



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

April 22, 2003

James E. Hartl, AICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ryan Shields
Pyramid Network Services, LLC
2501 W. Burbank Blvd., Suite 307
Burbank, CA 91505

RE: CONDITIONAL USE PERMIT NO. 01-197-(4)

To authorize the operation and maintenance of an unmanned wireless telecommunications facility that will be established on an existing Southern California Edison (SCE) transmission tower. The telecommunications facility will consist of 4' long antennas that will be mounted approximately 38' above grade as measured from the center of the antennas, and a 4' diameter microwave dish mounted approximately 32' above grade as measured from the center of the dish. This facility will also require the construction of 6 equipment cabinets on a 17'x15' concrete pad underneath the tower.

OAK TREE PERMIT NO. 01-197-(4)

To authorize trenching within the dripline of 1 oak tree #2 as identified on the site plan in order to install 50' of power cable between the proposed development to an existing power distribution pole.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 4 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact Matilda Larson in the Zoning Permits II Section at (213) 974-6383.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: To authorize the operation and maintenance of an unmanned wireless telecommunications facility that will be established on an existing Southern California Edison (SCE) transmission tower. The telecommunications facility will consist of 4' long antennas that will be mounted approximately 38' above grade as measured from the center of the antennas, and a 4' diameter microwave dish mounted approximately 32' above grade as measured from the center of the dish. This facility will also require the construction of 6 equipment cabinets on a 17'x15' concrete pad underneath the tower. The applicant is also requesting an Oak Tree Permit to authorize trenching within the dripline of oak tree #2 as identified on the site plan in order to install 50' of power cable between the proposed development to an existing power distribution pole.

PROCEEDINGS BEFORE THE HEARING OFFICER:

March 4, 2003 Public Hearing

A duly noticed public hearing was held on March 4, 2003. The applicant's representative was sworn in and testified that he read and agreed to the conditions of approval, including a timer switch for lights at the facility. The applicant's representative stated that access to the property is graded and will adequately accommodate service vehicles to the site. He also testified that a lease was secured from Southern California Edison, and the facility is more than 500' from single-family residences. He also agreed to have the conditions of approval include one uncovered parking space and height specifications for mounting the antennas and dish. The Hearing Officer verified that the proposed trenching will only affect one of two oak trees located near the power pole, and the impacted oak tree will be specified in the findings and conditions of approval.

There being no further testimony, the Hearing Officer closed the public hearing and stated his intent to approve the wireless telecommunications facility subject to the conditions recommended by staff and directed staff to prepare findings and conditions for approval.

Findings

1. The applicant is requesting authorization to mount 4' long antennas approximately 38' above grade as measured from the center of the antennas, to mount a 4' diameter microwave dish approximately 32' above grade as measured from the center of the dish on an existing Southern California Edison (SCE) transmission tower, and to construct 6 equipment cabinets on a 17'x15' concrete pad underneath the tower. The applicant is also requesting authorization to trench within the dripline of oak tree #2 as identified on the site plan in order to install 50' of power cable between the proposed development to an existing power distribution pole.
2. The lease area encompasses approximately 576 sq. ft. and is located in the Firestone Boy Scout Reservation, near 19001 Tonner Canyon Road, South Diamond Bar, in the San Jose Zoned District.

3. The lease area is currently occupied by a 128' tall SCE transmission tower.
4. Surrounding Land Uses within 500' of the Firestone Boy Scouts Reservation consist of the following:
 - North: Vacant and single-family residences
 - South: Vacant
 - East: Vacant
 - West: Oil Pumps and Vacant

The telecommunications facility will be more than 500' south of existing single-family residences and will not be visually obtrusive to those residents, nor will it adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area. Properties immediately adjacent to the SCE tower are vacant and the proposed telecommunications facility will not conflict with surrounding land uses.

5. Southern California Edison has easement rights over the subject property and signed a letter on August 9, 2001 authorizing Sprint PCS to seek and secure a Conditional Use Permit to construct and operate a telecommunications facility at this location.
6. The Firestone Boy Scouts Reservation is zoned A-2-2 (Heavy Agriculture, 2 acre minimum).
7. Properties within 500' of the Firestone Boy Scouts Reservation are zoned as follows:
 - North: A-2-1, A-2-2 and City of Diamond Bar
 - South: A-2-2 and Orange County
 - East: A-2-2
 - West: A-2-2
8. The subject property is designated as Open Space (O-S) in the County General Plan. Primary permitted land uses include a variety of agricultural, recreational, mineral, extraction, and public and semi-public activities and services. The proposed use is not listed as a permitted land use activity, but satisfies criteria for permitting other activities in Open Space areas.
9. The proposed land use will not degrade identified critical natural resources, or have a significant effect on the environment. The oak tree report submitted for this permit states that the proposed trenching between the SCE tower and power distribution pole will not involve grading, change in hydrology, soil compaction or root severance.
10. In a revised memo dated April 16, 2002, the Los Angeles County Fire Department Forestry Division stated that the Oak Tree Report submitted by Cy Carlberg on behalf of the applicants was accurate and complete. The memo authorized encroaching into oak trees #1 and #2, identified permit requirements, mitigation trees, and non-permitted actions and violations. This memo is included in the draft conditions of approval.

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9. The proposed land use will not degrade identified critical natural resources, or have a significant effect on the environment. The oak tree report submitted for this permit states that the proposed trenching between the SCE tower and power distribution pole will not involve grading, change in hydrology, soil compaction or root severance.
10. In a revised memo dated April 16, 2002, the Los Angeles County Fire Department Forestry Division stated that the Oak Tree Report submitted by Cy Carlberg on behalf of the applicants was accurate and complete. The memo authorized encroaching into oak trees #1 and #2, identified permit requirements, mitigation trees, and non-permitted actions and violations. This memo is included in the draft conditions of approval.

11. The subject property is located in the Tonner Canyon – Chino Hills Significant Ecological Area (SEA #15). The Significant Ecological Area Technical Advisory Committee (SEATAC) reviewed the proposed project on September 9, 2002 and found that the project is small in scope, and will occur in an already-developed location with most of the equipment to be mounted on an existing structure. SEATAC recommended that lighting associated with the project be put on a timer so that power to lights is discontinued if inadvertently left on by workers visiting the site.
12. A Draft Negative Declaration has been prepared for this project. The draft environmental document concludes that the project will not have a significant effect on the environment.
13. The site plan depicts a 32'x32' footprint of an existing SCE transmission tower that is surrounded by a 12' ± dirt road. Two groups of antennas 4' in length will be mounted 38' above grade in the northeast and northwest corners of the tower. A 4' diameter dish will be located underneath the northwest corner antennas at 32' above grade. The 17'x15' concrete pad and 6 cabinets will be located underneath the tower and enclosed by a 24'x24'x6' chain-link fence. The site plan also depicts a 5' wide underground utility easement from the concrete pad to an existing power pole that is approximately 25' northeast of the tower. This easement will contain a 3' deep and 6-8" wide trench for 50' of power cable encased in 3" PVC conduit.
14. The site plan for the proposed telecommunications facility indicates an east/west facing parking space and satisfies the parking requirement for a premise in Zone O-S. The telecommunications equipment will be mounted on an existing 128' tower.
15. A dirt road leading to and surrounding the transmission tower provides adequate access for maintenance and repairs, and will not require any additional public services or facilities and result in undue public costs.
16. No public comments concerning this proposal were received.
17. In a memo dated February 28, 2002, the Los Angeles County Department of Public Works stated that there are no right of way or improvements recommended as a condition of approval for this permit. In a memo dated May 9, 2002, the Los Angeles County Fire Department stated that no additional requirements were needed for this permit.
18. In 2001, a contractor was instructed by County Zoning Enforcement staff not to park heavy equipment on roads in the Firestone Boy Scout Reservation in order to develop nearby properties. The contractor was and subsequently removed the equipment. This violation did not involve the applicant or leasor involved with this permit.
19. Because the project is small in scope and located on an existing facility, the telecommunications equipment will not significantly diminish the open space and

recreational potential of adjacent resource areas. Properties surrounding the SCE tower are primarily vacant and the facility will not interfere with surrounding land use patterns. According to the oak tree report, the proposed plans for trenching in the vicinity of oak tree #2 is not expected to significantly damage roots nor affect the tree's present health. The proposed route of the trench will minimize root damage and be the least invasive to tree #2.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features; and
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
- 2. In view of the findings of fact presented above, Conditional Use Permit Case No. 01-197-(4) is **APPROVED**, subject to the attached conditions.

BY:  _____ DATE: 4-22-03
JOHN GUTWEIN, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions and Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes the use of the subject property for the operation and maintenance of an unmanned wireless telecommunications facility, consisting of 4' long antennas mounted approximately 38' above grade as measured from the center of the antennas, and a 4' diameter microwave dish mounted approximately 32' above grade as measured from the center of the dish on an existing Southern California Edison (SCE) transmission tower, and 6 equipment cabinets on a 17'x15' concrete pad underneath the tower, subject to all of the following conditions of approval:
 - a. The permittee shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.
 - b. The permittee shall provide one uncovered parking space as indicated on the site plan in order to service and maintain the telecommunications facility as needed.
 - c. Lighting associated with the project shall be put on a timer so that power to lights is assured to be discontinued if inadvertently left on by workers visiting the site.

2. This grant also authorizes trenching within the dripline of oak tree #2 as identified on the site plan in order to install 50' of power cable between the proposed development to an existing power distribution pole, subject to all of the following conditions of approval:
 - a. The permittee shall comply with the attached twenty-two (22) conditions of the County Forestry Division included in their letter dated April 16,2002, to the satisfaction of said department.
 - b. The permittee shall comply with the conditions set forth in paragraph 3 of the Observations and Discussions section on page 2 of the Oak Tree Report written by Cy Carlberg entitled, "Evaluation of Oak Trees at Buena Vista, 19001 Tonner Canyon Road, in Brea, California."
 - c. The project will require the filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. The Notice of Determination will not be filed until the appropriate fees required by the California Department of Fish and Game are paid. The fees are based on the type of environmental document approved for this project; the current maximum amount is \$1,250.00.

3. 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.
4. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition No. 11.
5. 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 reasonably cooperate in the defense.
6. 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 the Department of 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 the department'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 shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 in accordance with to Los Angeles County Code Section 2.170.010.

7. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.

8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. **This grant will terminate March 4, 2013.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the permitted use, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the expiration of this permit, whether or not any modification of the use is requested at that time.
11. 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. **The permittee shall deposit with the County of Los Angeles the sum of \$750.00.** The monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of 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 5 biennial inspections. Inspections shall be unannounced.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
12. 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 health or safety or so as to be a nuisance.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

KC:ML
03/04/03

Attachments:

County Forestry Division April 16, 2002 letter
Cy Carlberg Oak Tree Report entitled "Evaluation of Oak Trees at Buena Vista,
19001 Tonner Canyon Road, in Brea, California."



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

April 16, 2002

Ms. Patricia Hachiya
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Hachiya:

Handwritten note: Per forestry dc. on 04/22/03, incorrect permit # identified; should read 01-197. -ML

OAK TREE PERMIT #01-097, SPRINT PCS TOWER
LOCATED AT 19001 TONNER CANYON ROAD IN BREA

We have reviewed "Request for Oak Tree Permit #01-097." This project is located at 19001 Tonner Canyon Road in the unincorporated area of Los Angeles County. 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 Cy Carlberg, the consulting arborist, dated October 13, 2002.

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 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 two (2) subsequent annual inspections until the conditions of approval have been met.

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

Table listing 28 unincorporated areas and cities: AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLEN DORA, HAWAIIAN GARDENS, HAWTHORNE, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRWINDALE, LA CANADA-FLINTRIDGE, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, WHITTIER.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the Forestry Division of the County of Los Angeles Fire Department, 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.
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 permittee shall install temporary chain-link fencing, not less than four 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 5 feet beyond the dripline of the Oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

Specifically, Trees #1 and #2 shall be fenced.

6. Copies of the Oak Tree Report, Oak tree map, 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, and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of two (2) trees of the Oak genus identified as Trees #1 and #2 on the applicant's 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 Forestry Division of the County of Los Angeles Fire Department. 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 Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of 10:1 for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one 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 year of any tree, which results in death from its 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 two-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 two 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:

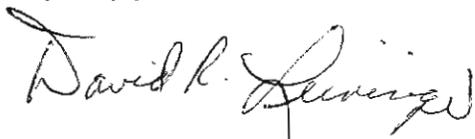
16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the County of Los Angeles Fire Department and approved by the Department of Regional Planning.

Ms. Patricia Hachiya
April 16, 2002
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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 two 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 Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance.

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

Very truly yours,



DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

DRL:lc

Enclosure

