



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 11, 2016

Susan E. Johnson
626 White Oak Lane
Newbury Park, CA 91320

**REGARDING: PROJECT NO. R2015-02968
OAK TREE PERMIT NO. 201500027
588 CRATER CAMP DRIVE (APN: 4456-005-002)**

Hearing Officer Patricia Hachiya, by her action of **July 5, 2016**, 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 **July 19, 2016**. **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. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. 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 Greg Mirza-Avakyan of the Zoning Permits West Section at (213) 974-6462, or by email at gmirza-avakyan@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,


Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance
c: DPW (Building and Safety); Zoning Enforcement; County Forester

MKK:GAM

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02968-(3)
OAK TREE PERMIT NO. 201500027**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Oak Tree Permit No. 201500027 on July 5, 2016.
2. The permittees, Susan Johnson, Thomas Johnson, and Noreen Sand ("permittees"), request the Oak Tree Permit to authorize the encroachment into the protected zone of eight oak trees in conjunction with the proposed improvements to an existing single-family residence ("Project") on a property located at 588 Crater Camp within the Monte Nido Rural Village in the unincorporated community of Santa Monica Mountains Coastal Zone ("Project Site") in the R-C-1 zone pursuant to Los Angeles County Code ("County Code") section 22.56.2060.
3. The Project Site is .83 acres in size and consists of one legal lot. The Project Site is irregular in shape with gently to steeply sloping topography and is developed with a 2,300 square-foot single-family residence.
4. The Project Site is located in The Malibu Zoned District and is currently zoned R-C-1 (Rural Coastal – One Acre Minimum Required Lot Area).
5. The Project Site is located within the Rural Village land use category of the Santa Monica Mountains Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius is R-C-1 (Rural Coastal – One Acre Minimum Required Lot Area) in all directions.
7. Surrounding land uses within a 500-foot radius are single-family residences in all directions.
8. The property has been developed with a legally established single-family residence since 1970. In 1990, building permits were obtained for the construction of an outdoor spa, which is the only addition to the house since original construction.
9. In 2015, Zoning Verification Letter No. RZV201500065 was issued for this property, confirming that the horse facilities contained on the premises were established prior to the effective date of the California Coastal Act.
10. In 2014, the Santa Monica Mountains Local Coastal Plan (LCP) was adopted by the Los Angeles County Board of Supervisors and certified by the California Coastal Commission, which gives Los Angeles County coastal permitting authority for the Santa Monica Mountains Coastal Zone. With the passage of the LCP, the subject property was rezoned to R-C-1 from A-1-1, which had been the underlying zone since 1962.

11. The Project is exempt from the Land Use Implementation Program (LIP) of the Santa Monica Mountains Local Coastal Program (SMMLCP). Pursuant to County Code Section 22.44.820.A.1.a (Exemptions and Categorical Exclusions), improvements to a lawfully established single-family residence are exempt from the provisions of the LIP. The exemption from the LIP shall not be effective until this Oak Tree Permit is approved and in effect.
12. The site plan for the Project depicts the Project Site with an existing 2,300 square-foot single-family residence located in the north-west portion of the property. A carport that is approximately 600 square feet is separated by approximately 6 ½ feet from the residence to south-east. 33 oak trees are located on the property, and the protected areas of eight oak trees, shown with dashed lines, are encroached upon by the proposed changes to the house. The applicants propose to enclose the carport openings, resulting in an enclosed garage, and to connect the garage to the main residence by placing a 173 ¼ square-foot concrete slab on top of the existing footing between the main residence and the carport, and by constructing walls to connect the structures. The result of this work will be a 770 square-foot attached garage, to be used for automobile parking, HVAC, water heater, and laundry facilities, which will be relocated from the interior space of the residence. The new walls of the garage will be clad with stone-veneer siding. The main entry porch decking will be repaired, and a 71 ½ square-foot decking will be added, extending to the south-western edge of the residence. The south-western wall of the house is also proposed to be clad with stone veneer. On the south-east corner of the residence, the applicants propose to replace three existing windows. The Project also includes replacing the kitchen window with a bay window, the dining room window with French doors with a step-down wooden porch, and the family room window with French doors leading to an existing wooden deck. The master bedroom sliding glass door on the north-east of the residence is proposed to be replaced with a French door that leads to a wooden deck with an outdoor spa, which is proposed to be repaired. Approximately 8.3% of the lot is covered by structures, and no increase in the overall footprint will result from the proposed improvements.
13. The Project Site is accessible via Crater Camp Drive to the west.
14. There is an approximately 600 square-foot carport on the property, providing the required covered parking for the single-family residence. With the proposed conversion of the carport to an enclosed garage, the amount of space intended for parking will be unchanged.
15. The County of Los Angeles Forester and Fire Warden ("Forester") reviewed the project and verified the accuracy and completeness of the Oak Tree Report prepared by a certified arborist on November 9, 2015. In a letter dated January 12, 2016, the Forester has issued a grant, allowing the encroachment into the protected zone of eight oak trees (Oaks 1, 2, 7, 8, 9, 10, 12, and 19) as specified in the Oak Tree Report with conditions, which are included with or attached to the Project conditions.

16. The Project is exempt under Class 1, Existing Facilities, categorical exemption pursuant to 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, because the Project includes improvements to an existing, legally established single-family residence which will result in the encroachment into the protected zone of eight oaks. The impacts to the oak trees are limited to the encroachment into the protected zone, and not the removal of said oak trees.
17. 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 newspaper, mail to the courtesy list, library posting, and DRP website posting.
18. No public comments have been received at this time.
19. A duly noticed public hearing was held on July 5, 2016 before the Regional Planning Hearing Officer. The Hearing Officer had no questions for staff, and asked if the applicant had read and agreed the conditions of approval. The applicant answered that they had read the conditions and agreed with them. The Hearing Officer closed the public hearing and approved Oak Tree Permit No. 201500027 with conditions.
20. The Hearing Officer finds that the improvements to a single-family residence resulting in the encroachment into the protected zone of eight oak trees is consistent with the Rural Village land use category of the Santa Monica Mountains Land Use Plan. The purpose of the Rural Village land use category is to maintain small, integrated communities with low-density single-family detached residences. Since the Project involves minor alterations to the existing residence and minor oak tree encroachments, the single-family nature of the property will be preserved.
21. The Hearing Officer finds that Project is consistent with the requirements of the Los Angeles County Zoning Code. The project is located in the Rural Coastal (R-C) Zone and per 22.44.1750 (E.1), single-family residences in the R-C zone are subject to R-1 Development Standards. The project is consistent with all R-1 development standards in Part 2 of Chapter 22.20, and therefore the project is consistent with the Zoning Code.
22. The Hearing Officer finds that encroachment into the protected zone of eight oak trees will be accomplished without endangering the health of the 33 oaks on the property. The adherence to the conditions of this permit, as well as the Forester's conditions, will ensure that the proposed improvements to the residence will not endanger the oaks on the property.
23. The Hearing Officer finds that the encroachment into the protected zone of eight oak trees by the proposed improvements will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. Pursuant to County Code Section 22.56.2140, a copy of the applicant's oak tree report as required by Section 22.56.2090 was sent to the County Forester to review the accuracy of the statements contained therein, and to inspect the project site. The

County Forester concurred with the oak tree report submitted by the applicant, which was completed by a certified arborist, and supports the approval of the Oak Tree Permit, subject to conditions. The report states that no oaks are proposed to be removed or relocated as a result of the Project.

24. The Hearing Officer finds that the proposed encroachment into the protected zone of the eight oak trees is necessary as it is an improvement to an existing structure.
25. The Hearing Officer finds that pursuant to the oak tree report submitted by the applicant and verified by the County Forester, the encroachment into the protected zone of the eight oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.
26. The Hearing Officer finds that pursuant to County Code Section 22.56.2130, the community was properly notified of the public hearing by newspaper and mailings to the Malibu Zoned District and the oak tree courtesy lists. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Monte Nido. On June 1, 2016 a total of 22 Notices of Public Hearing were mailed to all listees as identified on the Malibu Zoned District and oak tree courtesy lists.
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 West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and the Santa Monica Mountains Local Coastal Plan; and
- B. That the proposed construction of 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
- C. That the proposed encroachment into the protected zone of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That absent the proposed encroachment into the protected zone of the oak trees permitted by the attached conditions, the placement of the subject oak trees precludes the reasonable and efficient use of the property for a purpose otherwise authorized; and
- E. That the proposed encroachment into the protected zone of the oak trees 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 section 15304 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Oak Tree Permit 201500027, subject to the attached conditions.

ACTION DATE: July 5, 2016

MKK:gam
July 11, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety, County Forester

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02968
OAK TREE PERMIT NO. 201500027**

PROJECT DESCRIPTION

The project is for an Oak Tree Permit (OTP) to authorize the encroachment into the protected zone of eight oak trees in conjunction with the proposed improvements to an existing single-family residence 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 and until all required monies have been paid pursuant to Condition No. 9. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$200.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for one (1) inspection. Inspections shall be unannounced.

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

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 the County Fire 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 encroachments into the protected zone of eight oak trees (Oak Tree Nos. 1, 2, 7, 8, 9, 10, 12, and 19 as identified on the Exhibit "A" and the Oak Tree Report) with no removals.
17. The oak trees should be reviewed by a licensed and certified arborist for detrimental changes in health or structure once every six months for three years. A brief summary report containing photo documentation should be prepared by the arborist following the site visit and shall be submitted to the County of Los Angeles Forester and Fire Warden, Forestry Division ("County Forester") within 10 days after each visit. The summary reports shall be made available to Regional Planning staff by request. Additional summary reports may be required at the discretion of the Department of Regional Planning or the County Forester.

18. 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.
19. For every tree that dies as a result of the encroachment, the permittee shall provide a replacement tree at a ratio of 2 to 1. 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.
20. 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.
21. 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 an 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
22. The permittee shall comply with all conditions and requirements set forth in the attached County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 16, 2016, to the satisfaction of said Division, except as otherwise required by said Division.
23. The approval of this oak tree permit shall make effective the exemption of this Project from the Local Implementation Program (LIP) of the Santa Monica Mountains Local Coastal Plan (SMMLCP).

Attachments:

Forester and Fire Warden Department Letter dated January 12, 2016
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

January 12, 2016

Greg Mirza-Avakyan, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Greg Mirza-Avakyan:

OAK TREE PERMIT NUMBER 2015-00027
PROJECT NUMBER R2015-02968
588 CRATER CAMP DRIVE, CALABASAS

We have reviewed the "Request for Oak Tree Permit #2015-00027." The project is located at 588 Crater Camp Drive in the unincorporated area of Calabasas. 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 Robert W. Wallace, the consulting arborist, dated November 9, 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
ARTE-SIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

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 chainlink 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 ENCROACHMENT:

7. This grant allows encroachment within the protected zone of eight (8) trees of the Oak genus identified as Tree Numbers 1, 2, 7, 8, 9, 10, 12 and 19 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 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 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 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