

## REPORT TO THE HEARING OFFICER

DATE ISSUED: February 15, 2024  
HEARING DATE: February 27, 2024 AGENDA ITEM: 9  
PROJECT NUMBER: PRJ2023-003125-(5)  
PERMIT NUMBER(S): Oak Tree Permit ("OTP") RPPL2023004582  
SUPERVISORIAL DISTRICT: 5  
PROJECT LOCATION: 4010 Fair Oaks Avenue, Altadena  
OWNER: Alan Zorthian  
APPLICANT: Alan Zorthian  
CASE PLANNER: Sean Donnelly, Senior Planner  
sdonnelly@planning.lacounty.gov

### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-003125-(5), OTP Number RPPL2023004582, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT(S):**

I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NUMBER RPPL2023004582 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- OTP to authorize encroachment into the protected zone of two oak trees, identified as tree numbers T-1, and T-8, none of which are heritage oaks, associated with the repair and maintenance of an existing wooden bridge (“Project”) 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 \(Applicability\)](#).

### **B. Project**

The Project is a request to authorize encroachment into the protected zone of two oak trees in order to repair an existing bridge, which is used as access for an existing single-family residence (“SFR”) located on the Project Site. The total number of encroachments includes two non-heritage oak trees and no heritage-sized oak trees. The two trees are identified as coast live oak in an oak tree report prepared by Rebecca Latta Consulting, dated December 20, 2022. A third oak tree, designated T-5 in the report, was originally going to be encroached upon by this project but fell in a rainstorm in November of 2022. The repair work is being proposed by an amendment to Site Plan Review No. RPPL2023004583. 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.

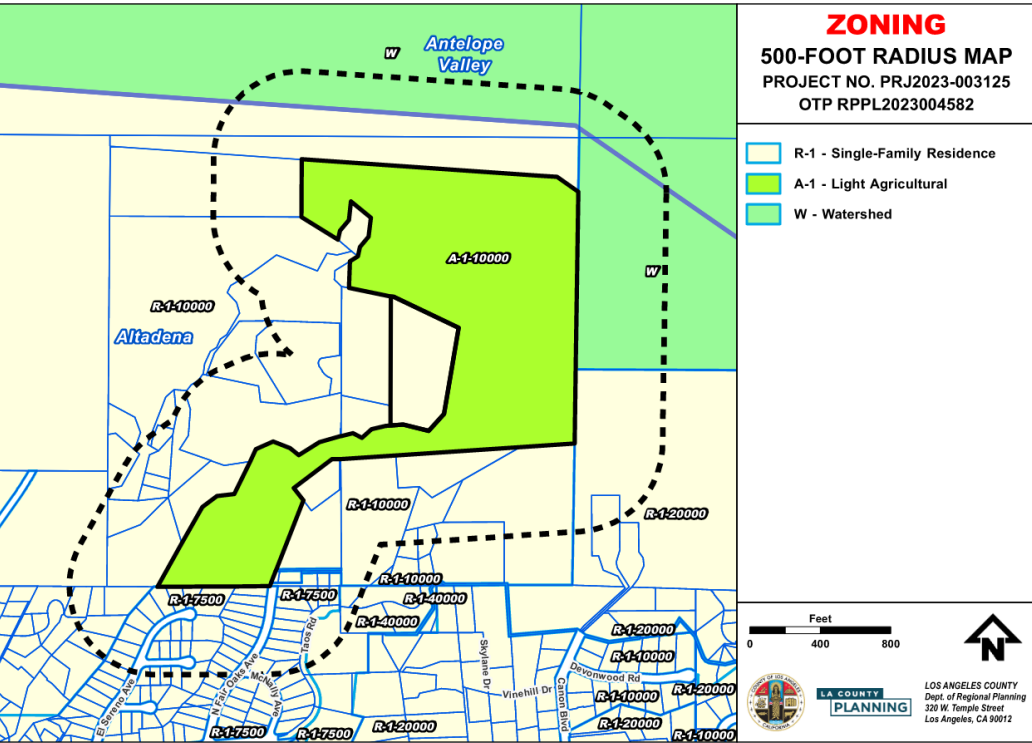
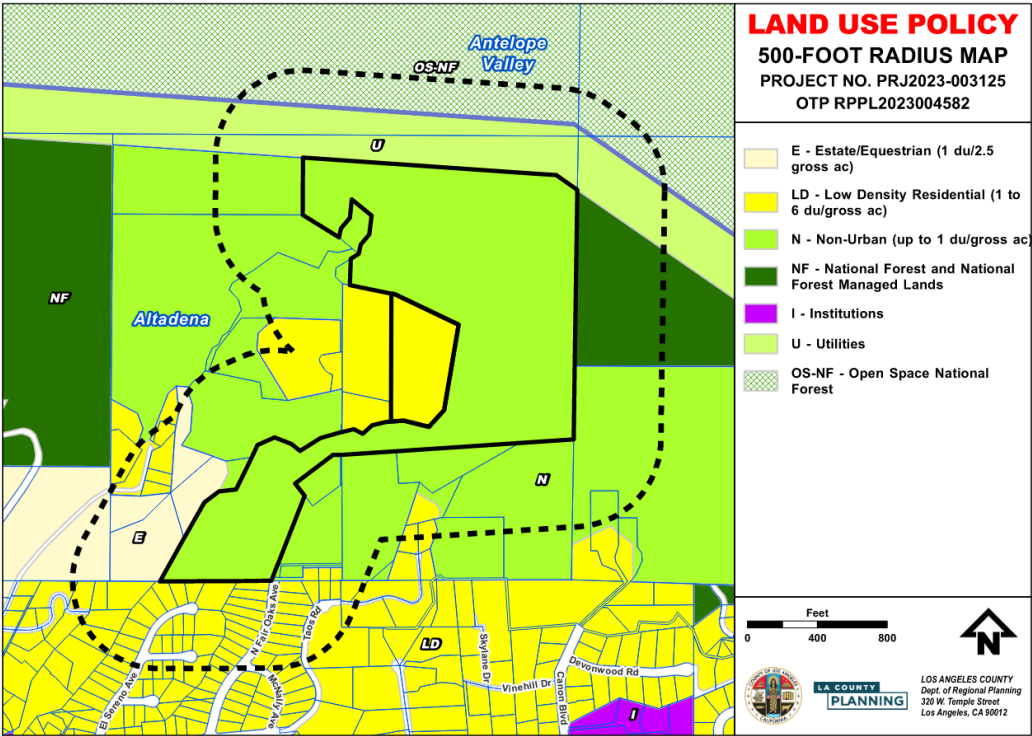
| <u>Oak Tree</u> | <u>DBH<br/>(Diameter at<br/>Breast<br/>Height in<br/>Inches)</u> | <u>Height (in<br/>feet)</u> | <u>Health</u>                        |
|-----------------|--|-----------------------------|--------------------------------------|
| T-1             | 23   | 40                          | Good, 35<br>degree lean<br>northwest |
| T-8             | 15   | 25                          | Good, erosion<br>on east side        |

## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

| <b>LOCATION</b>     | <b>ALTADENA COMMUNITY<br/>PLAN LAND USE POLICY</b> | <b>ZONING</b>                                | <b>EXISTING USES</b>  |
|---------------------|--|--|-----------------------|
| SUBJECT<br>PROPERTY | LD (Low Density<br>Residential), N (Non-<br>Urban) | R-1-10,000, A-<br>1-10,000                   | SFR                   |
| NORTH               | N, U (Utilities)                                   | R-1-10,000, A-<br>1-10,000, W<br>(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      |





## **PROPERTY HISTORY**

### **A. Zoning History**

| <b>ORDINANCE NO.</b> | <b>ZONING</b> | <b>DATE OF ADOPTION</b> |
|----------------------|---------------|-------------------------|
| 11238                | R-1-10,000    | December 5, 1975        |
| 10918                | O-R           | June 28, 1974           |
| 5541                 | R-1-10,000    | May 9, 1950             |
| 900140z              | A-1-10,000    | September 13, 1990      |

### **B. Previous Cases**

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

### **C. Violations**

| <b>CASE NO.</b> | <b>VIOLATION</b>  | <b>CLOSED/OPEN</b>      |
|-----------------|---|-------------------------|
| RPZPE2022006696 | Excessive noise, alleged unpermitted activity, lighting | Active- Monitoring/Hold |

## **ANALYSIS**

### **A. Land Use Compatibility**

The subject property consists of an SFR that has been located on the site since it was constructed in 1949, and the subject wooden bridge which gives access to the SFR on the property as well as neighboring properties. Surrounding land uses consist of other SFRs, utilities, a camp, and open space. The repair of the wooden bridge provides continued access for the residential use of the property and thus is compatible with that of surrounding land uses. The OTP will authorize the encroachment into the protected zone of two oak trees to allow for maintenance and repair of the wooden bridge, which is a common development practice. The subject oak trees will not suffer undue damage from the proposed project, leaving all oak tree benefits to the community undisturbed.

### **B. Neighborhood Impact (Need/Convenience Assessment)**

The repair of the wooden bridge and maintenance of the oak trees on the site will continue to be compatible with the character of the neighborhood. Based on the review of the oak tree report, no oak trees will be removed as a part of the project request. As such, minimal impact to the community is expected. The proposed repair would not result in an increase in the number of people residing on the site or in the project vicinity.

### **C. Design Compatibility**

The majority of the repair work will be located away from public view on a private access easement. The repairs will be aesthetically integrated into the Project Site with a similar design to the existing wooden bridge. No tree removals are proposed, and all existing oak trees will remain in place and protected from further construction impacts through the County Forester's ("Forester's") recommended conditions of approval.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and the Altadena Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by [Section 22.174.060 \(Findings\)](#) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption - Existing Facilities, Class 2 Exemption - Replacement or Reconstruction, and Class 4 Exemption - Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. 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 is proposed. The types of projects that typically fall within Class 2 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. 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. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

### **COMMENTS RECEIVED**

#### **1. County Department Comments and Recommendations**

County Fire Department, in a letter dated November 27, 2023, recommended that the Project proceed to public hearing with required conditions of approval.

**2. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

**3. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report

Reviewed By:

*Michele R. Bush*

Michele Bush, Supervising Regional Planner

Report

Approved By:

*Susie Tae*

Susie Tae, AICP, Assistant Deputy Director

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| LIST OF ATTACHED EXHIBITS |                             |
|---------------------------|-----------------------------|
| EXHIBIT A                 | Plans                       |
| EXHIBIT B                 | Project Summary Sheet       |
| EXHIBIT C                 | Findings                    |
| EXHIBIT D                 | Conditions of Approval      |
| EXHIBIT E                 | Applicant's Burden of Proof |
| EXHIBIT F                 | Environmental Determination |
| EXHIBIT G                 | Informational Maps          |
| EXHIBIT H                 | Photos                      |
| EXHIBIT J                 | Agency Correspondence       |
| EXHIBIT L                 | Oak Tree Report             |



PROJECT INFORMATION

OWNERS:

JOE DIMASSA  
3697 NORTH FAIR OAKS AVE  
ALTADENA, CA 91001  
(626) 577-9979

JOHN E. GRECH  
1708 EAST WALNUT AVENUE  
PASADENA, CA 91106  
626-449-1181

EASEMENT TO USE

ZORTHIAN FAMILY TRUST  
3990 NORTH FAIR OAKS AVE.  
ALTADENA, CA 91001

SITE ADDRESS:

3697 NORTH FAIR OAKS AVE  
ALTADENA, CA 91001

ASSESSORS PARCEL NUMBER: 5862-010-005, 5862-011-001

ARCHITECT:

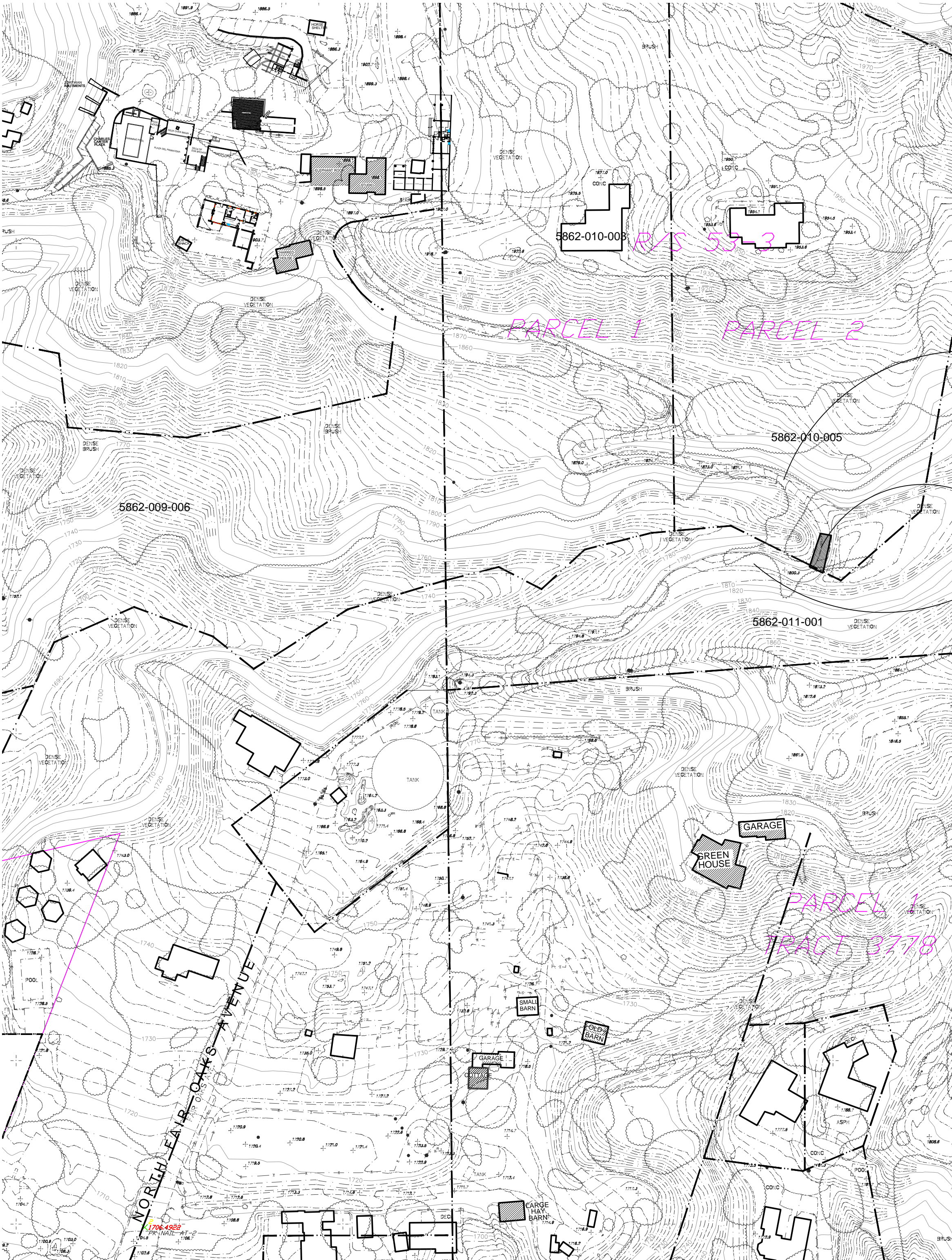
ALAN ZORTHIAN  
3990 NORTH FAIR OAKS AVE.  
ALTADENA, CA 91001  
(626) 797 3359

STRUCTURAL ENGINEER:

IDG STRUCTURAL ENGINEERING  
6040 NORTH FIGUEROA STREET  
LOS ANGELES, CA

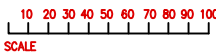
SCOPE OF WORK:

REPAIR OF EXISTING WOOD BRIDGE



SITE PLAN

SCALE: 1" = 50'



BRIDGE REPAIR  
3697 NORTH FAIR OAKS AVENUE  
ALTADENA, CA 91001

CONTENTS:

JOB NO:

DATE:

DRAWN: J.M.

APPROVED: A.Z.

REVISIONS

SHEET NO.

A-1





**PROJECT NUMBER**  
PRJ2023-003125-(5)

**HEARING DATE**  
February 27, 2024

**REQUESTED ENTITLEMENT(S)**  
Oak Tree Permit No. RPPL2023004582

## PROJECT SUMMARY

### OWNER / APPLICANT

Alan Zorthian

### MAP/EXHIBIT DATE

January 12, 2023

### PROJECT OVERVIEW

A request to authorize encroachment into the protected zone of three oak trees identified as tree numbers T-1, and T-8, of which none are heritage oaks, associated with the repair and maintenance of an existing wooden bridge (to be approved under separate amendment to Site Plan Review No. RPPL2023004583). All three oak trees are identified as coast live oak in an oak tree report prepared by Rebecca Latta, Consulting Arborist, dated December 20, 2022.

### LOCATION

4010 Fair Oaks Avenue, Altadena

### ACCESS

Fair Oaks Avenue

### ASSESSORS PARCEL NUMBER(S)

5862-011-001, 5862-010-005

### SITE AREA

54.5 Acres

### GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

### ZONED DISTRICT

Altadena

### LAND USE DESIGNATION

N (Non-Urban (up to 1 dwelling unit per gross acre)

### ZONE

R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), A-1-10000 (Light Agricultural-10,000 Square Feet Minimum Required Lot Area)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### COMMUNITY STANDARDS DISTRICT

Altadena

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities  
Class 2 Categorical Exemption – Replacement or Reconstruction  
Class 4 Categorical Exemption – Minor Alterations to Land

### KEY ISSUES

- Consistency with the General Plan
- Consistency with the Altadena Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.174.060 (Oak Tree Permit Findings)
  - Chapter 22.306 (Altadena CSD requirements)
  - Section 22.18.040 (Development Standards for Residential Zones)
  - Section 22.16.040 (Development Standards for A-1, A-2, O-S, R-R, and W)

### CASE PLANNER:

Sean Donnelly

### PHONE NUMBER:

(213) 893 - 7024

### E-MAIL ADDRESS:

sdonnelly@planning.lacounty.gov

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.

2. **HEARING PROCEEDINGS.** *Reserved.*

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, none 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<br>COMMUNITY<br>PLAN LAND USE<br>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.

## 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 three oak trees on private land, associated with the repair of an existing bridge, 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 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 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 November 27, 2023.

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.

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.
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. No 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.** No 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 three oak trees on private land, associated with the repair of an existing bridge, 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 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 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.

### **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:**

MRB:SD

2/15/2024

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 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. This permit shall not be effective until a site plan review is approved for the construction of all project features.
16. 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 November 27, 2023 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division and by these conditions.
17. 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.
18. 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.
19. 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.

20. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus* sp.) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
21. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus* sp.) as the removed tree, planting shall incorporate a mycorrhizal product, either as 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 November 27, 2023  
Exhibit D-2 Oak Trees: Care and Maintenance Guide



ANTHONY C. MARRONE  
FIRE CHIEF  
FORESTER & FIRE WARDEN

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

## COUNTY OF LOS ANGELES FIRE DEPARTMENT

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



### BOARD OF SUPERVISORS

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FIFTH DISTRICT

November 27, 2023

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

Dear Anthony Curzi:

### **OAK TREE PERMIT NUMBER RPPL202304582 3697 N FAIR OAKS, ALTADENA**

We have reviewed the "Request for Oak Tree Permit #RPPL202304582." The project is located at 3697 N Fair Oaks 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 .

**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 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

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY  
CALABASAS

CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
DUARTE

EL MONTE  
GARDENA  
GLEN DORA  
HAWAIIAN GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY

INGLEWOOD  
IRVINDALE  
LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

LAWDALE  
LOMITA  
LYNWOOD  
MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT

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

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

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 three (3) trees of the Oak genus identified as Tree Number 1, 6, 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) 890-5758.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Weissaupt', with a stylized flourish at the end.

BRAD WEISSHAUPT, ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

BW:jl

Enclosure

An illustration of several oak leaves and a branch. The leaves are shown in various shades of gray, with some having detailed vein patterns. A branch with a few leaves is positioned diagonally across the upper half of the page. The title 'OAK TREES: Care and Maintenance' is overlaid on the left side of the illustration.

# 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*

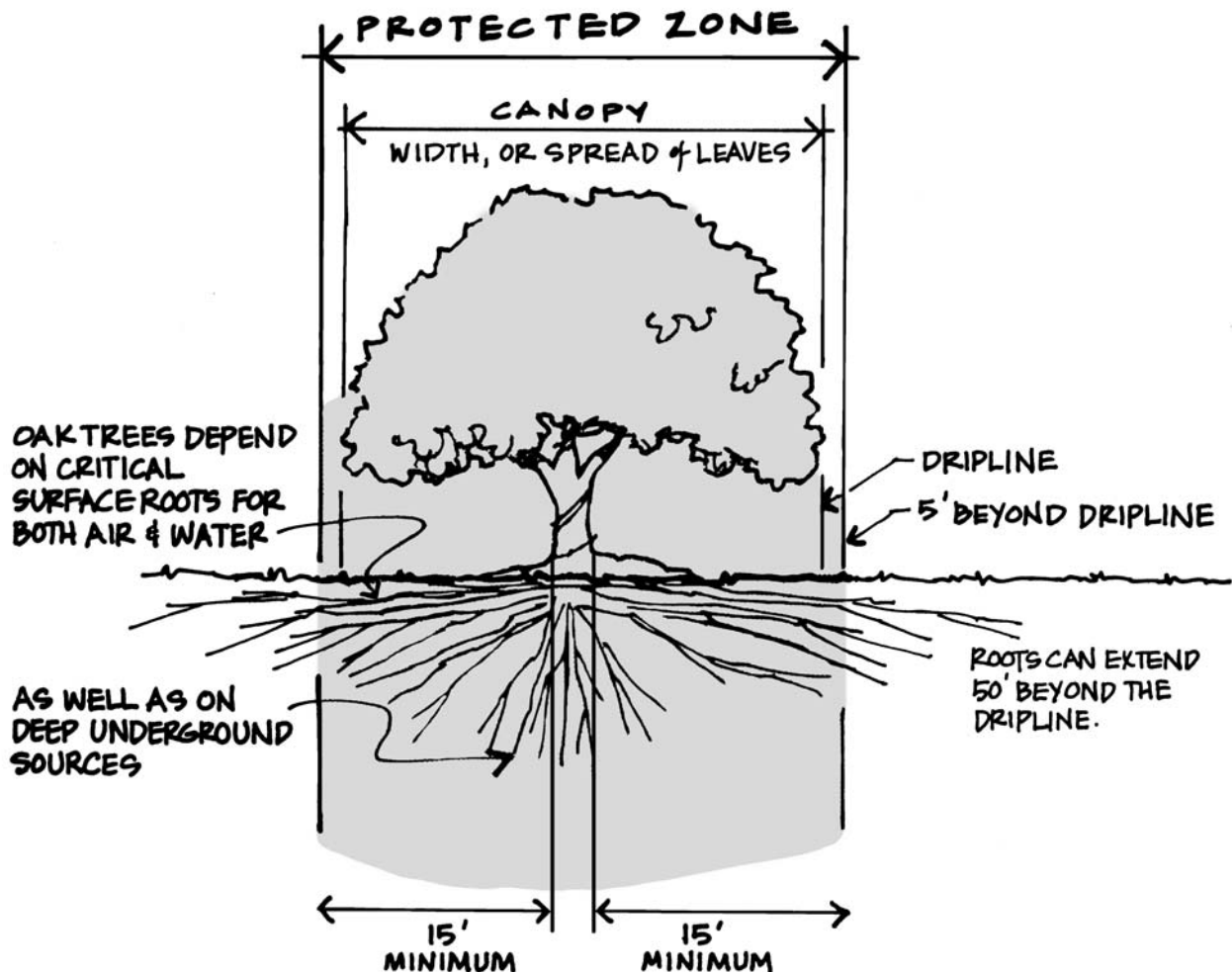
# THE PROTECTED ZONE

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.

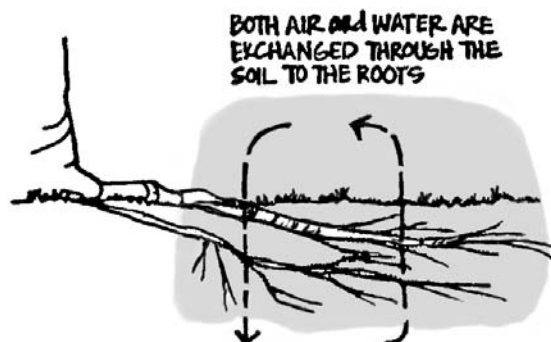
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

## Soil Compaction and Paving

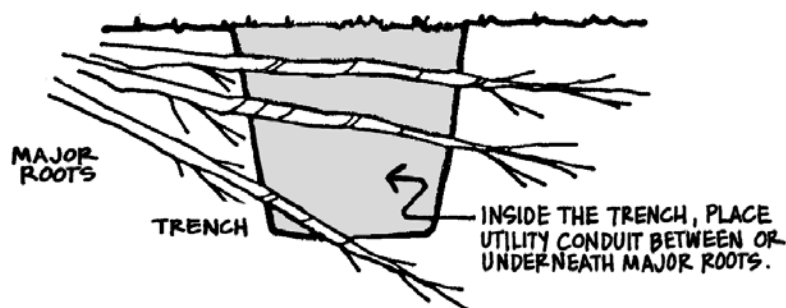
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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.

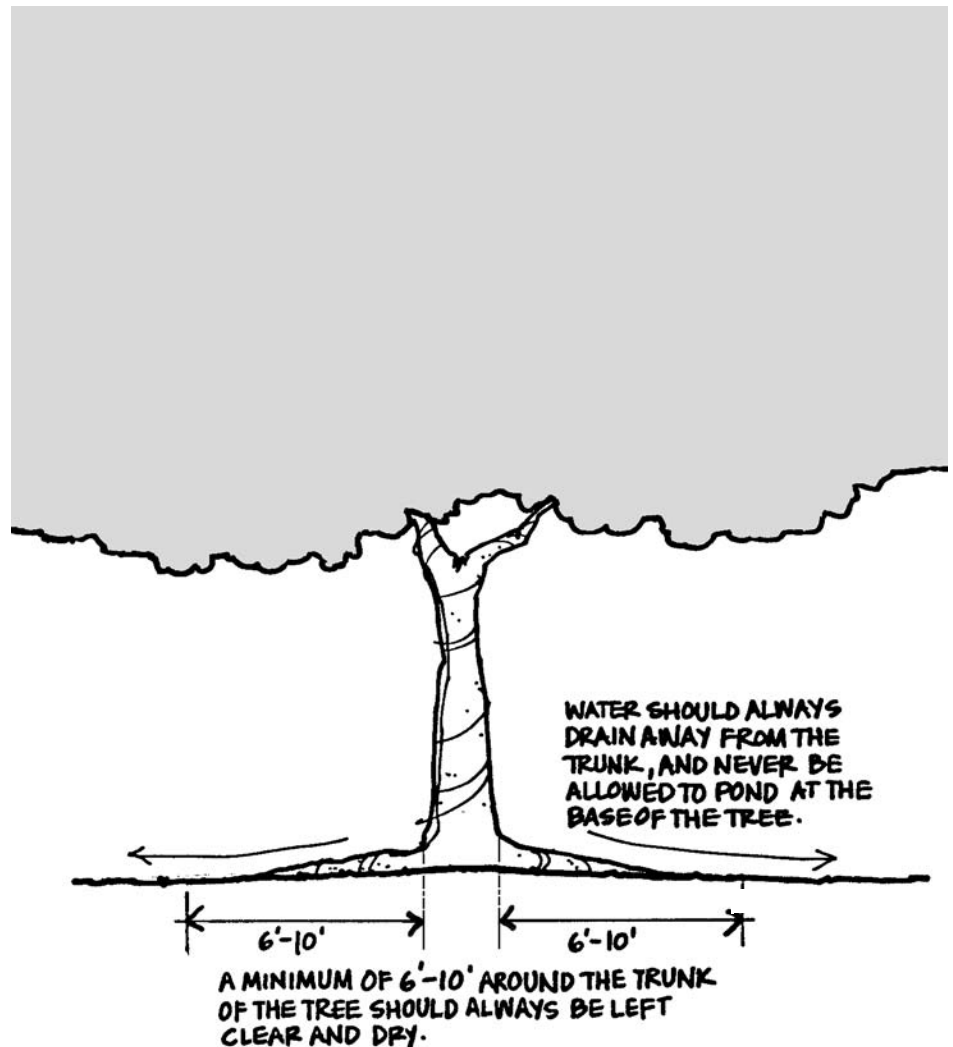
## Pruning

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><br>'Howard McMinn' Manzanita | 3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.           |
| <i>Arctostaphylos edmundsii</i><br>Little Sur Manzanita       | 1-2' high, 4-5' wide. Tolerant of full shade.                                  |
| <i>Arctostaphylos hookeri</i><br>Monterey Carpet Manzanita    | 1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.   |
| <i>Ceanothus griseus horizontalis</i><br>Carmel Creeper       | Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.         |
| <i>Heuchera</i> spp.<br>Coral Bells                           | 2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink. |
| <i>Mahonia aquifolium compacta</i><br>Oregon Grape            | 2-4' high, spreading by underground roots. Bright yellow flower clusters.      |
| <i>Ribes viburnifolium</i><br>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/](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](http://www.theodorepayne.org)

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

**California Oaks**  
428 13th. Street, Suite 10A  
Oakland, CA 94612  
(510) 763-0282  
[www.californiaoaks.org](http://www.californiaoaks.org)

## Arboretums and Botanic Gardens

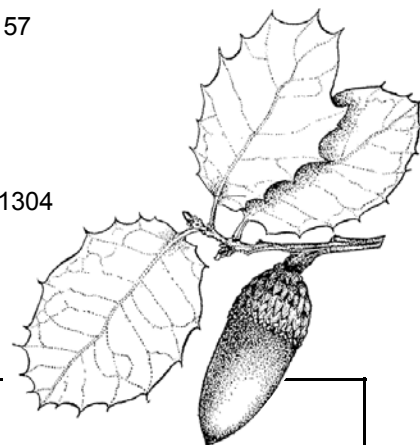
**Los Angeles County Arboreta and Botanic Gardens**  
301 N. Baldwin Ave.  
Arcadia, CA 91007-2697  
(626) 821-3222  
[www.arboretum.org](http://www.arboretum.org)

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

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

**Rancho Santa Ana Botanic Garden**  
1500 North College  
Claremont, CA 91711-3157  
(909) 625-8767  
[www.rsabg.org](http://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/](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



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

## OAK TREE PERMIT FINDINGS

Please identify the number of oak trees proposed for:

0 Removal      4 Encroachment      10 To Remain      10 Total existing oak trees

Pursuant to Section 22.174.060 (Findings and Conditions), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

B.1 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.

Encroachments are aerial only for trees T-7,8 and 9. T-1 will have a small area impacted by staging.

B.2 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 trees proposed for relocation or removal

B.3 In addition to the above facts, at least one of the following findings apply:

- a. 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;
- b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or
- c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

Rev. 03/2019

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

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|   |   |
|---|---|
| No trees are proposed for relocation or removal |   |
|   |   |
|   |   |
|   |   |
|   |   |
| B.4   | 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. |
| No trees proposed for relocation or removal     |   |
|   |   |
|   |   |
|   |   |
|   |   |

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** February 27, 2024  
**PROJECT NUMBER:** PRJ2023-003125-(5)  
**PERMIT NUMBER(S):** Oak Tree Permit ("OTP") RPPL2023004582  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** 4010 Fair Oaks Avenue, Altadena  
**OWNER:** Alan Zorthian  
**APPLICANT:** Alan Zorthian

---

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as Class 1 Exemption - Existing Facilities, Class 2 Exemption - Replacement or Reconstruction, and Class 4 Exemption - Minor Alterations to Land under State CEQA Guidelines Section 15301, 15302, and 15304 because the Project consists of the encroachment into the protected zone of three oak trees on private land, associated with the repair of an existing bridge, 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.

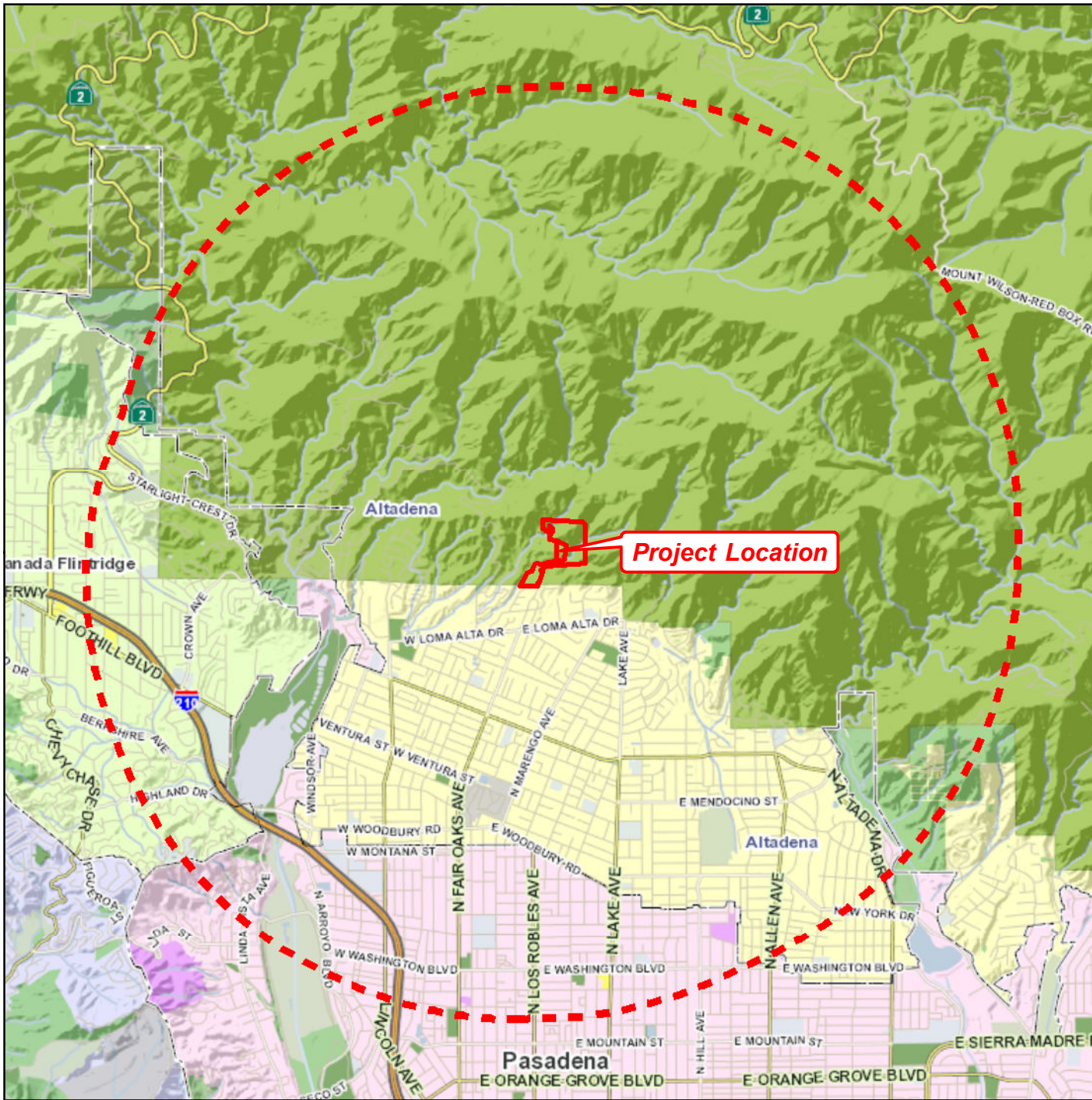
The Project is exempt because the request to encroach into the protected zone of two oak trees is related to minor alterations in the condition of private land and vegetation, associated with the repair of an existing wooden bridge. The Project will not alter the primary use of the property as an SFR.

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 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.

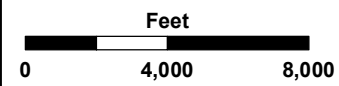
The Project Site is located within a mapped Significant Ecological Area ("SEA"). However, the Project scope consists entirely of the repair of existing development, with no expansion beyond what is existing. No trees are proposed to be removed, and the Project Site is not within an identified oak woodland. 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.





# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-003125  
OTP RPPL2023004582



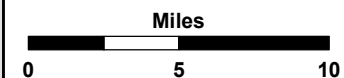
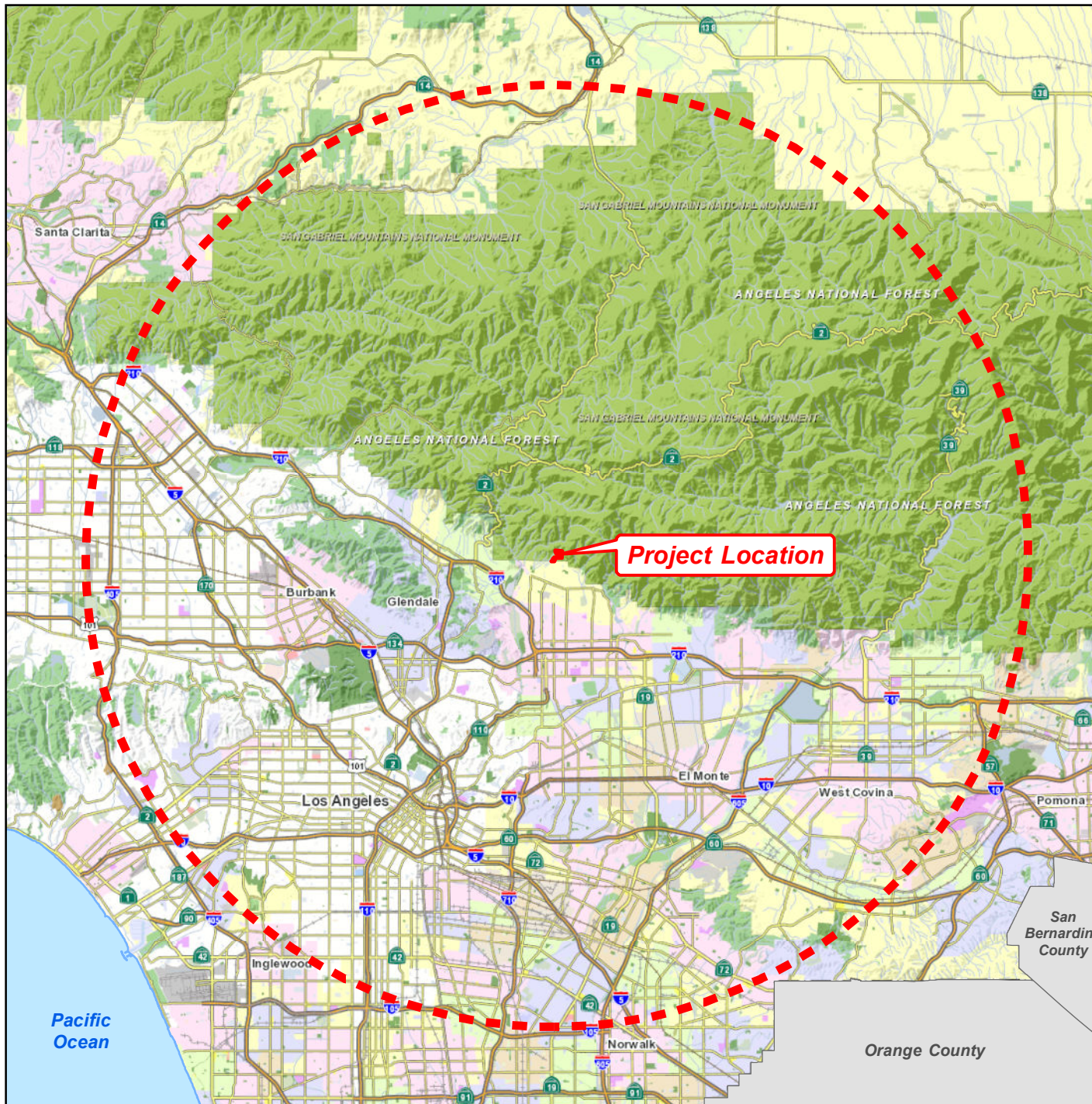
**LA COUNTY  
PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# 20-MILE RADIUS LOCATOR MAP

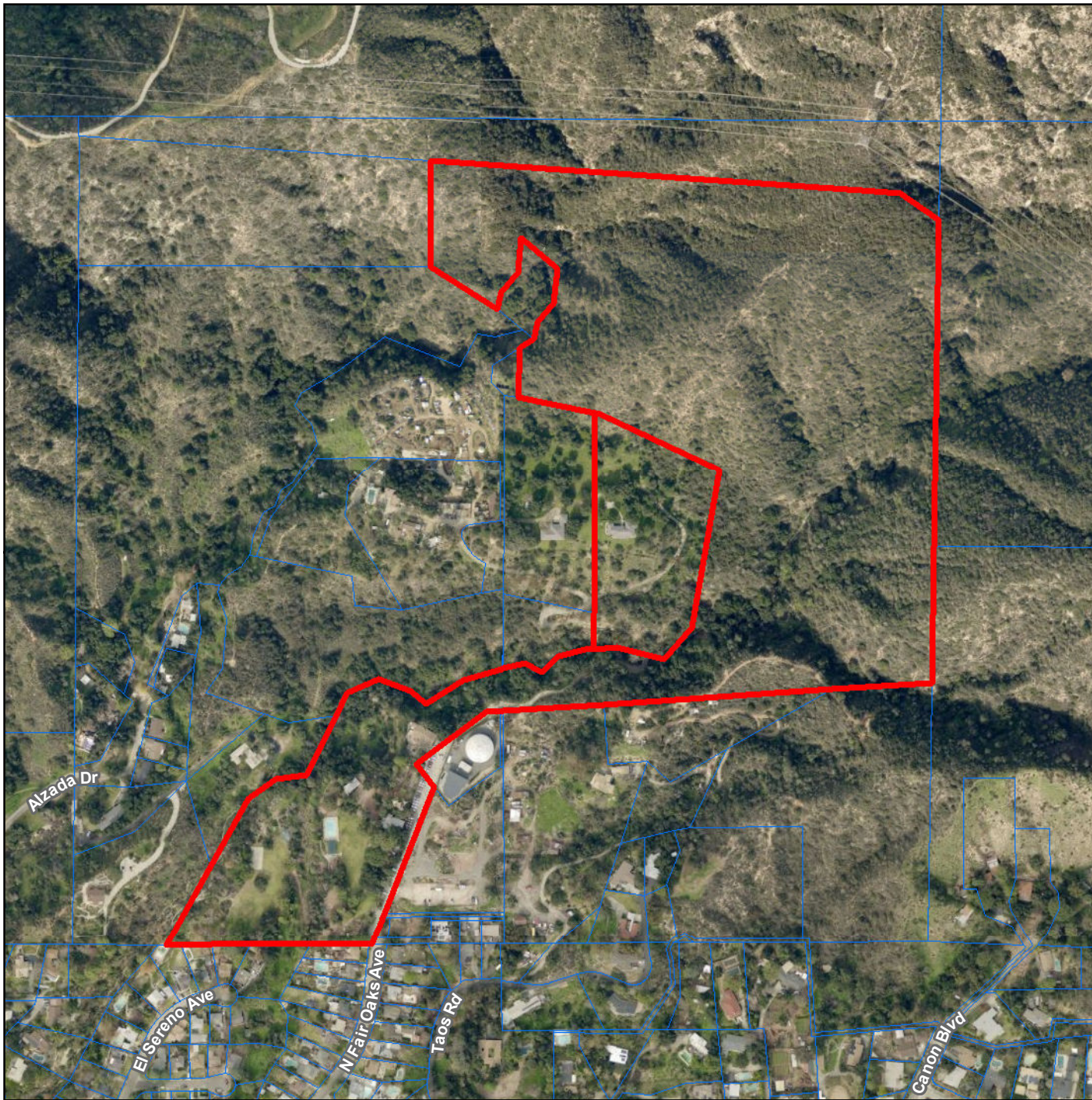
PROJECT NO. PRJ2023-003125  
OTP RPPL2023004582



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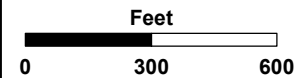
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-003125

OTP RPPL2023004582

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023



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**LOCATOR MAP**  
**PROJECT NO. PRJ2023-003125**  
**OTP RPPL2023004582**

**OTP RPPL2023004582**



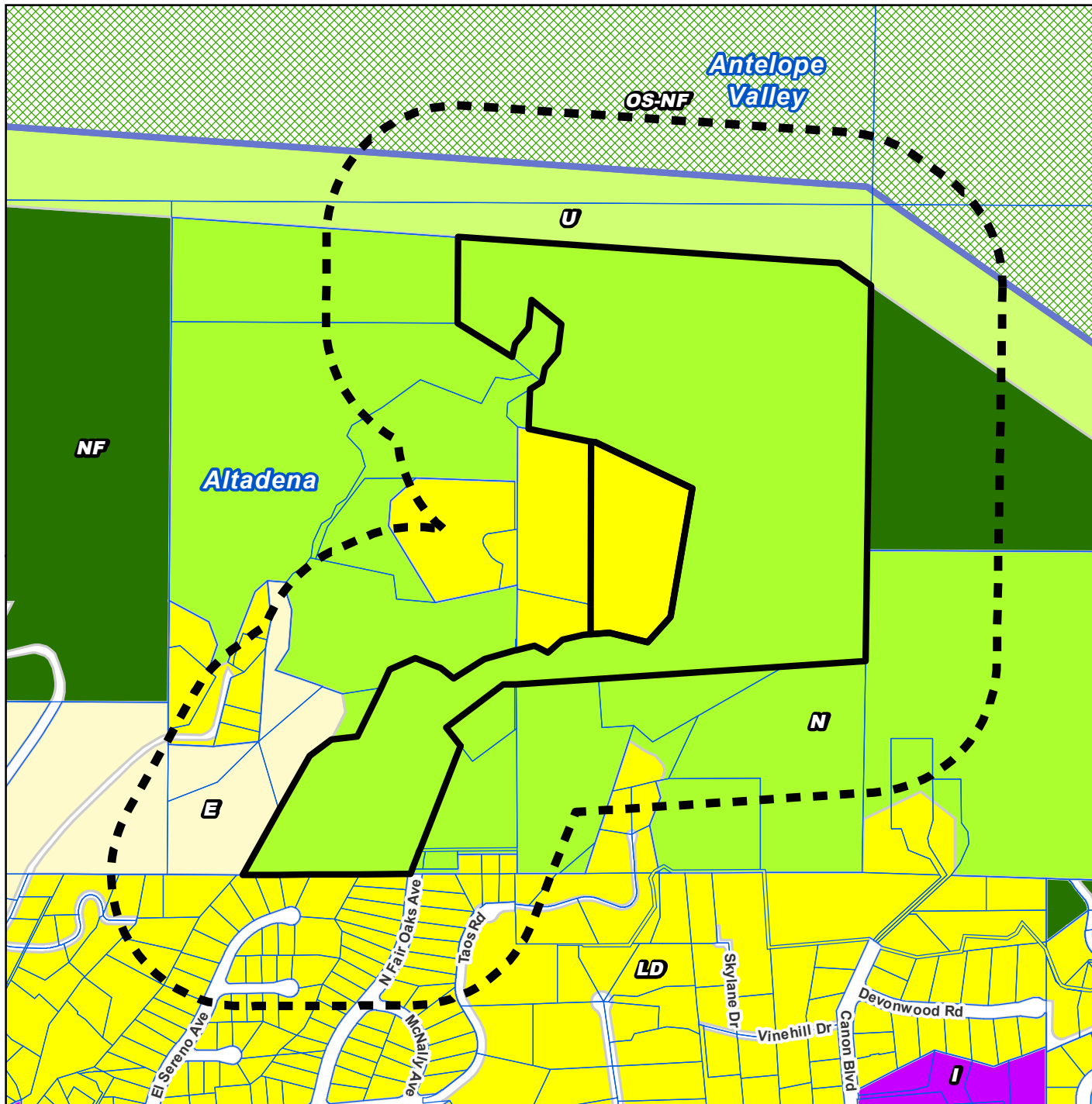
**LOS ANGELES COUNTY**  
*Dept. of Regional Planning*  
320 W. Temple Street  
Los Angeles, CA 90012

# LAND USE POLICY

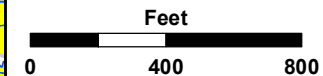
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003125

OTP RPPL2023004582



- E - Estate/Equestrian (1 du/2.5 gross ac)
- LD - Low Density Residential (1 to 6 du/gross ac)
- N - Non-Urban (up to 1 du/gross ac)
- NF - National Forest and National Forest Managed Lands
- I - Institutions
- U - Utilities
- OS-NF - Open Space National Forest



LA COUNTY  
PLANNING




LOS ANGELES COUNTY  
Dept. of Regional Planning  
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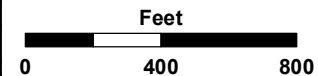
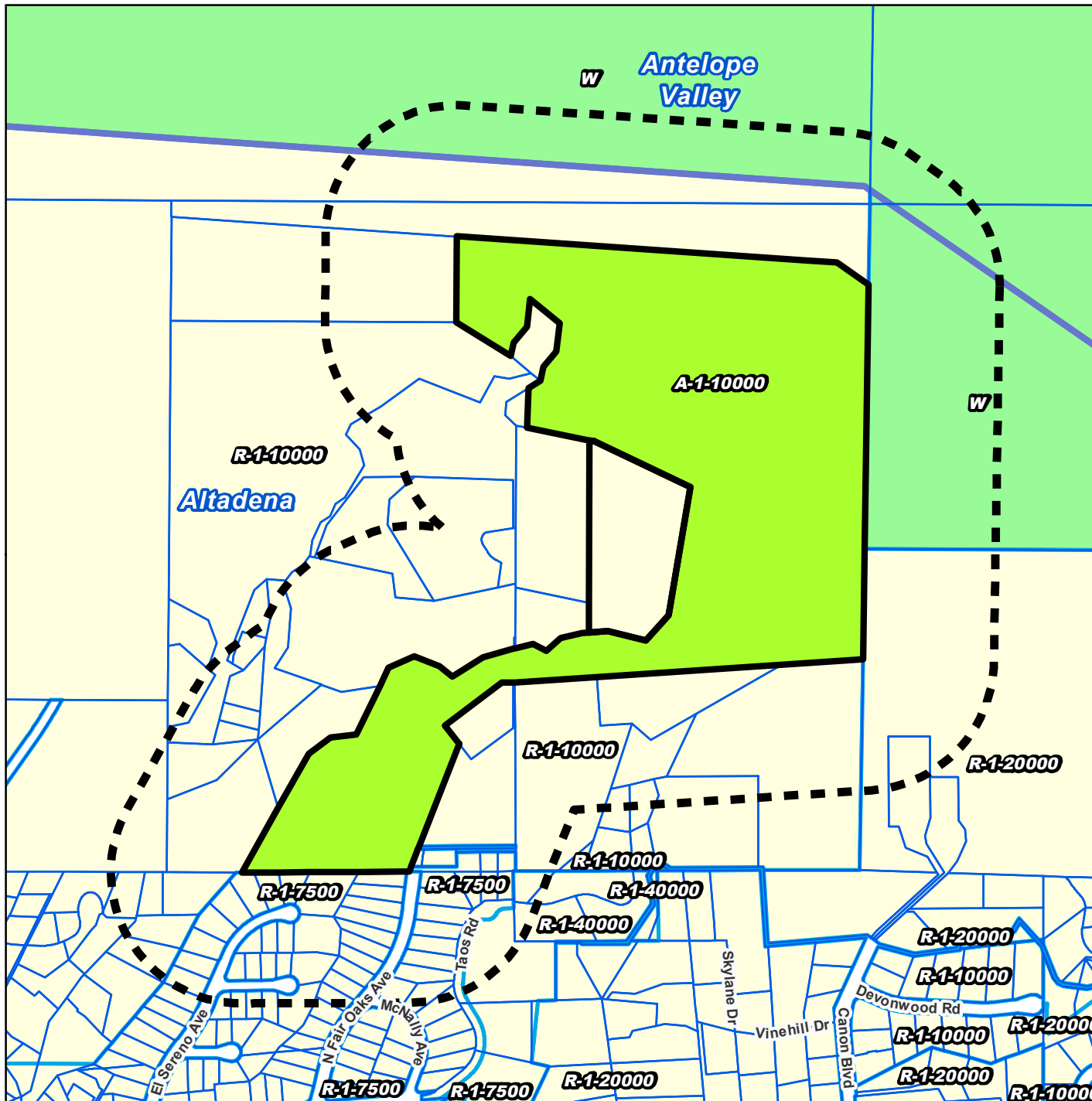
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003125

OTP RPPL2023004582

-  R-1 - Single-Family Residence
-  A-1 - Light Agricultural
-  W - Watershed



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
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T-6 -  
Coast live  
oak

T-5 - Oak  
tree that  
failed

T-7  
California  
Sycamore

T-8 Coast  
live oak





ANTHONY C. MARRONE  
FIRE CHIEF  
FORESTER & FIRE WARDEN

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## COUNTY OF LOS ANGELES FIRE DEPARTMENT

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



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FIFTH DISTRICT

November 27, 2023

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

Dear Anthony Curzi:

### **OAK TREE PERMIT NUMBER RPPL202304582 3697 N FAIR OAKS, ALTADENA**

We have reviewed the "Request for Oak Tree Permit #RPPL202304582." The project is located at 3697 N Fair Oaks 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 .

**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 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

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY  
CALABASAS

CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
DUARTE

EL MONTE  
GARDENA  
GLEN DORA  
HAWAIIAN GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY

INGLEWOOD  
IRVINDALE  
LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

LAWDALE  
LOMITA  
LYNWOOD  
MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT

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

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

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 three (3) trees of the Oak genus identified as Tree Number 1, 6, 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) 890-5758.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Weissaupt', with a stylized flourish at the end.

BRAD WEISSHAUPT, ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

BW:jl

Enclosure



# Tree Protection Report

## PREPARED FOR:

ZORTHIAN RANCH

CONTACT: ALAN ZORTHIAN

3990 NORTH FAIR OAKS DRIVE, ALTADENA CA 91001

December 20, 2022

## PREPARED BY:

REBECCA LATTA CONSULTING  
359 NORTH WESTRIDGE AVE  
GLENORA CALIFORNIA 91741  
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*ISA Certified Arborist #WE-4264A*

*ISA Qualified Tree Risk Assessor*

*Member, American Society of Consulting Arborists*

*Member, California Native Plant Society*

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## EXECUTIVE SUMMARY

This report is prepared at the request of the client Alan Zorthian. The client proposes to upgrade the Zorthian/Grech bridge which leads to the property. This report includes findings and recommendations for submittal to the County of Los Angeles to obtain an oak tree permit for the project.

With the plans provided to our office, along with visual, verbal, and other field observations, we have assessed the protection status of each tree on the property and have provided tree protection guidelines consistent with the requirements of the Los Angeles County Tree Protection requirements (Code 22.56.2050-2260).

**A total of eleven trees were identified on the property, ten coast live oak trees and one California sycamore. One oak tree had a root plate failure in November and was removed. No adjacent trees are impacted. No trees are requested for removal to perform the proposed bridge renovation. No trees are designated as protected by any County Resource Conservation District.**

## INTRODUCTION

## BACKGROUND

Zorthian Ranch retained Rebecca Latta Consulting to prepare a tree protection report for submission to County Regional Planning. Our office performed two site visits, assessed, and photographed the trees, performed an impact analysis, and provided findings presented in this report.

Referenced documents:

1. Original proposal from Rebecca Latta Consulting dated August 9, 2022.
2. Ordinance No. 22.56.2050-2260 Tree Protection Ordinance from the County of Los Angeles.
3. Conceptual structural plans by IDG Structural Engineering and Alan Zorthian Architect dated April 23, 2016.
4. Site Bridge Plan – Sheet A-1 showing Zorthian Easement through DiMassa and Grech property.

## LA COUNTY TREE PROTECTION ORDINANCE

The County of Los Angeles has in compliance with California state laws. The requirements were enacted to recognize oak trees as significant historical, aesthetic, and ecological resources and to preserve and maintain healthy oak trees in the development process.

### **Los Angeles County Code – Oak Tree Permits - 22.56.2060 Damaging or removing oak trees Prohibited.**

A. Except as otherwise provided in Section 22.56.2070, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into a protected zone of any tree of the oak genus which is (a) 25 inches or more in circumference (eight inches in diameter) as measured four and one half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four- and one-half feet above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County, or (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained as provided by this Part 16.

B. “Damage,” as used in this Part 16, includes any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching, or excavating within the protected zone of an oak tree.

C. “Protected zone,” as used in this Part 16, shall mean that area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. (Ord. 880157

§ 2, 1988: Ord. 820168

§ 2 (part), 1982.)

## ASSIGNMENT

Our office was hired to identify protected trees, survey, perform basic tree evaluations, and conduct an impact assessment for protected trees adjacent to a proposed bridge reconstruction project on North Fair Oaks Avenue.

## LIMITS TO ASSIGNMENT

The findings in this report are based solely on a visual inspection of the site and trees observed during the site visit. The tree inspections were limited to ground level basic visual observations; advanced decay detection, root crown inspections and aerial inspections were not conducted. No risk assessments were performed as a part of this assignment.

## PURPOSE AND USE

The primary purpose of this report is to provide detailed findings for the tree inventory performed by our office, our methods, best practices information, and determination of which trees should be pruned or removed based on the findings from the field survey. No other trees were assessed or appraised on the Client's property, and this report makes no assertions regarding the causality or liability for damages to said trees for insurance purposes at the time of survey and/or report. This report is intended to be used by Zorthian Ranch in support of the bridge renovation. Upon submission, this report will become the property of the client and its use will be at their discretion.

## OBSERVATIONS

### SITE CHARACTERISTICS AND OVERVIEW

The Zorthian Ranch is a 45-acre site accessible by a dirt roadway. There is an old bridge which is proposed for renovation which is critical for site access. The proposed renovation leaves the foundations intact and replaces the wood that has deteriorated.

## METHODS

Our office conducted a basic visual assessment for the trees at 3697 North Fair Oaks Avenue on September 19, 2022, and September 26, 2022. An additional visit was made on December 14, after the root plate failure of oak tree T-5 in late November after a rainstorm. A basic visual assessment is a 360-degree inspection from the ground that includes collection of height and diameter measurements. Trees are assessed for structure. Binoculars may be used for a crown inspection, a mallet for sounding hollows, a probe for inspecting cavities, and other tools as needed to determine structural, disease or insect issues.

Tree(s) were measured at 54 inches from grade with a diameter tape using the American Forest Tree Measuring Guidelines. Canopies were measured in at least four cardinal directions and drawn on the tree maps. Multi-trunked trees are measured at 54 inches from grade and the results are added together for a total dbh.

Each tree was assessed for defects such as depressions, nesting holes, structural defects, cavities, wounds, cracking bark, sap flow, insect damage, and deadwood. The inspection was conducted during daylight hours, under good weather conditions, and in light sufficient for detecting details such as surface decay and leaf color. The influence of adjacent trees and other factors affecting the growth of a subject tree, such as wires, cables, or nesting holes, were also taken into consideration when assessing tree condition.

## RESULTS

The tree protection map showing tree locations, trunk and health is available in Appendix 'A'. The tree inventory table is in Appendix 'B' and provides specific information on each tree, including protection zone, health, and structure. Photos are provided in Appendix 'C'.

There were 11 trees surveyed on-property. Tree T-5 had a root plate failure in late November after heavy rains prior to the production of this report. The tree was already on an eroded slope with exposed roots. The tree struck the trunk of tree T-7 and left a wound. Now there are nine protected Coast live oak and one California Sycamore for a total of 10 trees.

Trees T-2 and 3, 4, 9, 10 and 11 are located upslope of the road and not anticipated to have any impacts from the proposed project. Trees 2 and 3 have significant soil erosion in the root zone and may be subject to failure in a wind/rain event. The trees are located outside of the easement and belong to the adjacent property owner.

Work is proposed to occur within the protection zone of trees T-1, T-6, T-7, and T-8. The work that is proposed to encroach upon trees T-6, 7, and 8 will be aerial – replacement of the wooden part of the bridge that is all above grade. No digging or pruning is anticipated.

Trees T-1 may have minor impacts from staging materials to construct the bridge. Flat areas are very limited and therefore the area may be critical the safety of the bridge construction crew to lay down equipment and materials.

Several of the trees will be impacted by the loss of tree T-5. The trees should be reevaluated by a qualified arborist in the spring to determine if pruning is necessary to reduce end weight on fire damaged trees (T-1, 2, 3, 6 and 8 had evidence of old fire scars to prevent branch or tree failures over the road and new bridge.

Table 1: Summary of Tree Survey Results

|                                 | On-Property Trees           |
|---------------------------------|-----------------------------|
| Protected Trees (no impacts)    | 6 (T-2, 3, 4, 9, 10 and 11) |
| Protected trees (removals)      | 0                           |
| Protected Trees (encroachments) | 4 (T-1, 6, 7, and 8)        |
| <b>Total</b>                    | <b>10</b>                   |

#### RECOMMENDED PROTECTION MEASURES

These recommendations were developed to minimize any preventable construction related damage to the trees that will remain. It is important to preserve soil structure and fertility by physically protecting the soil from compaction and other maintenance activities that destroy fine roots. Provide protective measures on the flat areas where materials and equipment need to be stored within the protection zone of the trees.

1. This area is heavily used by wildlife coming up and down the creek. Chain-link fencing is not recommended.
2. Plywood is recommended to be placed on the bare dirt areas within tree protection zones outside of the path of travel of the roadway. The area is defined in blue on the tree protection plan.
3. No construction staging, washout or disposal of construction materials or byproducts should be placed within the tree protection zones. Avoid storing soil or material on unprotected natural grade. Containment to be provided for concrete, paint, stucco, and other washout activities. Materials should be stored on existing driveway or on ¾ inch plywood and NOT directly on the soil. No concrete is proposed for this project.
4. Equipment should not idle under the driplines of trees. Significant burn can occur to leaves and bark from exhaust and heat.
5. **The tree/root protection zone should be irrigated sufficiently with clean, potable water to keep the tree in good health and vigor before, during and after construction.** Trees



should be soaked so that water reaches a depth of 2-3 feet on a monthly basis, including when site water may be turned off.

6. Trees should be pruned by qualified arborist using current Best Management Pruning Practices and ANSI A300 or equivalent. Trees should be pruned as needed, not on a set schedule. More information is available at [www.isa-arbor.com](http://www.isa-arbor.com).
7. Trees should be inspected on a periodic basis by a qualified tree consultant. The relative age, condition and targets under the tree should determine the inspection frequency. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule based on the recommendation provided by a qualified arboricultural consultant.
8. If encroachments need to occur for ingress/egress or staging under the dripline of any protected tree, mulch and  $\frac{3}{4}$  plywood joined with hurricane clips is recommended to spread the load and limit compaction.
9. Pre-excavation is recommended for footings and foundations within the dripline of any protected oak tree under observation by the project arborist.
10. Exploratory holes are recommended for footings so that roots can be evaluated and cut cleanly under observation of the project arborist. Large roots over 2-3 inches can represent a large portion of the feeder root system and removal may damage the long-term health of mature trees. Smaller feeder roots are important as well, so the percentage of roots proposed for removal should also be evaluated by the project arborist prior to any root cuts or removal.
11. Exposed roots are recommended to be kept moist with wet sand or burlap and monitored daily until trenches or excavation is backfilled.

## DISCLAIMER

Arborists are tree specialists who employ their education, knowledge, training, and experience to examine trees, recommend actions to improve the health and structure of trees, and suggest measures to reduce the risk of having activities under trees. Clients may decide to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could lead to structural failure of a tree or anticipate extreme weather events that could contribute to failure. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden inside trees and below ground. Arborists cannot guarantee that trees will be healthy or safe under all circumstances, or for a specific time period. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborists services (assignment) such as property ownership, property boundaries, site lines, neighbor's disputes, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should be then expected to rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

#### ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible; however, Rebecca Latta Consulting can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The consultants shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose other than the person to whom it is addressed, without the prior expressed written or verbal consent of the Rebecca Latta.
5. Neither all or any part of the contents of this report shall be conveyed by anyone, including the client, to the public through advertising, public relations, news sales or other media without the prior expressed or written consent of Rebecca Latta Consulting particularly as to value conclusions, identity of consultant, or reference to any professional society or institute or any initialed designation conferred upon the consultant as stated in their qualifications.
6. This report and values expressed herein represent the opinion of the Rebecca Latta Consulting and the fee is in no way contingent upon the reporting of a specified value, stipulated results, the occurrence of subsequent event, nor upon any finding to be reported.
7. Unless expressed otherwise: (1) information contained in this report covers only those items that were directly examined and reflects the condition of those items at the time of inspection(s) and (2) the inspection is limited to macro-level visual examination.

CERTIFICATE OF PERFORMANCE

I, Rebecca Latta certify that:

- I have personally inspected the trees described in this report and have accurately stated my findings. The extent of the evaluation is stated in the attached report.
- I have no current or future interest in the vegetation or the property that is the subject of the report and no bias with respect to the parties involved.
- The analysis, opinions, evaluation, investigation, and conclusions have been prepared using accepted arboricultural practices.
- I performed the work myself, prepared the report, and reviewed the report, except as specifically indicated in the report.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor the results if the assignment, attainment of stipulated results or the occurrence of any subsequent events.
- I further state that I am a member in good standing with American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees since 1990.

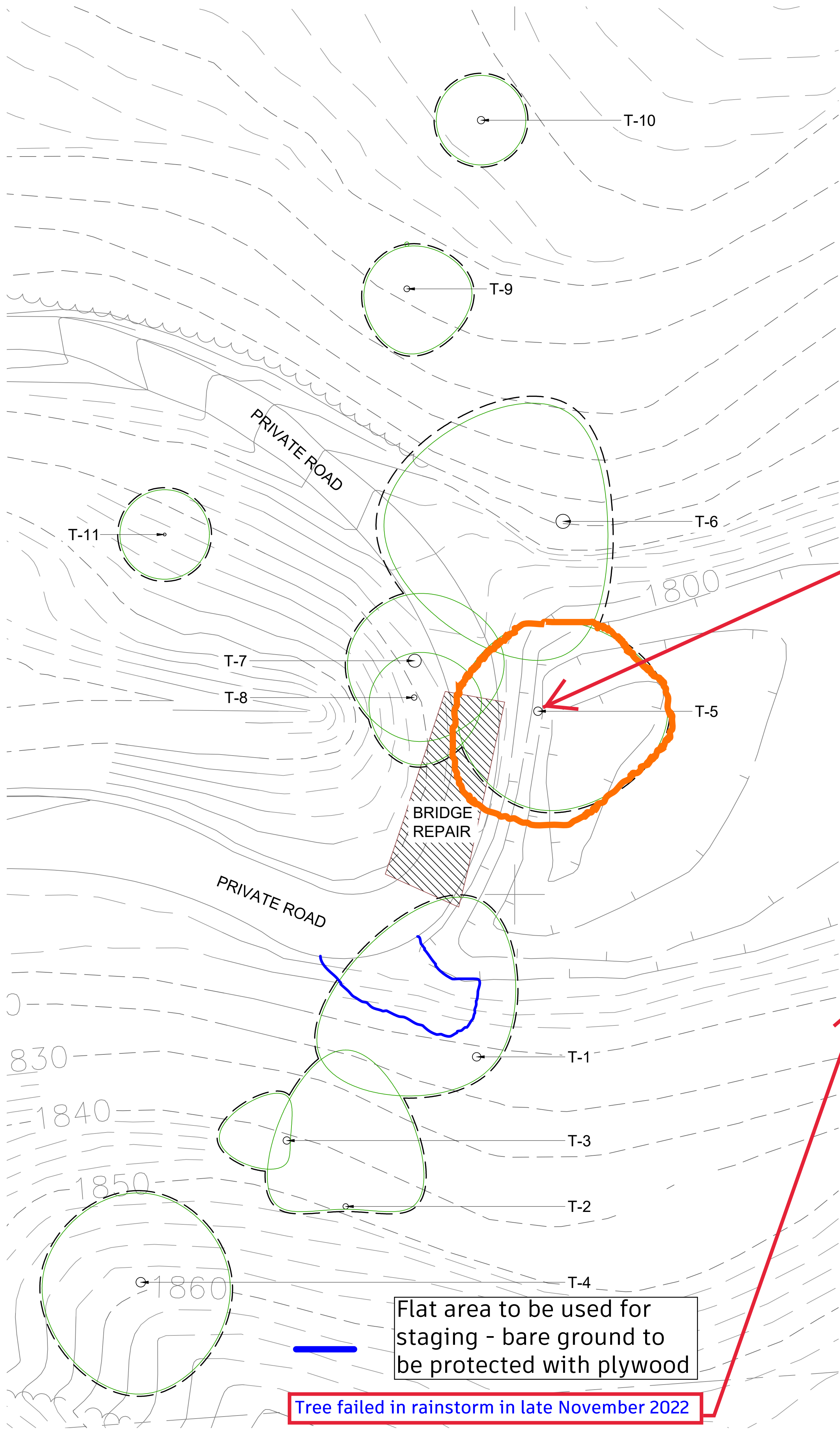
Signed: *Rebecca Latta*

Date: December 20, 2022

## APPENDIX 'A'

### TREE MAP





LEGEND

- ROOT PROTECTION ZONE
- PROTECTED TREE CANOPY

NOTES

- PROTECTED TREE CANOPIES ARE SHOWN IN GREEN WITH A CIRCLE REPRESENTING THE LARGEST RADIUS OF THE TREE FROM THE TRUNK AT 54 INCHES FROM GRADE TO THE EDGE OF CANOPY IN 4 CARDINAL DIRECTIONS.
- TRUNKS AND ALL MULTI STEM TRUNKS ARE SHOWN WITH DIAMETERS AT BREAST HEIGHT.
- ROOT PROTECTION ZONES ARE SHOWN WITH A THICK DASHED CIRCLE WHOSE RADIUS IS EQUAL TO THAT OF THE FARTHEST REACH OF THE CANOPY.
- ALL TREE HEIGHTS ARE VISUALLY ESTIMATED.

TREE TABLE

| TREE # | SPECIES           | COMMON              | DBH (in) | HxW   | H / S   | NOTES  |
|--------|-------------------|---------------------|----------|-------|---------|--|
| T-1    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 23       | 40x40 | 80 / 75 | S OF BRIDGE IN SMALL DIRT PULLOUT. FILL SOIL ON 40% OF RPZ. LEAN 35 DEGREES NW TOWARDS BRIDGE  |
| T-2    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 15       | 25x30 | 82 / 75 | EXPOSED ROOTS ON N DUE TO EROSION, ON SLOPE, DIEBACK IN UPPER CANOPY, SIGNIFICANT LEAN, LOPSIDED CANOPY  |
| T-3    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 20       | 20x20 | 80 / 73 | EXPOSED ROOTS ON N DUE TO EROSION, NEXT TO T-2, LOPSIDED CANOPY  |
| T-4    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 26       | 30x20 | 75 / 73 | SYMMETRICAL CANOPY, DOMINANT TREE, FIRE SCARS ON TRUNK, EVIDENCE OF BRANCH FAILURE ON N (OLD)  |
| T-5    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 23       | 35x30 | 72 / 75 | <del>NORTH OF BRIDGE ON E SIDE, EXCESS SOIL AT BASE NEAR BRIDGE, LEAN TO S, EVIDENCE OF OLD TRUNK FAILURE, NEAR EROSION GULLY, LEAN TO S</del> |
| T-6    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 38       | 45x50 | 75 / 75 | NORTH OF BRIDGE ON E SIDE, EXPOSED ROOTS, POISON OAK AT BASE, DIEBACK IN 10% OF CANOPY, EVIDENCE OF OLD FIRE DAMAGE ON S                       |
| T-7    | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 35*      | 60x35 | 75 / 72 | WEST OF BRIDGE, SEAM ON S FROM OLD FIRE? FILL SOIL ON N, 20% DEAD BRANCHES IN CANOPY   |
| T-8    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 15*      | 25x25 | 72 / 70 | UNDER SYCAMORE #7, EROSION ON E, EPICORMIC SHOOTS, YOUNG TREE  |
| T-9    | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 16*      | 25x25 | 72 / 70 | NEAR T-10, POISON OAK AT BASE, DEAD TREES TO NE, SW (INVASIVE SHOT HOLE BORER?)  |
| T-10   | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 20*      | 20x20 | 75 / 75 | SYMMETRICAL CANOPY, SMALL LEAVES (HYBRID WITH Q. BERBERIDFOLIA?) UPSLOPE OF T-9  |
| T-11   | QUERCUS AGRIFOLIA | COAST LIVE OAK      | 8        | 20x20 | 90 / 90 | SYMMETRICAL CANOPY, YOUNG TREE IN GOOD CONDITION, LEAN TO N  |

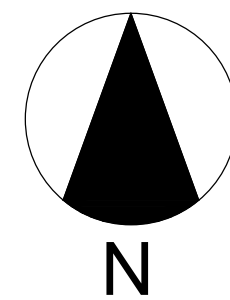
NOTE: \*DBH = DIAMETER WAS VISUALLY ESTIMATED DUE TO STEEP SLOPES



ISA Certified Arborist  
WE04264A

ZORTHIAN BRIDGE REPAIR  
3697 NORTH FAIR OAKS AVENUE  
ALTADENA, CA 91001

TREE PROTECTION PLAN



SCALE  
1" = 20'

AR - 1

## Appendix 'B'

### TREE INVENTORY MATRIX

TREE HEALTH RATINGS

| <b>Rating Category</b>  | <b>Condition Components</b>  |  |   | <b>Percent Rating</b> |
|-------------------------|--|--|---|-----------------------|
|                         | <b>Health</b>  | <b>Structure</b>   | <b>Form</b>   |                       |
| <b><i>Excellent</i></b> | High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.  | Nearly ideal and free of defects.  | Nearly ideal for the species, generally symmetrical, and consistent with intended use.          | 81%-100%              |
| <b><i>Good</i></b>      | Vigor normal for species. No significant damage due to disease or pests. Twig dieback, discoloration and defoliation is minor.   | Well-developed structure. Defects are minor and are correctable.   | Minor asymmetries or variations from species norm. Function and aesthetics are not compromised. | 61%-80%               |
| <b><i>Fair</i></b>      | Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, may comprise up to 50% of the crown | A single significant defect or several moderate defects. Defects are impractical to treat or would require multiple treatments over several years. | Major asymmetries or deviations. Function and aesthetics are compromised.                       | 41%-60%               |
| <b><i>Poor</i></b>      | Unhealthy and in visual decline. Poor vigor, low foliage density and compromised foliage color are present. Insect and pest infestations may be fatal. Extensive dieback.  | A critical defect or several significant defects. Failure may occur at any time.   | Abnormal or asymmetrical. Function and aesthetics are significantly compromised.                | 21%-40%               |
| <b><i>Dead</i></b>      | Mostly or completely dead  |  |   | 0%-20%                |



| #  | Species                  | Common              | DBH (in) | HxW   | Health | Structu | N (') | W (') | S (') | E (') | Detail  |
|----|--------------------------|---------------------|----------|-------|--------|---------|-------|-------|-------|-------|---|
| 1  | <i>Quercus agrifolia</i> | Coast live oak      | 23       | 40x40 | 80     | 75      | 35    | 35    | 5     | 5     | S of bridge in small dirt pullout. Fill soil on 40% of RPZ. Lean 35 degrees NW towards bridge   |
| 2  | <i>Quercus agrifolia</i> | Coast live oak      | 15       | 25x30 | 82     | 75      | 35    | 15    | 0     | 15    | Exposed roots on N due to erosion, on slope, dieback in upper canopy, significant lean, lopsided canopy   |
| 3  | <i>Quercus agrifolia</i> | Coast live oak      | 20       | 20x20 | 80     | 73      | 10    | 15    | 5     | 0     | Exposed roots on N due to erosion, next to tree #2, lopsided canopy   |
| 4  | <i>Quercus agrifolia</i> | Coast live oak      | 26       | 30X20 | 75     | 73      | 20    | 22    | 25    | 20    | Symmetrical canopy, dominant tree, fire scars on trunk, evidence of branch failure on N (old)   |
| 5  | <i>Quercus agrifolia</i> | Coast live oak      | 23       | 35x30 | 72     | 75      | 20    | 18    | 22    | 29    | North of bridge on the east side, excess soil at base near bridge, lean to the south, evidence of old trunk failure, near erosion gully, lean to S. FAILED NOVEMBER 26, 2022. REMOVED |
| 6  | <i>Quercus agrifolia</i> | Coast live oak      | 38       | 45x50 | 75     | 75      | 25    | 40    | 30    | 10    | North of bridge on east side, exposed roots, poison oak at base, dieback 10% in canopy, evidence of old fire damage on S  |
| 7  | <i>Platanus racemosa</i> | California sycamore | 35*      | 60x35 | 75     | 72      | 15    | 15    | 18    | 20    | West of bridge, seam on S from old fire? Fill soil on N, 20% dead branches in canopy  |
| 8  | <i>Quercus agrifolia</i> | Coast live oak      | 15*      | 25x25 | 75     | 75      | 10    | 10    | 15    | 15    | Under sycamore #7,erosion on E, epicormic shoots, young tree.   |
| 9  | <i>Quercus agrifolia</i> | Coast live oak      | 16*      | 25x25 | 72     | 70      | 10    | 10    | 15    | 15    | Near tree 10, poison oak at base, dead trees to NE, SW (ISHB?)  |
| 10 | <i>Quercus agrifolia</i> | Coast live oak      | 20*      | 20x20 | 75     | 75      | 10    | 10    | 10    | 10    | Symmetrical canopy, small leaves (hybrid with Q. berberidifolia?), upslope of oak #9  |
| 11 | <i>Quercus agrifolia</i> | Coast live oak      | 8        | 20x20 | 90     | 90      | 10    | 10    | 10    | 10    | Symmetrical canopy, young tree in good condition, lean to the North.  |

All tree heights are visually estimated  
\* = diameter was estimated due to steep slopes

## APPENDIX 'C'

### TREE PHOTOS





T-1 Coast live oak





Base of  
tree and  
berm  
near T-1





Old Fire  
Scars on  
T-1





T-3 Coast  
Live Oak

T-4 Coast  
live oak

Exposed roots by roadway





Large Exposed roots  
- soil conditions may  
need to be addressed  
to prevent failures.





T-6 -  
Coast live  
oak

T-5 - Oak  
tree that  
failed

T-7  
California  
Sycamore

T-8 Coast  
live oak



T-5 Tree in  
September  
2022





After November - T-5 failed.











Tree T-5





Damage  
to T-7  
from  
failure



T-6 Coast  
live oak







T-7  
California  
Sycamore

T-8 Coast  
live oak





Existing  
dead  
Coast live  
oak up  
canyon.  
Suspect  
old PSHB  
damage.





T-6

T-5  
(gone)

T-7

T-8





T-9 Coast  
live oak

T-10  
Coast live  
oak



T-11 Coast  
live oak







Young  
seedling  
oak less  
than 4  
inches  
dbh by T-1