

June 18, 2024

Alan Zorthian
3990 Fair Oaks Avenue
Altadena, CA 91001

PROJECT NO. PRJ2023-003125-(5)
OAK TREE PERMIT NO. RPPL2023004582
3697 N Fair Oaks Avenue Altadena (5862-011-001)

Dear Mr. Zorthian:

Hearing Officer Mark Herwick, by his action of **June 18, 2024**, 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 LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: 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 2, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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.

In addition, any applicable California Environmental Quality Act 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. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Mr. Zorthian
June 18, 2024
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For questions or for additional information, please contact Sean Donnelly of the Foothills Development Services Section at (213) 893-7024, or sdonnelly@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Uriel Mendoza for

Michele R. Bush, Supervising Planner
Foothills Development Services Section

MRB:SD

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-003125-(5)
OAK TREE PERMIT ("OTP") NO. RPPL2023004582**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of OTP No. **RPPL2023004582** on February 27, 2024, March 26, 2024, and June 18, 2024.
2. **HEARING PROCEEDINGS.** This project was continued from the February 27, 2024, and March 26, 2024 Hearing Officer meetings. At the February 27, 2024, Hearing Officer meeting, the Hearing Officer continued the item without opening the public hearing due to the Hearing Officer's previous work at the Project Site in his work with LA County Planning's Land Use Regulation Division. Prior to the public hearing on March 26th, the applicant informed Staff that an oak tree near the Project had been removed on February 22, 2024. During the March 26th hearing, the Hearing Officer opened the public hearing, and asked Staff for clarification on certain issues including the removal of the oak tree, the numbering of the trees affected by the Project, and to address the Project Site's location within a Significant Ecological Area ("SEA"). The hearing was continued to June 18th to give time to clarify these issues.

At the June 18, 2024, hearing Staff again presented the item and discussed the updated oak tree report. The applicant then spoke in favor of the item. The Hearing Officer asked for clarification on the removal of the tree on February 22, as it related to the environmental determination. Staff responded that the Project still qualified for a categorical exemption from CEQA. The Hearing Officer then closed the hearing and approved the Project.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Alan Zorthian ("permittee"), requests the OTP to authorize encroachment into the protected zone of two oak trees, identified as tree numbers T-1, and T-8, neither of which are heritage oaks, associated with the repair and maintenance of an existing wooden bridge ("Project") on a property located at 4010 Fair Oaks Avenue in the unincorporated community of Altadena ("Project Site") in the R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) Zones pursuant to County Code Section 22.174.030 (Applicability).
4. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
RCUP-89608	Conditional Use Permit to continue and expand camping facilities	Approved May 23, 1990

5. **LAND USE DESIGNATION.** The Project Site is located within the LD (Low Density Residential), and N (Non-Urban) land use category of the Altadena Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned R-1-10,000, and A-1-10,000. Pursuant to County Code Section 22.174.030 (Applicability), an OTP is required for encroachments into the protected zone of oak trees. While the subject bridge is located entirely within the R-1-10,000 zone, a proposed temporary staging area located to the south of the bridge is within the A-1-10,000 zone.

7. **SURROUNDING LAND USES AND ZONING**

LOCATION	ALTADENA COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	N, U (Utilities)	R-1-10,000, A-1-10,000, W (Watershed)	open space, utilities
EAST	N, NF (National Forest)	A-1-10,000, R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), W	open space
SOUTH	LD, N	R-1-10,000, A-1-10,000, R-1-7,500 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area)	SFRs, utilities
WEST	LD, N, E (Estate/Equestrian)	R-1-10,000, A-1-10,000	SFRs, camp

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is an approximately 10,000 square foot work area located on two parcels which total 54.5 acres in size. The Project Site is irregular in shape with hilly topography and is developed with an SFR and the subject bridge.

B. Site Access

The Project Site is accessible via Fair Oaks Avenue, a 30-foot-wide public street to the south, via a private drive.

C. Site Plan

The site plan depicts the bridge to be repaired. The bridge gives access to multiple SFRs located on and near the Project Site. No development beyond what exists is proposed. While the bridge itself is located entirely on Assessor Parcel Number ("APN") 5862-010-005, a staging area is proposed on APN 5862-011-001, as discussed in the Oak Tree Report. Two oak trees, identified as trees T-5, and T-6 were previously removed from the site. T-5 fell in a storm in November 2022, and T-6 which would have classified as a heritage tree was removed in February 2024 due to poor health and condition, including the danger of collapse due to a deteriorated root system.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff ("Staff") determined that the Project qualified for Class 1, Existing Facilities, Class 2, Replacement or Reconstruction, and Class 4, Minor Alterations to Land categorical exemptions 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, because the Project consists of the encroachment into the protected zone of two oak trees on private land, associated with the repair of an existing bridge, and the legalization of the removal of two oak trees, one of which fell in a storm, and the other removed due to poor condition including the danger of collapse due to a deteriorated root system, with no expansion or development beyond what is existing on the Project Site.

Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project proposes the repair of an existing structure with no expansion or development beyond what is existing.

Class 2 exemptions typically include, but are not limited to, replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Project proposes the repair of an existing structure with no expansion or development beyond what is existing, and will have substantially the same purpose and capacity.

Class 4 exemptions typically consist of alterations in the conditions of land where no removal of healthy, mature, or scenic trees are removed. The Project involves encroachment into the protected zone of two oak trees on private land that does not involve the removal of healthy mature, scenic trees related to the repair of an existing wooden bridge. The two trees that were removed were due to natural events and poor health and condition, including the danger of collapse due to a deteriorated root system.

The Project is exempt because the request to encroach into the protected zone of two oak trees is related to minor alterations in the condition of private land and vegetation, associated with the repair of an existing wooden bridge. The two trees that were

removed were due to natural events and poor health and condition, including the danger of collapse due to a deteriorated root system. The Project will not alter the primary use of the property as an SFR.

The Project Site and the surrounding properties have been altered from their natural conditions and exist in a partially developed area of Altadena. The Project Site is currently occupied by an SFR in addition to the subject bridge. There are 10 oaks on the subject property; the Project will have no anticipated impact on eight of those oak trees. The two removed oak trees were removed due to natural events related to weather, and poor health and condition. The Project is not located within an identified oak woodland. The proposed repair work will have minimal impacts due to small scale development activities and minimal ground disturbance. The requested encroachments are considered minor impacts that would not result in further loss of an oak woodland or ecosystem. The Project Site has been used for an SFR since 1949.

Furthermore, the County Forester and Fire Warden (“Forester”) has reviewed the Project for the requested encroachments. The Forester will require proper temporary fencing to secure the protected zones during construction and the use of hand tools or hand-held power tools if trenching or clearance of vegetation is needed within the protected zones, to reduce negative impacts on tree roots. The arborist’s tree protection measures and tree care instructions during construction will also be required. The future inspections by the Forester will ensure that the trees survive, or if they do not survive that they are replaced. If an oak tree should die from the construction impacts, the permittee will be required to replace a dead oak tree at a 2:1 ratio on the property and follow-up monitoring will continue to be required to ensure survival. These recommended conditions of approval by the Forester and the recommendations provided in the oak tree report are incorporated by reference in the OTP. They have been determined by the Forester to be sufficient to recover any losses to trees.

The Project Site is located within a mapped Significant Ecological Area (“SEA”). However, the Project scope consists entirely of the repair of existing development, with no expansion beyond what is existing. No trees are proposed to be removed, and the Project Site is not within an identified oak woodland. No other exceptions to the Categorical Exemption are found to apply to the Project per section 15300.2 of the California Code of Regulations. The subject property is not located within a historical resource, a hazardous waste site, or a scenic highway. The subject property and its surroundings to the south and west are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure, and to the north and east by undeveloped land. No significant effect due to unusual circumstances and no cumulative impacts are anticipated.

10. **COMMUNITY OUTREACH.** Staff is not aware of any community outreach as of report preparation.
11. **PUBLIC COMMENTS.** Staff has not received any comments at the time of report preparation.

12. **AGENCY RECOMMENDATIONS.** The Fire Department recommended that the Project proceed to public hearing with required conditions of approval, in a letter dated April 4, 2024.
13. **LEGAL NOTIFICATION.** Pursuant to Section 22.174.040.E (Oak Tree Permits – Application and Review Procedures – Application with a Public Hearing) of the County Code, the community was properly notified of the public hearing by newspaper (San Gabriel Sun, and Pasadena Star News). On January 18, 2024, a total of 13 Notices of Public Hearing were mailed to those on the Altadena Zoned District and OTP courtesy lists, and any additional interested parties. Additionally, case materials were available on LA County Planning's website.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the LD designation is intended for single-family residential development and associated accessory uses and structures, a category into which this Project falls. The Hearing Officer further finds that the Project promotes the continued single-family residential use and character of the surrounding area by repair of an wooden access bridge accessory to the SFR.
15. **GOALS AND POLICIES.** The Hearing Officer finds the Project is consistent with the following goals and policies of the Community Plan:
- Land Use, Policy 4.3, Page 4-2: *Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.*
 - Land Use, Goal 4-2, Page 4-1: *Maintain and enhance a living environment for Altadena residents which provides for their needs: health, physical safety, and high quality of life.*

By maintaining the access for the SFR on the Project Site, the Project will contribute towards the preservation of the single-family character of the neighborhood and is therefore consistent with the permitted uses of the underlying land use category. The Project involves encroachment into the protected zone of two oak trees, associated with repair of an existing wooden bridge which serves as access for multiple SFRs. These improvements are requested to provide necessary access for the residents. The existing wooden bridge and SFR are consistent with the intended by-right use in the R-1-10,000 Zone and LD land designation.

- Environmental Resources, Policy No. 12, Page 10-2: *Continue standards which minimize grading in foothill areas.*

- Land Use, Policy No. 9, Page 4-3: *Permit developers to utilize innovative residential construction and siting techniques, provided that they maintain physical safety and health and are compatible with existing land use and the environmental setting.*
- Environmental Resources, Policy No. 13, Page 10-2: *Require new development in foothill areas minimize siltation of streams and canyons.*

The Project consists of the repair of an existing wooden bridge is located within a Hillside Management Area. The Project does not propose significant grading, or the expansion or development of new structures on the Project Site, and will not impact any areas with slopes greater than 25 percent. Hand tools will be used within the protected zone of oak trees that are proposed to be preserved. Furthermore, the repair of the bridge complies with all development standards.

16. GOALS AND POLICIES. The Hearing Officer further finds that while the Project is for the encroachment into the protected zone of two oak trees, the underlying SFR development is consistent with the following goal and policies of the General Plan:

- Goal LU 7: *Compatible land uses that complement neighborhood character and the natural environment.*
- Land Use Element, Policy 4.1: *Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*
- Land Use Element, Policy 5.1: *Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.*

Maintaining the oak trees and the wooden bridge on the Project Site will ensure that the existing character of the Project Site will continue to be compatible with and maintain the character of the residential neighborhood and surrounding natural environment. The proposed improvements to repair the existing bridge will provide necessary access to existing and future residents.

ZONING CODE CONSISTENCY FINDINGS

17. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the R-1-10,000, and A-1-10,000 zoning classifications as the encroachment into the protected zone of two oak trees to facilitate the repair of an existing wooden bridge, is permitted in such zone and subject to an OTP pursuant to County Code Section 22.174.030 (Applicability).

18. CSD - SETBACKS. The Hearing Officer finds that the Project is consistent with the setback standards identified in County Code Section 22.306.070 (Zone Specific Development Standards). While the Project consists oak tree encroachments associated with the repair of an existing wooden bridge, the physical changes proposed will be reviewed for consistency under the related Site Plan Review (“SPR”).

19. **CSD - GROSS STRUCTURAL AREA AND LOT COVERAGE.** The Hearing Officer finds that the Project is consistent with the standards in County Code Section 22.306.070 A.4.b. (Gross Structural Area and Lot Coverage). While the Project consists of oak two encroachments associated with the repair of an existing wooden bridge, the Project does not propose the construction or expansion of any buildings or structures. The physical changes proposed will be reviewed for consistency under the related SPR Amendment application.

OAK TREE PERMIT FINDINGS

20. **The Hearing Officer finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.** The OTP is for the authorization of encroachment into the protected zone of two trees, of which none are heritage oaks. No additional trees will be encroached upon. The associated construction activities for repair of a wooden bridge are not expected to endanger the health of the remaining trees, as indicated in the oak tree report, as impact to the oak trees should be minimal. Trenching will be conducted using hand tools to avoid cutting roots. Any exposed roots will be covered with a wet burlap and kept moist until the soil is replaced. Conditions of approval have been assigned to the Project, requiring the permittee to provide mitigation trees should any tree specified die as a result of the approved encroachments. The applicant will be required to replace a dead oak tree at a 2:1 ratio on the property and follow-up monitoring will continue to be required to ensure survival. Two oak trees, identified as trees T-5, and T-6 were previously removed from the site. T-5 fell in a storm in November 2022, and T-6 which would have classified as a heritage tree was removed in February 2024 due to poor health and condition, including the danger of collapse due to a deteriorated root system.
21. **The Hearing Officer finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.** No removal or relocation of oak trees on the Project Site is proposed as a part of the Project. The OTP is for the authorization of encroachment into the protected zone of two trees, of which none are heritage oaks. Two oak trees were previously removed from the site. T-5 fell in a storm in November 2022, and T-6 which would have classified as a heritage tree was removed in February 2024 due to poor health and condition, including the danger of collapse due to a deteriorated root system.
22. **The Hearing Officer finds that no oak trees will be removed or relocated on the Project Site.** The Project requests the encroachment into the protected zone of two oak trees on the Project Site. No additional trees will be impacted. Two oak trees were previously removed from the site. T-5 fell in a storm in November 2022, and T-6 which would have classified as a heritage tree was removed in February 2024 due to poor health and condition, including the danger of collapse due to a deteriorated root system. No further removals are proposed.

23. **The Hearing Officer finds that the encroachment of the oak trees proposed is necessary as their present location(s) frustrate the planned improvement or proposed use of the subject property.** Two oak trees were previously removed from the site. T-5 fell in a storm in November 2022, and T-6 which would have classified as a heritage tree was removed in February 2024 due to poor health and condition, including the danger of collapse due to a deteriorated root system. No future oak trees will be removed as part of the proposed Project. As the Project includes maintenance work to the existing bridge it would be infeasible to relocate the Project entirely outside of the protected area.

ENVIRONMENTAL FINDINGS

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301, 15302, and 15304 (Class 1, Existing Facilities, Class 2, Replacement or Reconstruction, and Class 4, Minor Alterations to Land categorical exemptions). As the Project consists of the encroachment into the protected zone of two oak trees on private land, associated with the repair of an existing bridge, and the legalization of the removal of two oak trees, one of which fell in a storm, and the other removed due to poor condition including the danger of collapse due to a deteriorated root system, with no expansion or development beyond what is existing on the Project Site. Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project proposes the repair of an existing structure with no expansion or development beyond what is existing. Class 2 exemptions typically include, but are not limited to, replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Project proposes the repair of an existing structure with no expansion or development beyond what is existing, and will have substantially the same purpose and capacity. Class 4 exemptions typically consist of alterations in the conditions of land where no removal of healthy, mature, or scenic trees are removed. The Project involves encroachment into the protected zone of two oak trees on private land that does not involve the removal of healthy mature, scenic trees related to the repair of an existing wooden bridge. The two trees that were removed were due to natural events and poor health and condition including the danger of collapse due to a deteriorated root system. The Project is exempt because the request to encroach into the protected zone of two oak trees is related to minor alterations in the condition of private land and vegetation, associated with the repair of an existing wooden bridge. The Project will not alter the primary use of the property as an SFR. The Project Site and the surrounding properties have been altered from their natural conditions and exist in a partially developed area of Altadena. The Project Site is currently occupied by an SFR in addition to the subject bridge. There are 10 oaks on the subject property; the Project will have no anticipated impact on eight of those oak trees. The two removed oak trees were removed due to natural events related to weather, and poor health and condition. The Project is not located within an identified oak woodland. The proposed repair work will have minimal impacts due to small scale development activities and minimal ground disturbance.

The oak woodland or ecosystem. The Project Site has been used for an SFR since 1949. Furthermore, the County Forester and Fire Warden ("Forester") has reviewed the Project for the requested encroachments. The Forester will require proper temporary fencing to secure the protected zones during construction and the use of hand tools or hand-held power tools if trenching or clearance of vegetation is needed within the protected zones, to reduce negative impacts on tree roots. The arborist's tree protection measures and tree care instructions during construction will also be required. The future inspections by the Forester will ensure that the trees survive, or if they do not survive that they are replaced. If an oak tree should die from the construction impacts, the permittee will be required to replace a dead oak tree at a 2:1 ratio on the property and follow-up monitoring will continue to be required to ensure survival. These recommended conditions of approval by the Forester and the recommendations provided in the oak tree report are incorporated by reference in the OTP. They have been determined by the Forester to be sufficient to recover any losses to trees. The Project Site is located within a mapped Significant Ecological Area ("SEA"). However, the Project scope consists entirely of the repair of existing development, with no expansion beyond what is existing. No trees are proposed to be removed, and the Project Site is not within an identified oak woodland. No other exceptions to the Categorical Exemption are found to apply to the Project per section 15300.2 of the California Code of Regulations. The subject property is not located within a historical resource, a hazardous waste site, or a scenic highway. The subject property and its surroundings to the south and west are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure, and to the north and east by undeveloped land. No significant effect due to unusual circumstances and no cumulative impacts are anticipated.

ADMINISTRATIVE FINDINGS

25. LOCATION OF DOCUMENTS. 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 LA County 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 Foothills Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.
- B. The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
- C. No oak trees will be removed or relocated on the Project Site.

- D. The encroachment of the oak trees proposed is necessary as their present location(s) frustrate the planned improvement or proposed use of the subject property.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1 - Existing Facilities), 15302 (Class 2 Exemption - Repair and Reconstruction), and 15304 (Class 4 Exemption - Minor Alterations to Land); and
2. Approves **OAK TREE PERMIT (“OTP”) NO. RPPL2023004582**, subject to the attached conditions.

ACTION DATE: June 18, 2024

MRB:SD

6/18/2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003125-(5)
OAK TREE PERMIT NO. RPPL2023004582**

PROJECT DESCRIPTION

The project is to authorize encroachment into the protected zone of two oak trees, neither of which are heritage oaks associated with the repair and maintenance of an existing wooden bridge, and the legalization of the removal of two oak trees, one of which was a heritage tree due to poor tree health and weather 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 ("LA County 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. 3, 4, 7 and 15, shall be effective pursuant to Section 22.222.230 of the County Code.
3. 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.
4. 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 LA County 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 LA County 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.

5. 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.
6. 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.
7. 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.
8. 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. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. If 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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$426.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspections are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If 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 LA County 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 ("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 22.238 of the County Code.

10. 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.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. 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 LA County Planning ("Director").
13. 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.

PERMIT-SPECIFIC CONDITIONS

14. This grant shall authorize the encroachment into the protected zone of two oak trees, identified as tree numbers T-1 and T-8, associated with the repair of a wooden bridge.
15. No further oak trees beyond the two oak trees identified as T-5 and T-6 shall be removed.
16. This permit shall not be effective until a site plan review is approved for the construction of all project features.
17. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division ("Forester"), letter dated April 2, 2024 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division and by these conditions.
18. In the event of an oak tree becoming deceased as a result of work related to this Project the permittee shall plant one healthy acorn of the same species of oak (*Quercus* sp.) as the deceased tree for each deceased tree. The acorns shall be planted within the watering zone of the deceased tree.
19. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and Forester 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 and the 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, if applicable.
20. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified, and (10:1) for Heritage oaks, above that dies as a result of

the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

21. 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.
22. 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.

Attachments:

Exhibit D-1 Fire Department Letter dated April 2, 2024

Exhibit D-2 Oak Trees: Care and Maintenance Guide



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

April 2, 2024

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

Dear Sean Donnelly:

OAK TREE PERMIT NUMBER RPPL2023004582 (Revised) **3697 N FAIR OAKS AVENUE, ALTADENA**

We have reviewed the "Request for Oak Tree Permit #RPPL2023004582." The project is located at 3697 N Fair Oaks 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 Rebecca Latta, the consulting arborist, dated March 21, 2024.

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, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

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

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

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These 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's 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 two (2) trees of the Oak genus identified as Tree Number 1 and 8 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. 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. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
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 on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then 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) 890-5719.

Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KT:jl

Enclosure

A detailed black and white line drawing of several oak leaves and a branch. The leaves are large, lobed, and have prominent veins. Some leaves are shaded with gray to show depth. A branch with a few leaves extends from the left side of the frame.

OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

<http://www.fire.lacounty.gov>

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 3"-4" LONG: PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS: FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG: SPINY, ROUNDED, AND HOLLY-LIKE: BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WISLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT- NOT CURLED UNDER.

OTHER COMMON OAKS :

CALIFORNIA BLACK OAK : *QUERCUS KELLOGGII*
CANYON LIVE OAK : *QUERCUS CHRYSOLEPIS*
ENGELMANN OAK : *QUERCUS ENGELMANNII*

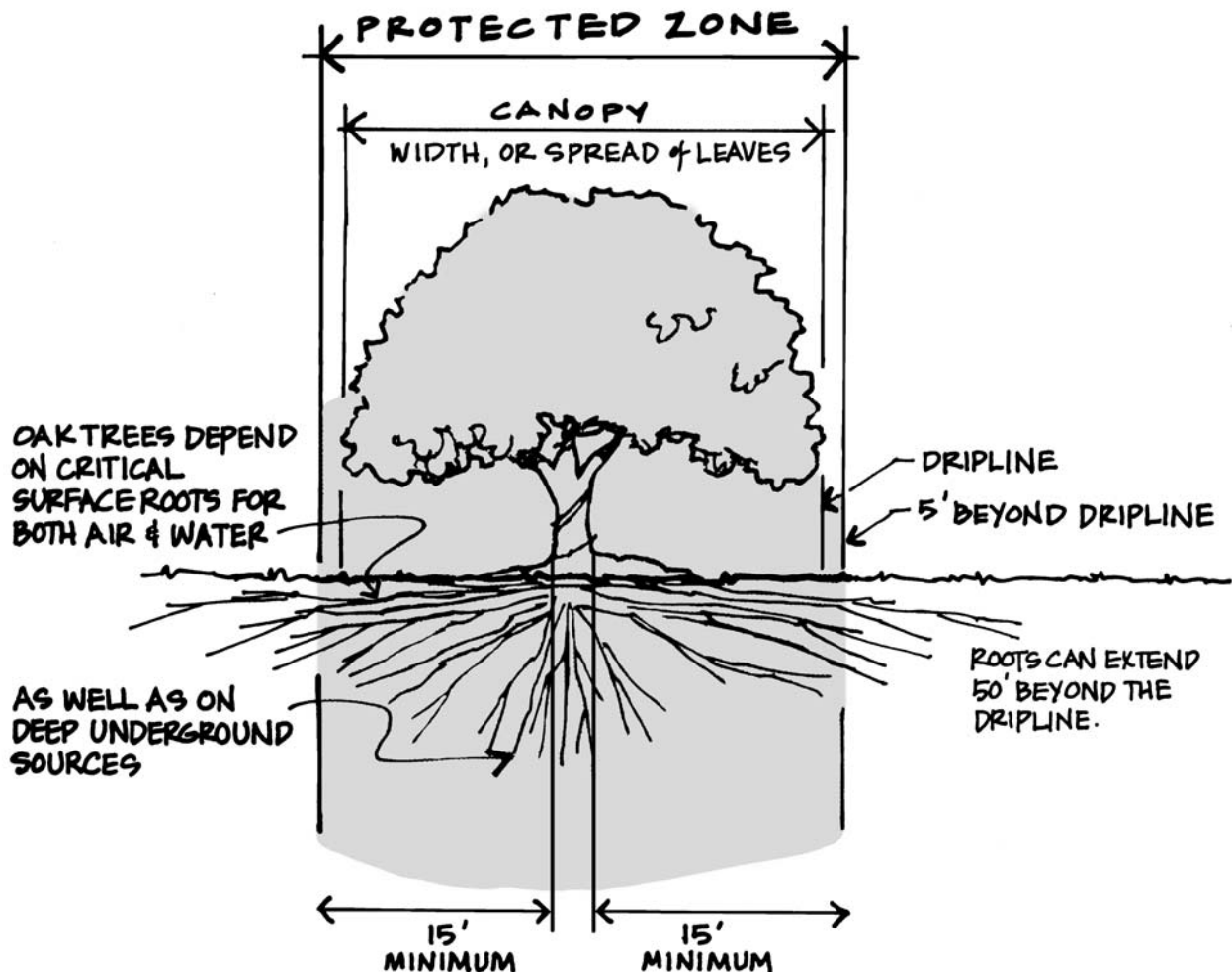
THE PROTECTED ZONE

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.

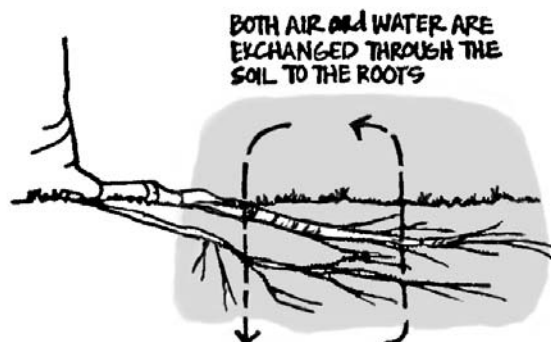
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

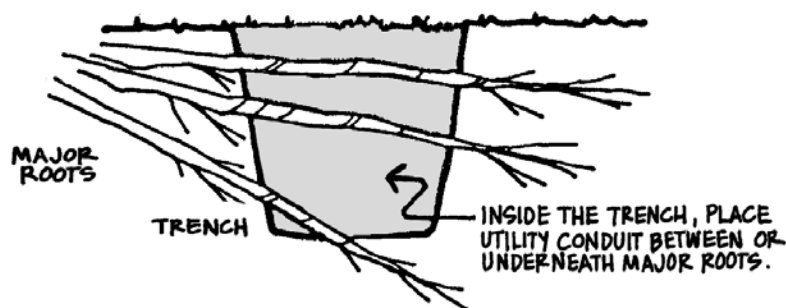
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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



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.

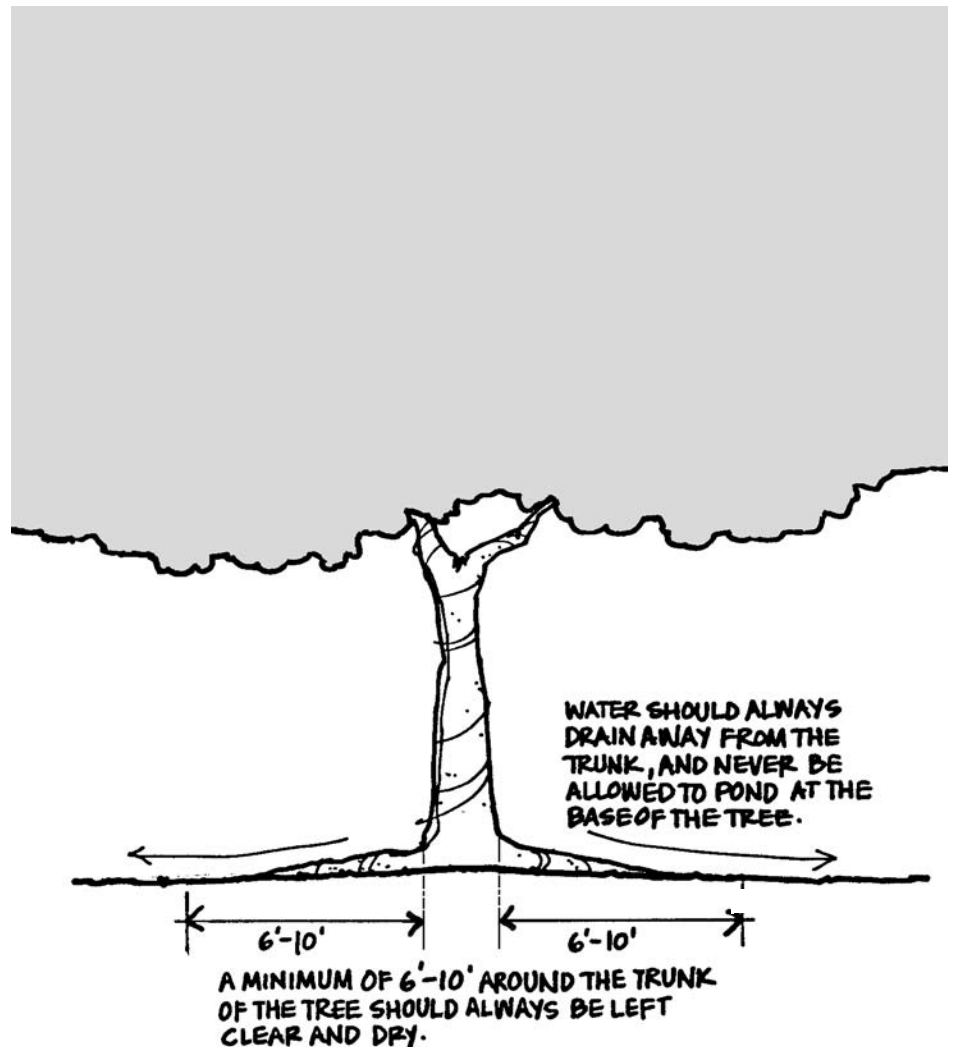
Pruning

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</i> spp. 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.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://www.fire.lacounty.gov/forestry>

**University of California
Oak Woodland Conservation Workgroup**
http://ucanr.edu/sites/oak_range/

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

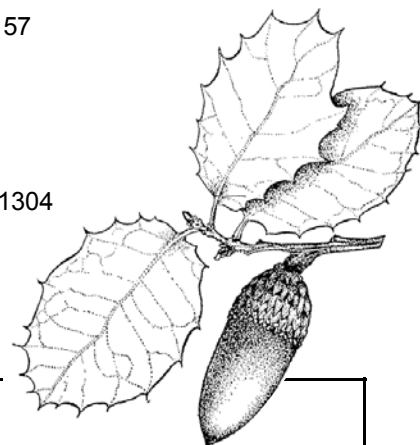
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup** at http://ucanr.edu/sites/oak_range/

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Hilda L. Solis, First District
Mark Ridley Thomas, Second District
Sheila Kuehl, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Daryl L. Osby, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720

AFFIDAVIT OF ACCEPTANCE INSTRUCTIONS

Please read carefully. Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the action date), proceed with the following instructions if you have not been notified that an appeal has been received.

1. Sign the "Affidavit of Acceptance" form in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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**REGARDING: PROJECT NO. PRJ2023-003125-(5)
OAK TREE PERMIT NO. RPPL2023004582
3697 N FAIR OAKS AVENUE, ALTADENA
APN(S): 5862-011-001**

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above.
I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this _____ day of _____, 20____

I/We declare under the penalty of perjury that the foregoing is true and correct.

*Complete both Applicant and Owner
sections, even if the same.*

*Signatures must be acknowledged by a
Notary Public. Affix seal or appropriate
acknowledgements.*

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____
