

Hearing Officer Transmittal Checklist

Hearing Date
September 3, 2013
Agenda Item No.
6

Project Number: R2013-00858-(5)
Case(s): Oak Tree Permit No. 201300015
Planner: Steve Mar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Oak Tree Report with Tree Survey Plan + Aug 16, 2013 Addendum

Reviewed By: *John H. Ojasis*



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2013-00858-(5)

HEARING DATE

September 3, 2013

REQUESTED ENTITLEMENTS

Oak Tree Permit No. 201300015

PROJECT SUMMARY

OWNER / APPLICANT

Rich & Mary Berry / HartmanBaldwin Design/Build

MAP/EXHIBIT DATE

12/20/12

PROJECT OVERVIEW

The applicant, HartmanBaldwin Design/Build, is requesting an Oak Tree Permit (OTP) for the removal of one (1) oak tree and to encroach upon the protected zones of eight (8) oak trees in association with new remodeling improvements to an existing single-family residence (Plot Plan No. 201300310) in the R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.56.2060. Two mitigation oak trees will be planted on site to replace the oak tree being removed.

LOCATION

3613 Lincoln Ave., Altadena

ACCESS

via Lincoln Ave.

ASSESSORS PARCEL NUMBER(S)

5863-023-062

SITE AREA

0.9 Acres

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

Altadena Zoned District

LAND USE DESIGNATION

LD – Low Density Residential (1 to 6 du/ac)

ZONE

R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

1 to 6 du/ac

COMMUNITY STANDARDS DISTRICT

Altadena CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Altadena Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov



Lincoln Av

Project Site

Curving Ranch

50 m

300 ft



ENTITLEMENTS REQUESTED

- Oak Tree Permit (OTP) for the removal of one (1) oak tree and to encroach upon the protected zones of eight (8) oak trees in association with new remodeling improvements to an existing single-family residence in the R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) Zone pursuant to County Code Section 22.56.2060.

PROJECT DESCRIPTION

The applicant is requesting an Oak Tree Permit (OTP) for the removal of one (1) oak tree and to encroach upon the protected zones of eight (8) oak trees in association with new remodeling improvements to an existing single-family residence (Plot Plan No. 201300310) in the R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) zone. Two mitigation oak trees will be planted on site to replace the oak tree being removed.

SITE PLAN DESCRIPTION

The site plan depicts the existing single-family residence with proposed additions. Oak Tree #17 will be removed and encroachments into the protected zones of Oak Trees #7, 8, 9, 16, 18, 34, 35, and 36 will be made.

EXISTING ZONING

The subject property is zoned R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area).

Surrounding properties are zoned as follows:

- North: SP (Specific Plan)
- South: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area)
- East: SP (Specific Plan)
- West: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area)

EXISTING LAND USES

The subject property is developed with a single-family residence.

Surrounding properties are developed as follows:

- North: Single-family Residences
- South: Single-family Residences
- East: Single-family Residences
- West: Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The Zoning History of this parcel is as follows: R1-10000 (April 1950).

ENVIRONMENTAL DETERMINATION

Los Angeles County (“County”) Staff recommends that this project qualifies for a Categorical Exemption (Class 4 Exemption, Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The removal of one oak tree and the encroachment upon the protected zones of eight oak trees on the project site involves a negligible alteration to the current condition of the site. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the LD – Low Density Residential land use category of the Altadena Community Plan. This designation is intended for common suburban tract residential development with a purpose to maintain existing single-family neighborhoods. The removal of one oak tree and encroachment upon eight oak trees on the property of an existing single-family residence does not conflict with this land use category and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Emphasize the preservation, conservation, and maintenance of stable residential areas.*
- *Preserve sound residential areas and protect them from intrusion of incompatible uses.*

The project involves the removal of one oak tree and the encroachment into the protected zones of eight oak trees for the purpose of adding new additions to an existing single-family residence. The oak tree removal and encroachments and the remodeling of the single-family residence will preserve and maintain the existing residential area around the project site.

The following policies of the Altadena Community Plan are applicable to the proposed project:

- *Preserve and maintain existing residential units which are structurally sound.*

The project involves the removal of one oak tree and the encroachment into the protected zones of eight oak trees for the purpose of adding new additions to an existing single-family residence. The oak tree removal and encroachments and the remodeling of the single-family residence will preserve and maintain the overall form of the existing home on the site.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.56.2060 of the County Code, destroying, removing, relocating, damaging or encroaching into a protected zone of any tree of the oak genus which is 25 inches or more in circumference is prohibited without an oak tree permit. The protected zone is the area extending five feet beyond the dripline of the tree or 15 feet from the trunk, whichever is greater.

Pursuant to Section 22.56.2140, staff referred a copy of the applicant's oak tree report to the County Forester to review the accuracy of statements contained therein, and to inspect the project site.

Neighborhood Impact/Land Use Compatibility

The subject property is surrounded by single-family residences. The removal of one oak tree and the encroachment into the protected zones of eight oak trees in association with new remodeling improvements to an existing single-family residence is consistent with the scale of surrounding development and will not have an adverse impact on the neighborhood.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- 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,

A qualified arborist has surveyed the project site and all oak tree preservation recommendations made by the arborist will be followed.

- 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.

The tree proposed for removal is one of among a dense stand of co-dominant canopy located on a flat grade. Its removal will have little impact to soil erosion factors on the site.

- 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.

The removal of the oak tree will not detract from the aesthetic value of the property or surrounding area. It will not remove a significant percentage of the property's oak canopy. It is not a heritage-sized tree. The removal of the tree will be mitigated by the planting of two new oak trees.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the 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 and requirements in a letter dated May 9, 2013 (letter and conditions attached). The County Forester conditioned that the applicant meet all requirements for the removal of one oak tree (Oak Tree #17) and the encroachment into the protected zones of eight oak trees (Oak Trees #7, 8, 9, 16, 18, 34, 35, and 36) on the project site. The applicant shall also provide two (2) mitigation trees for the one oak tree being removed. Staff concurs with the Forester's requirements and mitigations dated May 9, 2013.

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 DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

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 R2013-00858-(5), Oak Tree Permit Number 201300015, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE OAK TREE PERMIT NUMBER 201300015 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Oak Tree Report
Site Plan, Land Use Map

MM:SM
9/3/13

**[DRAFT] FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00858-(5)
OAK TREE PERMIT NO. 201300015**

1. **ENTITLEMENT REQUESTED.** The applicant, HartmanBaldwin Design/Build, is requesting an Oak Tree Permit to authorize the removal of one (1) oak tree and to encroach upon the protected zones of eight (8) oak trees in association with new remodeling improvements to an existing single-family residence pursuant to County Code Section 22.56.2060 in the R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) Zone.
2. **HEARING DATE.** September 3, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **PROJECT DESCRIPTION.** The applicant is requesting an Oak Tree Permit (OTP) for the removal of one (1) oak tree and to encroach upon the protected zones of eight (8) oak trees in association with new remodeling improvements to an existing single-family residence (Plot Plan No. 201300310) in the R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) zone. Two mitigation oak trees will be planted on site to replace the oak tree being removed.
5. **LOCATION.** The subject property is located at 3613 Lincoln Ave. in the unincorporated community of Altadena and in the Altadena Zoned District.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the existing single-family residence with proposed additions located along Lincoln Avenue. The project site's on-site and nearby off-site oak trees and their protected zones are depicted.
7. **EXISTING ZONING.** The subject property is zoned R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area).
The existing zoning for the surrounding properties are as follows:
North: SP (Specific Plan)
South: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area)
East: SP (Specific Plan)
West: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area)
8. **EXISTING LAND USES.** The subject property contains a single-family residence. The existing land use for the surrounding properties are as follows:
North: Single-family Residences
South: Single-family Residences
East: Single-family Residences
West: Single-family Residences
9. **PREVIOUS CASES/ZONING HISTORY.** The Zoning History of this parcel is as follows:
R1-10000 (April 1950).
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the LD – Low Density Residential land use category of the Altadena Community Plan. This designation is intended for common suburban tract residential development with a purpose to maintain existing single-family neighborhoods. The removal of one oak tree

and encroachment upon eight oak trees on the property of an existing single-family residence does not conflict with this land use category and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Emphasize the preservation, conservation, and maintenance of stable residential areas.*
- *Preserve sound residential areas and protect them from intrusion of incompatible uses.*

The project involves the removal of one oak tree and the encroachment into the protected zones of eight oak trees for the purpose of adding new additions to an existing single-family residence. The oak tree removal and encroachments and the remodeling of the single-family residence will preserve and maintain the existing residential area around the project site.

The following policies of the Altadena Community Plan are applicable to the proposed project:

- *Preserve and maintain existing residential units which are structurally sound.*

The project involves the removal of one oak tree and the encroachment into the protected zones of eight oak trees for the purpose of adding new additions to an existing single-family residence. The oak tree removal and encroachments and the remodeling of the single-family residence will preserve and maintain the overall form of the existing home on the site.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.56.2060 of the County Code, destroying, removing, relocating, damaging or encroaching into a protected zone of any tree of the oak genus which is 25 inches or more in circumference is prohibited without an oak tree permit. The protected zone is the area extending five feet beyond the dripline of the tree or 15 feet from the trunk, whichever is greater.

Pursuant to Section 22.56.2140, staff referred a copy of the applicant's oak tree report to the County Forester to review the accuracy of statements contained therein, and to inspect the project site.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property is surrounded by single-family residences. The removal of one oak tree and the encroachment into the protected zones of eight oak trees in association with new remodeling improvements to an existing single-family residence is consistent with the scale of surrounding development and will not have an adverse impact on the neighborhood.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The County Forester provided comments and requirements in a letter dated May 9, 2013 (letter and conditions attached). The County Forester conditioned that the applicant meet all requirements for the removal of one oak tree (Oak Tree #17) and the encroachment into the protected zones of eight oak trees (Oak Trees #7, 8, 9, 16, 18, 34, 35, and 36) on the

project site. Staff concurs with the Forester's requirements and mitigations dated May 9, 2013.

14. **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 DRP website posting.
15. **PUBLIC COMMENTS.** Staff has not received any comments at this time.

OAK TREE PERMIT SPECIFIC FINDINGS

16. A qualified arborist has surveyed the project site and all oak tree preservation recommendations made by the arborist will be followed.
17. Therefore, 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.
18. The tree proposed for removal is one of among a dense stand of co-dominant canopy located on a flat grade. Its removal will have little impact to soil erosion factors on the site.
19. Therefore, 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.
20. The removal of the oak tree will not detract from the aesthetic value of the property or surrounding area. It will not remove a significant percentage of the property's oak canopy. It is not a heritage-sized tree. The removal of the tree will be mitigated by the planting of two new oak trees.
21. Therefore, 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.

ENVIRONMENTAL DETERMINATION

22. The removal of one oak tree and the encroachment upon the protected zones of eight oak trees on the project site involves a negligible alteration to the current condition of the site.
23. Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
24. **RECORD OF PROCEEDINGS.** 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, 13th 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 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; and
- 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; and
- C. 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2060 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Oak Tree Permit No. 201300015 is Approved subject to the attached conditions.

Action Date: September 3, 2013

MM/SM
9/3/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

This grant authorizes the removal of one (1) oak tree, as identified as Oak Tree No. 17 on the site plan, and to encroach upon the protected zones of eight (8) oak trees, as identified as Oak Tree Nos. 7, 8, 9, 16, 18, 34, 35, and 36 on the site plan, subject to the following conditions:

1. This permit shall not be effective until a plot plan is approved for the proposed remodeling improvements of the existing single-family residence (Plot Plan No. 201300310), demonstrating the need to remove/encroach upon the said trees.
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 Department of 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 to the attached County Forester's letter dated May 9, 2013. The affidavit shall be filed by **November 4, 2013**.
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. 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.
5. 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 according to Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such 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. **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 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 one (1) inspection. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds (at \$200 per inspection) shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.

8. 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.
9. 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.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
11. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated May 9, 2013 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees.
12. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
13. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.

Attachment: County Forester's Letter dated May 9, 2013.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

May 9, 2013

Maria Masis, Principal Regional Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mrs. Masis:

OAK TREE PERMIT NUMBER 2013-00015
PROJECT NUMBER R2013-00858
3613 LINCOLN AVENUE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2013-00015." The project is located at 3613 Lincoln Avenue 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 Michael Crane, the consulting arborist, dated January 2013.

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

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

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

inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent 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 commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
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 (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
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.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 17 on the applicant's site plan and Oak Tree Report. This grant also allows encroachment within the protected zone of eight (8) trees of the Oak genus (*Quercus agrifolia*) identified as trees; 7, 8, 9, 16, 18, 34, 35, and 36 on the applicant's site plan 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 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 each tree removed for a total of two (2) mitigation trees. 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 approved 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 permitted Oak tree removals. 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 (2) 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.

Maria Masis, Principal Regional Planner
May 9, 2013
Page 4

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 two (2) 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.

To schedule an inspection with a County Forester, please call the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



J. LOPEZ, ACTING ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

Jl: jl

Enclosure



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

1 Removal 87 Encroachment 32 To Remain 33 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.

ANALYSIS & RECOMMENDATIONS HAVE BEEN PROVIDED BY A QUALIFIED TREE EXPERT ALL PRESERVATION RECOMMENDATION WILL BE FOLLOWED

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.

THE TREE PROPOSED FOR REMOVAL IS ONE AMONG A DENSE STAND OF CO-DOMINANT CANOPY LOCATED ON A FLAT GRADE. ITS REMOVAL WILL HAVE NO EFFECT.

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.

4. THE REMOVAL OF THE TREE WILL NOT DETRACT FROM THE AESTHETIC VALUE OF THE PROPERTY OR SURROUNDING AREA. IT WILL NOT REMOVE A SIGNIFICANT PERCENTAGE OF THE PROPERTY'S OAK CANOPY. IT IS NOT A HERITAGE TREE. THE TREE IS PLANNED TO BE MITIGATED

Arbor Care Inc.

Arboricultural Consulting & Plant Health Care

info@ArborCareInc.net 626-737-4007

DATE: August 16, 2013

TO: L.A. County Dept. of Regional Planning
320 West Temple Street
Los Angeles, California, 90012

FROM: Michael Crane
Project's Arborist of Record:
3613 Lincoln Ave., Altadena, 91101

SUBJECT: Addendum to Original Oak Tree Report – Dated January 2013

To whom it may concern:

This letter is meant to inform you that I have received modified plans from the architect, Mr. Tom Trautmann of Hartman Baldwin Design, for the proposed addition at 3613 Lincoln Ave., Altadena. I have analyzed these plans as they relate to the encroachments of Protected Oak Trees on and off site, and I have compared these new plans with the plans which I originally analyzed for the Oak Tree Report that was submitted to Regional Planning for the Oak Tree Permit application. My findings are that the new plans will impact the Protected Oak Trees very similarly to what I originally reported and no additional or more severe impacts will occur other than the ones which are presented in my report.

The overall footprint of the addition has remained unchanged as it relates to all Oak Tree encroachments. Rootzone impacts from the new plans remain consistent with those of the original design. Included in the new plans is a second story addition. The new roofline is set back from Tree #16, the largest specimen on site, and will require no pruning of the live crown to accommodate it. Any pruning that may be required on Trees #8 and #9 will be able to be accomplished within the parameters of the Oak Tree Ordinance, with cuts no larger than two inches in diameter.

I have revised the site plan from my original report to one with the new proposed design. This tree survey site plan is attached with this letter. Please replace the original plan located in the back pocket of my report with this revised copy. I plan to be in attendance at the upcoming public hearing and will be prepared to present my findings to the Planning Commission, but in the meanwhile please feel free to call or email me with any questions regarding the Protected Oaks on this project.

Sincerely,



Michael Crane

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269



Oak Tree Report:
Tree Survey, Impact Analysis,
and Protection Plan

3613 Lincoln Avenue
Altadena, CA 91101

Prepared For: Hartman ◦ Baldwin – Design / Build
100 W. Foothill Blvd
Claremont, CA 91711
Tel: (909) 621-6296
Fax: (909) 621-9987
Email: Alan@HartmanBaldwin.com

Prepared By: Michael Crane
Arbor Care, Inc.
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Pasadena, CA 91115
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Fax: (626) 737-4007
Email: info@arborcareinc.net

January, 2013

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Site Plan	Pocket at back

SUMMARY OF DATA

Total number of live Protected Oak Trees on property including street trees located in the adjacent public right-of-way area	30
Total number of off-site Protected Oak Trees with canopies (driplines) encroaching onto the property, including street trees.....	3
Total number of dead or nearly dead Protected Oak Trees on site	0
Total number of live Protected Oak Trees to be preserved	32
Total number of live Protected Oak Trees to be removed	1
Total number of Protected Trees to be relocated to on-site locations	0
Total number of Protected Oak Trees which will remain to be impacted by construction within Protected Zone (definition on page 3)	7
Total number of live protected trees with no Protected Zone encroachments	25
Total number of proposed mitigation trees to be planted on site	2

BACKGROUND & PURPOSE

I was retained by the project manager and architect, Mr. Alan Brookman of Hartman Baldwin Design, to be the consulting arborist for the planned renovations of the property located at 3613 Lincoln Ave., Altadena. There are many Protected Trees located on the property. The proposed construction will occur within the protection zones of some of these trees and this report will serve to both notify the County of Los Angeles Planning Department of the extent of the potential impacts as well as to inform the builder of the proper protection measures which must be taken in order to preserve the trees. As part of my preparation for this report I made a site visit to the property on January 18, 2013. I met with Mr. Brookman, at that time to view and discuss the proposed construction plans as they relate to the preservation of the Protected Trees.

PROJECT LOCATION, DESCRIPTION & TREE ORDINANCE



The property is located north of Loma Alta Dr., near the northernmost end of Lincoln. It is accessed by passing through the La Vina Community guard gate, but it is not a part of the La Vina Homeowner's Association. Above map courtesy of Mapquest.com.

Project and Site Description

The property consists of a single family residence located on a flat lot measuring 30,070 square feet. All of the Protected Oak Trees on site are *Quercus agrifolia*, coast live oaks. Most are trees which were planted but have become naturalized by receiving little supplemental irrigation, structural pruning or any other cultural inputs typical of landscape trees. All but two (Trees #1 and #10) are in good condition. These two trees have signs or symptoms of Armillaria root rot, or oak root fungus. Surrounding non-oak vegetation is naturalized native and non-native species; most of which appears to have been planted when the home was originally built. The project consists of adding onto the home in three areas, plus slightly modifying the front entry.



This aerial view, courtesy of Google Maps, of the property has been illustrated with the approximate boundary lines in orange. The vast majority of the canopy coverage consists of coast live oak trees.

COUNTY OF LOS ANGELES OAK TREE ORDINANCE

22.56.2050 Established -- Purpose.

The oak tree ordinance is established (a) to recognize oak trees as significant historical, aesthetic and ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and manmade landscape, enhancing the value of property, and the character of the communities in which they exist; and (b) to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as heritage oak trees, for the benefit of current and future residents of Los Angeles County. It is the intent of the oak tree permit to maintain and enhance the general health, safety and welfare by assisting in counteracting air pollution and in minimizing soil erosion and other related environmental damage. The oak tree permit is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of Los Angeles County in which oak trees are indigenous. The stated objective of the oak tree permit is to preserve and maintain healthy oak trees in the development process. (Ord. 88-0157 § 1, 1988: Ord. 82-0168 § 2 (part), 1982.)

22.56.2060 Damaging or removing oak trees prohibited -- Permit requirements.

A. Except as otherwise provided in Section 22.56.2070, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus which is (a) 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County, or (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained as provided by this Part 16.

B. "Damage," as used in this Part 16, includes any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the protected zone of an oak tree.

C. "Protected zone," as used in this Part 16, shall mean that area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. (Ord. 88-0157 § 2, 1988: Ord. 82-0168 § 2 (part), 1982.)

PROTECTED OAK TREE INVENTORY and OBSERVATIONS

All oak trees on site were examined and measured. This chart includes all Protected and non-protected oak trees which are either located on or encroaching onto the property. It provides physical data collected from field observations. The trees have been surveyed and numbers correspond to the Site Plan included in this report. Non-protected specimens are highlighted in yellow.

TREE CHARACTERISTICS & HEALTH MATRIX

CHARACTERISTICS											HEALTH													
TREE NUMBER	SPECIES	SIZE			FORM		CROWN CLASS			AGE CLASS			FOLIAGE DENSITY			SHOOT GROWTH			WOUND DEFENSE			VIGOR CLASS		
		TRUNK DIAMETER (INCHES)	APPROXIMATE HEIGHT (FEET)	AVERAGE SPREAD (FEET)	SYMMETRIC	ASYMMETRIC	DOMINANT	CO-DOMINANT	SUPPRESSED	YOUNG	MATURE	OVERMATURE	NORMAL	SPARSE	DISEASE OR INSECT DAMAGE PRESENT	AVERAGE	POOR	TWIG DIEBACK	NORMAL	POOR	WOOD DECAY	GOOD	POOR	ROOT / OTHER ROT
1	Quercus agrifolia	19	30	30	X		X			X				X	X		X	X		X	X		X	X
2	Quercus agrifolia	5	15	15	X				X	X				X					X				X	
3	Quercus agrifolia	5	15	15	X				X	X				X					X				X	
4	Quercus agrifolia	3	10	10	X				X	X				X					X				X	
5	Quercus agrifolia	24	35	40	X			X			X			X					X				X	
6	Quercus agrifolia	24	35	40	X			X			X			X					X				X	
7	Quercus agrifolia	9	20	15		X		X		X				X					X				X	
8	Quercus agrifolia	14	30	20	X			X		X				X					X				X	
9	Quercus agrifolia	12	30	30	X		X			X				X					X				X	
10	Quercus agrifolia	24	40	40	X			X			X			X					X				X	

TREE CHARACTERISTICS & HEALTH MATRIX

CHARACTERISTICS											HEALTH												
TREE NUMBER	SPECIES	SIZE			FORM		CROWN CLASS			AGE CLASS			FOLIAGE DENSITY			SHOOT GROWTH			WOUND DEFENSE			VIGOR CLASS	
		TRUNK DIAMETER (INCHES)	APPROXIMATE HEIGHT (FEET)	AVERAGE SPREAD (FEET)	SYMMETRIC	ASYMMETRIC	DOMINANT	CO-DOMINANT	SUPPRESSED	YOUNG	MATURE	OVERMATURE	NORMAL	SPARSE	DISEASE OR INSECT DAMAGE PRESENT	AVERAGE	POOR	TWIG DIEBACK	NORMAL	POOR	WOOD DECAY	GOOD	POOR
11	Quercus agrifolia	22	40	40	X		X		X			X			X			X			X		
12	Quercus agrifolia	9	15	15	X		X		X			X			X			X			X		
13	Quercus agrifolia	12	15	15	X		X		X			X			X			X			X		
14	Quercus agrifolia	9	15	15	X		X		X			X			X			X			X		
15	Quercus agrifolia	10	15	15	X		X		X			X			X			X			X		
16	Quercus agrifolia	54	45	60	X		X				X	X				X		X	X			X	
17	Quercus agrifolia	18	25	25	X		X		X			X			X			X			X		
18	Quercus agrifolia	12	25	25	X		X		X			X			X			X			X		
19	Quercus agrifolia	8	15	15	X		X		X			X			X			X			X		
20	Quercus agrifolia	10	20	20	X		X		X			X			X			X			X		
21	Quercus agrifolia	10	20	20	X		X		X			X			X			X			X		
22	Quercus agrifolia	24	30	20		X	X			X		X			X			X			X		
23	Quercus agrifolia	36	40	30	X					X		X			X			X			X		
24	Quercus agrifolia	36	40	40	X		X			X		X			X			X			X		
25	Quercus agrifolia	36	40	40	X		X			X		X			X			X			X		

TREE CHARACTERISTICS & HEALTH MATRIX

CHARACTERISTICS										HEALTH														
TREE NUMBER	SPECIES	SIZE			FORM		CROWN CLASS			AGE CLASS			FOLIAGE DENSITY			SHOOT GROWTH			WOUND DEFENSE			VIGOR CLASS		
		TRUNK DIAMETER (INCHES)	APPROXIMATE HEIGHT (FEET)	AVERAGE SPREAD (FEET)	SYMMETRIC	ASYMMETRIC	DOMINANT	CO-DOMINANT	SUPPRESSED	YOUNG	MATURE	OVERMATURE	NORMAL	SPARSE	DISEASE OR INSECT DAMAGE PRESENT	AVERAGE	POOR	TWIG DIEBACK	NORMAL	POOR	WOOD DECAY	GOOD	POOR	ROOT / OTHER ROT
26	Quercus agrifolia	8	15	15	X			X				X			X			X			X			
27	Quercus agrifolia	8	15	15	X			X				X			X			X			X			
28	Quercus agrifolia	10	20	20	X			X				X			X			X			X			
29	Quercus agrifolia	12	25	25	X			X				X			X			X			X			
30	Quercus agrifolia	12	25	25	X			X				X			X			X			X			
31	Quercus agrifolia	9	15	15	X			X				X			X			X			X			
32	Quercus agrifolia	7	15	15	X			X				X			X			X			X			
33	Quercus agrifolia	12	30	20	X			X				X			X			X			X			
34	Quercus agrifolia	14	30	20	X			X				X			X			X			X			
35	Quercus agrifolia	10	30	20	X			X				X			X			X			X			
36	Quercus agrifolia	18	30	30	X			X				X			X			X			X			
37	Quercus agrifolia	5	6	6	X				X				X	X		X	X		X			X	X	
38os	Quercus agrifolia	36	40	30	X			X			X				X			X			X			
39os	Quercus agrifolia	32	40	30	X			X			X				X			X			X			
40os	Quercus agrifolia	26	40	30	X			X			X				X			X			X			

ANALYSIS

This chart includes all Protected and Non-Protected Oak Trees which are either located or encroaching on the property. It provides analytical data collected from the proposed construction plans and accounts for all encroachments into a tree's Protection Zone. The trees numbers correspond to the tag number and Site Plan included in this report.

CONSTRUCTION IMPACTS MATRIX

TREE NUMBER	TREE SPECIES	SIZE & CONDITION		ROOTZONE IMPACTS							REQUIRED PRUNING OF LIVE CROWN					
		TRUNK DIAMETER (DBH)	CONDITION	Sided of tree where excavation (six inches or deeper) will occur	Sides where excavation impacts are buffered by existing infrastructure	Excavation will remain 15 feet from trunk or 5 feet beyond the dripline	Excavation will remain a distance of at least 5 X DBH from trunk	Excavation will encroach the root plate (3 X DBH) from trunk	Removal or Relocation	Additional light grading less than 6" deep to occur within dripline	Estimated % of total root mass to be removed or severed	No Pruning Required	Pruning not to exceed 10%	Pruning not to exceed 30%	Number of cuts larger than 3" in diameter required	Diameter of cuts for branch removals
1	Quercus agrifolia	19	Poor	-	-					No	0				-	-
2	Quercus agrifolia	5	Good	-	-					No	0				-	-
3	Quercus agrifolia	5	Good	-	-					No	0				-	-
4	Quercus agrifolia	3	Good	-	-					No	0				-	-
5	Quercus agrifolia	24	Good	-	-					No	0				-	-
6	Quercus agrifolia	24	Good	-	-					No	0				-	-
7	Quercus agrifolia	9	Good	W	W					No	<10				-	-
8	Quercus agrifolia	14	Good	S	S					No	<10				-	-

CONSTRUCTION IMPACTS MATRIX

TREE NUMBER	TREE SPECIES	SIZE & CONDITION		ROOTZONE IMPACTS							REQUIRED PRUNING OF LIVE CROWN					
		TRUNK DIAMETER (DBH)	CONDITION	Sided of tree where excavation (six inches or deeper) will occur	Sides where excavation impacts are buffered by existing infrastructure	Excavation will remain 15 feet from trunk or 5 feet beyond the dripline	Excavation will remain a distance of at least 5 X DBH from trunk	Excavation will encroach the root plate (3 X DBH) from trunk	Removal or Relocation	Additional light grading less than 6" deep to occur within dripline	Estimated % of total root mass to be removed or severed	No Pruning Required	Pruning not to exceed 10%	Pruning not to exceed 30%	Number of cuts larger than 3" in diameter required	Diameter of cuts for branch removals
9	Quercus agrifolia	12	Good	S	S					No	<20				-	-
10	Quercus agrifolia	24	Poor	-	-					No	0				-	-
11	Quercus agrifolia	22	Good	-	-					No	0				-	-
12	Quercus agrifolia	9	Good	-	-					No	0				-	-
13	Quercus agrifolia	12	Good	-	-					No	0				-	-
14	Quercus agrifolia	9	Good	-	-					No	0				-	-
15	Quercus agrifolia	10	Good	-	-					No	0				-	-
16	Quercus agrifolia	54	Good	S	-					No	<10				-	-
17	Quercus agrifolia	18	Good	S	-					-	-	-	-	-	-	-
18	Quercus agrifolia	12	Good	-	-					No	0				-	-

CONSTRUCTION IMPACTS MATRIX

TREE NUMBER	TREE SPECIES	SIZE & CONDITION		ROOTZONE IMPACTS							REQUIRED PRUNING OF LIVE CROWN				
		TRUNK DIAMETER (DBH)	CONDITION	Sided of tree where excavation (six inches or deeper) will occur	Sides where excavation impacts are buffered by existing infrastructure	Excavation will remain 15 feet from trunk or 5 feet beyond the dripline	Excavation will remain a distance of at least 5 X DBH from trunk	Excavation will encroach the root plate (3 X DBH) from trunk	Removal or Relocation	Additional light grading less than 6" deep to occur within dripline	Estimated % of total root mass to be removed or severed	No Pruning Required	Pruning not to exceed 10%	Pruning not to exceed 30%	Number of cuts larger than 3" in diameter required
19	Quercus agrifolia	8	Good	-	-					No	0			-	-
20	Quercus agrifolia	10	Good	-	-					No	0			-	-
21	Quercus agrifolia	10	Good	-	-					No	0			-	-
22	Quercus agrifolia	24	Good	-	-					No	0			-	-
23	Quercus agrifolia	36	Good	-	-					No	0			-	-
24	Quercus agrifolia	36	Good	-	-					No	0			-	-
25	Quercus agrifolia	36	Good	-	-					No	0			-	-
26	Quercus agrifolia	8	Good	-	-					No	0			-	-
27	Quercus agrifolia	8	Good	-	-					No	0			-	-
28	Quercus agrifolia	10	Good	-	-					No	0			-	-
29	Quercus agrifolia	12	Good	-	-					No	0			-	-

CONSTRUCTION IMPACTS MATRIX

TREE NUMBER	TREE SPECIES	SIZE & CONDITION		ROOTZONE IMPACTS							REQUIRED PRUNING OF LIVE CROWN					
		TRUNK DIAMETER (DBH)	CONDITION	Sided of tree where excavation (six inches or deeper) will occur	Sides where excavation impacts are buffered by existing infrastructure	Excavation will remain 15 feet from trunk or 5 feet beyond the dripline	Excavation will remain a distance of at least 5 X DBH from trunk	Excavation will encroach the root plate (3 X DBH) from trunk	Removal or Relocation	Additional light grading less than 6" deep to occur within dripline	Estimated % of total root mass to be removed or severed	No Pruning Required	Pruning not to exceed 10%	Pruning not to exceed 30%	Number of cuts larger than 3" in diameter required	Diameter of cuts for branch removals
30	Quercus agrifolia	12	Good	-	-					No	0				-	-
31	Quercus agrifolia	9	Good	-	-					No	0				-	-
32	Quercus agrifolia	7	Good	-	-					No	0				-	-
33	Quercus agrifolia	12	Good	-	-					No	0				-	-
34	Quercus agrifolia	14	Good	S	S					No	0				-	-
35	Quercus agrifolia	10	Good	S	S					No	0				-	-
36	Quercus agrifolia	18	Good	S	S					No	0				-	-
37	Quercus agrifolia	5	Poor	-	-					No	0				-	-
38(os)	Quercus agrifolia	36	Good	-	-					No	0				-	-
39(os)	Quercus agrifolia	32	Good	-	-					No	0				-	-
40(os)	Quercus agrifolia	26	Good	-	-					No	0				-	-

FINDINGS

Setbacks for the home addition are tolerable for all but one tree (Tree #17). The required grading and excavation will be outside of critical rootplate areas and at distances of at least five times the trunks' diameters; where significant roots are not likely to be located. Tree #17 will be encroached into its rootplate, and may become a failure risk after root pruning occurs. For this reason it is planned to be removed and replaced.

The landscape is transitioning to a more oak-friendly environment. Irrigation has been turned off on turf areas and most shrub beds. Copious amounts of oak leaf litter are accumulating under the trees. This leaf mulch is beginning to shade-out the annual grasses and other weeds for improved aesthetics; and as more accumulates it will have a significant effect on boosting and maintaining the health of the trees. This naturalized oak woodland type landscape is what's planned to remain for the long term.

No pruning of the live crown of any tree is required to complete the project; however, crown cleaning and safety type pruning, limited to deadwood removal and slight end-weight reduction where needed, should be done in accordance with the Oak Tree Ordinance.

MITIGATION

Tree #17 is planned to be mitigated by planting two #15 container size, nursery-grown coast live oaks. There are plenty of areas suitable on the property for planting these trees. Actual mitigation shall be determined by the Planning Department.

RECOMMENDATIONS

- Place protective fences at the edge of the Protection Zones where possible. In the cases of encroached trees the fencing shall be set at the closest point of excavation or work. The fences may be constructed with orange plastic type barrier material set on wood or metal posts and attached with zip-ties or bailing wire.
- Maintain the fences throughout the completion of the project. No staging of materials or equipment or washing-out is to occur within the fenced Protected Zone
- The main haul route, parking area and staging/storage area should be in the existing driveway area along the east side of the property or in non-fenced area.
- The oak trees will not require supplemental irrigation throughout the construction.
- If any injury whatsoever should occur to the oak tree or any other preserved tree, call the consulting arborist immediately. Timeliness is critical to being able to provide the best mitigation treatment for injuries.
- Refer to Appendix B - Oak Tree Care and Maintenance Guide, which is published by the County of Los Angeles Fire Department, Environmental Review Unit; regarding future care requirements.

APPENDIX A – Photos



ABOVE: Tree #16 looking southwest from the driveway. BELOW: The front entry will be slightly enlarged, mostly within the footprint of the existing concrete. The work encroaches into the Protection Zone of Tree #16.



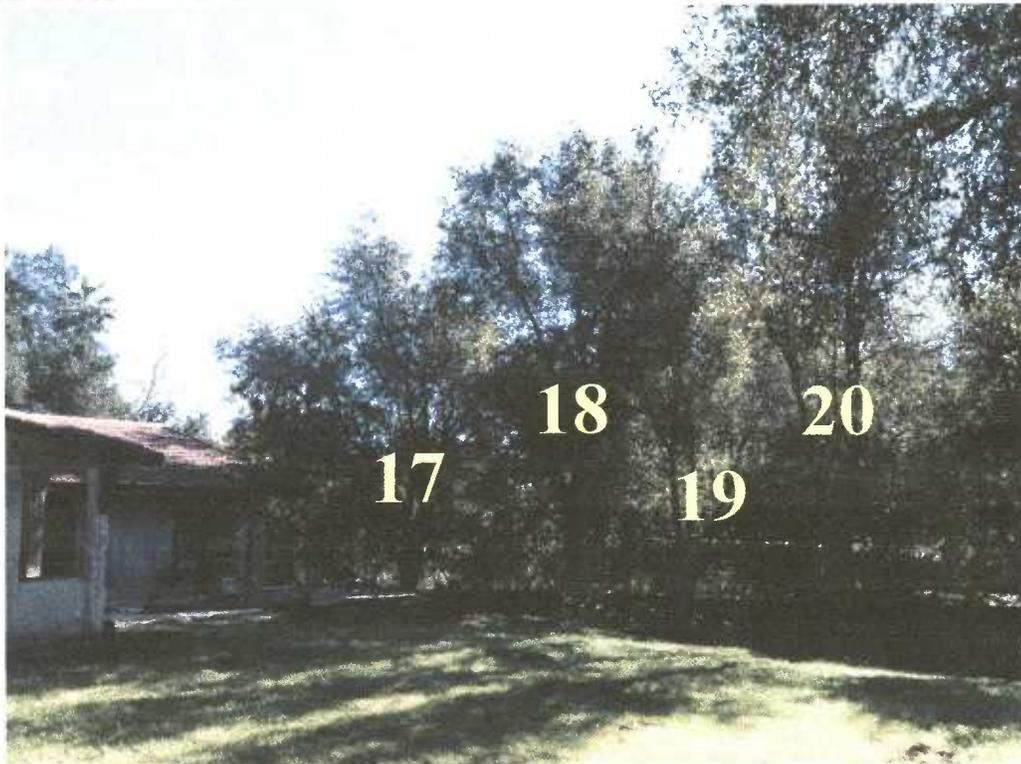


ABOVE & BELOW: The garage will be extended out towards the driveway. Trees #7, 8 and 9 will be encroached. The trees are well situated on an elevated area which will naturally reduce rootzone impacts. No pruning of the live crown of any tree is required.





ABOVE: Panoramic shot of the back of the house looking east. The addition will occur in the two areas with the red squares. BELOW: The south-side addition will encroach Trees #17 and #18.





ABOVE: The south-side addition on the back of the house will be built in the exact footprint of the existing concrete slab. Required overexcavation will likely require the removal of Tree #17 and will encroach Tree #18. Tree #17 will be mitigated on-site at 2:1. Below: Tree #17.





ABOVE: Trees #34, #35 and #36 looking north from the back yard. BELOW:
The same three trees looking east. The addition will extend straight out from the
house at the spot which the red arrow points; a slight Protection Zone
encroachment will occur on each of the three trees.

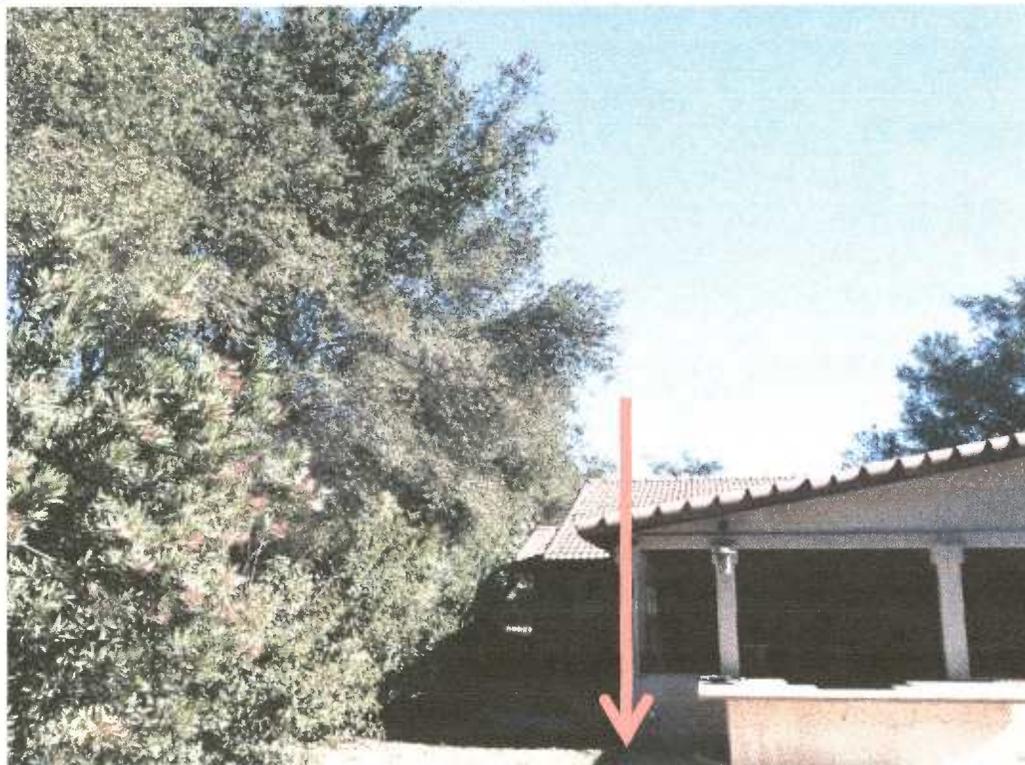




PHOTO: Panoramic view of the oak trees (Trees #22-#30 and offsite Trees #38-#40) looking west from the back patio area. No encroachments will occur on these twelve trees.

APPENDIX B – Oak Tree Care and Maintenance

Provided by the County of Los Angeles Fire Department, Environmental Review Unit

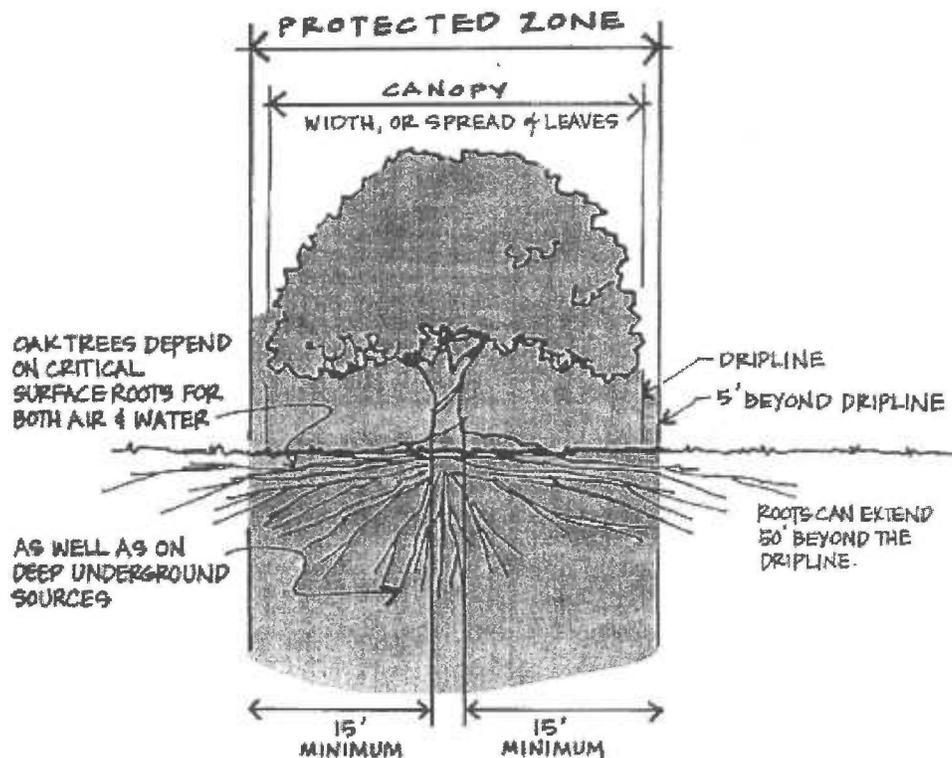
THE PROTECTED ZONE

The **protected zone** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

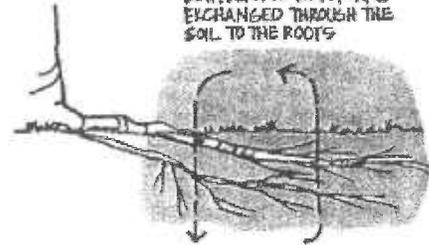
Soil Compaction and Paving

The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

SOIL COMPACTION

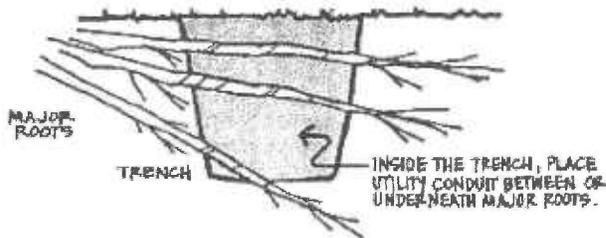
BOTH AIR AND WATER ARE EXCHANGED THROUGH THE SOIL TO THE ROOTS



HOWEVER, IF THE SOIL HAS BEEN COMPACTED, THIS EXCHANGE CANNOT OCCUR.



TRENCHING



MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

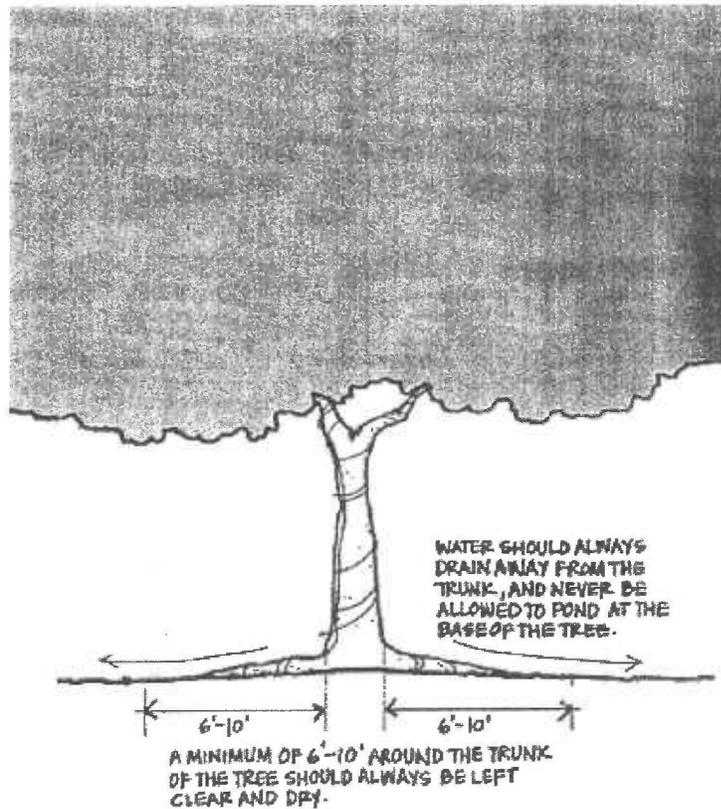
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:	
Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera spp.</i> Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the [Sunset Western Garden Book](#) to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.



**International Society of Arboriculture™
Tree Risk Assessment Qualification**

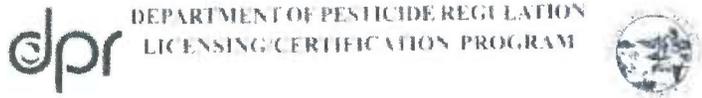
Michael J Crane

Having successfully completed the requirements established by the Certification Board of the International Society of Arboriculture™ the above named is hereby recognized as holding the ISA Tree Risk Assessment Qualification

L. Gleason
Chief Certification Board
International Society of Arboriculture

Jim Wiersma
Jim Wiersma Executive Director
International Society of Arboriculture

December 31, 2015
Expiration Date



AGRICULTURAL PEST CONTROL ADVISER LICENSE

DATE OF ISSUE
01/01/2013

VALID THROUGH
12/31/2014
ABCDEFG

PCA 75893
MICHAEL J CRANE
PO BOX 51122
PASADENA CA 91115



The American Society of Consulting Arborists

Registration of Members is subject to the requirements of the
International Society of Arboriculture

Member since

Michael Crane, RCA #440

Registered Membership
January 18, 2015

John J. ...
President



...
Secretary



AUTHOR'S CURRENT CREDENTIALS

Oak Tree Report: Survey, Impact Analysis and Protection Plan
3613 Lincoln Ave., Altadena, 91101
Michael Crane, RCA #440, January 2013

CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 15 years.

Signed: _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269

January 24, 2013

Date: _____

