



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 2, 2015

Chris Loh and Nancy Chang  
1704 E. Cortez St.  
West Covina, CA 91791

**REGARDING: PROJECT NO. R2014-03021-(5)  
OAK TREE PERMIT NO. 201400037  
849 Michigan Blvd., Pasadena, CA 91107 (5378-011-010)**

Hearing Officer Alejandro Garcia, by his action of September 1, 2015, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 15, 2015. Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Carl Nadela of the Zoning Permits East Section at (213) 974-6435, or by email at [cnadela@planning.lacounty.gov](mailto:cnadela@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance

c: DPW (Building and Safety); Zoning Enforcement

MM:CN

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03021-(5)  
OAK TREE PERMIT NO. 201400037**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Oak Tree Permit No. 201400037 ("CUP") on September 1, 2015.
2. The permittees, Chris Loh and Nancy Chang ("permittees"), requests the OTP to authorize the removal of two oak trees and the encroachment into the protected zone of three oak trees by the demolition of an existing one-story single family residence and the building of a new two-story residence ("Project") on a property located at 849 Michigan Blvd in the unincorporated community of East Pasadena ("Project Site") in the R-1 zone pursuant to Los Angeles County Code ("County Code") section 22.56.2060.
3. The Project is located at 849 Michigan Blvd, Pasadena, CA 91107.
4. The Project Site is 0.6 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with relatively flat topography and is developed with a single family residence and accessory structures.
5. The Project Site is located in the East Pasadena Zoned District and is currently zoned R-1-20000.
6. The Project Site is located within the Low Density Residential (1) land use category of the Los Angeles Countywide General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
  - North: R-1-20000
  - South: R-1-20000, R-3 (Limited Multiple Residences)
  - East: R-1-20000
  - West: R-1-20000
8. Surrounding land uses within a 500-foot radius include:
  - North: single-family residences, church and school, parking
  - South: single-family residences, multi-family residences, commercial center
  - East: single-family residences
  - West: single-family residences, multi-family residences
9. Ordinance 1494 was adopted in May 21, 1927, which established the different zoning designations for the unincorporated areas of Los Angeles County.

Ordinance No. 1959 was adopted in July 11, 1931, which established the R-1 zone on the subject property.

Ordinance No. 3865 was adopted in May 21, 1941, which added the 20,000 square foot minimum lot size requirement to the property.

Ordinance No. 3900 was adopted in August 14, 1941, which established a 40 feet setback line on the property.

10. The site plan for the Project depicts a proposed two-story single family residence with a detached three car garage, a pool and a cabana. The residence is accessed through a 10 foot circular driveway with two access points from Michigan Boulevard. It also shows the location of the two oak trees that are proposed to be removed as well as the three oak trees that are proposed to remain and will be encroached upon by this project.

A separate demolition plan depicts the existing single family residence, garage, two storage buildings and a patio, which are all proposed to be demolished. It also shows the location of the five existing oak trees at the site.

11. The Project Site is accessible via Michigan Blvd to the east.
12. The Project will provide three parking spaces in a detached garage located on the northwest side of the property, accessed through a driveway from Michigan Blvd.
13. The permittee has reached out to the Michillinda Park Association and Chapman Woods Association to inform them of the proposed project at the site.
14. Based on comments in a letter from the County Fire Department, Forestry Division, dated April 29, 2015, the Oak Tree Report is accurate and complete as to the location, size, condition, and species of the Oak trees on the site, and recommended conditions are attached and included in the Project's conditions
15. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3 (New Construction or Conversion of Small Structures) and Class 4 (Minor Alterations to Land), categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.

This project proposes to demolish an existing Single Family Residence and replace it with a new, two-story residence with new landscaping, a pool and a cabana. The project also proposes to remove two Oak Trees and encroach on the remaining three oak trees at the site. The oak trees proposed to be removed have been determined to be unhealthy and not recommended for preservation as per the oak tree report prepared by Michael Crane of Arbor Care, Inc. These trees will be mitigated onsite at a ratio of 2:1. The proposed encroachments on the oak trees are minor and will not endanger the health of the remaining oak trees on site.

16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail and newspaper.
17. No comments have been received from the public.
18. The Hearing Officer held a duly-noticed public hearing on the Oak Tree Permit on September 1, 2015. The Hearing Officer heard a presentation from Regional Planning staff. The permittee was present at the hearing to answer any questions but did not sign up to speak. The Hearing Officer closed the public hearing and approved the Oak Tree Permit subject to the attached findings and conditions recommended by staff.
19. The Hearing Officer finds that that the existing, as well as the proposed, residential use, along with the pool, cabana and other accessory structures, are consistent with the 1 (Low Density Residential with a maximum residential density of 6 dwelling units per acre) land use designation of the Los Angeles County General Plan.
20. The Hearing Officer finds that the existing, as well as the proposed, residential use, along with the pool, cabana and other accessory structures are consistent with the R-1-20000 Zone. The construction of the proposed new two-story single family residence will be reviewed for compliance with County Code requirements under separate review of Plot Plan No. 201401052.
21. The Hearing Officer finds that the proposed project meets the Oak Tree Permit Burden of Proof requirements pursuant to Section 22.56.2100 of the County Code.
22. The Hearing Officer finds that 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, on the subject property.

The project has been redesigned several times to completely avoid encroachment into one oak tree and reduce the encroachment into another. These include the removal of a proposed pond and storage area in the protected zone of Oak Tree No. 3 and the adjustment of the cabana further away from Oak Tree No. 4. The Oak Tree Report prepared for this project find that the encroachments into these oak trees are tolerable and recommends specific actions to further ensure the protection of these trees. These include requiring hand excavation, monitoring by the consultant and providing protective fences near the oak trees.

23. The Hearing Officer finds that that the proposed project will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated.

The subject property has a relatively flat terrain where soil erosion is not much of an issue. The proposed project proposes to preserve the three healthy trees at the western portion of the site, which will help absorb surface waters at the site. Any

excess surface water can be adequately contained by the design of the proposed single family residence at the site.

24. The Hearing Officer finds that that the removal and encroachment of the oak trees proposed is necessary as continued existence and/or non-encroachment of the oak trees at their present locations frustrates the planned improvement or proposed use of the subject property to such an extent that it precludes the reasonable and efficient use of such property for a use otherwise authorized.

The five oak trees currently at the site are scattered all over the site and cover a substantial part of the property. It would be not be reasonable to completely avoid the removal and/or encroachment into these trees.

25. The Hearing Officer finds that that the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices.

As per the findings of the Oak Tree Report prepared for the project, the two oak trees to be removed have extensive health and structural problems and are not good candidates for preservation. Thus, these are proposed for removal and mitigation at a ratio of 2:1.

26. The Hearing Officer finds that pursuant to section 22.56.2130 of the County Code, the community was properly notified of the public hearing by newspaper posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the San Gabriel Library. On July 2, 2015, a total of ten (10) Notices of Public Hearing were mailed to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.

27. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- 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 of the County Code on the subject property; and
- B. That the encroachment of the oak trees proposed will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated; and

- C. That the encroachment of the oak trees proposed is necessary as continued existence at present locations frustrates the planned development and proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the encroachment of oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to sections 15303 (Class 3, New Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations To Land) of the State CEQA Guidelines and,
- 2. Approves Oak Tree Permit No. 201400037, subject to the attached conditions.

**ACTION DATE: September 1, 2015**

MM:CN  
6/17/2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03021-(5)  
OAK TREE PERMIT NO. 201400037**

**PROJECT DESCRIPTION**

The project is the removal of two oak trees and the encroachment into the protected zone of three oak trees by the demolition of an existing one-story single family residence and the building of a new two-story residence ("Project") on a property located at 849 Michigan Blvd in the unincorporated community of East Pasadena ("Project Site") in the R-1 zone pursuant to Los Angeles County Code ("County Code") section 22.56.2060, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. 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.

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

10. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

16. This grant shall authorize the removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1 and 2 on the applicant's site plan and Oak Tree Report, as well as the encroachment into the protected zone of three (3) trees of the Oak genus identified as Tree Numbers 3, 4 and 5 on the applicant's site plan and Oak Tree Report, by the demolition of the existing single family residence and the construction of the new, two-story residence with a three-car garage, pool and cabana.
17. This permit shall not be effective until a plot plan (currently filed as Plot Plan No. 201401052) is approved for the demolition of the existing single family residence and the construction of the new, two-story residence with a three-car garage, pool and cabana, demonstrating the need to encroach upon the said trees.
18. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

19. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. 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 zones.
20. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (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 zones.
21. The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden.
22. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit.
23. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.
24. That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction.
25. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director.

26. That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions.
27. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure.
28. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site.
29. The permittee shall comply with all conditions and requirements contained in the County Forester and Fire Warden, Forestry Division, letter dated April 29, 2015.

**Attachments:**

County Forester's Letter dated April 29, 2015.  
Oak Trees: Care and Maintenance Guide



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

April 29, 2015

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

Dear Maria Masis:

**OAK TREE PERMIT NUMBER 2014-00037  
PROJECT NUMBER R2014-03021-(5)  
849 MICHIGAN BOULEVARD, PASADENA**

We have reviewed the "Request for Oak Tree Permit #2014-00037." The project is located at 849 Michigan Boulevard in the unincorporated area of Pasadena. 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 March 1, 2015.

**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

#### 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	EI MONTE	INDUSTRY	LAKESIDE	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

approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before 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 drip line 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 two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1 and 2 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of three (3) trees of the Oak genus identified as Tree Numbers 3, 4 and 5 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 conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and

stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of four (4) 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.

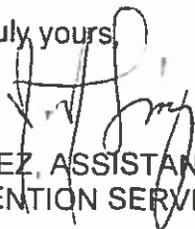
**NON-PERMITTED ACTIONS AND VIOLATIONS:**

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 drip line 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 a County Forester inspection, please contact 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, ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JL:jl

Enclosure