

May 7, 2025

Larry Lachner
20455 E. Covina Hills Road
Covina, CA 91724

PROJECT NO. PRJ2021-003975-(5)
OAK TREE PERMIT NO. RPPL2021011244
849 MADRE STREET, PASADENA

Dear Larry Lachner:

Hearing Officer Gina Natoli, by her action of **May 6, 2025**, 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 **May 21, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or mpavlovic@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Larry Lachner
May 7, 2025
Page 2

Michele R. Bush

Michele Bush, Supervising Regional Planner
Foothills Section

MB:MP

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

c: PW (Building and Safety)
Zoning Enforcement

CP_05.07.25_PRJ2021-004689

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. 2021-004689
OAK TREE PERMIT NO. RPPL2021011244
849 MADRE STREET, PASADENA (EAST PASADENA ZONED DISTRICT)
APN(S): 5377-019-019

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 (on Exhibit "A", attached hereto) – **use this language for projects that have multiple APNs and use legal descriptions, otherwise delete**. 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: _____

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-004689
OAK TREE PERMIT NO. RPPL2021011244

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Oak Tree Permit No. **RPPL2021011244** ("OTP") on May 6, 2025, continued from March 18, 2025.
2. **HEARING PROCEEDINGS.** At the continued public hearing, held on May 6, 2025, the Hearing Officer approved the project with the addition of two conditions after hearing a presentation from staff and the property owner.

A duly noticed public hearing was held before the Hearing Officer on March 18, 2025 and continued to May 6, 2025. The Hearing Officer heard a presentation from LA County Planning staff and testimony from the applicant, Sushil Anand, and his representative, Lawrence Lachner. Mr. Lachner confirmed during his testimony that only one utility trench would be dug for the residence. Mr. Lachner reiterated that the goal of the Project is to minimize impacts to the oak trees while delivering a product that meets his client's needs. Mr. Lachner spoke about the challenges of designing the residence due to the large number of oak trees on the property and requested a reduction in the number of replacement plantings.

Mr. Anand spoke about his application processing journey and confirmed that the Project went through several design iterations to minimize impacts to the oak trees.

The Hearing Officer discussed concerns regarding the location of the tennis court, the semi-circular driveway unnecessarily impacting oak tree nos. 9 and 10, and whether the property can accommodate 20 replacement tree plantings, given the coverage of existing oak trees. The Hearing Officer said she would be open to fewer, but larger replacement trees, with an extended monitoring period, but deferred the question to the County's technical experts, the Forester and LA County Planning's staff biologist.

The Hearing Officer asked the owner if he would be amenable to removing the southern driveway approach. The applicant/agent agreed to relocate the tennis court and remove the southern driveway access, and again asked for a reduction in replacement plantings. The Hearing Officer continued the hearing to give time for revising site plans reflecting one utility trench, the removal of the southern driveway approach, and relocation of the tennis court.

3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Sushil and Kamatchi Anand ("Permittee"), requests the OTP to authorize encroachments into the protected zone of 18 non-heritage oak trees, five oak tree removals (including two heritage trees), and

removal of a limb greater than two inches in diameter from tree no. 11, a non-heritage tree, to facilitate construction of a single-family residence (“SFR”), an attached accessory dwelling unit (“ADU”), swimming pool, tennis court, and appurtenant features (“Project”) on a property located at 849 Madre Street (Assessor’s Parcel Number 5377-019-019 in the unincorporated community of East Pasadena-East Pasadena (“Project Site”).

4. **ENTITLEMENT(S) REQUIRED.** The OTP is a request to authorize encroachments into the protected zone of 18 non-heritage oak trees (tree nos. 1, 3, 4, 5, 6, 8, 9, 10, 11, 16, 17, 22, 27, 29, 30, 31, 33, and 34); removal of five oak trees (tree nos. 2, 7, 12, 28, and 32), including two heritage oaks (Nos. 7 and 12); and removal a limb from Tree No. 11, a non-heritage tree, to facilitate construction of an SFR, ADU, swimming pool, tennis court, and appurtenant features in the R-1-40,000 (Single-Family Residence – 40,000 Square Feet Minimum Lot Area) Zone. The other three non-heritage oak trees (tree nos. 2, 28, and 32) are dead and recommended for removal by Board Certified Master Arborist, Chris Falco, in an oak tree report dated September 27, 2024.
5. **ENTITLEMENT(S) REQUIRED.** The SFR and accessory structures are being reviewed under Site Plan Review application RPPL2021013302).

All trees are identified as coast live oaks (*Quercus agrifolia*), ranging in size from 6 to 60 inches in diameter at breast height (“DBH”), as reported by Cris Falco, Board Certified Master Arborist, in an Oak Tree Report for the Project dated September 27, 2024.

Oak Tree	DBH (in inches)	Height (in feet)	Health	Impact	Encroach ment ("E") or Removal ("R")
#1	13	22	Fair	Fence footings	E
#2	25 (estimated)	40	Dead	Permeable driveway pavers, fence	R
#3	18	40	Good	Permeable driveway pavers, utility trench	E
#4	22	35	Good	Permeable pavers, utility trench, fence footings	E
#5	11	25	Fair	Permeable driveway pavers, utility trench, SFR,	E
#6	17	30	Good	Permeable driveway pavers, utility trench, fence footings	E
#7	44	45	Fair	Permeable driveway	R

(Heritage)				pavers, utility trench, SFR, fence	
#8	17, 9	28	Fair	Permeable driveway pavers, fence footings	E
#9	6, 12	25	Fair	Permeable driveway pavers, utility trench, fence footings	E
#10	10	20	Good	Permeable driveway pavers, utility trench, fence footings	E
#11	27 (estimated)	38	Good	ADU with limb in place, no encroachment after removal of the lateral limb	E
#12 (Heritage)	60	50	Fair	SFR, Permeable driveway pavers, utility trench	R
#13	19	35	Fair	No	£
#14	24	50	Good	No	£
#15 (Heritage)	38	55	Good	No	£
#16	22	40	Good	Fence footings	E
#17	18	35	Good	Fence footings	E
#18	15	25	Good	No	£
#19	10	16	Fair	No	£
#20	19	40	Good	No	£
#21	27	50	Good	No	£
#22	24	35	Fair	Fence footings	E
#23 (off- site)	16 (estimated)	35	Fair	No	£
#24 (off- site)	20 (estimated)	35	Fair	No	£

#25 (off-site)	22 (estimated)	40	Fair	No	E
#26	16	25	Good	No	E
#27	16 (estimated)	25	Good	fence	E
#28	20	40	Dead	<u>Tennis court, fence</u>	R
#29	31	50	Poor	Fence footings	E
#30	22	50	Good	Fence footings	E
#31	33	50	Fair	Fence footings	E
#32	13	22	Dead	Fence	R
#33	34	30	Fair	Fence footings	E
#34	24	35	Fair	Tennis court, fence	E
#35 (off-site)	13 (estimated)	25	Fair	No	E
#36 (off-site)	21 (estimated)	30	Fair	No	E

6. **LOCATION.** The Project is located at 849 Madre Street within the East Pasadena Zoned District and West San Gabriel Valley Planning Area.
7. **RELATED ENTITLEMENT:** Site Plan Review No. RPPL2021013302 (“related SPR”) is a related request under a separate ministerial review to authorize the construction of the SFR and accessory structures (ADU, tennis court, and swimming pool) (“associated single-family residential development”).
8. **PREVIOUS ENTITLEMENT(S).** No previous land use entitlements have been issued for the property. The Project Site is currently vacant.
9. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – Up to 2 Dwelling Units Per Net Acre) and W (Water) land use categories of the General Plan Land Use Policy Map. An easement for the flood channel known as Eaton Wash is dedicated over the back portion of the property and fenced off from the portion of the property that will be developed for the described SFR and accessory structures. Further, this portion of the property has a separate Assessor Parcel Number, ending in -020, which is not included in the OTP application.
10. **ZONING.** The Project Site is located in the East Pasadena Zoned District and is currently zoned R-1-40,000. Pursuant to County Code Section 22.174.030 (Applicability), an OTP is required for the removal of oak trees, encroachment into the protected zone of oak trees, and the pruning of branches greater than two inches in diameter. Although the Project is located in the Chapman Woods Community

Standards District (“CSD”), the Project application was deemed complete prior to the adoption of the CSD.

11. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2 and W	R-1-40,000	SFRs
EAST	H2	R-1-40,000	SFRs
SOUTH	H2, H9 (Residential 9 – Up to 9 Dwelling Units Per Net Acre), W, and P (Public and Semi-Public)	R-1-40,000, R-1- 10,000 (Single- Family Residence- 40,000 Square Feet Minimum Lot Area) and R-1 (Single- Family Residence – 5,0000 Minimum Lot Area)	SFRs
WEST	H2, W, P	R-1-40,000 and R- 1-10,000	SFRs

12. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The subject property consists of two Assessor Parcel Nos. 5377-019-019 and -020. The Project Site, or buildable area, is 1.63 gross acres (1.35 net) acres in size and consists of only Parcel -019. The subject property is located in two different tax rate areas resulting in the two Assessor Parcel Numbers (“APNs”) because Parcel -020 has a flood control easement (Eaton Wash) over the parcel which renders it unusable for any other purpose. Further, the parcel’s land use designation of W is intended for the establishment of uses relating to bodies of water, not residential development. Therefore, Parcel -020 is not a part of the Project and not analyzed as part of the OTP application review, and is physically cordoned off from the buildable parcel (-019). The Project Site has flat topography, contains 31 oak trees on-site and five off-site oak trees, and is vacant.

B. Site Access

The Project Site is accessible via Madre Street, a 60-foot-wide public right-of-way, to the east.

C. Site Plan

The site plan depicts a total of 36 oak trees, 31 on-site and five off-site on the adjacent northerly property, building footprints for a new SFR and attached ADU with a tennis court and swimming pool located in the rear yard, as well as appurtenant features including, but not limited to, the permeable driveway, utility lines, and proposed perimeter fence with front gate. Although oak trees are spread

throughout the site, the heaviest concentration of oak trees is along the easterly and southerly property boundaries. These improvements will encroach into the protected zone of 18 non-heritage oak trees (tree nos. 1, 3, 4, 5, 6, 8, 9, 10, 11, 16, 17, 22, 27, 29, 30, 31, 33, and 34), remove five oak trees including two heritage trees (tree nos. 7 and 12), ranging in size from 6 to 60 inches in diameter at breast height (DBH”) and require the removal of one limb from oak tree no. 11, a non-heritage tree, as well as removal of two living oak trees, one of which is an heritage tree, and three dead trees (tree nos. 2, 28, 32) as stated on the site plan and Oak Tree Report. All trees are identified as Oak genus (*Quercus agrifolia*), in an oak tree report prepared by Cris Falco, Board Certified Master Arborist dated September 27, 2024.

13. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with 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. Based on the Initial Study, staff from LA County Planning determined that a Negative Declaration (“ND”) was the appropriate level of environmental document for the Project as the Project will have a less than significant impact in all environmental topic areas, including biological resources. The Project will be conditioned to plant replacement oak trees for each oak tree that is removed, except for the dead trees, identified by the certified arborist and confirmed by the County Forester. The heritage trees that are alive and proposed for removal have large cavities in the base of the trees, which can pose a hazard to people and property. These trees will be replaced at a ratio of 10:1 (10 plantings for each removal). The Initial Study also concluded that the Project would have an impact on the oak woodland as the removal of dead trees and trees with compromised structural integrity, dead limbs, and herbaceous ground cover would result in a decrease of any existing or passing wildlife use, including loss of nesting and denning with the removal of old oaks with cavities; however, Project compliance with the standard replacement plantings regulations, as required by Title 22, would provide sufficient protection of oak trees resulting in a less than significant impact on biological resources. Further, Project conditions also require replacement plantings for any trees that fail as a result of encroachment, 2:1 for non-heritage oak trees and 10:1 for heritage trees. Therefore, the Project would not result in a significant impact on the environment.

14. COMMUNITY OUTREACH. No community outreach was conducted for the Project.

15. PUBLIC COMMENTS. No correspondence was received from the public regarding the Project.

16. AGENCY RECOMMENDATIONS.

County Fire Department, Forestry Division: Recommended clearance to public hearing with conditions in a letter dated September 27, 2024. The County Forester’s letter indicates that the oak tree report submitted by the applicant is accurate and complete as to the location, size, and conditions of approval, which have been incorporated into this OTP.

17. **LEGAL NOTIFICATION.** Pursuant to Section 22.174.040.E (Oak Tree Permits – Application with a Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, publication in the Daily Journal, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 28, 2025, a total of 194 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as nine notices to those on the courtesy mailing list for the East San Gabriel Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

18. **LAND USE POLICY.** While the Hearing Officer finds that the Project is for an OTP, the associated by-right single-family residential development is consistent with the goals and policies of the General Plan because the H2 land use category is intended for the development of single-family residences and issuance of an OTP will facilitate the development of a SFR and attached ADU, which is a land use that is permitted by right within the R-1 Zone. The Hearing Officer further finds that the Project is necessary to ensure the protection of oak trees which are valued historical, aesthetic, and ecological resources within the County.

12. **GOALS AND POLICIES.** The Hearing Officer finds that while the Project is for an OTP, the associated SFR development is consistent with the following goals 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.*

The encroachment into the protected zone of 18 non-heritage oak trees, removal of five oak trees including two heritage oak trees, and limb removal of one non-heritage oak tree are necessary to facilitate the development of a SFR, ADU, accessory structures, and appurtenant features. The development of a SFR in conjunction with an ADU is allowed and encourages infill development in such a residential community as East Pasadena-East San Gabriel. Maintaining the healthy oak trees on the premises while developing the vacant property with a single-family residential use that includes an ADU, accessory structures, and appurtenant features that comply with the Zoning Code will ensure complementary development that is consistent with the General Plan.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for an OTP, the associated single-family residential development is consistent with the R-1-40,000 zoning classification and oak tree removals, cutting of branches greater than two inches in diameter, and encroachments into the protected zone of oak trees are permitted in such zone with an OTP pursuant to County Code Section 22.174.030 (Applicability).
20. **FENCING.** The Hearing Officer finds that while the Project is for an OTP, the associated single-family residential development, which includes proposed fencing, will be consistent with the standard identified in the County Code Section 22.110.070.B (Fences, Walls, and Landscaping) which limits the height of rear yard fences and walls to 6 feet and 3.5 feet for front yards. The Project proposes a six-foot high wrought perimeter fence which will be setback from the front property line a distance of at least 40 feet from Madre Street. Compliance with the fence/wall standards will be verified during review of the related SPR prior to issuance of a building permit.

OAK TREE PERMIT FINDINGS

21. **The Hearing Officer finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations on the subject property.** Of the 36 oak trees on or adjacent to the Project Site, the protected zone of 18 non-heritage oak trees will be encroached upon; one limb of Tree No. 11, a non-heritage tree, will be removed; and five oak trees (tree nos. 2, 7, 12, 28, and 32), including two heritage oaks (oak tree no. 7 and 12) will be removed with the related construction of the SFR, attached ADU, swimming pool, tennis court, and other appurtenant features. No adverse impact to any remaining oak tree is anticipated. All but five (three of which are either dead or have a large cavity in the base of the tree) of the 31 on-site oak trees will remain in place with measures imposed to protect the trees from construction impacts through the County Forester recommended conditions of approval. The five off-site oak trees (tree nos. 23, 24, 25, 35, 36) will not be impacted by the development as the proposed perimeter fence is designed to avoid the protected zones of these oaks and no encroachment would result to these neighboring oak trees. The Project conditions of approval require the Permittee to provide mitigation trees should any protected tree fail as a result of the approved encroachments, and to plant mitigation trees within one (1) year of the permitted oak tree removal, and to require the use of hand tools to minimize and prevent damage to any of the on-site trees to be encroached upon.
22. **The Hearing Officer finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated.** The Project Site is undeveloped. Removal of five oak trees will not result in soil erosion as 31 oak trees will remain in place. Further, construction of a SFR and accessory structures will be subject to the Low Impact Development Ordinance and reviewed by the Department of Public Works prior to issuance of a building permit. Therefore, erosion requirements to control drainage and minimize site runoff will apply to the Project Site.

23. **The Hearing Officer finds that the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that (i) Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or (ii) Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** A total of 36 oak trees form the sphere of influence of the oak woodland. Due to the sheer number of oak trees that cover the property, it is difficult for construction of the primary SFR, accessory structures, and appurtenant features to avoid all oak trees. The majority of the oak trees are clustered along the southerly and easterly property lines. The proposed removal of five oak trees, three of which are dead, allow for reasonable development of the property, consistent with the prescribed land use category and zoning. An alternative site plan with a different primary building footprint and detached ADU indicated more impacts to oak trees.
24. **The Hearing Officer finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** To balance development and the environment, the Zoning Code permits oak trees to be removed, so long as a development's design preserves the greatest practicable number of trees and ensures their replacement and propagation. The Project is subject to the County's Oak Tree Ordinance, which requires the planting of replacement trees at a ratio of 2:1 for non-heritage oak tree removals. The Forester is recommending a replacement ratio of 10:1 for the removal of healthy heritage oak trees, which means a total of 20 replacement trees will need to be planted. The arborist has identified three oak trees that are either dead or have large cavities in their base (No. 7, 28, 32) necessitating removal and confirmed by the Forester; therefore, replacement trees are not required for the removal of the dead oak trees.

ENVIRONMENTAL FINDINGS

25. After consideration of the ND, together with the public comments received during the public review process for the environmental document, the Hearing Officer finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the ND reflects the independent judgment and analysis of the Hearing Officer. The Project includes conditions requiring replacement trees to be planted at a ratio of 10 new trees for each living heritage tree that is removed. Additionally, Project conditions also require replacement plantings for any trees that fail as a result of encroachment, 2:1 for non-heritage oak trees and 10:1 for heritage trees.
26. The Hearing Officer finds that the Permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code, which is required for an ND determination.

ADMINISTRATIVE FINDINGS

27. 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 oak trees subject to County Title 22 (Planning and Zoning) regulations on the subject property.
- B. The removal 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. The removal of the oak trees proposed is necessary as continued existence at the present location frustrates the planned improvement or proposed use of the subject property to such an extent that alternate development plans cannot achieve the same permitted density and that placement of such trees precludes the reasonable and efficient use of such property or a use otherwise authorized.
- D. The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, THE HEARING OFFICER:

- 1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
- 2. Approves **OAK TREE PERMIT NO. RPPL2021011244**, subject to the attached conditions.

ACTION DATE: May 6, 2025

MRB:MP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-004689-(5)
OAK TREE PERMIT NO. RPPL2021011244

PROJECT DESCRIPTION

The project is a request to remove five oak trees identified as tree nos. 2, 7, 12, 28, and 32, including two heritage oak trees (tree nos. 7 and 12); remove the limb from oak tree no. 11, a non-heritage tree, and encroach into the protected zone of 18 non-heritage oak trees identified as tree nos. 1, 3, 4, 5, 6, 8, 9, 10, 11, 16, 17, 22, 27, 29, 30, 31, 33, and 34 associated with the construction of a primary single-family residence, attached accessory dwelling unit (“ADU”), and other accessory structures, equipment, and features.

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, and until all required monies have been paid pursuant to attached County Forester and Fire Warden (“Forester”) letter dated June 20, 2024. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 7, and 9 shall be effective pursuant to Section 22.222.230 (Effective Date of Decision and Appeals) 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 (Fees For Providing County Records).

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 additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional 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).
9. Within five (5) working days from the day after your appeal period ends **May 20, 2025**, the Permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the

NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$3,118.75** (\$3,043.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee)). No land use project subject to this requirement is final, vested or operative until the fee is paid.

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 22.238 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 Site Plan, or a subsequent Site Plan approved by the Director of LA County Planning ("Director").

PROJECT SITE-SPECIFIC CONDITIONS

14. This grant shall authorize the removal of five oak trees identified as 2, 7, 12, 28, 32, including two heritage oak trees (7 and 12), removal of a limb from oak tree no. 11, a non-heritage tree, and encroachment into the protected zone of 18 non-heritage trees identified as tree nos. 1, 3, 4, 5, 6, 8, 9, 10, 11, 16, 17, 22, 27, 29, 30, 31, 33, and 34 associated with the construction of a primary single-family residence, accessory dwelling unit, permeable driveway, patio, pool, tennis court, proposed fencing, and related trenching.
15. This grant shall not be effective until a site plan review is approved for the construction of the single-family residence, attached accessory dwelling unit, pool, tennis court, and all other project features.
16. Only one utility trench shall encroach into the protected zone of oak tree nos. 9 and 10.
17. Only one driveway access point and related curb cut shall encroach into the protected zone of oak tree nos. 3 through 6.
18. The permittee shall comply with all conditions and requirements contained in the County Forester ("Forester") letter dated October 22, 2024 (attached hereto), to the satisfaction of said Forester, except as otherwise required by the Forester and by these conditions.

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. Oak tree removals shall be performed in a manner consistent with state law. Refer to the Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal, attached as Exhibit D-3.
20. The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for each healthy heritage tree removed, for a total of 20 trees . 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. In lieu of planting 20 replacement trees on-site, the applicant may plant 10 trees at 15 gallons on-site and 10 trees at 15 gallons off-site. A total of 20 replacement trees shall be planted and are subject to a 2-year monitoring period by the Fire Department's Forestry Unit.
22. 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.
23. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
24. Prior to the planting of replacement oak trees, the Permittee shall submit a Replacement Planting Plan to the Forester and LA County Planning for approval. 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 Forester. If mitigation trees are deemed impossible by the 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 Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
25. Equipment, materials, and vehicles may be stored, parked, and operated on the driveway.

26. In the event of the death of any oak tree as a result of the Project encroachments and related to the planting of mitigation trees for the one oak tree removal, the permittee shall:
- a. 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.
 - b. 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.
 - c. 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.
 - d. Where grading or any other similar activity is specifically approved within the protected zone, the permittee 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 Forester the implementation of all conditions imposed in connection with the permittee's oak tree permit.
 - e. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, shall be limited to hand tools or small hand-power equipment.
 - f. The maintenance and monitoring period for the replacement of mitigation trees shall be seven years.

Attachments:

- Exhibit D-1 Fire Department Letter dated October 22, 2024
- Exhibit D-2 Oak Trees: Care and Maintenance Guide
- Exhibit D-3 Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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

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FIFTH DISTRICT

October 22, 2024

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

Dear Marie Pavlovic:

Revised OAK TREE PERMIT NUMBER RPPL2021011244 849 MADRE STREET, PASADENA

We have reviewed the "Request for Oak Tree Permit #RPPL2021011244." The project is located at 849 Madre St. in the unincorporated area of Pasadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Cris Falco, the consulting arborist, dated September 27, 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	IRWINDALE	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 REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 7 and 12 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of eighteen (18) trees of the Oak genus identified as Tree Numbers 1,3,4,5,6,8,9,10,11,16,17,22,27,29,30,31,33,34 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 ten to one (10:1) for each tree removed for a total of twenty (20) trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. 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
COMMUNITY RISK REDUCTION 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 KELLOGGI*
CANYON LIVE OAK : *QUERCUS CHRYSOLEPIS*
ENGELMANN OAK : *QUERCUS ENGELMANNII*

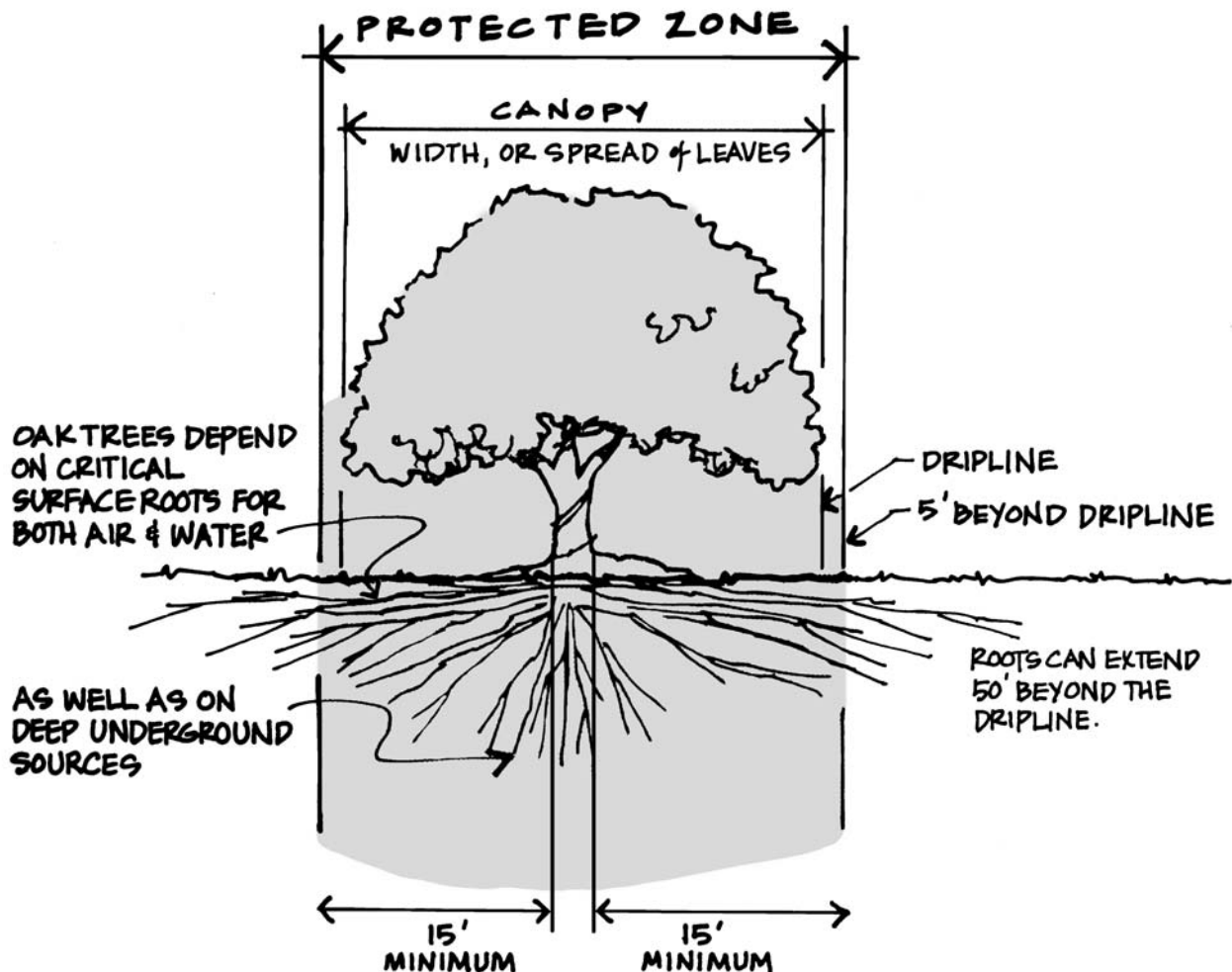
THE PROTECTED ZONE

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.

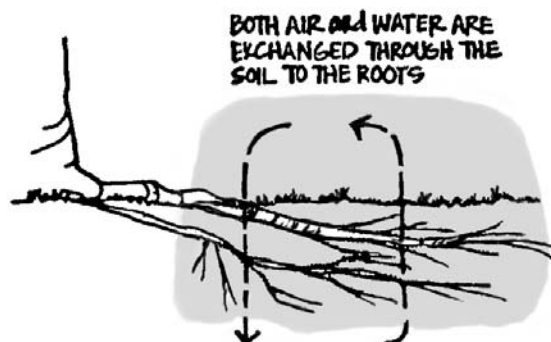
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

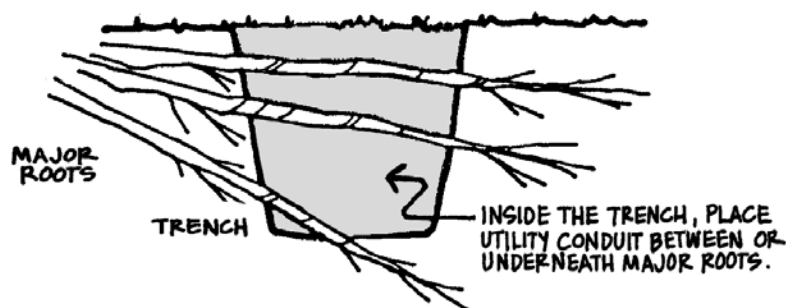
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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.

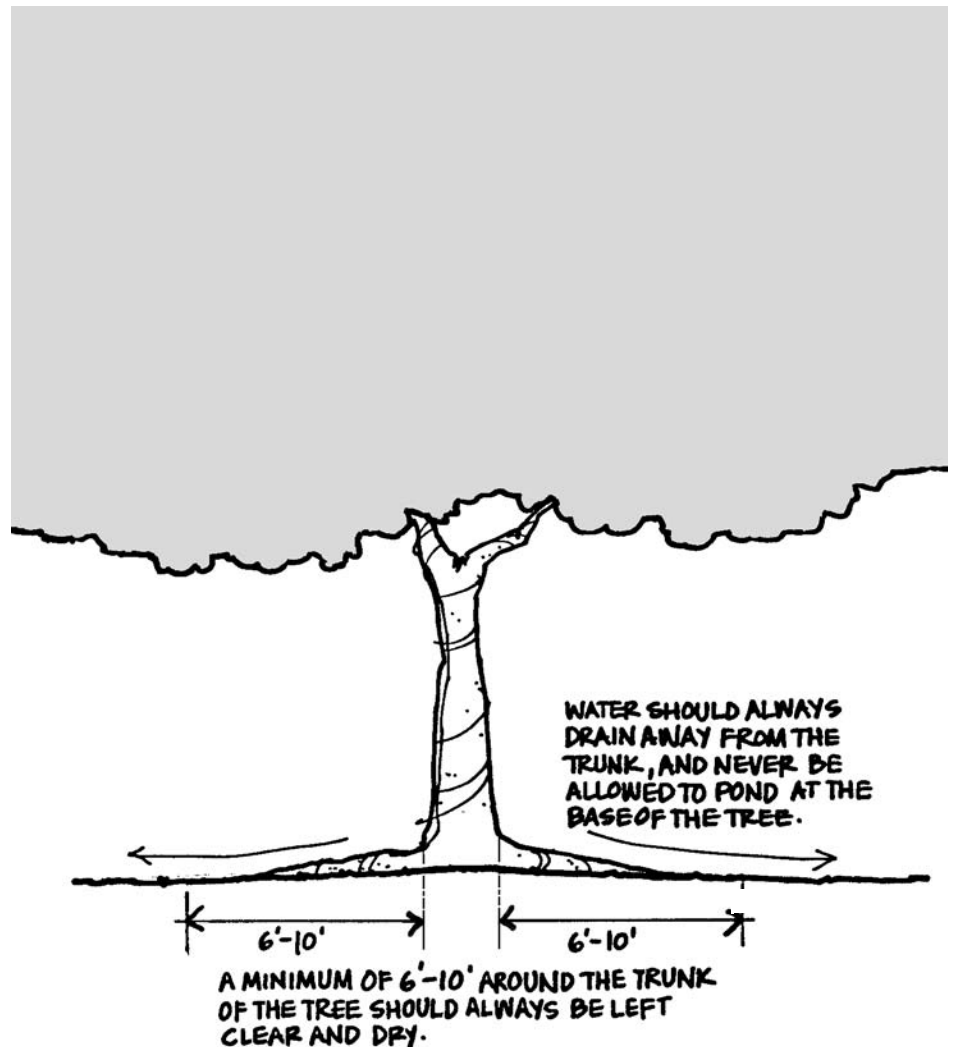
Pruning

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

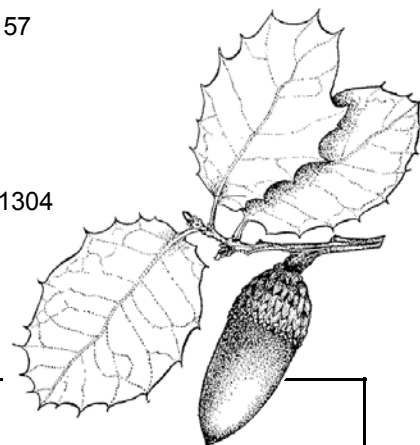
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

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
Holly J. Mitchell, Second District
Lindsey P. Horvath, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

Defensible Space Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-2375

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

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

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

Grants/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5723

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

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

Technical Operations Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5752

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