

December 8, 2025

Michelle, Principal Regional Planner
Subdivisions

**SUBJECT: REQUEST FOR INFORMATION FOR PROJECT NUMBER 87044-(5), OAK TREE PERMIT
RPPL2024000596**

Dear Ms. Lynch,

Project Number 87044-(5) is scheduled for public hearing on December 16, 2025. After reviewing the Hearing Officer package for the item, I have the following comments. Please be prepared to address these comments at the hearing. I ask that you forward this memo to the applicant/owner and ensure this memo is posted on the public website for the item. Additional questions may follow depending on responses at the hearing.

According to the staff report, the County Forester and Fire Warden (“Forester”) reviewed the Project for oak tree protection compliance and recommended a condition of approval pertaining to tree replacement. Specifically, both the staff report and the draft findings state that if any oak tree fails due to construction impacts, replacement shall occur at a 2:1 ratio for non-heritage oaks and 10:1 ratio for heritage oaks, with continued monitoring to ensure establishment.

However, in the letter dated September 25, 2025, the Forester only recommended the 2:1 ratio replacement requirement for any tree specified in the letter that dies as a result of the approved encroachments (Condition #10). The Forester further recommended that should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss (Condition #17). It seems that Condition #17 would apply to any heritage oak if injured or dead since the request is to authorize encroachments into the protected zones of non-heritage oaks only. And the letter does not mention a 10:1 ratio for heritage oaks due to construction impacts. Furthermore, the 10:1 replacement ratio for heritage oaks is not included in the draft conditions of approval, since the draft conditions of approval incorporate the Forester’s recommended conditions by referencing their letter dated September 25, 2025.

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Please clarify the Forester's recommended tree replacement requirements and ensure consistency among the staff analysis, the draft findings, and the draft conditions of approval.

Sincerely,

A handwritten signature in cursive script that reads "Tina Fung".

Tina Fung
Hearing Officer