

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. 04-035-(1)  
TENTATIVE TRACT MAP NO. 060973  
ENVIRONMENTAL ASSESSMENT NO. RPPL2021002622**

**PROJECT DESCRIPTION**

A Tentative Tract Map to create 10 residential lots on 12.35 gross (10.5 net) acres, a Conditional Use Permit for the development of eight new building pads within a non-urban hillside management area and over-height retaining walls within required yards, and an oak tree permit to allow the encroachment into the protected zone of nine non-heritage oak trees. The Project will provide a total of eight acres of open space (76%). The project proposes to grade a total of approximately 22,200 cubic yards (“cy”) of earthwork, including 11,100 cy of cut and 11,100 cy of fill to be balanced on site. The Project was deemed complete on January 11, 2011, prior to the 2015 update of the Hillside Management Ordinance, 2011 Hacienda Heights Community Plan and East San Gabriel Valley Area Plan. The Project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “Subdivider” 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 Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 11, 13, and 16. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider 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 subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or

- proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
  6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$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 the Subdivider or the Subdivider's counsel.
    - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required 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.
    - B. At the sole discretion of the Subdivider, 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 Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
  7. **Tentative Tract Map No. 060973 shall expire August 8, 2026**, The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
  8. The subject property shall be developed and maintained in substantial conformance with the Tentative Map dated August 31, 2021.
  9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider 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 Subdivider from compliance with these conditions and applicable regulations.
  10. 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 Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$441 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/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).

11. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.
12. Within five (5) working days from the day of approval, or by August 14, 2024, the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$2,991.75** (\$2,916.75 for a Negative Declaration of Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. The Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program (“MMRP”), which are incorporated by this reference as if set forth fully herein.
14. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the County Recorder Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider’s compliance with the required mitigation measures.
15. The Subdivider shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

16. 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.
17. 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 (“Fire”).
18. All development pursuant to this grant shall conform with the requirements of County Public Works (“Public Works”) to the satisfaction of said department.
19. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) 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 Tentative Map and Exhibit “A” Map, or an approved Amendment Map/revised Exhibit “A” Map.
20. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

**TENTATIVE TRACT MAP SPECIFIC CONDITIONS**

21. This grant shall authorize the creation of 10 residential lots to accommodate eight new building pads on 12.35 gross (10.5 net) acres. The two existing single-family residences and detached garages will remain, one on Lot No. 6 and one on Lot No. 10.
22. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports for Tentative Tract Map dated August 31, 2021, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

**Grading**

23. The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director of LA County Planning (“Director”).

**Street Frontage Waiver**

24. Permission is granted for the waiver of street frontage on lots fronting private driveways and fire lanes, including Lot Nos. 1 to 5 and 7 to 10.

**PRIOR TO RECORDATION OF A FINAL MAP**

**Tree Planting and Landscaping**

25. The Subdivider shall submit a tree planting and landscaping plan to the Director for review and approval, depicting the planting location, size, and species for one front yard tree each lot. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.
26. The Subdivider shall submit a tree planting and landscaping plan to the Director for review and approval. This plan shall depict the planting location, size and species of the tree plantings and vegetation along the over-height retaining walls and one front yard for each lot, to the satisfaction of the Director. The landscaping shown on this plan shall buffer the visual impact of the over-height retaining walls. Prior to final map recordation, the Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

**Easements**

27. The Subdivider shall record a reciprocal access easement for ingress and egress over the private driveway and fire lane system that allows public use of the driveways and fire lanes. Prior to final map recordation, submit a draft copy of the Project's reciprocal access and maintenance agreement that allows public use of the driveways and fire lanes and establishes its maintenance. This easement shall be recorded when the Project changes in ownership.

**Dedication of Open Space**

28. The Subdivider shall submit a draft copy of an open space covenant to the Director for review and approval. This covenant shall state the intent to maintain the open space areas as protected open space. A copy of the recorded covenant shall be submitted to the Director.

29. The Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings and structures over protected open space areas. The open space areas shall be depicted on the final map as "Building Restriction Area-Open Space".

**Driveway Conditions**

30. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
31. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Tentative Map dated August 31, 2021, or a subsequent updated Tentative Map approved by the Director.
32. Prior to recordation of the final map, the Subdivider shall record a covenant and agreement that includes a maintenance agreement that includes provisions related to no parking signs, the maintenance of the private driveway and fire lane, and the prohibition of the gating the main east gate entrance along Vallecito drive. A draft of this covenant shall be submitted to the Director for review and approval..
33. Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the maintenance agreement. The Subdivider shall submit a draft copy of the maintenance agreement to LA County Planning for review and approval.

**Maintenance Agreement**

34. Prior to recordation of the final map, the Subdivider shall record a covenant and agreement that includes a maintenance agreement for the continued maintenance of the private driveway to the Director for review and approval. A draft of this covenant shall be submitted to the Director for review and approval

**OTHER CONDITIONS**

35. Gates are prohibited from Vallecito Drive to the 40-foot wide private driveway and fire lane, and shall remain open for public access. An emergency gate shall be permitted along Via Cielo for emergency access as depicted on the tentative map. The individual lots may gate their individual driveway from the private driveway and fire lane, subject to County Fire Department approval. No individual gate shall impede access on the 40-foot wide private driveway and fire lane.

**Attachments:**

- Exhibit D-1 Subdivision Committee Report (pages 1- 21)  
Exhibit D-2 MMRP (pages 1- 7)

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. 04-035-(1)  
CONDITIONAL USE PERMIT NO. RCUP-200800169  
OAK TREE PERMIT NO. RPPL2021002622  
ENVIRONMENTAL ASSESSMENT NO. RPPL2021002622**

**PROJECT DESCRIPTION**

The project is a Tentative Tract Map to create 10 residential lots on 12.35 gross (10.5 net) acres, a Conditional Use Permit for the development of eight new building pads within a non-urban hillside management area and over-height retaining walls within required yards, and an oak tree permit to encroachment into the protected zone of nine non-heritage oak trees. The Project will provide a total of eight acres of open space (76%). The project proposes to grade a total of approximately 22,200 cubic yards (“cy”) of earthwork, including 11,100 cy of cut and 11,100 cy of fill to be balanced onsite. The Project was deemed complete on January 11, 2011, prior to the 2015 update of the Hillside Management Ordinance, 2011 Hacienda Heights Community Plan and East San Gabriel Valley Area Plan. The Project is 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, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 8, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 7, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
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 65499.37 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. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, 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 after the recordation of a final map for **Tentative Tract Map No. 060973**. In the event that Tentative Tract Map No. 060973 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
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 of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in



accordance with the approved site plan on file. The Permittee shall deposit with the County the sum \$441.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for 8 inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.
10. Within five (5) working days from the day of approval, or by August 14, 2024, the Permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,991.75 (\$2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the Recorder Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the

Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

13. The Permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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.
15. 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 ("Fire").
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. 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").
18. 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.
19. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
20. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one digital copy** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**HILLSIDE MANAGEMENT AREA CONDITIONAL USE PERMIT**

21. The Permittee shall screen with vegetation and/or trees portions of the retaining walls along the interior private driveway and fire lane. Prior to issuance of grading permit for the retaining walls, the permittee shall submit to the Director a landscaping plan depicting the areas of the retaining wall to be screened and the type of vegetation or trees that will be planted. Vegetation and trees must be compatible with the habitat found within the open space areas of the Project site.
22. Open Space shall comprise no less than 76% (8.06 acres, 351,000 square feet) of the Project Site. Any subsequent amendments to Exhibit "A" dated August 31, 2021 shall necessitate review and approval of a Revised Exhibit "A" and shall maintain the minimum open space requirement and an open space exhibit that includes an acreage breakdown for the different types of open space shall accompany all amendment requests.
23. A total of 76% (8.06 acres, 351,000 square feet) of open space land shall be provided as natural and disturbed open space. Areas shall only be disturbed by the grading, building pad, interior private driveway and fire lane, and fuel modification required by Fire as depicted on the Exhibit "A" dated August 31, 2021.
24. Prior to the issuance of a building permit, the permittee shall submit plans that include exterior elevation drawings indicating building heights and major architectural features that use earth-tone colors for exposed hardscape surfaces, such as for the block and retaining walls, drainage terraces, and storm gutters, and building exteriors designed with stonework or woodwork that match rock and tree varieties in visible locations on the Project Site or in the surrounding community within a distance of one mile.
25. Prior to issuance of a grading permit, submit a landscape plan for Director review and approval that includes revegetation of all graded slopes (cut and fill), new native and drought-tolerant trees and shrubs of a sufficient interval, size, and height to screen hardscape surfaces and unadorned features, such as block walls, infrastructure, and exposed and prominently located building facades. The landscape plan shall provide a wide variety of local and non-invasive plant species within the Project's improved open space area, matching or exceeding the variety found on-site and listed in the Project's plant surveys and biota reports.

In addition to the review and approval by the Director, the landscape plan will be reviewed by the LA County Planning biologist and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"), as necessary. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan shall show that landscaped areas shall contain 100 percent locally indigenous species, including trees, shrubs and ground covering as approved by the Fire Department. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 75 percent or as required by the Forester and Fire Warden. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

**OAK TREE PERMIT**

26. This grant authorizes the encroachment into the protected zone of nine non-heritage oak trees, as identified on the permittee’s Exhibit “A” dated August 31, 2021 and Oak Tree Report dated December 9, 2021.
27. Prior to issuance of grading permit, submit a landscape plan for protecting oak trees on the subject property during and after development, such as, but not limited to, the following requirements:
  - a. The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the Exhibit “A.” Said fencing shall be in place and inspected by the County Fire Forester and Fire Warden (“Forester”) prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the Director or the Forester;
  - b. Where grading or any other similar activity is specifically approved within the protected zone, the subdivider shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the Forester the implementation of all conditions imposed in connection with the oak tree permit;
  - c. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment;
  - d. That trees on other portions of the Project Site not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction;

- e. That the trees on the Project Site be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the landscape plan in a manner acceptable to the Director;
- f. That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions;
- g. That, to the extent feasible as determined by the Director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure; and
- h. At the start of grading operations and throughout the construction of the Project Site, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the Project Site.

**PROJECT SITE-SPECIFIC CONDITIONS**

- 28. This grant shall authorize development within a non-urban hillside management area to create 10 residential lots, including eight new building pads, on 12.35 gross acres (10.5 net acres) and encroach into the protected zone of nine non-heritage oak trees. The 10 lots range in size, from one gross acre (43,889 gross square feet) to 2.1 gross acres (92,959 gross square feet). Each lot provides a buildable pad area that ranges in size from 7,746 to 13,841 square feet. All of the buildable pads combined total 106,932 square feet. All natural and disturbed areas outside of the buildable pads and private driveway and fire lane, are designated as protected open space. Each lot provides a minimum of 70% of the net lot area as protected open space and the Project, as a whole, provides a total of approximately eight acres (351,201 square feet) of protected open space (76.7% of the net Project area). The 40-foot-wide private driveway and fire lane is surrounded by various retaining walls, which are proposed within the front yard setback areas that vary from one to 15 feet in height. Portions of the retaining wall that will be six or more feet in height will be screened with vegetation and trees along Lot Nos. 7, 8 and 10. Grading and development will result in the encroachment into the protected zone of a total of nine non-heritage oak trees. No oak tree removals. Grading includes a total earthwork amount of approximately 22,200 cubic yards, including 11,100 cy of cut and 11,100 cy of fill to be balanced on site. No import or export of earthwork is proposed.
- 29. The Permittee shall comply with all conditions set forth in the attached County Subdivision Committee Report (Exhibit D-2).

**PRIOR TO RECORDATION OF A FINAL MAP**

30. The Permittee shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit "A" dated August 31, 2021, or a revised Exhibit "A" approved by the Director.
31. The Permittee shall submit a draft copy of an open space covenant to the Director for review and approval. This covenant shall state the intent to maintain the open space areas as protected open space. A copy of the recorded covenant shall be submitted to the Director.
32. The Permittee shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures over protected open space areas. The Final Map areas will be marked as "Building Restriction Area-Open Space".

**Attachments:**

- Exhibit D-1 Subdivision Committee Report (pages 1- 21)
- Exhibit D-2 MMRP (pages 1- 7)
- Exhibit D-3 Oak Trees: Care and Maintenance Guide

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk’s Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Place standard residential planned development notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as “Private Driveway and Fire Lane” and delineate on the final map to the satisfaction of Public Works and Fire Department.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
11. The street frontage requirement for Lots 1 to 5 and Lots 7 to 10 needs to be waived by the Advisory Agency.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk’s Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk’s Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.







900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60973

TENTATIVE MAP DATE: 08/31/2021

EXHIBIT MAP DATE: 08/31/2021

## HYDROLOGY UNIT CONDITIONS OF APPROVAL

### Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 08/21/2023, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Christian Ascencio', written over a horizontal line.

CHRISTIAN ASCENCIO

Date: 01/25/2024

Phone: (626) 458-4921

PCA LX001129 / A867  
EPIC LA RTM-TR060973-29085  
Telephone: (626) 458-4925

Los Angeles County Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract 60973 Tentative Map Dated 8/31/2021 (Exhibit & Tentative Map) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [ Y ] (Y or N) 11,086 yd<sup>3</sup> Location Hacienda Heights  
Geologist Quartech Subdivider Barrera  
Soils Engineer Quartech Engineer/Arch. Cannon

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: 01/04/2011, 11/15/2010, 09/15/2010, 07/14/2010, 12/29/2009, 02/27/2006  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

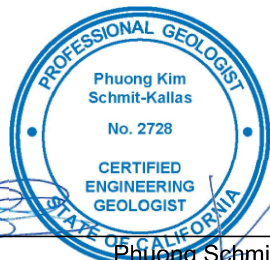
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. ON-SITE SOILS HAVE A HIGH EXPANSION POTENTIAL.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND ARE DELETERIOUS TO CONCRETE.
- C. OFF-SITE GRADING IS PROPOSED.

Prepared by

  
Jose J Urquiza  
Soils Section

  
Phuong Kim Schmit-Kallas  
Geology Section

Date 09/09/2021

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
60973, Hacienda Heights, 2021-09-09, TTM-5

1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, California Geologic Energy Management Division (CalGEM), and the Army Corps of Engineers.
  - d. Obtain a permit from California Geologic Energy Management Division (CalGEM) formerly known as DOGGR for the adjustment of well casing in compliance with Title 14, Section 1723.5 of the California Code of Regulations, as necessary. The applicant is responsible for obtaining complying with CalGEM requirements and instructions.
  - e. Records shows that the site has oil well or more or is within 300 feet of an existing oil well. Per the applicant request, the applicant is responsible to locate the exact location of the all oil wells within the site, contact CalGEM (DOGGR)

and/or EPD to comply with all their instructions and requirements. The applicant is responsible for any changes that may be required to the tentative and Exhibit maps, CUP, and Exhibit A due to unforeseen instruction from DOGGR and/or EPD.

- f. Provide profile of driveway from the fire lane to the entrance of each lot garage to prove drivability of it. Changes to the driveway slopes or location the results in changes to the tentative map or Exhibit A are responsibility of the applicant.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
5. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

Name Nazem Said  Date 9/13/2021 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

TENTATIVE MAP DATED 08-31-2021  
EXHIBIT "A" DATED 08-31-2021

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
2. Make an offer to dedicate right of way to achieve the ultimate future right of way 40 feet from centerline along the property frontage on Vallecito Drive. It means an offer of twenty feet of future right of way is required beyond the existing right of way line. Provide drainage statement or letter with the offer of right of way.
3. Dedicate 20 feet of slope easement beyond the future right of way. The amount of slope easement can be reduced if the applicant demonstrates a lesser width is adequate for future road widening.
4. Provide stopping sight distance for a design speed of 45 mph (360 feet) on Vallecito Drive at all points along curved sections of the highway (onsite & offsite). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works.
5. Grade the shoulder of Vallecito Drive along the property frontage at 2% to the ultimate (future) right of way. Grade may vary to accommodate the Condition No. 7 below.
6. Construct new driveways to the satisfaction of Public Works. If the request to waive street frontage is not approved, the proposed "private drive and fire lane" shall be designed as a public road with 50 feet minimum landing at 3% maximum slope.
7. Provide drainage solutions on Vallecito Drive along the property frontage. A temporary flowline and other drainage devices (catch basins etc.) may need to be constructed. Offer easements needed for street drainage or slopes to the satisfaction of Public Works.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

TENTATIVE MAP DATED 08-31-2021  
EXHIBIT "A" DATED 08-31-2021

9. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Relocate power poles and underground the affected service lines and distribution lines that are located along the property frontage. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Install postal delivery receptacles in groups to serve two or more residential lots.

Prepared by Pemaneh Abaghi  
tr60973r-rev10

Phone (626) 458-3137

Date 09-16-2021

*PA*



**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**TRACT MAP NO.: 060973**

**TENTATIVE MAP DATED 08-31-2021  
EXHIBIT "A" MAP DATED 08-31-2021**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12565AS, dated 06-22-2022) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation prior to final map recordation.
4. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.
6. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.



**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**TRACT MAP NO.: 060973**

**TENTATIVE MAP DATED 08-31-2021  
EXHIBIT "A" MAP DATED 08-31-2021**

Prepared by Justin Dulay  
Tr60973-rev11

A handwritten signature in black ink, appearing to read 'Justin Dulay'.

Phone (626) 458-4921

Date 01-30-2024



TENTATIVE MAP DATED 08-31-2021  
EXHIBIT "A" DATED 08-31-2021

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The will serve letter was reissued by San Gabriel Valley Water Company on February 1, 2021. It shall be sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration (if needed for hearing) and abide by all requirements of the water purveyor.

**Prior to obtaining the building permit from the Building and Safety Office:**

3. Submit landscape and water efficient plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. If applicable, provide off-site water easement on Via Cielo to serve the proposed development to the satisfaction of Public Works.

Prepared by Pemaneh Abaghi *PA*  
tr60973w-rev10

Phone (626) 458-3137

Date 09-16-2021



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60973

MAP DATE: September 1, 2021

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

### **FINAL MAP CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required turnaround and the required 20 feet fire apparatus access shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other obstruction within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. A reciprocal access agreement is required for private driveway since all future lots will share such access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Submit a copy of the Water Improvement Plans to the Fire Department showing the installation of 3 public fire hydrants as noted on the Tentative Map for review and approval prior to Final Map clearance.
7. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60973

MAP DATE: September 1, 2021

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### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The on-site private driveways to each individual lot shall provide a minimum paved unobstructed width of 20 feet, clear to the sky, if required. The main private driveway and fire lane shall be shown on the architectural plans as approved during the subdivision process. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60973

MAP DATE: September 1, 2021

- 
6. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  7. The proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  8. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
  9. The required fire flow from the public fire hydrants for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. All existing and new fire hydrants shall be able to supply this fire flow.
  10. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
  11. Per the fire flow test performed by San Gabriel Valley Water Company dated 04-16-09, the existing water system can supply the required fire flow but the existing public fire hydrant exceed the spacing requirement. The installation of new fire hydrants is required due to the spacing. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
  12. Install **3** public fire hydrants as noted on the Tentative Map. The required public fire hydrants shall be shown on the architectural site plan. Verification for compliance will be performed during the Fire Department review of the architectural plans prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60973

MAP DATE: September 1, 2021

- 
13. All require fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. Include a note on the architectural plans, verification for compliance will be performed during the Fire Department review of the architectural plans prior to building permit issuance.
  14. An approved automatic fire sprinkler system is required for proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  15. The fire lane shall be widen to a minimum unobstructed width of 26 feet adjacent to the required public fire hydrant within the private driveway for a distance of 50 feet, 25 feet on each side measured from the center of the fire hydrant. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance. Adequate signage and/or stripping shall be required prior to occupancy.
  16. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  17. The fire lane as designated on the Tentative Map shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  18. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map # **60973**  
Park Planning Area # **9**

DRP Map Date: **08/31/2021**  
CSD: **N/A**

SCM Date: **10/07/2021**

Report Date: **09/23/2021**  
Map Type: **Tentative Map - Tract**

Total Units **10** = Proposed Units **8** + Exempt Units **2**

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.08</b>
IN-LIEU FEES:	<b>\$23,223</b>

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

**The park obligation for this development will be met by:**

The payment of \$23,223 in lieu fees.

**Trails:**

No Trails

**Comments:**

The map proposes ten (10) single-family units. Two (2) existing homes to remain; net increase of eight (8) units.

**For further information or to schedule an appointment to make an in-lieu fee payment:**

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305  
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: \_\_\_\_\_  
Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # **60973**  
Park Planning Area # **9**

DRP Map Date: **08/31/2021**  
CSD: **N/A**

SCM Date: **10/07/2021**

Report Date: **09/23/2021**  
Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030)\text{ Ratio} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

Park Planning Area = **9**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>3.52</b>	<b>0.0030</b>	<b>8</b>	<b>0.08</b>
M.F. < 5 Units	<b>3.07</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.46</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>3.48</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>2</b>	<b>0.00</b>
<b>TOTAL</b>			<b>10</b>	<b>0.08</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.08	\$281,713	<b>\$23,223</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.08	0.00	\$281,713	<b>\$23,223</b>



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

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March 28, 2024

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras *cccg*  
Director, Community Protection Program  
Department of Public Health

**SUBJECT: SUBDIVISION REQUEST-TENTATIVE MAP-TRACT  
CASE: RTM-TR060973  
2342 VIA CIELO STREET HACIENDA HEIGHTS CA 91745**

Thank you for the opportunity to review the application and site plan for the subject project. The applicant requests to create 10 single-family lots on 12.3 gross acres.

Public Health recommends clearance of the aforementioned project. This approval is conditioned by the proposed use of public water and wastewater systems. The applicant provided a water "Will Serve Letter" from San Gabriel Valley Water Company dated March 21, 2024. Moreover, the applicant provided a sewer "Will Serve Letter" from Los Angeles County Sanitation District dated September 15, 2023, indicating that the project site is outside the jurisdictional boundaries of the districts and will require annexation into District No. 15 before sewage service can be provided to the proposed development. Therefore, a fully executed and evidenced Annexation Agreement shall be provided to Public Health



by Final Map. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at [municode.com](http://municode.com)). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

1.1.1.1 Noise mitigation measures should be applied to the project site and to reduce significant impacts related to construction noise and vibration and to comply with Los Angeles County Code Title 12, 12.08.440 – Construction Noise. Applicable noise mitigation strategies may include but are not limited to, the following:

1. Construction shall occur between 7:00 am and 7:00 pm Monday through Saturday. Construction is not allowed on Sundays or federal holidays.
2. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
3. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding residential properties.
4. All construction equipment shall be properly maintained and tuned to minimize noise emissions.

5. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

Joshua Huntington

March 28, 2024

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## 1.2 Air Quality Recommendation

1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable South Coast Air Quality Management District regulations.

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va

DPH\_CLEARED\_2342 VIA CIELO STREET HACIENDA HEIGHTS CA 91745\_RTM-TR060973\_3.28.2024

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
 PROJECT NO. 04-035-(1) / TENTATIVE TRACT MAP NO. 060973 / ENVIRONMENTAL ASSESSMENT NO. RPPL2021002622 / RCUP-200800169 / OAK TREE PERMIT NO. RPPL2021002541

		Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	BIO-1	Biological Resources	Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the County of Los Angeles Department of Regional Planning (LACDRP). That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-Project field surveys and routine monitoring for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys and monitoring activities are performed by qualified personnel (e.g. avian biologists for nesting bird surveys, botanists for plant surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also conduct a pre-Project Worker Environmental Awareness Program (WEAP) for all personnel working at the site, which shall be focused on conditions and protocols necessary to avoid and minimize potential impacts to biological resources (see MM BIO-3). The lead biological monitor shall also ensure that monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to the LACDRP and the California Department of Fish and Wildlife (CDFW) at their request.		Prior to grading permit	County Planning	
	BIO-2	Biological Resources	The following measures shall be implemented during the construction phase to avoid impacts to native habitats adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna that could potentially be associated with these habitats. a) Prior to all ground disturbing and construction activities, the Applicant shall demarcate the Project limits of disturbance with exclusionary fencing to prevent encroachment of Project activities into adjacent native habitats and jurisdictional waterways (if applicable) and to dissuade wildlife from entering the construction area, such as silt fencing to ensure smaller species cannot pass through to re-enter the site. The fencing shall be marked with highly visible flagging. The County of Los Angeles Department of Regional Planning (LACDRP) shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of Project construction. b) The monitoring biologist shall locate and remove wildlife within the work site one day prior to commencement of ground disturbing and construction activities. c) Throughout grading and construction, all food-related trash shall be disposed of in closed animal-proof containers. The Applicant shall provide sufficient containers on-site during all construction-related phases of the project. d) All trenches shall be filled within the same day or escape ramps will be constructed if trenches are to be left open overnight. Pipes, boxes, water buffaloes and any other equipment with potential to entrap wildlife shall be inspected daily and covered overnight to prevent the inadvertent entrapment of wildlife.				
	BIO-3	Biological Resources	Prior to initial vegetation removal and grading, the Applicant shall develop and provide a Project-specific Worker Environmental Awareness Program (WEAP) to all on-site personnel including surveyors, construction engineers, employees, contractors, contractor's employees, supervisors, inspectors, and subcontractors. The WEAP shall:  1. Be developed by or in consultation with a qualified biologist and consist of an on-site or training presentation in which supporting written material and photographs of potentially occurring protected species, is made available to all participants. 2. Discuss the locations and types of special-status biological resources on the Project Site and adjacent areas and explain the reasons for protecting these resources. 3. Provide information to participants that wildlife shall not be harmed. 4. Describe any habitat protection measures to be implemented at the Project Site. 5. Describe measures to minimize disturbance impacts to special-status species such as restricted activities to fenced or otherwise demarcated areas and limiting equipment and vehicle travel to existing roads and other previously disturbed designated areas during construction. 6. Describe measures to be taken if special-status species are encountered during construction and initial vegetation modification activities, including but not limited to:  • Upon finding a special-status species in the affected area, all activities will be halted in the immediate vicinity of the animal until the animal moves to safety of its own accord, undisturbed. • The plan shall indicate who shall be contacted to determine the appropriate measures if the animal does not move to an area of safety. 7. Identify whom to contact if there are further comments and questions about the material discussed in the program. 8. Include a training acknowledgment form to be signed by each worker indicating that they received training and shall abide by the guidelines.				

	BIO-4	Biological Resources	<p><b>Survey Requirement</b>                  Prior to issuance of grading permit for proposed Lots 1, 2, or 3, a qualified biologist shall conduct a springtime rare plant survey during the appropriate timing to detect the potentially occurring species within area to be graded and extending to 200-feet of the proposed grading footprint within the subject property. If special-status plants are not detected during the survey, no additional mitigation would be required, and the results of the survey shall be submitted to the County of Los Angeles Department of Regional Planning (LACDRP).</p> <p><b>If Special-Status Plants are Detected</b>                  If a special-status plant(s) is present at or adjacent to the Project Site, the extent of the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the Project shall be determined. The LACDRP shall be notified and consultation with CDFW and United States Fish and Wildlife Service (USFWS) (if applicable) shall be conducted, and the following actions shall be taken:</p> <p>1. Avoidance of the special-status plants shall occur where feasible. If avoidance is not feasible, the Applicant shall offset the proposed loss of individual plants by on-site restoration (salvage and replanting), or a ratio and method acceptable to LACDRP, CDFW, and USFWS (if applicable). At the discretion of the LACDRP, CDFW, and USFWS (if applicable), compensation for impacts to the species may be accomplished by off-site restoration or preservation of on-site or off-site populations in the vicinity of the site, if present.</p> <p>2. A Mitigation and Monitoring Plan that provides for the replacement of the species impacted by the Project shall be developed by a qualified restoration specialist and approved by LACDRP, CDFW, and USFWS (if applicable). The plan shall specify the following:</p> <ul style="list-style-type: none"> <li>• a summary of impacts.</li> <li>• the location of the mitigation site.</li> <li>• methods for harvesting seeds or salvaging and transplantation of individuals to be impacted.</li> <li>• measures for propagating plants or transferring living plants from the salvage site to the mitigation site.</li> <li>• site preparation procedures for the mitigation site.</li> <li>• a schedule and action plan to maintain and monitor the mitigation area.</li> <li>• criteria and performance standards by which to measure the success of the mitigation, including replacement of impacted plants.</li> <li>• measures to exclude unauthorized entry into the mitigation areas.</li> </ul>				
	BIO-5	Biological Resources	<p>Within 14 days prior to the commencement of ground or vegetation disturbing activities associated with grading, two pre-construction surveys for special-status wildlife species shall be conducted by a qualified biologist. The first survey shall be conducted within fourteen days and the second survey shall be conducted within three days of commencement of ground or vegetation disturbing activities. The pre-construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, trees, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, a relocation plan including, at a minimum, the timing and methods for capturing and releasing the animals shall be prepared and submitted to the County of Los Angeles Department of Regional Planning (LACDRP) and the California Department of Fish and Wildlife (CDFW) for review and approval. The species shall then be captured and transferred to appropriate habitat and location where they would not be harmed by Project activities, preferably to open space habitats in the vicinity of the Project Site. If a Federally listed species is found, the United States Fish and Wildlife Service (USFWS) shall also be notified. A letter report summarizing the methods and results of the surveys and relocation efforts, if applicable, shall be submitted to the LACDRP and CDFW prior to commencement of Project activities.</p>				

	BIO-6	Biological Resources	<p><b>Burrowing Owl Survey</b>                  Beginning no more than 30 days prior to start of ground disturbing activities for development of the Project within the Project Site (or on each individual lot if developed separately) a qualified biologist shall conduct a pre-construction survey for burrowing owls (<i>Athene cunicularia</i>), a California Species of Special Concern, consisting of four (4) survey visits spaced approximately one (1) week apart with the last survey within five (5) days of the start of Project activities. The pre-construction survey shall follow the habitat assessment and survey methodology outlined in Staff Report on Burrowing Owl Mitigation (CDFW, March 7, 2012) supplemented at the discretion of the surveying biologist with the survey guidance outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium, April 1993). Prior to the start of Project activities, the biologist shall submit a report discussing the pre-Project survey methods and results, as well as any measures to be implemented to avoid harm or disturbance to burrowing owls to the County and CDFW.</p> <p>If burrowing owls are found during the nesting period (February 1 through August 31) disturbance to occupied burrows shall be avoided and an appropriate buffer (typically 500 feet) shall be established between Project activities and the occupied burrow to ensure that nesting and foraging are not disrupted, unless it can be determined that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and are capable of independent survival. If the owls are nesting, the mitigation measure MM-7 for nesting birds shall also apply. A reduced buffer may be established in consultation with the CDFW, if appropriate, based on existing vegetation, development, and land uses in the area, as well as other relevant factors. If the Project is allowed to be closer than the recommended buffer distance, a monitoring program that ensures that burrowing owls are not detrimentally affected shall be developed and implemented.</p> <p>If suitable habitat and suitable burrow sites exist within 100 meters of an occupied burrow within the project impact area, burrowing owls that are not nesting and that are not dependent juveniles may be relocated using passive displacement techniques involving installation of a one-way door in the impacted burrow opening and collapse of the impacted burrow after the owls have been evicted. Destruction of the burrow shall only be conducted after the impacted burrow has been confirmed to be empty by site surveillance or scoping. If suitable habitat and suitable burrow sites do not exist within 100 meters of the occupied burrow, then in consultation with the County and CDFW the burrowing owls may be captured and moved to a suitable mitigation site. The biologist(s) shall hold the requisite permits for capture and handling of the species.</p> <p><del>Burrowing owls shall not be excluded from burrows or captured and relocated unless or until:</del></p>				
	BIO-7	Biological Resources	<p><b>Least Bell's Vireo Protocol Survey (for Construction During Nesting Season)</b>                  Prior to grading activities during the nesting season (March 15 – September 15), a County-approved biologist shall conduct protocol surveys to determine presence/absence of Least Bell's Vireo (LBV) in accordance with the U.S. Fish and Wildlife Service (USFWS) "Least Bell's Vireo Survey Guidelines" (January 19,2001). Currently, a recovery permit pursuant to section 10(a)(1)(A) of the Endangered Species Act is not required to conduct presence/absence surveys for the LBV, as long as this protocol is utilized, and vocalization tapes are not used. The surveys shall be completed during the LBV breeding season in which grading activities would occur. The survey area must include all areas that will be subject to land clearing activities and the surrounding area within 500 feet (where accessible). The biologist shall follow this protocol unless otherwise authorized by the USFWS in writing.</p> <p>If surveys confirm the presence of coastal LBV on the Project Site, then the Applicant shall implement either one of the following procedures:                  a. If the Project involves federal permitting or funding (collectively, "federal nexus"), then the Applicant must complete consultation with the federal agency and USFWS pursuant to § 7(a)(2) of the Endangered Species Act; or                  b. If the Project does not involve a federal nexus but may result in the take of LBV the Applicant shall apply to the USFWS for an incidental take permit, pursuant to Section 10(a)(1)(B) of the Endangered Species Act. To qualify for the incidental take permit, the Applicant shall submit an application to the USFWS together with a habitat conservation plan (HCP) that describes (at a minimum) how the impacts of the proposed taking of LBV shall be minimized and mitigated, and how the plan will be funded. See 50 CFR 17.32 for a complete description of the requirements for an HCP.</p> <p>The Applicant shall provide to the LACDRP a Survey Report from a County-approved biologist documenting the results of the protocol surveys for LBV.</p> <p>If LBVs are found during the protocol surveys, the Applicant shall submit the following to the Planning Division:                  a. If the Project involves federal permitting or funding, the Applicant shall submit a copy of one of the following documents: (a) a Biological Opinion issued by the USFWS; or (b) a written concurrence letter from the USFWS stating the Project is unlikely to adversely affect the LBV; or                  b. If the Project does not involve federal permitting or funding, the Applicant shall submit a copy of one of the following documents:                  (a) an incidental take permit and HCP or (b) a written concurrence letter from the USFWS stating that the Project is unlikely to adversely affect the LBV.</p>				

	BIO-8	Biological Resources	<p><b>Nesting Bird Surveys</b>                  No earlier than 14 days prior to ground or initial vegetation clearing activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a County-approved qualified biologist shall perform two field surveys to determine if active nests of any bird species protected by the State or Federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 200 feet of the disturbance zone for songbirds or within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the County of Los Angeles Department of Regional Planning (LACDRP) and the California Department of Fish and Wildlife (CDFW) prior to commencement of Project activities. In the event that an active nest is found within the survey area, site preparation, construction, and fuel modification activities shall stop until consultation with the LACDRP, and when applicable CDFW and United States Fish and Wildlife Service (USFWS), is conducted and an appropriate setback buffer can be established. The buffer shall be demarcated and Project activities within the buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.</p>				
	BIO-9	Biological Resources	<p><b>Jurisdictional Riparian Habitat Fuel Modification Impacts</b>                  Prior to issuance of a grading permit, the Applicant shall consult with the Los Angeles County Fire Department (LACFD) to determine if fuel modification within riparian plant communities would be required. If fuel modification or other Project impacts would occur within CDFW jurisdictional habitat, the Applicant shall prepare and submit a Streambed Alteration Notification package to the California Department of Fish and Wildlife (CDFW) for alterations to CDFW jurisdictional streambed and habitat. If required by CDFW, a Streambed Alteration Agreement shall be entered into with the CDFW under Section 1602 of the California Fish and Game Code, and the Applicant shall comply with the associated conditions.</p> <p>The applicant shall mitigate for fuel modification impacts to jurisdictional habitat at a minimum of a 1:1 ratio via a Habitat Mitigation and Monitoring Plan that involves on-site or off-site restoration or enhancement of degraded in-kind habitats or preservation of in-kind habitats subject to the approval of the County of Los Angeles Department of Regional Planning (LACDRP) and CDFW. The final Habitat Mitigation and Monitoring Plan shall be developed by a qualified biologist, restoration ecologist or resource specialist and submitted to and approved by the LACDRP and CDFW, in compliance with California Fish and Game Code 1602 prior to issuance of a grading permit for the Project. In broad terms, this Plan shall at a minimum include:</p> <ul style="list-style-type: none"> <li>•Description of the Project/impact and mitigation sites.</li> <li>•Specific objectives.</li> <li>•Success criteria.</li> <li>•Plant palette.</li> <li>•Implementation plan.</li> <li>•Maintenance activities.</li> <li>•Monitoring plan.</li> <li>•Contingency measures.</li> </ul> <p>Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native species, which shall be determined by examining reference sites, as well as eradication and control of invasive species within the enhancement area.</p> <p>The target species and native plant palette, as well as the specific methods for evaluating whether the Project has been successful</p>				

	BIO-10	Biological Resources	<p><b>Protected Oak Tree Impacts</b>                  The permittee shall ensure that the 12 encroached trees recorded alive during the oak tree survey are monitored during any construction activities that take place within the protected zones of said oaks, and that all encroached oak trees survive for a period of two years after the issuance of Certificate of Occupancy. In the event an encroached tree dies during the two-year monitoring period, no less than two native oaks shall be provided as replacements and these shall subsequently be monitored for no less than 2 years. Should a replacement tree die during the two-year monitoring period, it shall be replaced in-kind and monitored two years from the date it was planted.</p> <p>Additionally, the Applicant shall also implement the recommendations of the Project Oak Tree Report (Oak Tree Report, Proposed Residential TTM 060973 // CUP 2008-00169 Hacienda Heights, Ca 91745-4106, Prepared by TREES, etc., Revision Date November 9, 2021). Specifically, the applicant shall:</p> <ul style="list-style-type: none"> <li>•Have a County-approved arborist on-site during all excavations within the drip lines and/or Protected Zones of any protected oak trees.</li> <li>•Install temporary chain link fencing of a minimum four (4) foot height around all protected oak trees onsite that are located within 50 feet from proposed construction at the drip lines or Protected Zones (or at the location of the approved encroachment) prior to the start of any on-site grading. This fencing shall remain intact until the County-approved arborist and/or the Los Angeles County Fire Department – Forestry Division allows it to be removed or relocated.</li> <li>•All footing excavations within the drip lines and/or Protected Zones shall initially be dug by hand work only, to a maximum of five (5) feet (or to a depth that CAL-OSHA, OSHA, or local codes allow). If any roots are encountered, they shall be cleanly excised (and not sealed). Any excavation below the "approved" depth may be done with acceptable machinery.</li> <li>•No other on-site oak trees shall be encroached upon without a County Oak Tree Permit.</li> <li>•No over-excavation outside of any cut and/or fill slopes (top of slope or toe of slope) shall occur within the drip lines and/or Protected Zones of on-site protected oak trees unless required by the Project's structural engineer, and approved by Los Angeles County.</li> <li>•Soil compaction within the drip line and/or root zone shall be minimized. No equipment, spoils or debris shall be stored within the drip line and/or Protected Zones of the saved trees. No dumping of liquids or solvents, cleaning fluids, paints, concrete washout or other harmful substances within the drip lines and/or Protected Zones shall be permitted.</li> <li>•All work to this Project's native oak trees shall be in accordance with Los Angeles County Oak Tree Ordinance and tree policies.</li> </ul> <p><del>•Prior to completion of this Project, the County-approved arborist shall certify in a "letter of compliance" that the Oak Tree Ordinance</del></p>				
5.1	CR-1	Cultural Resources	<p><b>Unanticipated Discovery</b>                  •During construction of the roadway and new residences on the Site, if any previously unrecorded cultural resources are identified during grading activities, all work in that area shall be halted or diverted away from the discovery to a distance of 30-feet and a qualified archaeologist shall be retained to assess the significance of the find.                  •If the qualified archaeologist confirms that that the discovery is potentially significant, then the Los Angeles County Department of Regional Planning (Lead Agency) shall be contacted and informed of the discovery, and construction will not resume within 30 feet of the discovery until a conclusion regarding significance can be reached in consultation with the Lead Agency. For discovered cultural resources that are determined to be significant, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the Lead Agency.</p>				
5.2	CR-2	Cultural Resources	<p><b>Archaeological Discovery Protocol - Regulatory Compliance Measure</b>                  •If archaeological artifacts or paleontological fossil resources are encountered during construction, work shall be halted or diverted away from the discovery to a distance of 30-feet until a qualified archeologist can evaluate the nature and/or significance of the find(s). Construction activity may continue unimpeded on other portions of the Project Site while the find is being evaluated. If the found deposits are determined to be significant, they shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.</p>				
5.3	CR-3	Cultural Resources	<p><b>Paleontological Monitoring</b>                  •During grading, a qualified paleontological monitor shall be retained by the Project applicant to spot-check grading periodically up to three times weekly to determine if excavations encounter older alluvial materials of the Topanga Formation or the Puente Formation that are sensitive for paleontological resources. Paleontological monitoring of grading shall be increased to full-time if such materials are being graded or excavated.                  •The monitor shall recover any fossil material uncovered through grading that is found within a disturbed context or that do not warrant additional assessment when safe to do so, without the need to halt grading. Discovered items that do not warrant further assessment, survey, evaluation, or data recovery shall be described in the monitor's daily logs. If no fossils are discovered during monitoring, then the daily logs shall be submitted to the lead agency as proof of compliance without the need of a final Monitoring Report.</p>				
5.4	CR-4	Cultural Resources	<p><b>Inadvertent Discovery of Human Remains</b>                  • The inadvertent discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 addresses these findings. This code section states that in the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. The Coroner must be notified of the find immediately, together with the Lead Agency and the property owner.                  • If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the Site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-interment site.</p>				



13.1	NOI-1	Noise	<p><b>Temporary Construction Equipment Noise Reduction:</b></p> <ul style="list-style-type: none"> <li>When generators are used within 400 feet of a single-family residence or air compressors are used within 250 feet of a single family residence, they shall have sound mufflers in good working order and be shielded by temporary construction barriers. The barriers shall be at least 4 feet taller than the top edge of the noise generator and of sufficient length to block line of site to the adjacent residences. The barriers shall be constructed of ½-inch plywood or a material with a Sound Transmission Class (STC) of STC-30 or a transmission loss of 20 dB at 500 hertz.</li> <li>As an alternative to the temporary construction barriers, on-site electric power could be used to power stationary construction equipment instead of generators.</li> </ul>				
	TCR-1	Tribal Cultural Resources	<p><b>Retain a Native American Monitor/Consultant:</b> Prior to the commencement of Project-related ground disturbing activities for which issuance of a governmental permit by the County is necessary, the Project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 - SB18 (the "Tribe" or the "Consulting Tribe"). Ground disturbing activities may include, but are not limited to, pavement removal, potholing or auguring, initial grubbing of areas not currently subject to periodic grubbing, tree removals, boring, grading, excavation, drilling, and trenching. A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity associated with development of the proposed Project. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health &amp; Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes</p>				
	TCR-2	Tribal Cultural Resources	<p><b>Unanticipated Discovery of Human Remains and Associated Funerary Objects:</b> Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.</p>				
	TCR-3	Tribal Cultural Resources	<p><b>Resource Assessment &amp; Continuation of Work Protocol:</b> Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</p>				
	TCR-4	Tribal Cultural Resources	<p>Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
 PROJECT NO. 04-035-(1) / TENTATIVE TRACT MAP NO. 060973 / ENVIRONMENTAL ASSESSMENT NO. RPPL2021002622 / RCUP-200800169 / OAK TREE PERMIT NO. RPPL2021002541

	TCR-5	Tribal Cultural Resources	<p>Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project Site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>				
	TCR-6	Tribal Cultural Resources	<p>Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.</p>				
		Mitigation Compliance	<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP



# 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://lacofd.org/Forestry\\_folder/otordin.htm](http://lacofd.org/Forestry_folder/otordin.htm)

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 WIGLIZENII

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

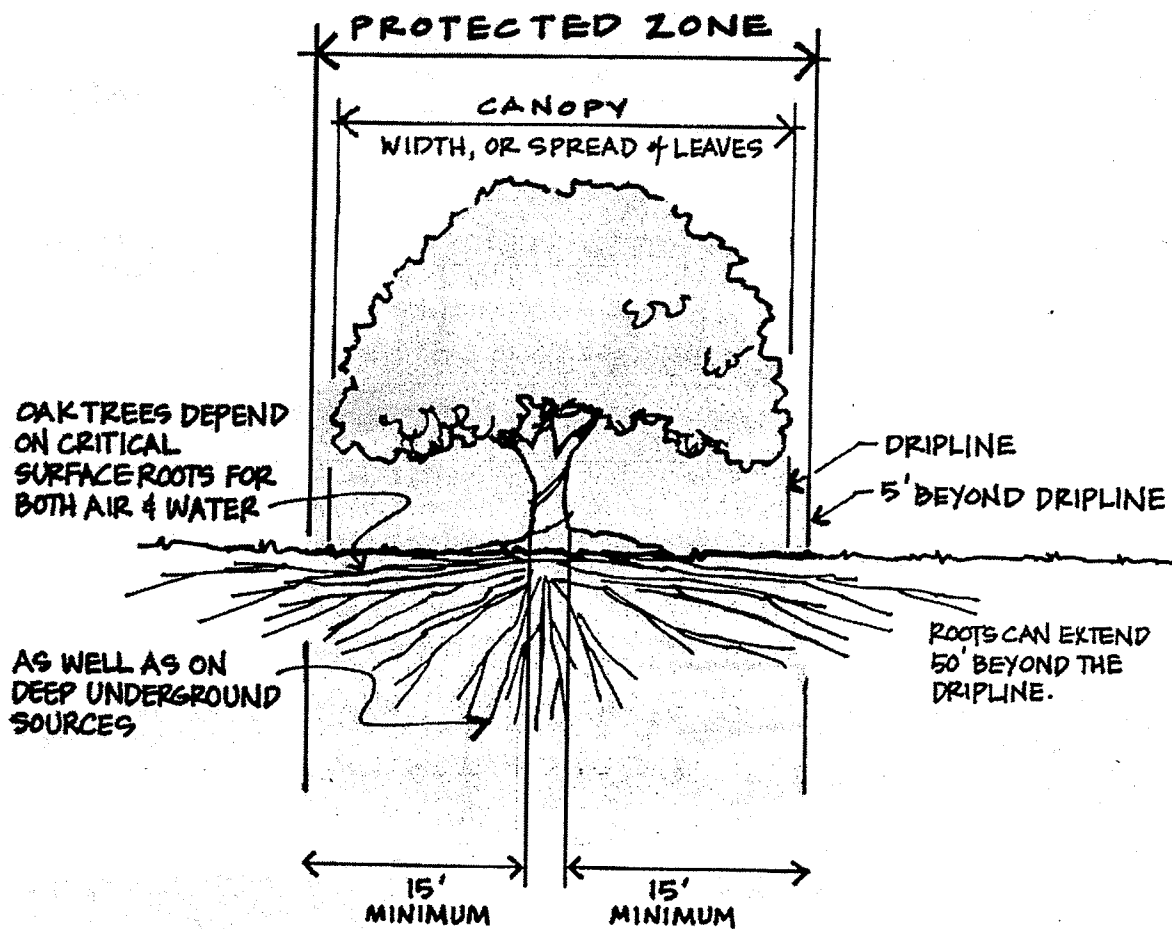
# THE PROTECTED ZONE

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.

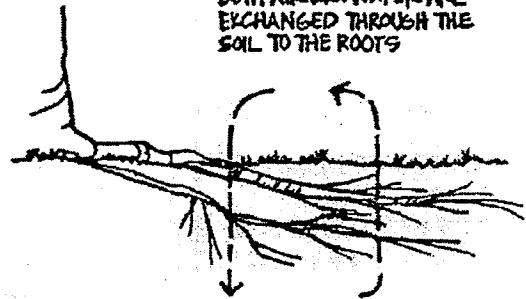
## Soil Compaction and Paving

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.

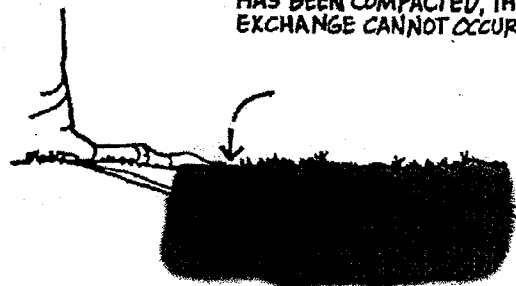
If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

## SOIL COMPACTION

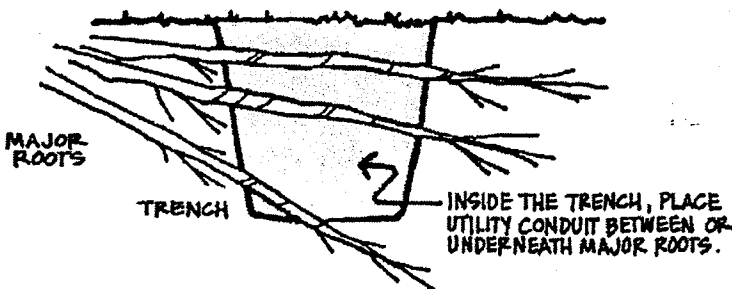
BOTH AIR AND WATER ARE EXCHANGED THROUGH THE SOIL TO THE ROOTS



HOWEVER, IF THE SOIL HAS BEEN COMPACTED, THIS EXCHANGE CANNOT OCCUR.



## TRENCHING



# MAINTENANCE

## Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

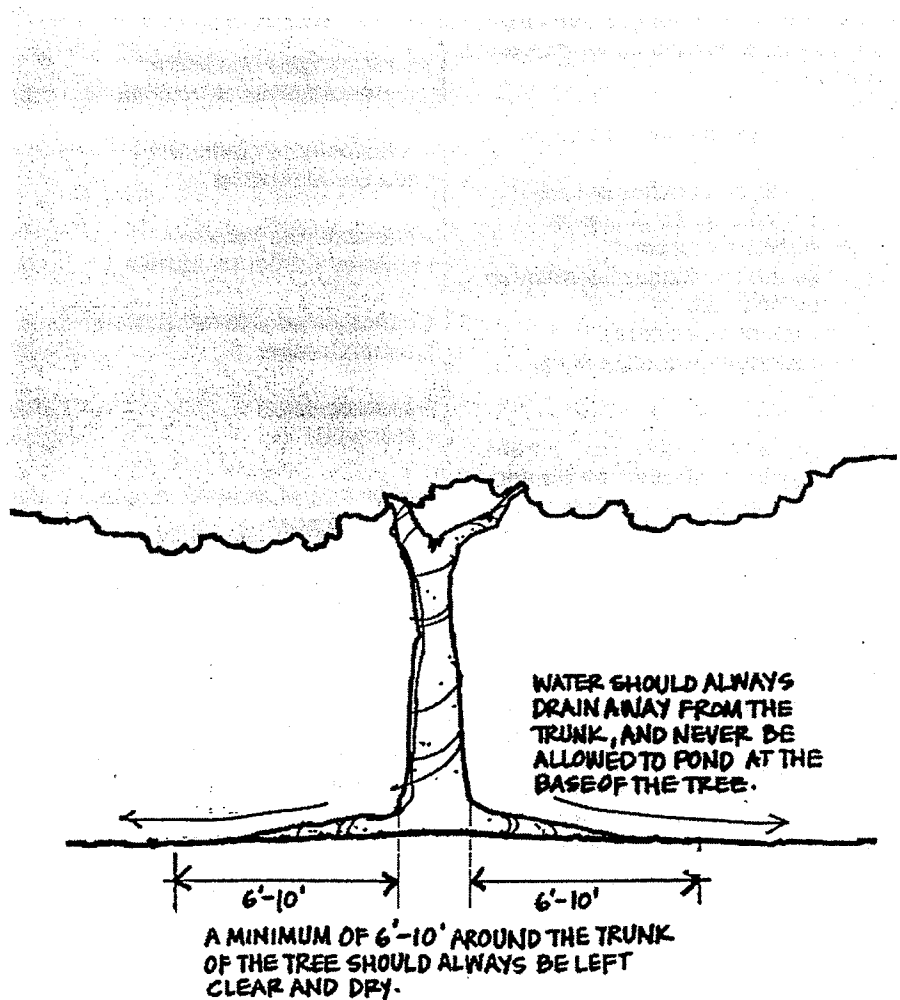
## Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

## Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



## Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

## Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

### PLANTS TO CONSIDER:

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

### NOTES:

Before deciding on plants, check a source such as the Sunset Western Garden Book to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.



# ADDITIONAL RESOURCES and Places to Visit

## Public Agencies

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

**University of California**  
Integrated Hardwood Range Management Program  
163 Mulford Hall, Berkeley, CA 94720-3114  
<http://danr.ucop.edu/ihrmp>

## 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**  
1722 J Street, Suite 17  
Sacramento, CA 95814-3033  
(916) 447-2677  
[www.cnps.org](http://www.cnps.org)

**The California Oak Foundation**  
1212 Broadway, Suite 810  
Oakland, CA 94612-1810  
(510) 763-0282  
[www.californiaoaks.org](http://www.californiaoaks.org)

## Arboretums and Botanic Gardens

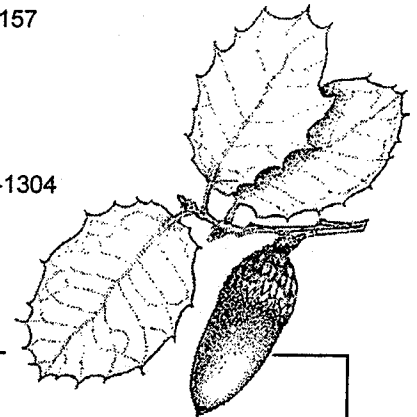
**Los Angeles County Arboreta and Botanic Gardens**  
301 N. Baldwin Ave.  
Arcadia, CA 91007-2697  
(626) 821-3222  
[www.arboretum.org](http://www.arboretum.org)

**Los Angeles County South Coast Botanic Garden**  
26300 Crenshaw Blvd.  
Palos Verdes Peninsula, CA 90274-2515  
(310) 544-6815  
[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  
(213) 222-0546



## Publications

*Compatible Plants Under and Around Oaks.* Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

*Growing California Native Plants.* Marjorie G. Schmidt, Univ. California Press. 1981.

*Illustrated Guide to the Oaks of the Southern Californian Floristic Province.* Fred M. Roberts. FM Roberts Publications. 1996.

*Living Among the Oaks: A Management Guide for Landowners.* University of California Integrated Range Management Program. 1995.

*Oaks of California.* Bruce M. Pavlik... [et al]. Cachuma Press & the California Oak Foundation. 1995.

*Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape.* GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.  
Available from the University of California Integrated Hardwood Range Management Program.

*Regenerating Rangeland Oaks in California.* University of California Integrated Range Management Program. 2001.



## County of Los Angeles Fire Department Forestry Division

### County of Los Angeles Board of Supervisors

Gloria Molina, First District  
Yvonne Brathwaite Burke, Second District  
Zev Yaroslavsky, Third District  
Don Knabe, Fourth District  
Michael D. Antonovich, Fifth District

### County of Los Angeles Fire Department

P. Michael Freeman, 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