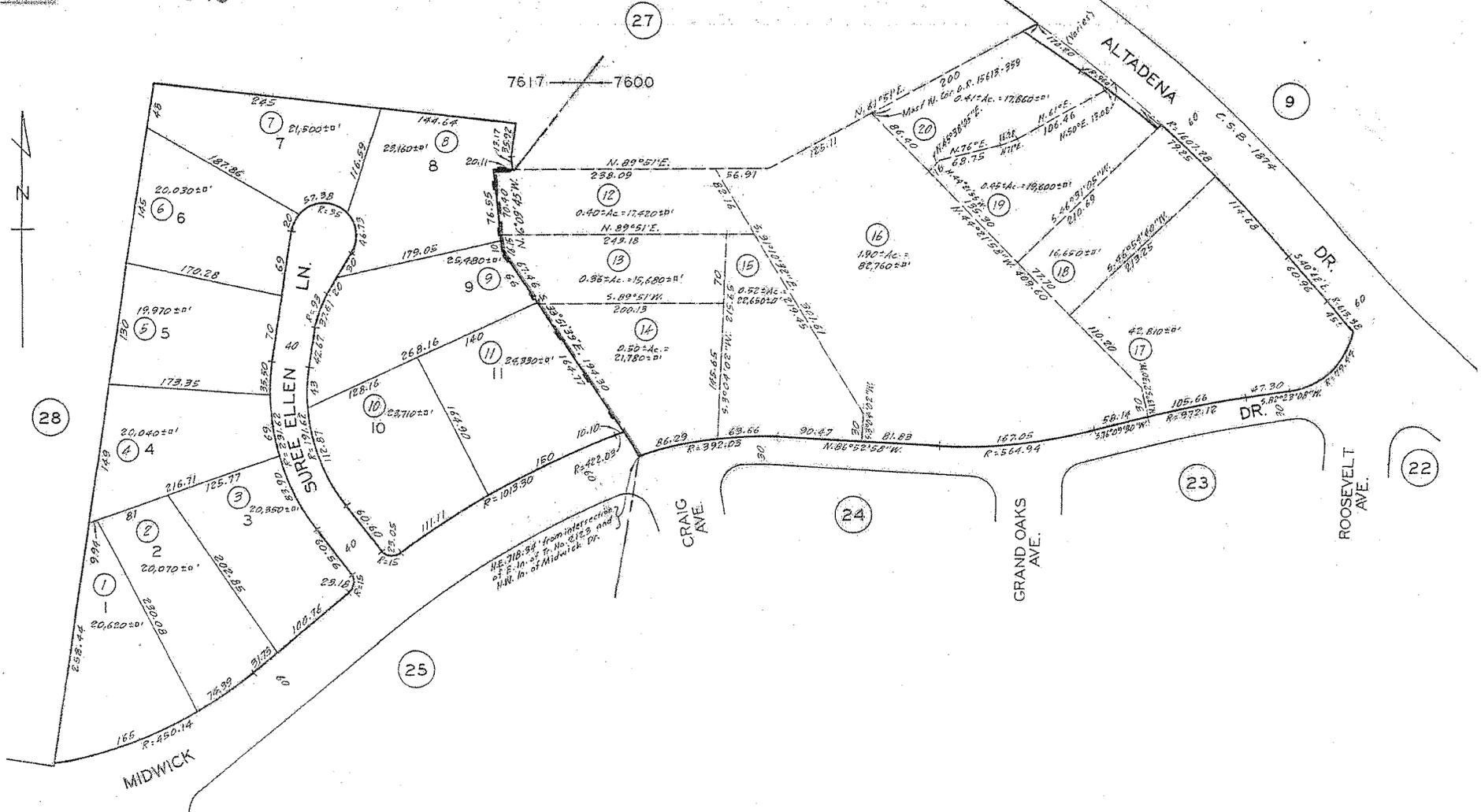
It is assumed that statements of fact regarding property ownership, property boundaries, exact tree and structure locations are "as represented" by the client, in all verbal, written or drawn communications. The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

It is assumed that any property referred to in this report is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

Any change or alteration to this report invalidates the entire report.

Client \_\_\_\_\_ Date \_\_\_\_\_

SCALE 1" = 100'

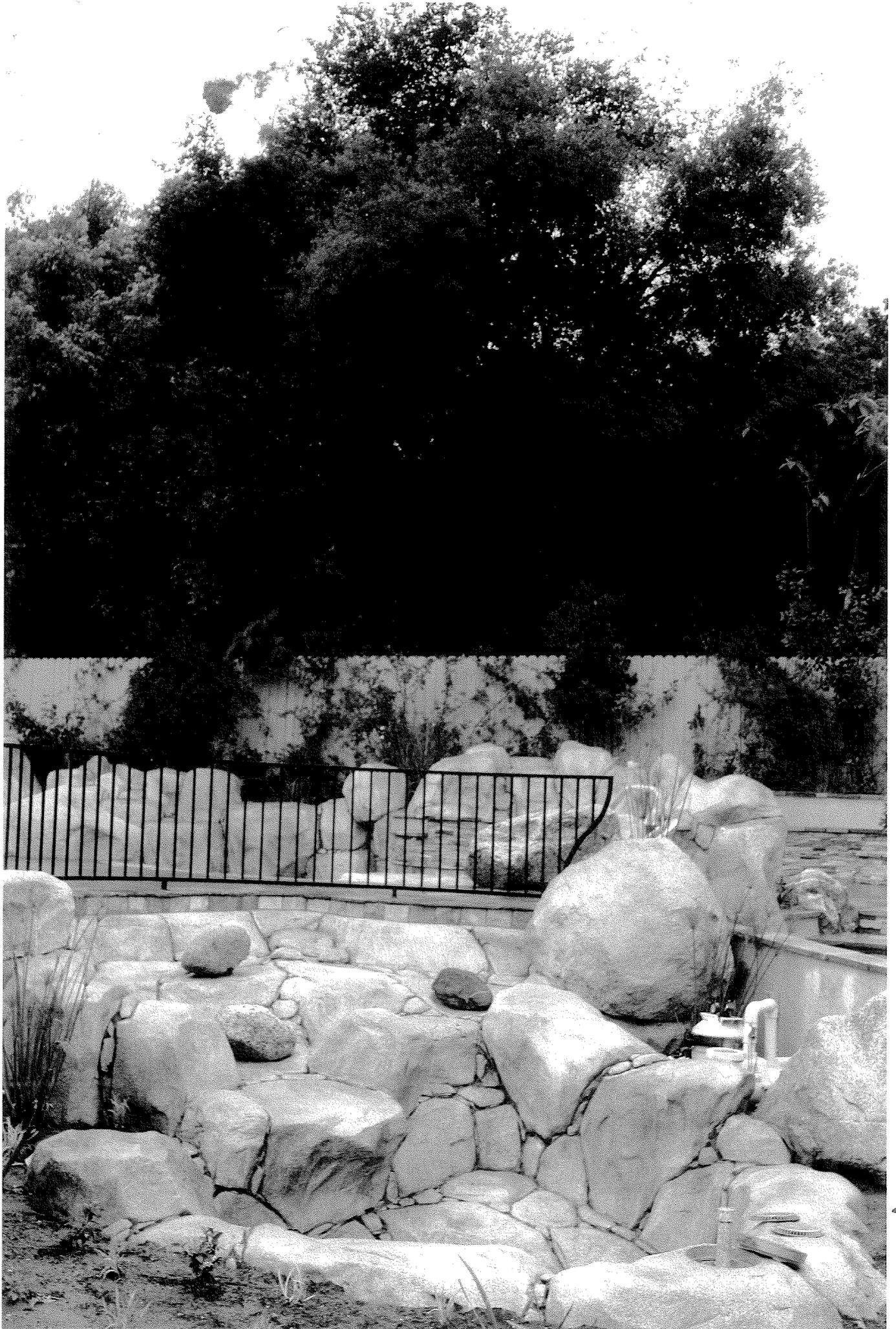


CODE  
7600  
7617

FOR PREV. ASSM'T SEE:  
5659 - 3 & 4

SAN PASCUAL RANCHO P. 1-19-20  
TRACT NO. 18960 M.B. 497-38-39

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF



B7



B6



B5



B4



B3



B2



B1



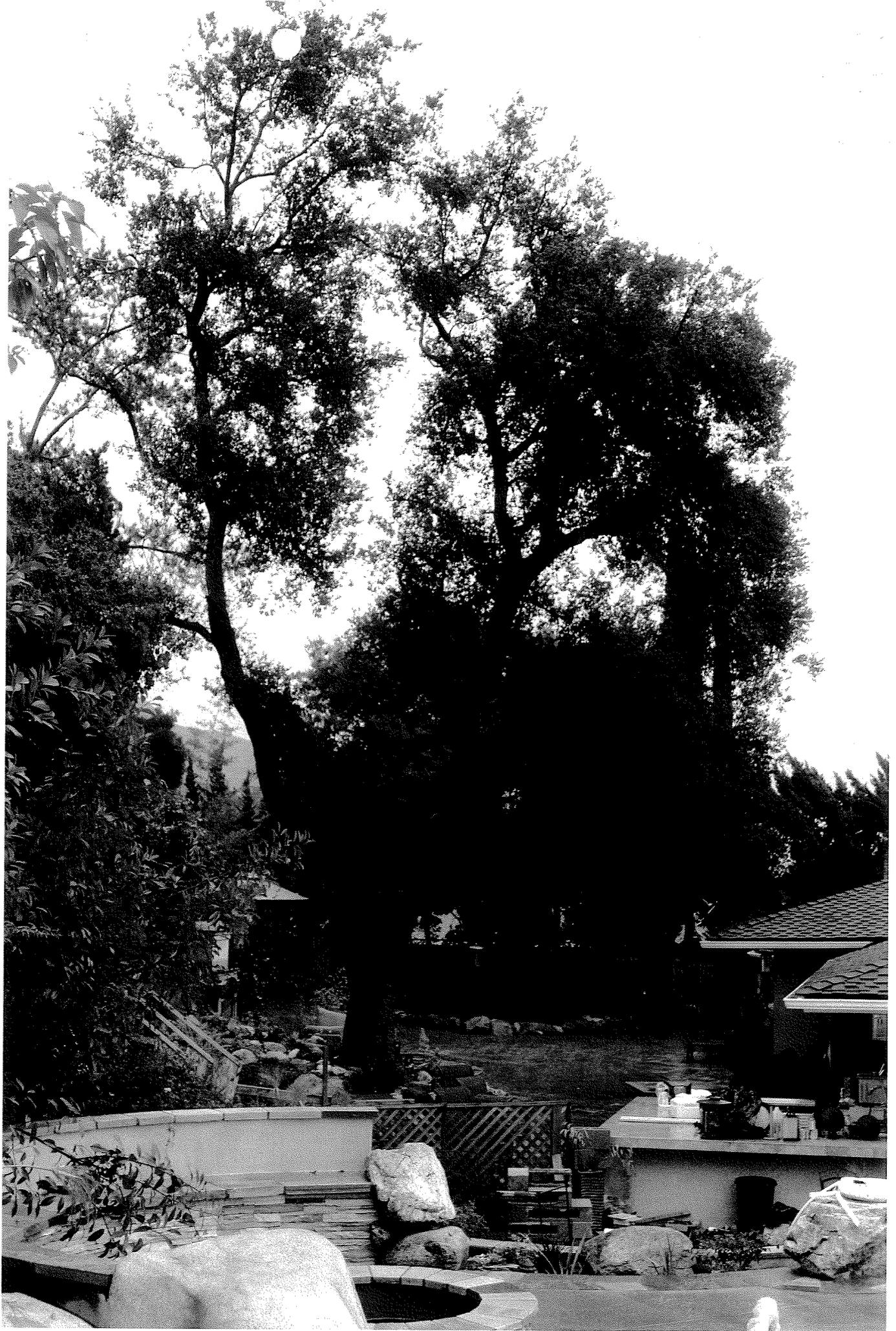
A9



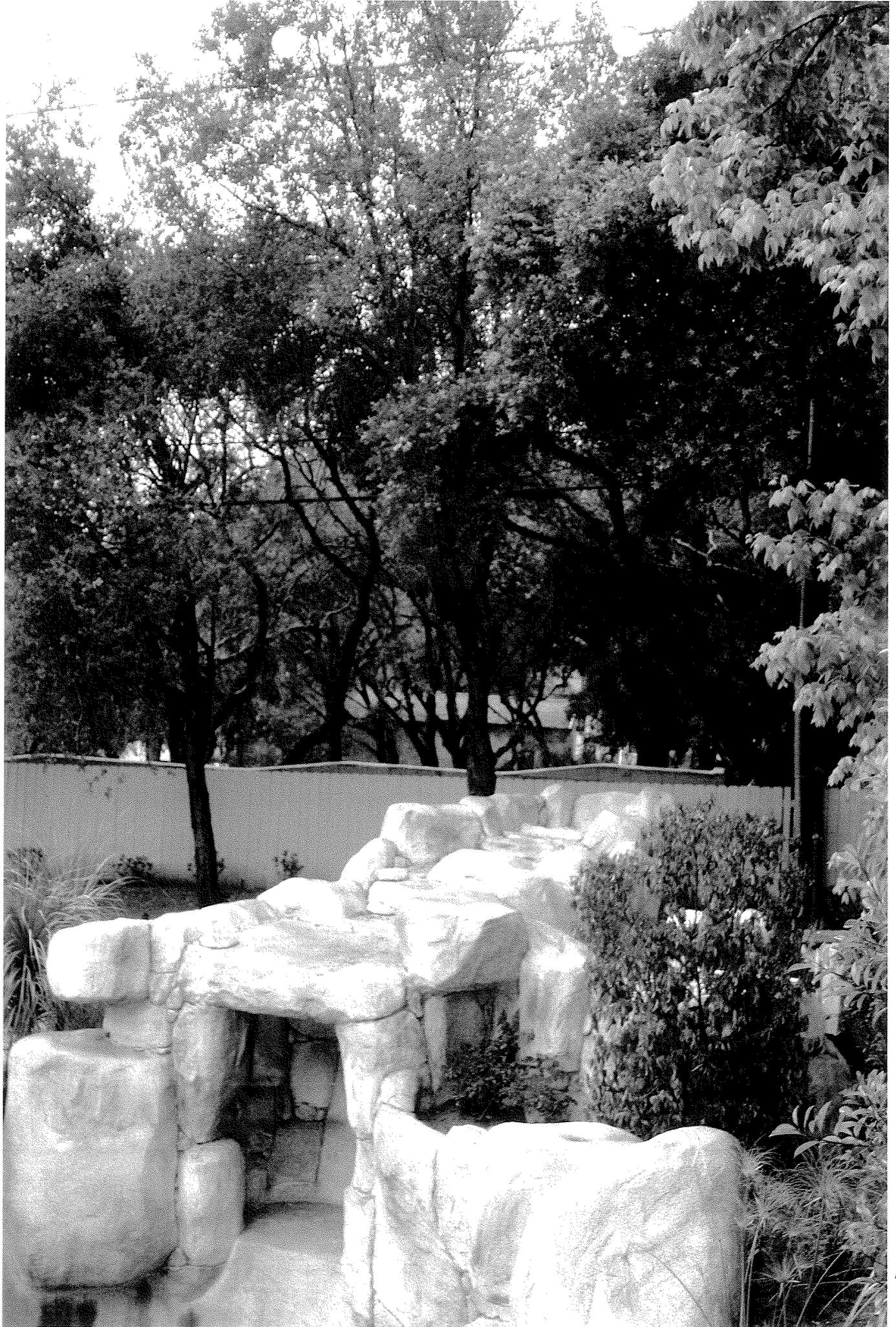
A8



A7



A6

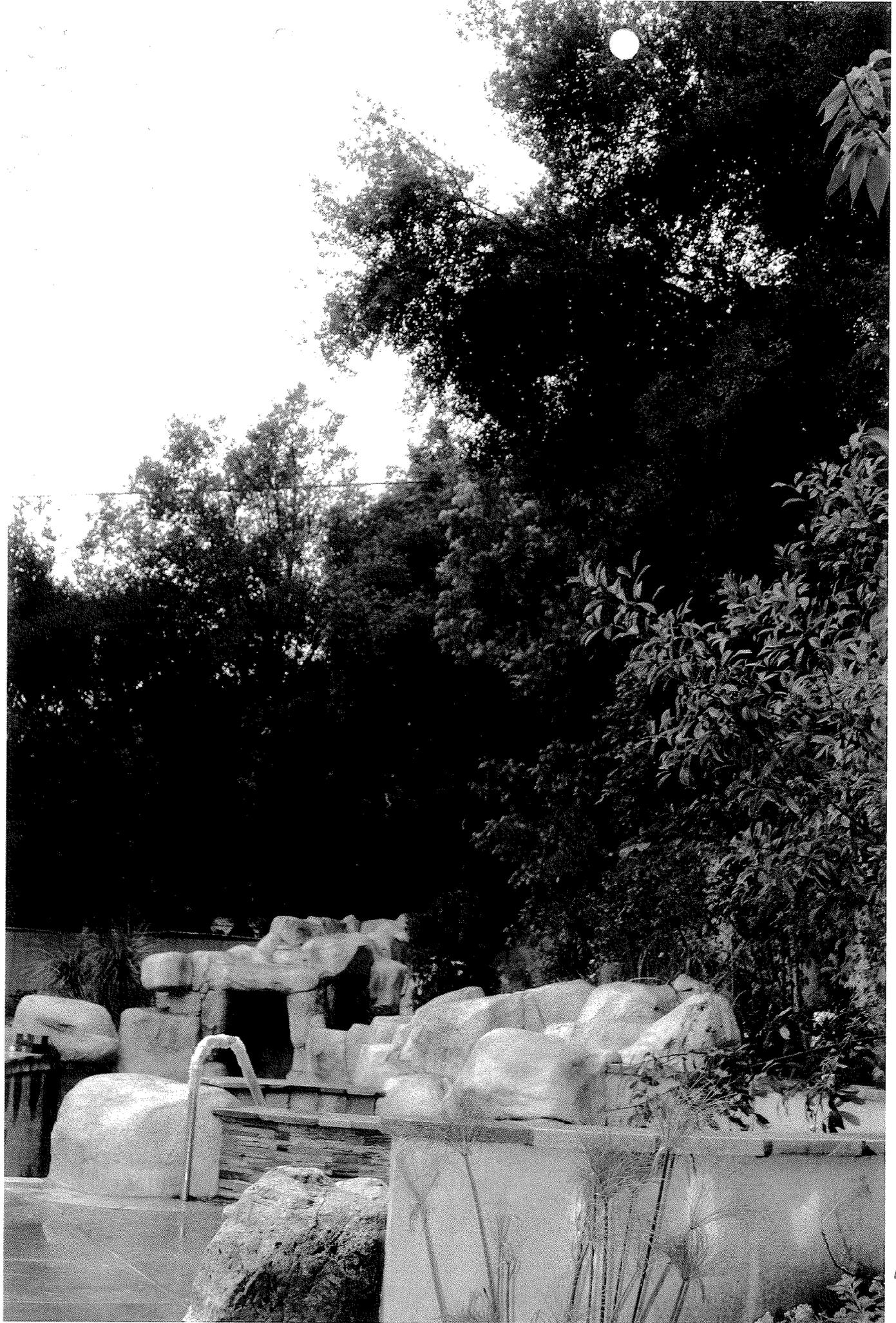


A5



A4

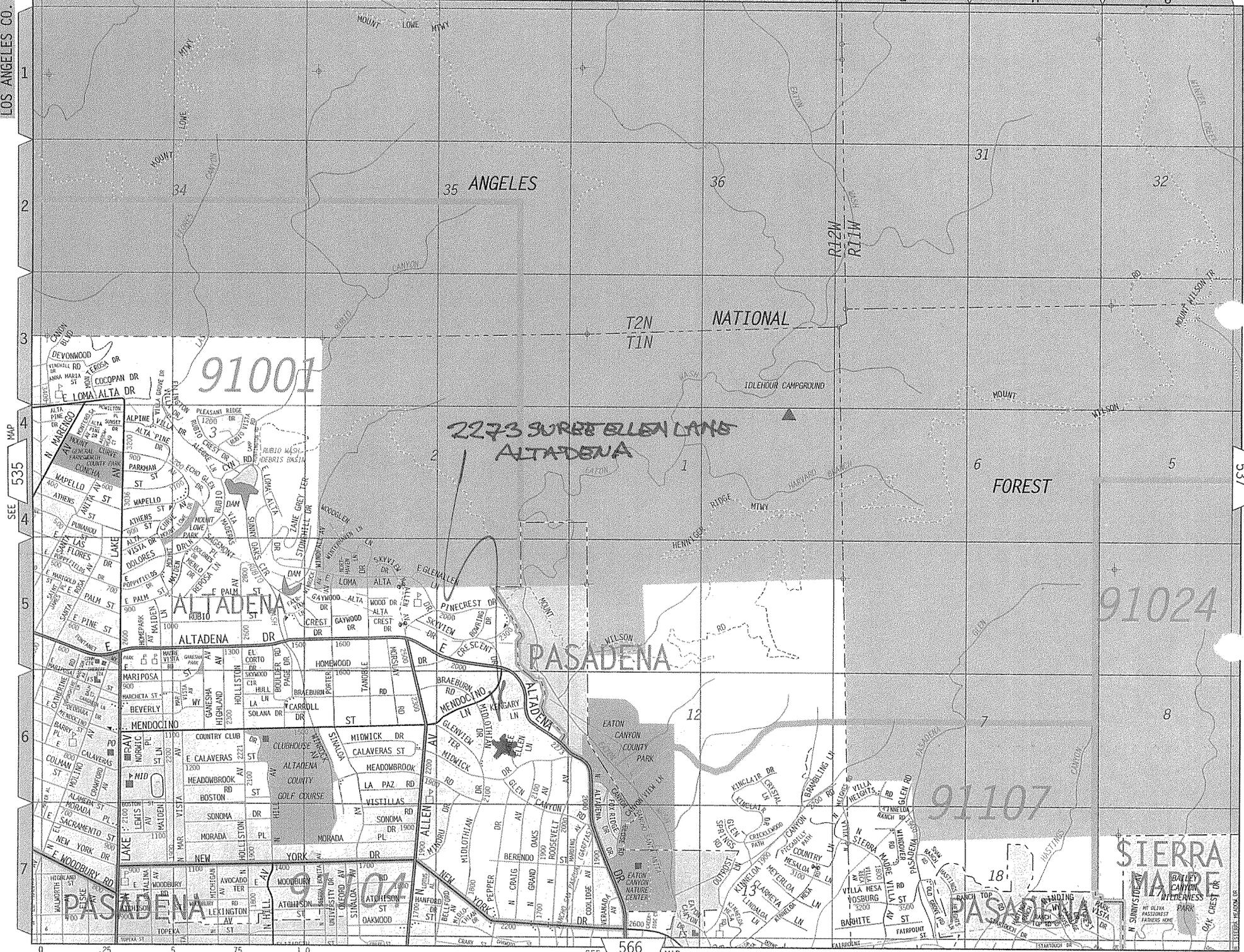




A2



A1



91001

2273 SURBELLEN LANE  
ALTADENA

PASADENA

91024

91107

SIERRA MADRE

91004

PASADENA

