

REPORT TO THE HEARING OFFICER

DATE ISSUED: December 2, 2025

HEARING DATE: December 16, 2025 AGENDA ITEM: 8

PROJECT NUMBER: 87044

PERMIT NUMBER: Oak Tree Permit ("OTP") No. RPPL2024000596

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: Trail Easement within seven open space parcels: 5830-013-919, 5863-004-064, -065, and -066, 5863-028-026, and 5863-029-032, and -033

OWNER: Rorie Skei, Santa Monica Mountains Conservancy

APPLICANT: Sarah Kevorkian, Mountains Recreation & Conservation Authority

PUBLIC MEETINGS HELD: 1 OF 1

CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 87044, OTP RPPL2024000596, based on the Findings (Exhibit C – Draft Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT, HAVING CONSIDERED THE ADDENDUM, I HEREBY APPROVE THE ADDENDUM TO THE CERTIFIED SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NO. RPPL2024000596 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

The Oak Tree Permit (“OTP”) requests authorization to encroach into the protected zones of 45 non-heritage coast live oaks (*Quercus agrifolia*) and San Gabriel oaks (*Quercus durata* var. *gabrielensis*) trees identified as Oak Tree Nos. 8, 14, 27, 28, 31, 33–35, 41, 43–60, 64, 69, 72, 77–89, 92, and 94 (“Project”). The encroachments are necessary to allow for the required construction of an approximately 7,874-linear-foot (1.5 miles) unpaved pedestrian hiking trail running north to south along trail easements and SMMC fee-titled owned properties located within seven open space parcels (“Project Site”) within the La Vina development in unincorporated Altadena. The Project Site is located approximately 0.1 miles from Sunset Ridge Road at latitude 34.212477° and longitude -118.153801°, within the SP (Specific Plan - Open Space) Zone. The OTP is required pursuant to Los Angeles County (“County”) Code Section 22.174.040 (OTP Application and Review Procedures).

The Project fulfills mitigation measures required under Tract Map No. 45546 (“TR45546”) and a 2008 Los Angeles County Superior Court judgment enforcing those mitigation requirements.

B. Project

The Project includes no oak tree removals. All 93 existing oak trees within the survey area will be preserved in place, with encroachment proposed into the protected zone of 45 non-heritage trees due to the trail alignment and associated grading or retaining wall areas. A separate ministerial review for the proposed grading, retaining walls, and related construction will be required.

The proposed unpaved pedestrian hiking trail, ranging from four to eight feet in width, includes the construction of one 40-foot by six-foot bridge. The alignment begins near the Los Angeles County Flood District debris basin off of the existing Altadena Crest Trail, near Sunset Ridge Road, and extends north.

All affected trees were identified in the Oak Tree Report prepared by Alison Lancaster Consulting Arborists, LLC, dated December 11, 2023, and updated by the Addendum dated July 14, 2025 following the Eaton Fire of January 2025. Tree No. 68 died in the fire, and it was removed from the inventory. The County Forester’s Report confirms that 45 oak non-heritage trees are subject to encroachments into their protected zones. Detailed inventory and location data are provided in Exhibit F – Oak Tree Reports.

C. Background

In 1996, the County Board of Supervisors approved the La Vina development for 272 residential lots and a private school site with their approval of TR45546, Conditional Use Permit (“CUP”) No. 87-044, CUP No. 91-083 and OTP No. 87-044. The approvals included an Environmental Impact Report (“EIR”) and Mitigation Monitoring and

Reporting Program (“MMRP”) requiring public land dedications and the construction of two public trail connections to:

- The Western Millard Canyon Trail, and
- The La Vina East Connector Trail. This project is specifically for the La Vina East Connector Trail.

By 1997, mitigation monitoring determined that the required trail dedications and installations had not occurred. Between 2005 and 2012, litigation proceeded with three sets of plaintiffs, including the County. The County case against the La Vina Homeowners’ Association (“HOA”) was tried in 2008.

In 2008, the Los Angeles County Superior Court ruled in favor of the County, mandating compliance with the La Vina trail and open space conditions. A permanent injunction required the HOA to dedicate two public trail easements consistent with the alignments approved under TR45546 and the CUPs, with the County responsible for construction and maintenance, and the HOA required to provide access. In 2010, following the resolution of the HOA’s appeal of the judgment in the County’s favor, the County retained Bellfree Contractors (“Bellfree”) to conduct field work to identify two trail easements which substantially conform to the two trails on the 1996 Tract Map and CUP as required by the Judgement in the County Lawsuit.

Subsequent actions include:

- 2012 – The HOA granted conservation easements to the Santa Monica Mountains Conservancy (“SMMC”) and transferred portions of the properties in fee title to the SMMC as well as trail easements to the County.
- 2016 – The County Board of Supervisors approved an agreement with the Mountains Recreation and Conservation Authority (“MRCA”) to construct and maintain the trails, determining that no further environmental review was required under the California Environmental Quality Act (“CEQA”) with their action.
- 2021 – Outward Bound Adventures initiated preliminary construction on the eastern trail (La Vina East Trail).

The completion of the remaining 7,874 feet connector trail (one of the two required trails) to the La Vina East Trail requires the subject OTP to authorize encroachments into the protected zones of 45 non-heritage oak trees.

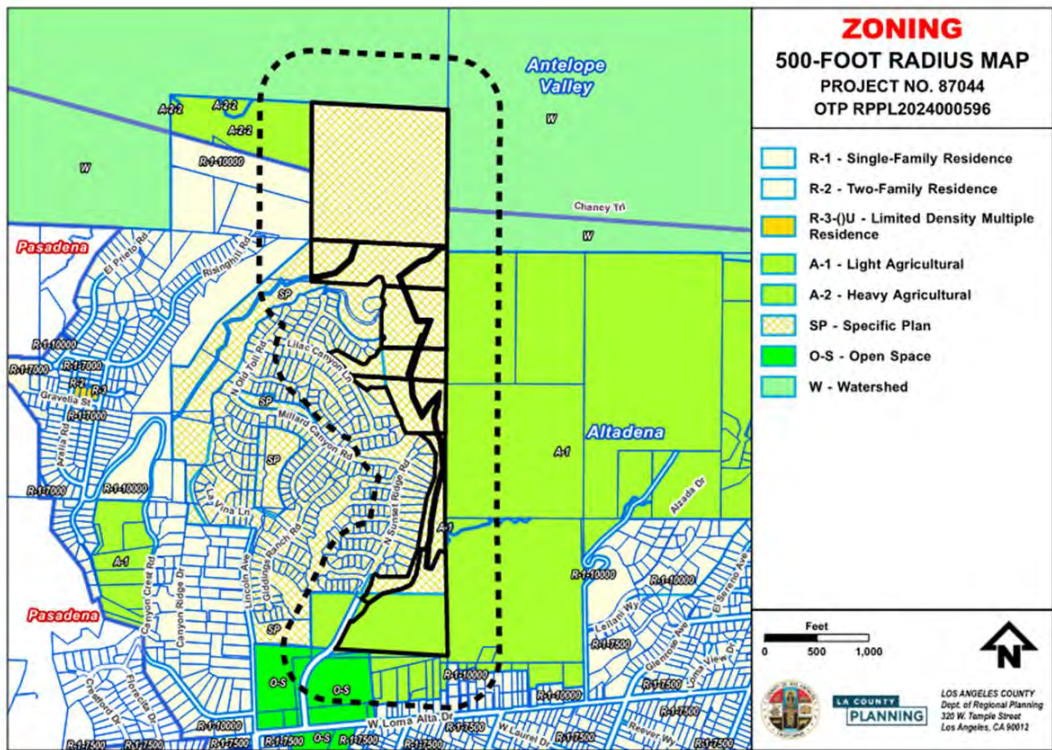
The MRCA will implement construction in accordance with County standards and all applicable MMRP requirements as stipulated in the original approval of the La Vina development recorded under TR45546.

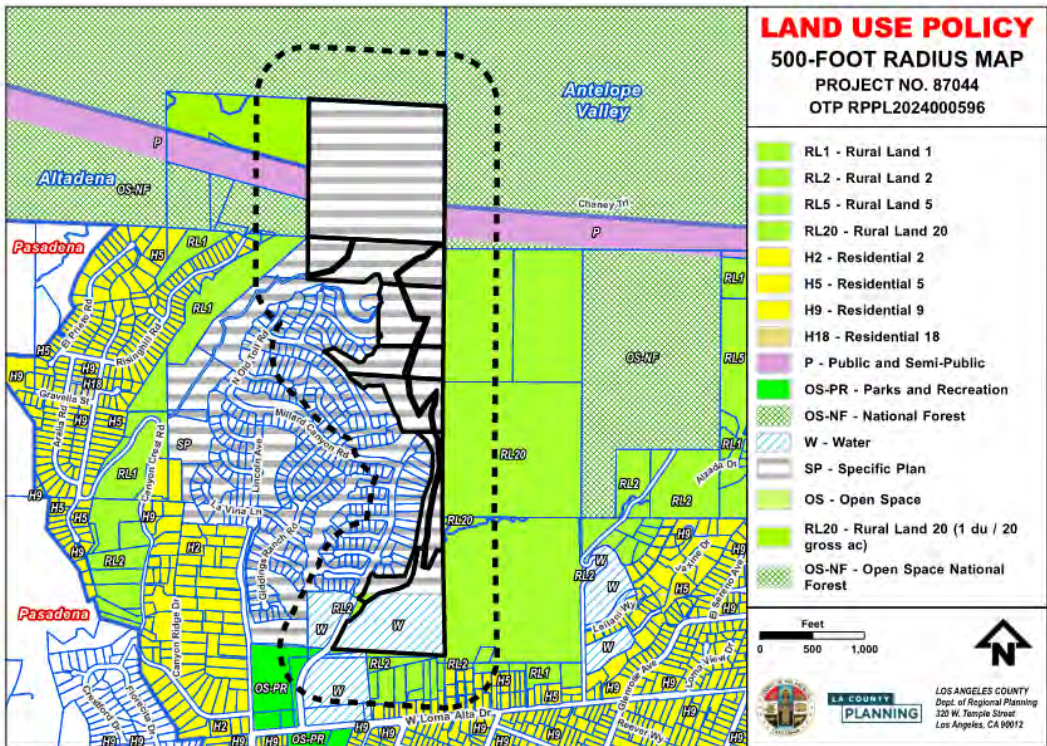
The Project is also located within the Altadena Foothills and Arroyos Significant Ecological Area (“SEA”); however, based on the environmental history and prior reviews, it was determined to be exempt from the SEA requirements (Exhibit F- Environmental Review).

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	LA VINA SPECIFIC PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	SP (Specific Plan)	SP (Specific Plan - Open Space), W (Watershed)	Vacant
NORTH	SP,	SP (Specific Plan - Open Space)	Vacant
EAST	RL20 (Rural Land 20 – One Dwelling Unit per 20 Acres)	A-1 (Light Agricultural)	Vacant
SOUTH	SP	W (Watershed)	Vacant
WEST	SP	SP (Specific Plan - R-1 Single Family Residential), W	Single-Family Residences





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
859	Altadena Residence District	April 23, 1923
1494	Zone 1 Single-Family Residence	September 6, 1927
5541	R-1-7,500 (Single-Family Residence, minimum lot area 7,500 square feet)	May 9, 1950
890168z	La Vina SP	December 26, 1989

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
TR45546), CUP No. 87-044, CUP No. 91-083, and OTP No. 87-044.	For 272 residential units and a school site	August 5, 1992

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project proposes encroachments into the protected zones of 45 non-heritage oak trees to allow the required installation of public trails with dedicated public easements across seven vacant parcels. The Project Site will remain otherwise undeveloped and undisturbed. The public trails are mandated under the conditions of approval for TR45546 and subsequent Superior Court judgment. The proposed trails will enhance public access and regional trail connectivity, providing a recreational and community benefit consistent with the intended open space use of the parcels.

B. Neighborhood Impact (Need/Convenience Assessment)

Although the Project includes encroachments into the protected zones of 45 non-heritage oak trees, the work is limited to trail installation and will not negatively impact adjacent residential development. Conversely, the Project will enhance the neighborhood by providing a long-planned public amenity—an accessible hiking trail system that was a requirement of the La Vina Specific Plan and as conditions of TR45546, and subsequent court order. The proposed improvements are limited to the open space and SMMC Fee-titled parcels and will not alter existing residential or community character.

C. Design Compatibility

The Project includes the construction of 7,874 linear feet of unpaved pedestrian hiking trail running north to south along SMMC fee-titled conservation easements located within seven parcels to connect to the existing La Vina East Trail. The proposed design follows the alignments set by the La Vina Specific Plan, Tract Map conditions of approval, and court judgment, as illustrated in the Project's Exhibits. The unpaved pedestrian hiking trails are designed to match the natural topography and existing open space character of the area which will connect seamlessly with the existing La Vina East Trail, ensuring continuity and compatibility with the established trail network. The Altadena Community Standards District ("CSD") does not specify requirements for trails. Therefore, there are no CSD requirements for this project. However, consistency with all other CSD and La Vina SP standards will be separately reviewed and approved with the related ministerial entitlements.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with the applicable goals and policies of the La Vina Specific Plan, a component of the General Plan and West San Gabriel Valley Area Plan ("WSGVAP"). While the WSGVAP states that the La Vina SP is part of the WSGVAP Planning area, the Project Site is entirely within the La Vina SP, and the project was deemed complete before the

adoption of the WSGVAP that occurred on March 11, 2025. Therefore, this Project is not subject to any WSGVAP requirements.

The Project supports County objectives to expand recreational access, preserve open space, and protect native biological resources. Consistency findings can be found in the attached Findings (Exhibit C - Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable requirements of Title 22 of the County Code (Planning and Zoning), including those of the SP (Specific Plan – Open Space) Zone. Consistency findings can be found in the attached Findings (Exhibit C - Findings).

BURDEN OF PROOF

Pursuant to County Code Section 22.174.060 (Oak Tree Permit – Findings), the applicant has submitted a detailed Burden of Proof Statement (Exhibit E) addressing all required findings. Staff has reviewed the applicant's responses and concludes that the required findings can be made and that the applicant has satisfied the burden of proof for the requested Oak Tree Permit.

ENVIRONMENTAL ANALYSIS

An Addendum to the Certified Supplemental Environmental Impact Report ("EIR") for the La Vina Project was prepared pursuant to the California Environmental Quality Act ("CEQA") and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines.

This fourth Addendum to the EIR adopted in 1996 confirmed that the proposed public trails were previously analyzed as part of the environmental documentation prepared between 1987 and 1992 as part of the original 1989 EIR prepared for the La Vina Specific Plan. Then again, in 1993, and was included in the 1996 approval for TR45546, which includes the trails as depicted in the Exhibit "A". The trails were originally identified and required as a mitigation measure to offset development impacts associated with the 1996 approval of TR45546. The Project is also located within the Altadena Foothills and Arroyos SEA; however, based on this same analysis, it was determined to be exempt from the SEA requirements. Previously, three projects within the La Vina Development also required an Addendum to the EIR. Therefore, this addendum is the fourth to the EIR.

Copies of the Addendum and supporting documents are provided in Exhibit F – Environmental Determination.

The County Forester and Fire Warden ("Forester") reviewed the Project for oak tree protection compliance and recommended the following conditions of approval:

- Installation of temporary protective fencing around all oak tree protected zones during construction.
- Use of hand tools or hand-held power equipment when trenching or clearing within root protection zones.

- Implementation of arborist-supervised tree protection measures and tree care protocols during all construction activities.
- Two post-construction inspections to verify oak tree survival. If any oak tree fails due to construction impacts, replacement shall occur at a 2:1 ratio for non-heritage oaks and 10:1 ratio for heritage oaks, with continued monitoring to ensure establishment.

The Fire Department and Consulting Arborist recommendations have been incorporated by reference as conditions of approval for this OTP. Based on these conditions and mitigation measures, staff conclude that the Project would not substantially alter the physical improvements already approved and would not result in new or greater environmental impacts beyond those evaluated in the EIR. Therefore, preparation of a supplemental environmental document is not required under CEQA Guidelines §15164 (Exhibit F-Environmental Review).

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Forester, in a letter dated September 25, 2025, recommended that the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

Report
Reviewed By:  _____
Joshua Huntington, Supervising Regional Planner

Report
Approved By:  _____
Susan Tae, AICP, Assistant Administrator

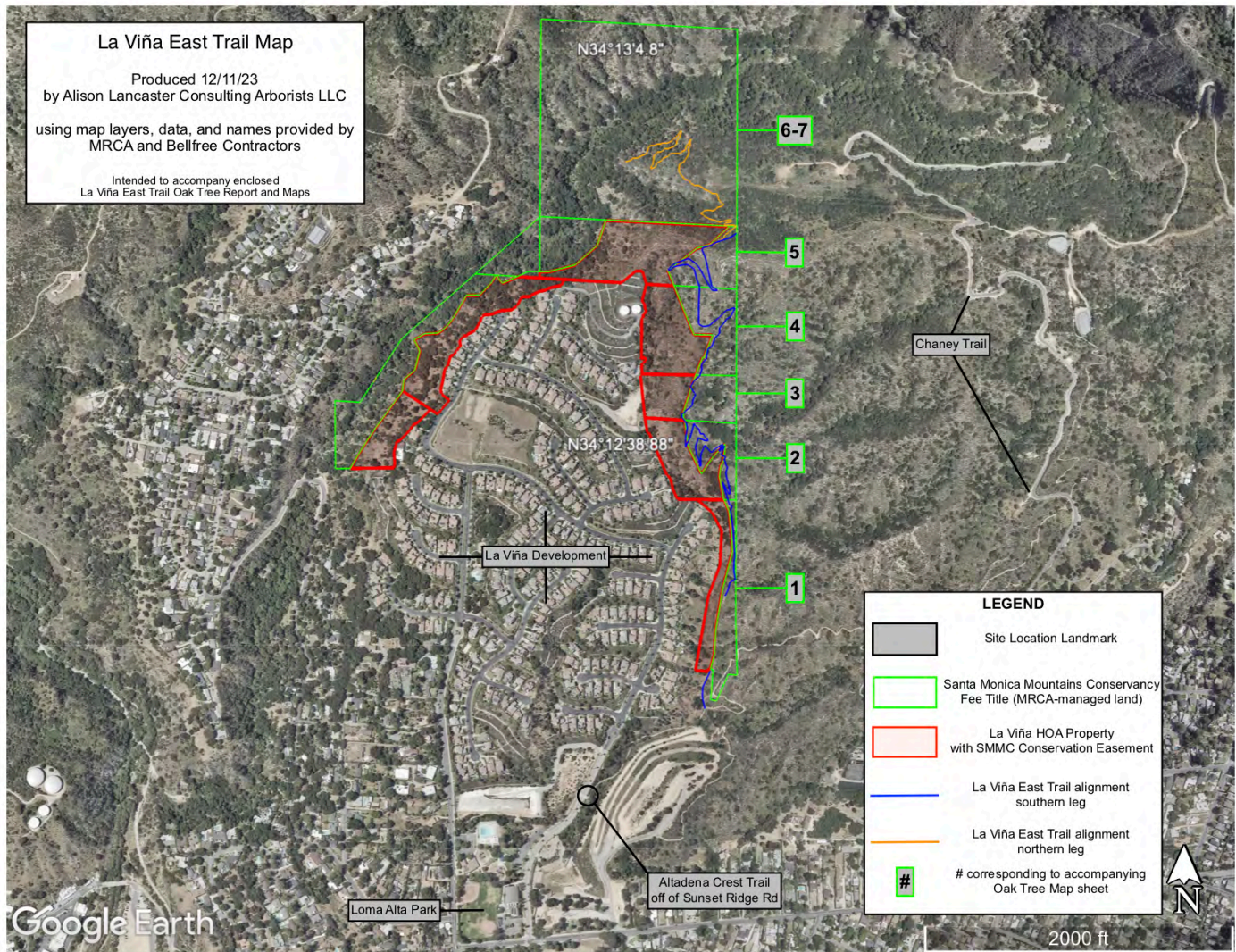
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Oak Tree Site Plan
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination and additional documentation
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Oak Tree Reports

EXHIBIT "A"
Oak Tree Permit

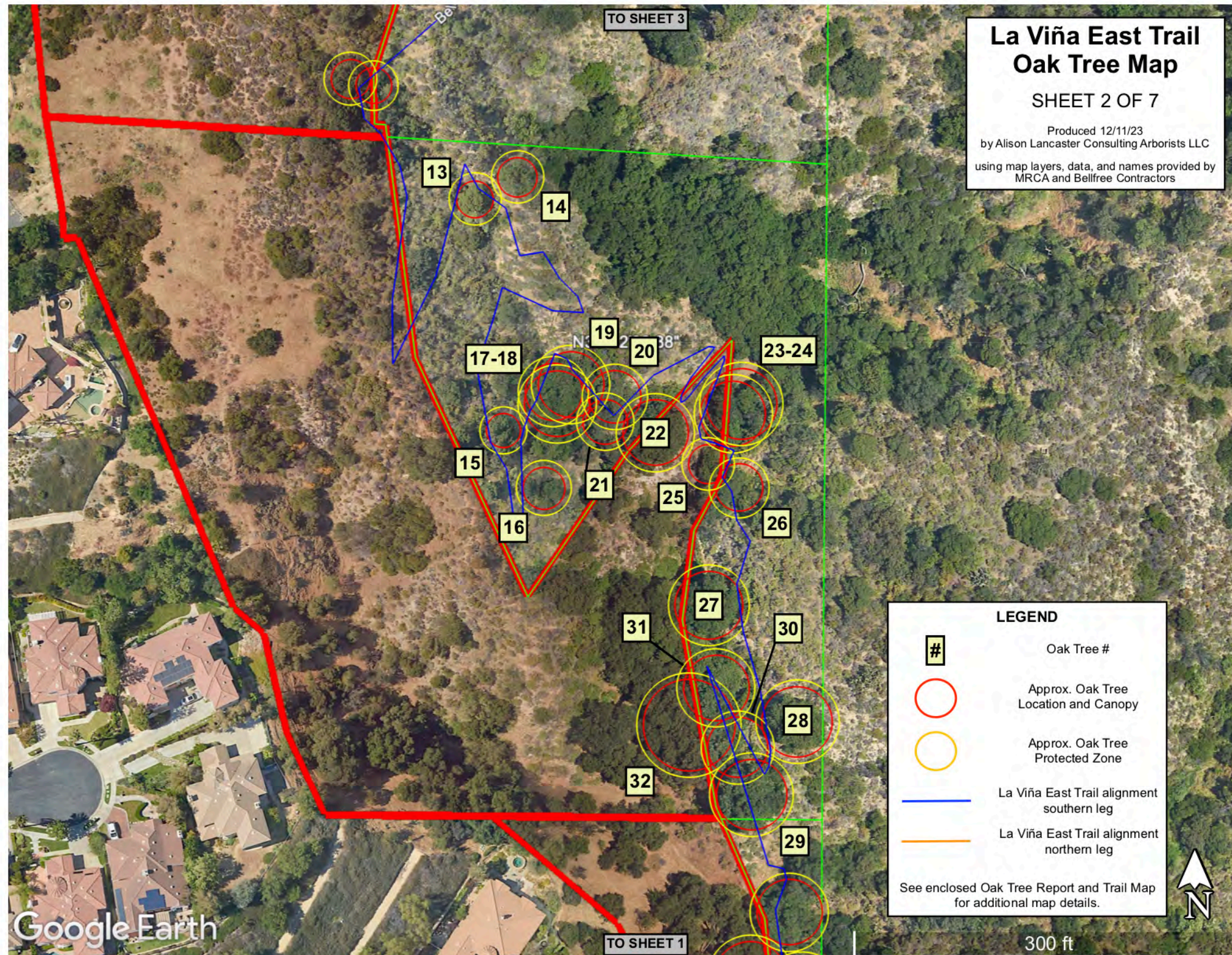
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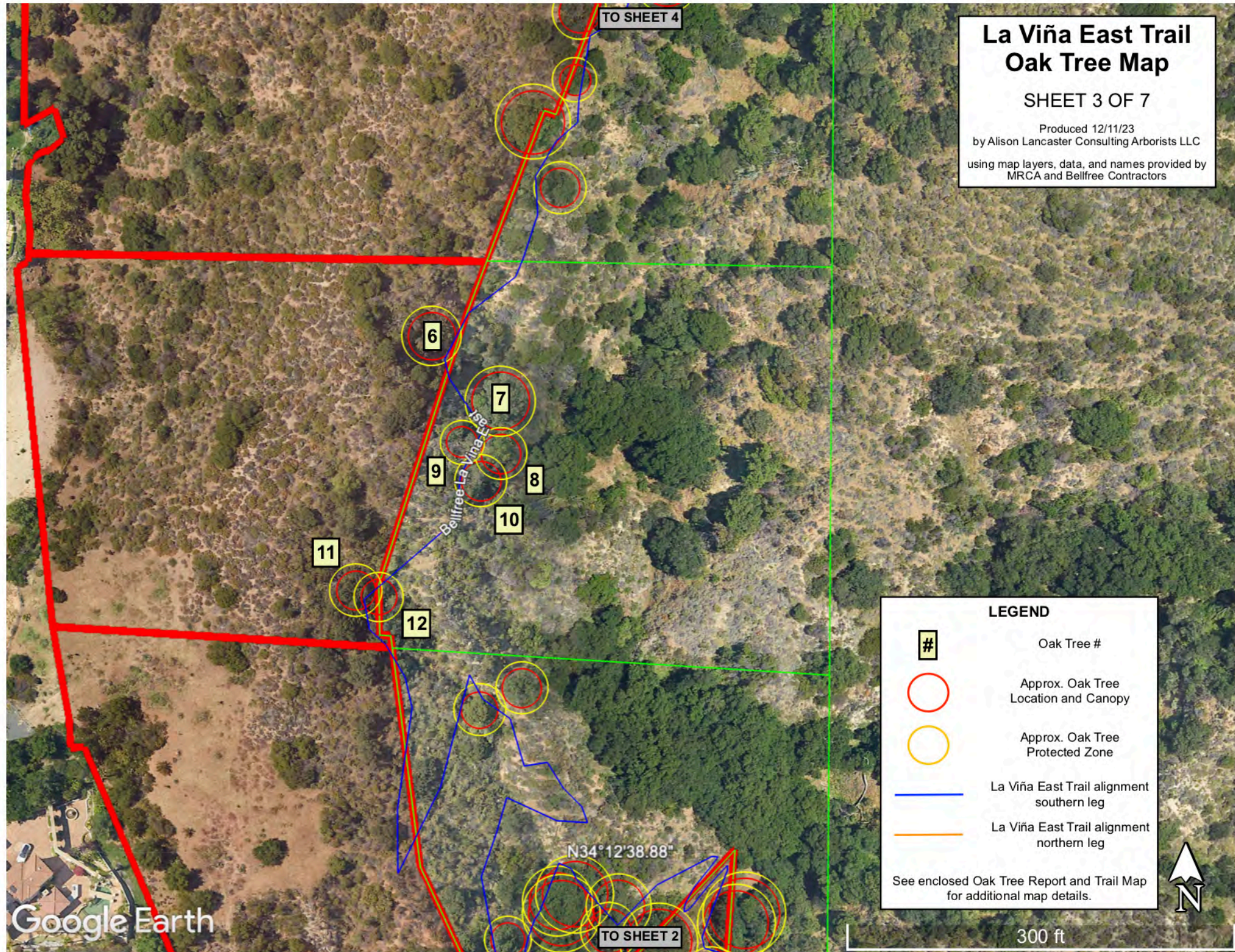
Department of Regional Planning

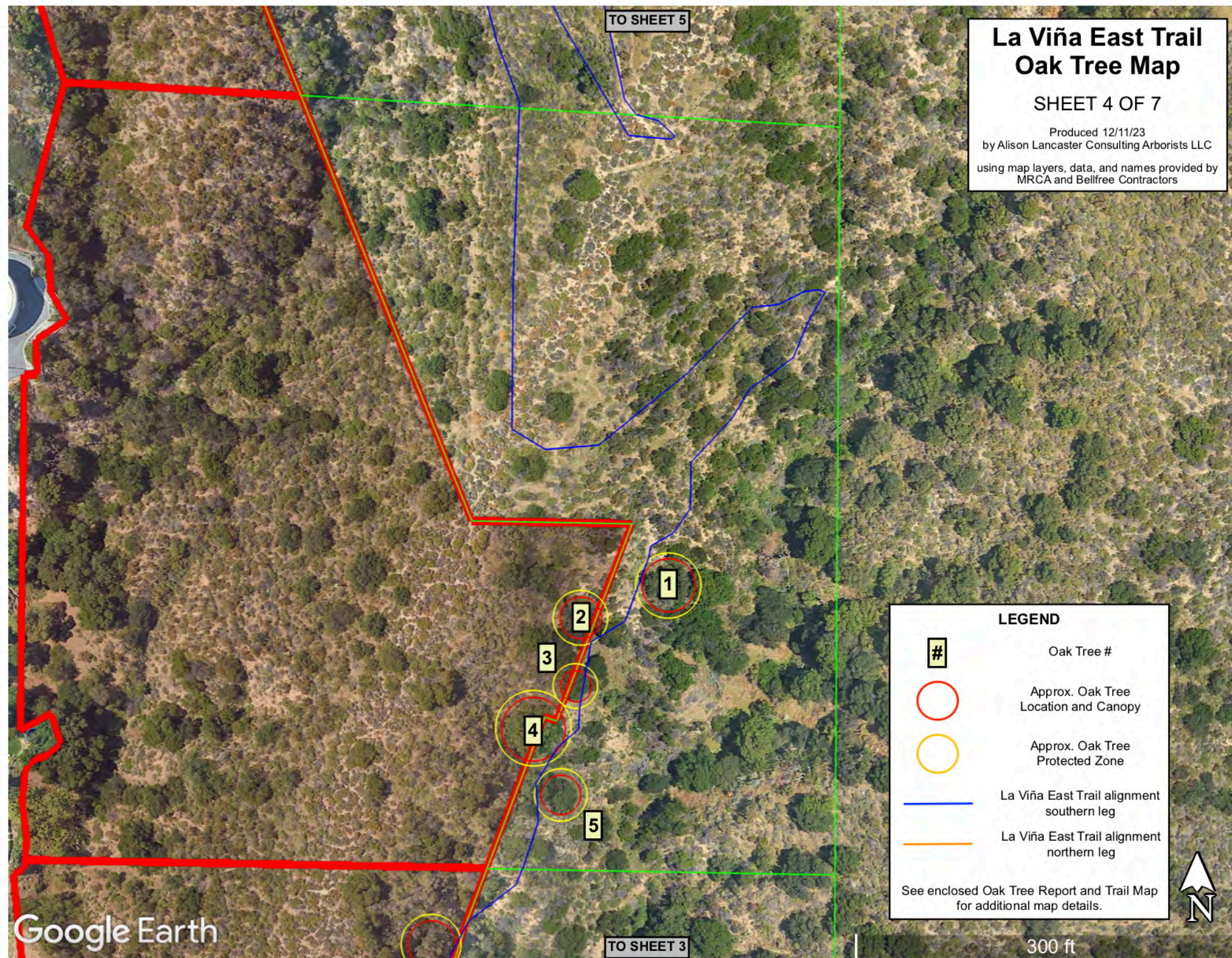
EXHIBIT A

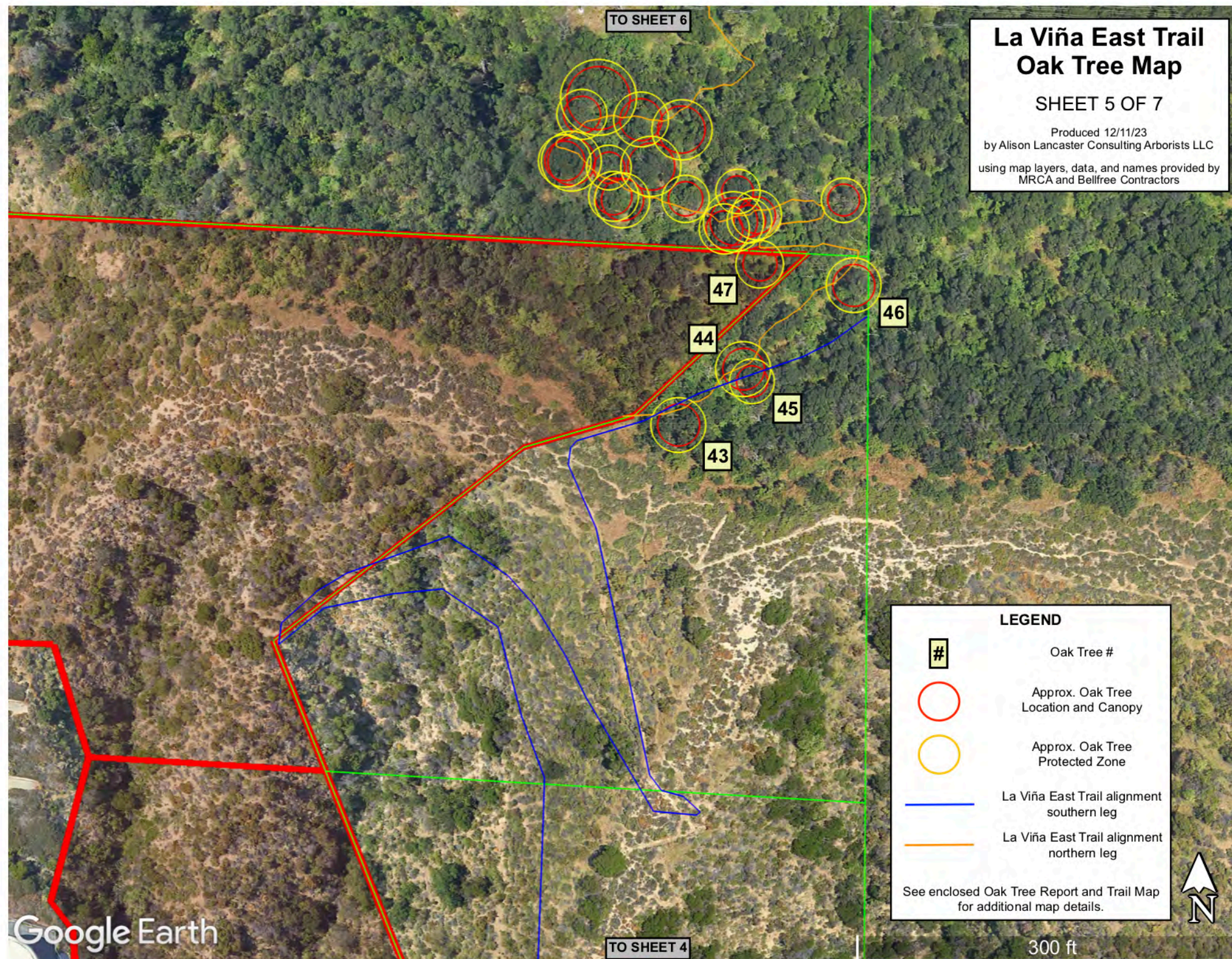


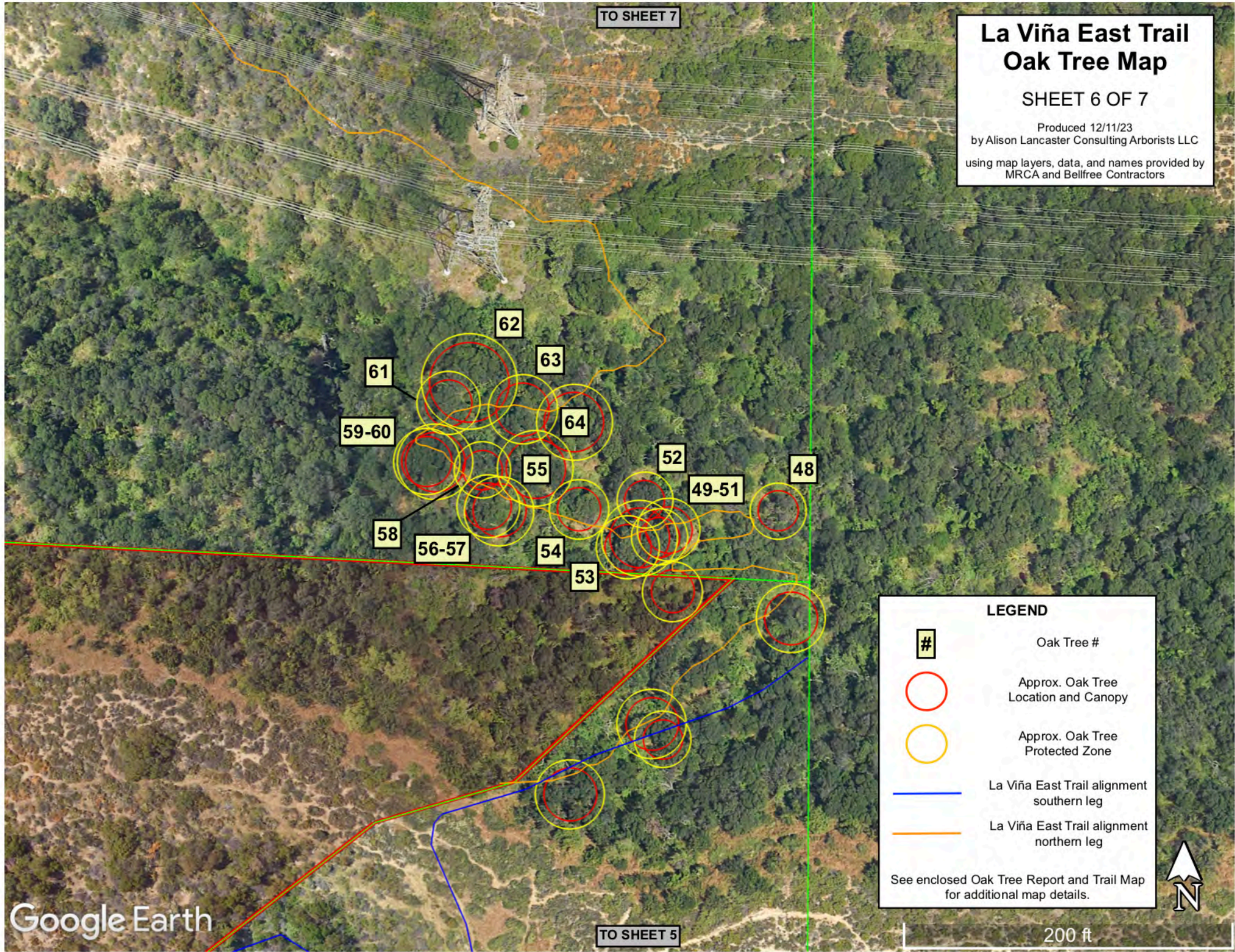


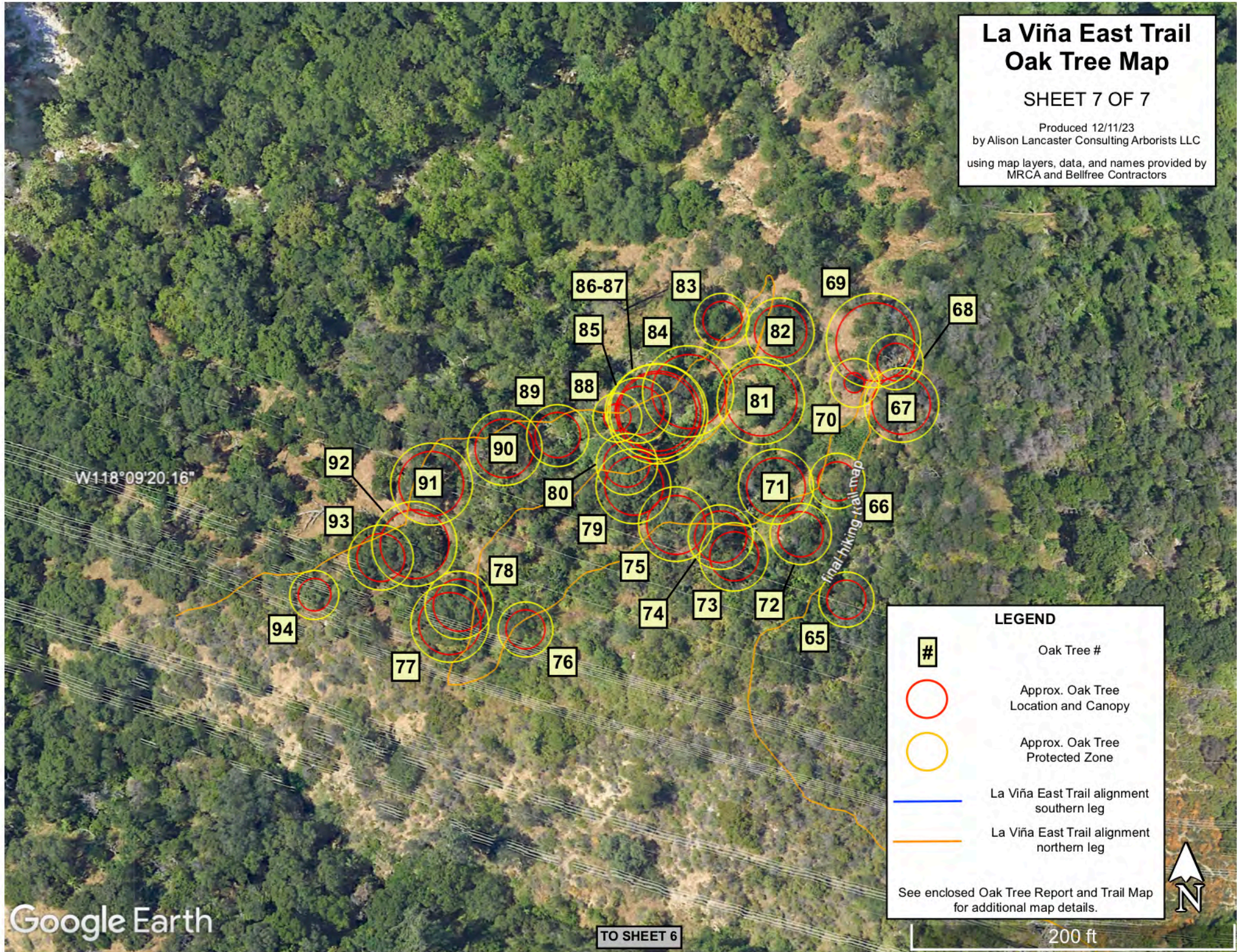












**PROJECT NUMBER**

87044

HEARING DATE

December 16, 2025

REQUESTED ENTITLEMENT(S)

Oak Tree Permit No. RPPL2024000596

PROJECT SUMMARY**OWNER / APPLICANT**

Rorie Skie, Santa Monica Mountains Conservancy /
Sarah Kevorkian, Mountains Recreation &
Conservation Authority

MAP/EXHIBIT DATE

February 19, 2024

PROJECT OVERVIEW

A request to authorize to encroach into the protected zones of 45 non-heritage coast live oaks (*Quercus agrifolia*) and San Gabriel oak trees (*Quercus durata* var. *gabrielensis*). The encroachments are necessary to allow for the required installation of an approximately 7,874-linear-foot unpaved pedestrian hiking trail running north to south along trail easements and Santa Monica Mountains Conservancy fee-titled owned properties located within seven open space parcels in the La Vina development. There are no oak tree removals proposed as part of the project scope.

LOCATION

Vacant land located approximately 0.08 miles from
Sunset Ridge Road at latitude 34.212477° and
longitude -118.153801°

ACCESS

Trails as noted

ASSESSORS PARCEL NUMBERS

5830-013-919, 5863-004-064, -065, and -066, 5863-
028-026, and 5863-029-032, and -033

SITE AREA

7,874 linear feet within 57.4 Gross Acres

GENERAL PLAN / LOCAL PLAN

La Vina Specific Plan

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

SP (Specific Plan)

ZONE

SP (Specific Plan - Open Space)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICTS

West San Gabriel Planning Area District (Project not
subject as it is within the La Vina SP)

ENVIRONMENTAL DETERMINATION (CEQA)

Fourth Addendum to the Certified Supplemental Environmental Impact Report

KEY ISSUES

- Consistency with the General Plan
- Satisfaction with the following portions of Title 22 of the Los Angeles County Code:
 - o Chapter 22.174 (Oak Tree Permits)

CASE PLANNER:

Michelle Lynch

PHONE NUMBER:

(213) 893 - 7005

E-MAIL ADDRESS:mlynch@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 87044
OAK TREE PERMIT NO. RRPL2024000596

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing on December 16, 2025, in the matter of Project No. **87044**, Oak Tree Permit (“OTP”) No. RPPL2024000596.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Sarah Kevorkian, Mountains Recreation & Conservation Authority (“MRCA”) (“Permittee”), requests an OTP to authorize encroachment into the protected zones of 45 non-heritage coast live oak (*Quercus agrifolia*) and San Gabriel oak trees (*Quercus durata* var. *gabrielensis*) trees identified as Oak Tree Nos. 8, 14, 27, 28, 31, 33–35, 41, 43–60, 64, 69, 72, 77–89, 92, and 94 (“Project”). The encroachments are necessary to allow for the required installation of an approximately 7,874-linear-foot unpaved pedestrian hiking trail running north to south along trail easements and Santa Monica Mountains Conservancy (“SMMC”) fee-titled owned properties located within 57.4 gross acres of seven open space parcels in the SP (Specific Plan - Open Space) Zone and La Vina Specific Plan pursuant to Los Angeles County Code (“County Code”)) Section 22.174.030 (Applicability).
4. **LAND USE DESIGNATION.** The Project Site is located within the Specific Plan (“SP”) land use category of the La Vina SP Land Use Policy Map. While the West San Gabriel Valley Area Plan (“WSGVAP”) was adopted on March 11, 2025, the La Vina Specific Plan is a component of that area plan, and the project is only subject to the La Vina Specific Plan requirements, as it was deemed a complete project before the adoption of the WSGVAP.
5. **ZONING.** The Project Site is located in the Altadena Zoned District, located in the Altadena Community Standards District (“CSD”), a component of the West San Gabriel Valley Planning Area Standards District (“PASD”), and is currently zoned SP (Open Space). However, the Project is not subject to the PASD as the Project was deemed complete before the adoption of the PASD, and the Altadena CSD does not have requirements pertaining to OTPs or the construction of new trails. Pursuant to County Code Section 22.174.30 (Applicability), an OTP is required for encroachments within the protected zone. A separate ministerial review for the proposed grading, retaining walls, and related construction will be required.

6. SURROUNDING LAND USES AND ZONING

LOCATION	LA VINA SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	SP	SP (Open Space)	Vacant
EAST	RL20 (Rural Land 20)	A-1 (Light Agricultural)	Vacant
SOUTH	SP	W (Watershed)	Vacant
WEST	SP	SP (R-1 Single Family Residential), W	Single-Family Residences

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Background

In 1993, the County Board of Supervisors (“BOS”) approved the La Vina development for 272 residential lots and a private school site with their approval of TR45546, Conditional Use Permit (“CUP”) No. 87-044, CUP No. 91-083 and OTP No. 87-044. There were additional amendments approved through the Hearing Officer process for the Project related to grading, the approval of the school site, minor changes related to the Department of Public Works requirements, and the relocation of the equestrian and hiking trail easement and modifications to the retention basin design between 1992 and 1996. In 1996, the BOS finalized approval of the TR45546 and related CUP entitlements. The approvals included a Certified Supplemental Environmental Impact Report (“EIR”) and Mitigation Monitoring and Reporting Program (“MMRP”) requiring public land dedications and the construction of two public trail connections to:

- The Western Millard Canyon Trail, and
- The La Vina East Connector Trail. This project is specifically for the La Vina East Connector Trail.

By 1997, mitigation monitoring determined that the required trail dedications and installations had not occurred. Between 2005 and 2012, litigation proceeded with three sets of plaintiffs, including the County. The County case against the La Vina Homeowners’ Association (“HOA”) was tried in 2008.

In 2008, the Los Angeles County Superior Court ruled in favor of the County, mandating compliance with the La Vina trail and open space conditions. A permanent injunction required the HOA to dedicate two public trail easements consistent with the alignments approved under TR45546 and the CUPs, with the County responsible for construction and maintenance, and the HOA required to provide access. In 2010, following the resolution of the HOA’s appeal of the judgment in the County’s favor, the County retained Bellfree Contractors (“Bellfree”) to conduct field work to identify two trail easements which substantially conform to the two trails on the 1996 Tract Map and CUP as required by the Judgement in the County Lawsuit.

Subsequent actions include:

- 2012 – The HOA granted conservation easements to the SMMC and transferred portions of the properties in fee title to the SMMC as well as trail easements to the County.
- 2016 – The County Board of Supervisors approved an agreement with the MRCA to construct and maintain the trails based on the Bellfree map, determining that no further environmental review was required under the CEQA with their action.
- 2021 – Outward Bound Adventures initiated preliminary construction on the eastern trail (La Vina East Trail).

The completion of the remaining 7,874 feet connector trail (one of the two required trails) to the La Vina East Trail requires the subject OTP to authorize encroachments into the protected zones of 45 non-heritage oak trees.

The MRCA will implement construction in accordance with County standards and all applicable MMRP requirements as stipulated in the original approval of the La Vina development recorded under TR45546.

The Project is also located within the Altadena Foothills and Arroyos Significant Ecological Area (“SEA”); however, based on the environmental history and prior reviews, it was determined to be exempt from the SEA requirements.

B. Existing Site Conditions

The Project Site is located within recorded trail easements and SMMC fee-titled owned properties, approximately 57.4 gross acres over seven open space legal lots within the La Vina development. The site is irregular in shape, features meandering slopes and steep topography, and is currently undeveloped. The Project Site is situated entirely within designated Open Space areas corresponding to the recorded trail easements.

C. Site Access

Access to the Project Site is provided via the Altadena Crest Trail adjacent to Parcel No. 5830-013-919, accessible from North Sunset Ridge Road to the west. Primary construction access will occur at the southern trail entrance, while secondary access will occur at the northern trailhead near Parcel No. 5863-004-064. Both access points are consistent with existing easements and proposed alignments.

D. Site Plan

The site plan identifies the proposed trail to connect to the La Vina East Trail and illustrates the La Vina Homeowner’s Association properties, the SMMC easement boundaries and managed lands, the locations of the identified 93 non-heritage oak trees, and the proposed 7,874 linear foot unpaved pedestrian hiking trail connecting to the existing La Vina East Connector Trail.

The plan conforms to the recorded conservation easement boundaries and trail alignments established under TR45546.

8. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

Staff recommends that a Fourth Addendum to the EIR for the La Vina Project was prepared pursuant to CEQA and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines.

This Fourth Addendum to the EIR, confirms that the proposed public trails were previously analyzed as part of the environmental documentation prepared between 1987 and 1992, as part of the original 1989 EIR prepared for the La Vina Specific Plan. Then again, in 1993, and was included in the 1996 approval for TR45546, which includes the trails as depicted in Exhibit “A”. The trails were originally identified and required as a mitigation measure to offset development impacts associated with the 1996 approval of TR45546. The Project is also located within the Altadena Foothills and Arroyos SEA; however, based on this same analysis, it was determined to be exempt from the SEA requirements. Previously, three projects within the La Vina Development also required an Addendum to the EIR. Therefore, this Addendum is the Fourth to the EIR.

The County Forester and Fire Warden (“Forester”) reviewed the Project for oak tree protection compliance and recommended the following conditions of approval:

- Installation of temporary protective fencing around all oak tree protected zones during construction.
- Use of hand tools or hand-held power equipment when trenching or clearing within root protection zones.
- Implementation of arborist-supervised tree protection measures and tree care protocols during all construction activities.
- Two post-construction inspections to verify oak tree survival. If any oak tree fails due to construction impacts, replacement shall occur at a 2:1 ratio for non-heritage oaks and 10:1 ratio for heritage oaks, with continued monitoring to ensure establishment.

The Fire Department and Consulting Arborist recommendations have been incorporated by reference as conditions of approval for this OTP. Based on these conditions and mitigation measures, staff conclude that the Project would not substantially alter the physical improvements already approved and would not result in new or greater environmental impacts beyond those evaluated in the EIR. Therefore, preparation of a supplemental environmental document is not required under CEQA Guidelines §15164.

9. COMMUNITY OUTREACH. No known community outreach was conducted for this Project.

10. PUBLIC COMMENTS. Staff had not received any comments at the time of this report.

11. AGENCY RECOMMENDATIONS.

A. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated September 25, 2025.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing of the County Code, the community was properly notified of the public hearing by mail, newspaper (Pasadena Star News), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On October 27, 2025, a total of 390 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, including those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the La Vina SP, a component of the General Plan. While the WSGVAP states that the La Vina SP is part of the WSGVAP Planning area, the Project Site is entirely within the La Vina SP, and the SP (Open Space) designations, which are intended for public trail easements and open space uses. The Project promotes public trail connectivity and preservation of natural resources consistent with County policy.

14. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the La Vina SP.

Goal 3: To create a public open space network that satisfies the active and passive needs of the future residents and to enhance it with hiking trails leading to Millard Canyon and equestrian trails leading to Sunset Ridge.

The 7,874-linear-foot unpaved pedestrian hiking trail will connect to the existing La Vina East Trail, which will eventually connect to Millard Canyon during the 2nd installation. This trail was specifically included in the La Vina development to meet Goal 3 of the La Vina SP.

ZONING CODE CONSISTENCY FINDINGS (PERMITTED USE IN ZONE).

15. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the SP zoning classification as public trails are permitted in such a zone in compliance with the La Vina SP, and the encroachment of oak trees is allowed with an OTP pursuant to County Code Chapter 22.174 (Oak Tree Permits).

16. COMMUNITY STANDARDS DISTRICT. The Hearing Officer finds that the required trails were conditioned under Tract Map No. 45546, which predates the adoption of the Altadena Community Standards District ("CSD"); therefore, CSD provisions do not apply. In addition, the CSD does not have any requirements related to oak trees.

OAK TREE PERMIT FINDINGS

17. **The Hearing Officer finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.** Out of the 93 oak trees originally identified within the proposed trail, the Project will encroach into the protected zone of 45 non-heritage oak trees with the related installation of the 7,874-linear-foot unpaved pedestrian hiking trail. No adverse impact on any oak tree is anticipated. Conditions of approval have been recommended for the Project, requiring the Permittee to provide mitigation trees should any specified tree die as a result of the approved encroachment, and to plant a mitigation tree within one year of the permitted Oak tree removal as well as require the use of hand tools to minimize and prevent damage to any of the on-site trees to be encroached upon.
18. **The Hearing Officer finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated.** The Project Site is undeveloped and undisturbed. There will not be any removals or relocations of oak trees, and it will not result in soil erosion, as clarified in the oak tree report.
19. **The Hearing Officer finds that the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that (i) Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or (ii) Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** There is no removal or relocation of oak trees proposed. Therefore, alternative development plans are not required. There are no existing utility services or streets within the Project site, and the proposed trails follow the designated trails mapped in the original 1996 approved TR45546 and associated entitlements.
20. **The Hearing Officer finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** There are no proposed removals of any oak trees along the proposed 7,874-linear-foot unpaved pedestrian hiking trail, and the intent was to follow the established trail paths as determined in the 1996 tentative map and Exhibit "A". The trail will be developed to follow the indicated path with the least amount of disturbance to the indicated oak trees along the trail, as shown in the Exhibit "A".

ENVIRONMENTAL FINDINGS

21. The Hearing Officer finds that an Addendum to the EIR for the LaVina Project was prepared pursuant to CEQA and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines.

This Fourth Addendum to the EIR, confirms that the proposed public trails were previously analyzed as part of the environmental documentation prepared between 1987 and 1992 as part of the original 1989 EIR prepared for the La Vina Specific Plan. Then again, in 1993, and was included in the 1996 approval for TR45546, which include the trails as depicted in the Exhibit "A". The trails were originally identified and required as a mitigation measure to offset development impacts associated with the 1996 approval of TR45546. The Project is also located within the Altadena Foothills and Arroyos SEA; however, based on this same analysis, it was determined to be exempt from the SEA requirements. Previously, three projects within the La Vina Development also required an Addendum to the EIR. Therefore, this Addendum is the fourth to the EIR.

The Forester reviewed the Project for oak tree protection compliance and recommended the following conditions of approval:

- Installation of temporary protective fencing around all oak tree protected zones during construction.
- Use of hand tools or hand-held power equipment when trenching or clearing within root protection zones.
- Implementation of arborist-supervised tree protection measures and tree care protocols during all construction activities.
- Two post-construction inspections to verify oak tree survival. If any oak tree fails due to construction impacts, replacement shall occur at a 2:1 ratio for non-heritage oaks and 10:1 ratio for heritage oaks, with continued monitoring to ensure establishment.

The Fire Department and Consulting Arborist recommendations have been incorporated by reference as conditions of approval for this OTP. Based on these conditions and mitigation measures, staff conclude that the Project would not substantially alter the physical improvements already approved and would not result in new or greater environmental impacts beyond those evaluated in the EIR. Therefore, preparation of a supplemental environmental document is not required under CEQA Guidelines §15164.

As such, the Project would not significantly change the already approved physical improvements and would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that a supplemental environmental analysis was not required.

ADMINISTRATIVE FINDINGS

- 22. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed encroachment or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.
- B. There will be no removal or relocation, and the encroachment of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.
- C. There will be no removal of any oak trees, and the encroachment of the oak trees proposed is necessary as the proposed trail was required of the approved Tract Map and summary judgment.
- D. There will be no removal of any oak trees proposed that will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, THE HEARING OFFICER:

- 1. Approves the Fourth Addendum to the Certified Supplemental Environmental Impact Report and certifies that it has been completed in compliance with CEQA, State, County, and CEQA Guidelines.
- 2. Approves **OAK TREE PERMIT NO. RRPL2024000596**, subject to the attached conditions.

ACTION DATE: December 16, 2025

JH:EGA:ML

December 2, 2025

c: Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 87044
OAK TREE PERMIT ("OTP") NO. RPPL2024000596

PROJECT DESCRIPTION

The project is a request to authorize encroachments in the protected zone of 45 non-heritage oak trees identified as numbers 8, 14, 27, 28, 31, 33–35, 41, 43–60, 64, 69, 72, 77–89, 92, and 94 and associated with the related construction of a 7,874 linear-foot unpaved pedestrian hiking trail along trail easements and Santa Monica Mountains Conservancy fee-titled owned properties located within seven open space parcels in the La Vina development, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions Nos. 4, 5, and 8, shall be effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** 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.
7. **Recordation.** 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.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant, including conditions indicated by the County Fire Department, 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 or 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. Inspections and Fees issued by the Fire Department will be maintained separately, as required.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
12. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of 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 Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. **Maintenance.** 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.
14. **Graffiti.** 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. These shall include any of the that do not provide pertinent information about said premises. .

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, 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.

PROJECT SITE-SPECIFIC CONDITIONS

15. **Grant.** This grant shall authorize the encroachment of 45 non-heritage trees identified on Exhibit "A" dated February 19, 2024, and the Oak Tree Report dated July 14, 2025.
16. This permit shall not be effective until a ministerial site plan is approved for the construction of the retaining walls, trails, grading, bridge, and other items related to

the installation of the required trails demonstrating the need to encroach upon the said trees.

17. **Fire Conditions.** The permittee shall comply with all conditions set forth in the attached Fire letter dated September 25, 2025.

Attachments:

Exhibit D-1 Fire Letter, dated September 25, 2025.

Exhibit D-2 Oak Trees: Care and Maintenance Guide



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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

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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

September 25, 2025

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

Dear Michelle Lynch:

OAK TREE PERMIT NUMBER RPPL2024000596 LA VINA EAST TRAIL, ALTADENA

We have reviewed the "Request for Oak Tree Permit #RPPL2024000596." The project is located at La Vina East Trail in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Alison Lancaster, the consulting arborist, dated July 14, 2025.

We recommend the following:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

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

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

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and three (3) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of forty-five (45) trees of the Oak genus identified as Tree Numbers 8, 14, 27, 28, 31, 33, 34, 35, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 69, 72, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 92 and 94 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with

the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

REPLACEMENT TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia or Quercus durata, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

KT:jl

Enclosure

OAK TREE PERMIT WITH PUBLIC HEARING STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

0 Removal 93 Encroachment 94 To Remain 94 Total existing oak trees

Pursuant to County Code Section [22.174.060](#): Findings, the applicant shall substantiate the following:

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

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

Oak Tree Protection Measures for protection of all 94 remaining oak trees during La Vina East Trail construction have been provided by the project arborist in the accompanying Oak Tree Report.

Note that 1 remaining oak tree is dead and therefore does not have “encroachments” or impacts.

B.2 The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

No oak trees are proposed for removal as part of the La Vina East Trail construction project.

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

- a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
- b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or
- c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

No oak trees are proposed for removal as part of the La Vina East Trail construction project.

B.4 The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

No oak trees are proposed for removal as part of the La Vina East Trail construction project.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: November 16, 2025
PROJECT NUMBER: 87044
PERMIT NUMBER: Oak Tree Permit (“OTP”) No. RPPL2024000596
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Vacant Parcels along the La Vina East Trail
OWNER: Rorie Skie, Santa Monica Mountains Conservancy
APPLICANT: Sarah Kevorkian, Mountains Recreation & Conservation Authority
CASE PLANNER: Michelle Lynch, Principal Planner
 mlynch@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that a Fourth Addendum to the Certified Supplemental Environmental Impact Report (“EIR”) for the La Vina project was prepared pursuant to the California Environmental Quality Act (“CEQA”) and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines.

This Fourth Addendum to the EIR, confirms that the proposed public trails were previously analyzed as part of the environmental documentation prepared between 1987 and 1992, as part of the original 1989 EIR prepared for the La Vina Specific Plan. Then again, in 1993, and was included in the 1996 approval for TR45546, which includes the trails as depicted in the Exhibit “A”. The trails were originally identified and required as a mitigation measure to offset development impacts associated with the 1996 approval of TR45546. The project is also located within the Altadena Foothills and Arroyos SEA; however, based on this same analysis, it was determined to be exempt from the SEA requirements. Previously, three projects within the La Vina Development also required an Addendum to the EIR. Therefore, this addendum is the Fourth to the EIR.

The County Forester and Fire Warden (“Forester”) reviewed the Project for oak tree protection compliance and recommended the following conditions of approval:

- Installation of temporary protective fencing around all oak tree protected zones during construction.
- Use of hand tools or hand-held power equipment when trenching or clearing within root protection zones.
- Implementation of arborist-supervised tree protection measures and tree care protocols during all construction activities.

- Two post-construction inspections to verify oak tree survival. If any oak tree fails due to construction impacts, replacement shall occur at a 2:1 ratio for non-heritage oaks and 10:1 ratio for heritage oaks, with continued monitoring to ensure establishment.

The Fire Department and Consulting Arborist recommendations have been incorporated by reference as conditions of approval for this OTP. Based on these conditions and mitigation measures, staff conclude that the Project would not substantially alter the physical improvements already approved and would not result in new or greater environmental impacts beyond those evaluated in the EIR. Therefore, preparation of a supplemental environmental document is not required under CEQA Guidelines §15164.

As detailed in the attached documents, the project would not significantly change the already approved physical improvements and would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplemental environmental analysis was not required.

Attachments:

- La Vina Environmental Summary
- La Vina SEA Summary
- 2008 Superior Court Judgement
- 2012 Stipulated Judgement
- 2016 LA County Board of Supervisors Letter



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

La Viña Environmental Summary

Purpose and How to Use Document:

The purpose of this document is to confirm that all environmental documentation has been completed for the western Millard Canyon and eastern Sunset Ridge Connector trails. The Mountains Recreation and Conservation Authority (MRCA) is currently responsible for developing both trails, as mitigation for the La Viña housing development, which are in conformance with both California Environmental Quality Act (CEQA) and the La Viña Specific Plan as approved and verified by the Los Angeles County Department of Regional Planning (County Regional Planning), Los Angeles County Board of Supervisors, and the Superior Court. MRCA has submitted an oak tree permit application (RPPL2024000596) to County Regional Planning for the eastern Sunset Ridge Connector trail, which includes an oak tree report completed by the Arborist of Record to review the protected oak trees whose protected zones overlap with the proposed trail alignment. MRCA will complete a similar permit application and oak tree report for the western Millard Canyon trail following additional planning and review. MRCA maintains that in line with the Superior Court's finding and per Los Angeles County Board of Supervisors, no additional environmental studies should be completed as all potential environmental impacts associated with the project are within the envelope of impacts already evaluated in the Certified Environmental Impact Report.

Please note that the supporting documents include: [Exhibits](#) as used by Los Angeles County on a previous related lawsuit, additional [Documents](#) to supplement the County Exhibits, and [Maps](#). To see timeline of all related activities, see attached reference "La Viña Timeline". Please note the following key supporting documents: **Exhibits 13, 14, 21, 26, and 29; Documents 1, 5, and 7; and Maps 1, 2, 3, and 4.** All other supporting documents are summarized at the end of the below project summary.

Project Background:

The La Viña subdivision development lies in the foothills of the San Gabriel Mountains in the unincorporated Altadena area of Los Angeles County. The property was home to a tuberculosis sanatorium and later to an acute care hospital, but by the 1980's the buildings were abandoned. In 1986, Cantwell-Anderson, Inc. (the developer), acquired the property for the purpose of developing it as a residential subdivision.

CEQA Documentation:

Pursuant to the California Environmental Quality Act (CEQA), County Regional Planning undertook an environmental review, between 1987 and 1992, and in 1989 they outlined the dedication of the trails and natural open space, as a mitigative condition to offset the development's impacts (Exhibit 3 and 6-pg 48). **The 1992 La Viña Specific Plan No. 2 (Exhibit 13) required that the trails create a connection to the Sunset Ridge trail and follow Millard Canyon**, which the Sunset Ridge Connector and Millard Canyon Trails will accomplish. **On February 13, 1996 the Los Angeles County Board of Supervisors (Board of Supervisors) approved the project (Exhibit 26) including the Vesting Tentative Tract Map (VTTM) No. 45546 (Map 2) and Exhibit "A" for Conditional Use Permit (CUP) No. 87-044-(5) (Map 3) as studied in the January 1992 Addendum to Draft Supplemental Environmental Impact Report (ASEIR) (Exhibit 14, Map 1) which stated that the ASEIR was in conformance with the La Viña Specific Plan (Exhibit 13); the ASEIR was incorporated into the Addendum to Final Supplemental EIR (Exhibit 20) which was certified by the Board of Supervisors on January 26, 1993 (Exhibit 21).** The trails were included in the 1997 Declaration of Restrictions for the La Viña Planned Development (Exhibit 89). The trails remain unaddressed per the **Specific Plan Mitigation Monitoring Report (Exhibit 29).**

Litigation:

After the open space parcels were transferred to the La Viña Home Owners Association (HOA), it was their refusal to grant public access trail easements which led to the La Viña trail litigation that lasted from 2005-2012; litigation that involved three sets of plaintiffs, the County, an individual, Marietta Kruells (Kruells), and an unincorporated association, Save the Altadena Trails (STAT); the Los Angeles County's (County) case was tried in 2008. **In June 2008, the Superior Court found for the County and entered judgement (Document 1) ordering the HOA to dedicate public trail easements to the County which substantially conform to the trails depicted on the 1996 VTTM (Map 2) and CUP (Map 3) and which comply with the Specific Plan and EIRs** and that otherwise the HOA's failure to maintain compliance with these County entitlements and zoning code would constitute a public nuisance and violation of the Declaration of Restrictions (Exhibit 89) governing the La Viña development.

Los Angeles County Trail Planning Efforts:

In 2010, following the resolution of the HOA's appeal of the judgement in the County's favor, the County retained Bellfree Contractors (Bellfree) to conduct field work to identify **two trail easements, the Bellfree alignments (Map 4), which substantially conform**

to the two trails on the 1996 VTTM and CUP as required by the Judgement in the County Lawsuit. In 2011, the County and Kruells entered into a Settlement Agreement (Document 3) where the County agreed to construct the eastern trail according to certain design criteria. In 2012, the HOA, Kruells, and SMMC entered into a settlement agreement (Document 4) to resolve the Kruells Lawsuit and set forth that the boundaries of the trail easements would establish the boundaries of the land and easements to be transferred to the SMMC and the County. In many cases the County easements were moved towards the development with the assent of the HOA to provide room for the practical changes in the course that occur during trail construction. Having met the 2008 Superior Court requirements, in 2012 the **Stipulated Judgement (Document 5) granted the properties to SMMC per the Bellfree trail alignments.**

LA County Board of Supervisors Approval and MRCA Responsibilities:

In 2016 the County Board of Supervisors approved that the MRCA construct and operate the trails and that the trails, **“do not require further review under the California Environmental Quality Act because they are consistent with the Superior Court judgment obtained by the County and are required by, and consistent with, previously-approved County entitlements, including the La Viña Specific Plan and two Environmental Impact Reports that were previously certified by [the] Board,” (Document 7).** In 2017, the County, SMMC, and the MRCA entered into an agreement outlining the MRCA’s obligation to carry out the County’s and Superior Court’s requirement to construct the trails that substantially conform to the Bellfree trail alignments, construction and maintenance parameters, and the County’s funding obligation (\$100,000) to support the development of the trails. The recording of the County trail easements and the SMMC land and conservation easements were not accomplished until 2017 and 2018, respectively.

MRCA and Los Angeles County Trail Planning Efforts:

During 2019-2021, MRCA completed field visits with the Los Angeles County Department of Parks and Recreation (County Recreation and Parks), to resume the County’s trail planning efforts, Outward Bound Adventures (OBA), a local non-profit organization contracted in February 2020 to build portions of the eastern trail. OBA offers technical trail building services including training of native plant identification, sustainable trail development, and services of a Biologist who reviews the work plan prior to construction. In January 2021, OBA initiated training and construction of a short portion of the eastern trail with MRCA management and close coordination with County Recreation and Parks and County Regional Planning. In 2021 MRCA and County Regional Planning coordinated on the trail alignment and discussed that the next section of trail that would be developed would overlap with sections of protected zones of protected oak trees.

Bellfree was hired by MRCA in 2021 to provide professional trail consulting services – **Bellfree completed site visits and analysis to confirm that the two Bellfree trail alignments, which were deemed to substantially conform to the two trails on the**

1996 VTTM and CUP as required by the Judgement in the County Lawsuit, were applicable with the current site conditions and topography. MRCA hired Sapphos Environmental to conduct a Jurisdictional Delineation and Biological Resources Study based on the Bellfree trails and supported the MRCA in consulting California Department of Fish and Wildlife, United States Army Corps of Engineers, and California Water Boards who all determined that the project was exempt from any permits or agreements related to their agencies. Allison Lancaster Consulting Arborists LLC, the Arborist of Record, was hired to complete the oak tree report. Allison conducted site visits with MRCA and Bellfree to develop the oak tree report which was submitted to County Regional Planning in 2024 as part of oak tree permit application (RPPL2024000596).

In summary, the MRCA will build two trails that substantially conform to the Bellfree alignments which both the Superior Court and County Board of Supervisors have found to be substantially conforming to not only the trails as reflected in the EIR, the approved 1996 Vesting Tentative Tract Map, and approved 1996 CUP, but also the La Viña Specific Plan. There are no significant changes to the previously analyzed project which has been fully covered by and addresses CEQA requirements.

Supporting Documents

County Exhibits:

Note: Exhibits are from previous County litigation and numbering has been preserved for consistency. All exhibits have been provided but only pertinent exhibits are summarized here for brevity.

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Exhibit 2: Addendum Response to Comments, Draft EIR (DEIR) – March, 1988

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Exhibit 7: La Viña Specific Plan Number 2 – December 26, 1989

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Exhibit 17: County of Los Angeles Department of Regional Planning Letter indicating approval of CUP No. 87-044-(5) and corresponding findings and conditions of approval – August 6, 1992

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Exhibit 22: Letter from developer to County requesting amendments to Tentative Vesting Tract Map and CUP map – November 1, 1995

Exhibit 23: La Viña Mitigation Monitoring Report – April 1995

Exhibit 26: Letter from Department of Regional Planning indicating amendments to Vesting Tentative Tract Map No. 45546 and revisions to Exhibit "A" for Conditional Use Permit No. 87-044-(5) approved – February 13, 1996

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Exhibit 28: Memo from James Hartl, Director of Planning to County Board of Supervisors re: Court of Appeals decision in Friends of La Viña v. County of Los Angeles, Case B091568 – March 26, 1996

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Exhibit 30: Letter to June Cowgill from John D. Calas re: failure to maintain property in compliance with CUP, Exhibit A – August 5, 2004

Exhibit 31: Notice of Violation issued by County Department of Regional Planning – November 18, 2004

Exhibit 32: Notice of Violation issues by County Department of Regional Planning – January 19, 2005

Exhibit 33: Fax transmittal: Andrew Oliver submitting proposal on trails – October 27, 1989

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Exhibit 196: La Viña Trail Privileged Settlement Report, prepared by Sapphos for County of Los Angeles –December 15, 2005

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Exhibit 199: Altadena Crest Trail Improvements Initial Study –August 21, 2006

Exhibit 206: La Viña Timeline- Graphic –November 2, 2007

Exhibit 207: Trails Map Chronology –November 2, 2007

Exhibit 208: Master Planning Process Graphic – November 2, 2007

Documents:

Note: These documents are additional documents to supplement the County Exhibits.

- 1. 2008 Superior Court Judgement**
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4. 2012 HOA/SMMC/Kruells Settlement Agreement
- 5. 2012 Stipulated Judgement**
6. 2012 HOA/SMMC Grant of Conservation Easement
- 7. 2016 LA County Board of Supervisors Letter**
8. 2017 County SMMC MRCA Agreement
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Maps:

- 1. ASEIR Map 1992 “Specific Plan” Exhibit**
- 2. Vesting Tentative Tract Map 1996**
- 3. CUP Map Exhibit A**
- 4. Bellfree Exhibit**
5. SMMC La Viña Properties
6. MRCA La Viña survey East – depicting survey based on Bellfree
7. MRCA La Viña survey West – depicting survey based on Bellfree



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

Los Angeles County SEA Exemption: La Viña Summary

Purpose and How to Use Document:

The purpose of this document is to confirm that all environmental documentation has been completed for the western Millard Canyon and eastern Sunset Ridge Connector trails, which are mitigation for the La Viña housing development that the Mountains Recreation and Conservation Authority (MRCA) are currently planning and developing, and that they are in conformance with the La Viña Specific Plan as approved and verified by the Los Angeles County Department of Regional Planning (County Regional Planning), Los Angeles County Board of Supervisors, and the Superior Court, thus exempting the MRCA from the SEA permitting process, pending Los Angeles County approval, per section 22.102.040 of the Los Angeles County SEA Ordinance.

Please note that the supporting documents include: **Exhibits** as used by Los Angeles County on a previous related lawsuit, additional **Documents** to supplement the County Exhibits, and **Maps**. To see timeline of all related activities, see attached reference "La Viña Timeline". Please note the following key supporting documents: **Exhibits 13, 14, 21, 26, and 29; Documents 1, 5, and 7; and Maps 1, 2, 3, and 4**. All other supporting documents are summarized at the end of the below project summary.

Project Background:

The La Viña subdivision development lies in the foothills of the San Gabriel Mountains in the unincorporated Altadena area of Los Angeles County. The property was home to a tuberculosis sanatorium and later to an acute care hospital, but by the 1980's the buildings were abandoned. In 1986, Cantwell-Anderson, Inc. (the developer), acquired the property for the purpose of developing it as a residential subdivision.

CEQA Documentation:

Pursuant to the California Environmental Quality Act (CEQA), County Regional Planning undertook an environmental review, between 1987 and 1992, and in 1989 they outlined the dedication of the trails and natural open space, as a mitigative condition to offset the development's impacts (Exhibit 3 and 6-pg 48). **The 1992 La Viña Specific Plan No. 2 (Exhibit 13) required that the trails create a connection to the Sunset Ridge trail and follow Millard Canyon**, which the Sunset Ridge Connector and Millard Canyon Trails will accomplish. **On February 13, 1996 the Los Angeles County Board of Supervisors (Board of Supervisors) approved the project (Exhibit 26) including the Vesting Tentative Tract Map (VTTM) No. 45546 (Map 2) and Exhibit "A" for Conditional Use Permit (CUP) No. 87-044-(5) (Map 3) as studied in the January 1992 Addendum to Draft Supplemental Environmental Impact Report (ASEIR) (Exhibit 14, Map 1) which stated that the ASEIR was in conformance with the La Viña Specific Plan (Exhibit 13); the ASEIR was incorporated into the Addendum to Final Supplemental EIR (Exhibit 20) which was certified by the Board of Supervisors on January 26, 1993 (Exhibit 21).** The trails were included in the 1997 Declaration of Restrictions for the La Viña Planned Development (Exhibit 89). The trails remain unaddressed per the **Specific Plan Mitigation Monitoring Report (Exhibit 29).**

Litigation:

After the open space parcels were transferred to the La Viña Home Owners Association (HOA), it was their refusal to grant public access trail easements which led to the La Viña trail litigation that lasted from 2005-2012; litigation that involved three sets of plaintiffs, the County, an individual, Marietta Krueles (Krueles), and an unincorporated association, Save the Altadena Trails (STAT); the Los Angeles County's (County) case was tried in 2008. **In June 2008, the Superior Court found for the County and entered judgement (Document 1) ordering the HOA to dedicate public trail easements to the County which substantially conform to the trails depicted on the 1996 VTTM (Map 2) and CUP (Map 3) and which comply with the Specific Plan and EIRs** and that otherwise the HOA's failure to maintain compliance with these County entitlements and zoning code would constitute a public nuisance and violation of the Declaration of Restrictions (Exhibit 89) governing the La Viña development.

Los Angeles County Trail Planning Efforts:

In 2010, following the resolution of the HOA's appeal of the judgement in the County's favor, the County retained Bellfree Contractors (Bellfree) to conduct field work to identify **two trail easements, the Bellfree alignments (Map 4)**, which substantially conform to

the two trails on the 1996 VTTM and CUP as required by the Judgement in the County Lawsuit. In 2011, the County and Kruells entered into a Settlement Agreement (Document 3) where the County agreed to construct the eastern trail according to certain design criteria. In 2012, the HOA, Kruells, and SMMC entered into a settlement agreement (Document 4) to resolve the Kruells Lawsuit and set forth that the boundaries of the trail easements would establish the boundaries of the land and easements to be transferred to the SMMC and the County. In many cases the County easements were moved towards the development with the assent of the HOA to provide room for the practical changes in the course that occur during trail construction. Having met the 2008 Superior Court requirements, in 2012 the **Stipulated Judgement (Document 5) granted the properties to SMMC per the Bellfree trail alignments.**

LA County Board of Supervisors Approval and MRCA Responsibilities:

In 2016 the County Board of Supervisors approved that the MRCA construct and operate the trails and that the trails, **“do not require further review under the California Environmental Quality Act because they are consistent with the Superior Court judgment obtained by the County and are required by, and consistent with, previously-approved County entitlements, including the La Viña Specific Plan and two Environmental Impact Reports that were previously certified by [the] Board,” (Document 7).** In 2017, the County, SMMC, and the MRCA entered into an agreement outlining the MRCA’s obligation to carry out the County’s and Superior Court’s requirement to construct the trails that substantially conform to the Bellfree trail alignments, construction and maintenance parameters, and the County’s funding obligation (\$100,000) to support the development of the trails. The recording of the County trail easements and the SMMC land and conservation easements were not accomplished until 2017 and 2018, respectively.

MRCA and Los Angeles County Trail Planning Efforts:

During 2019-2021, MRCA completed field visits with the Los Angeles County Department of Parks and Recreation, to resume the County’s trail planning efforts, Outward Bound Adventures (OBA), a local non-profit organization contracted in February 2020 to build portions of the eastern trail, and Alta Planning + Design, to provide professional trail consulting services. OBA offers technical trail building services including training of native plant identification, sustainable trail development, and services of a Biologist who reviews the work plan prior to construction. In January 2021, OBA initiated training and construction of the eastern trail with MRCA management.

In summary, the MRCA will build two trails that substantially conform to the Bellfree alignments, with some relatively minor deviations as dictated by topography, current best practices, and efforts to avoid environmental impacts to the maximum extent possible, which both the Superior Court and County Board of Supervisors have found to be substantially conforming to not only the trails as reflected in the EIR, the approved 1996 Vesting Tentative Tract Map, and approved 1996 CUP, but also the La Viña Specific Plan.

Supporting Documents

County Exhibits:

Note: Exhibits are from previous County litigation and numbering has been preserved for consistency. All exhibits have been provided but only pertinent exhibits are summarized here for brevity.

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Exhibit 207: Trails Map Chronology –November 2, 2007

Exhibit 208: Master Planning Process Graphic – November 2, 2007

Exhibit 210: La Viña Specific Plan Mitigation Monitoring Program –August 1999

Documents:

Note: These documents are additional documents to supplement the County Exhibits.

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4. 2012 HOA/SMMC/Kruells Settlement Agreement
5. **2012 Stipulated Judgement**
6. 2012 HOA/SMMC Grant of Conservation Easement
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9. 2017 County SMMC MRCA Agreement Exhibits

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4. **Bellfree Exhibit**
5. **SMMC La Viña Properties**

6. MRCA La Viña survey East – depicting survey based on Bellfree
7. MRCA La Viña survey West – depicting survey based on Bellfree

EXHIBIT A

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FILED
LOS ANGELES SUPERIOR COURT

JUN 11 2008

JOHN A. CLARKE, CLERK
[Signature]
BY GERALD BERNI, DEPUTY

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES, NORTHEAST DISTRICT

SAVE THE ALTADENA TRAILS,

Plaintiff,

vs.

LA VIÑA HOMEOWNERS ASSOCIATION,
COUNTY OF LOS ANGELES, *et al.*,

Defendants.

COUNTY OF LOS ANGELES,

Plaintiffs,

v.

LA VIÑA HOMEOWNERS'
ASSOCIATION,
et al.,

Defendants.

MARIETTA KRUELLS,

Plaintiff,

vs.

LA VIÑA HOMEOWNERS ASSOCIATION;
et al.,

Defendants.

CASE NO. GC 035654
(Consolidated with Case Nos. BC
336895 and GC 035668)

~~[Proposed]~~ JUDGMENT

[Case assigned for all purposes to the
Hon. Joseph DeVanon, Department NE-
S]

1 The above-entitled action came on regularly for trial on November 21, 2007 in
2 Department NE-S, the Honorable Joseph DeVanon, presiding. Plaintiffs County of
3 Los Angeles and the Board of Supervisors of Los Angeles County were represented by
4 the Office of County Counsel, J. Scott Kuhn, Senior Deputy County Counsel.
5 Defendants La Viña Homeowners Association and La Viña Homeowners Association
6 Board of Directors were represented by the law firm of Kulik, Gottesman, Mouton &
7 Siegel, Leonard Siegel and Thomas Ware. A bench trial was held, commencing on
8 November 21, 2007. Witnesses were sworn and testified. After hearing the evidence
9 and arguments of counsel, the matter was taken under submission. On April 22, 2008,
10 the Court issued a nine-page ruling in favor of the County. On May 2, 2008, the La
11 Viña Homeowners Association requested a Statement of Decision pursuant to Code of
12 Civil Procedure section 632. On _____, 2008, this Court issued a
13 Statement of Decision.

14 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that
15 Judgment be entered in favor of Plaintiffs County of Los Angeles and the Board of
16 Supervisors of Los Angeles County ("County") as follows:

17 1. The Court rules in favor of the County on all four causes of action in its First
18 Amended Complaint as stated in the Court's Statement of Decision.

19 2. The Court declares that the public trails requirements contained in the
20 Specific Plan, Conditional Use Permit, Vesting Tentative Tract Map, and
21 Environmental Impact Reports for the La Viña development must be complied with by
22 the La Viña Homeowners Association and that the La Viña Homeowners Association's
23 failure to maintain the La Viña development in compliance with these County
24 entitlements and with the County's zoning code constitutes a public nuisance and a
25 violation of Article V, Section 5.1 of the Declaration of Restrictions (CC&Rs)
26 governing the La Viña development.

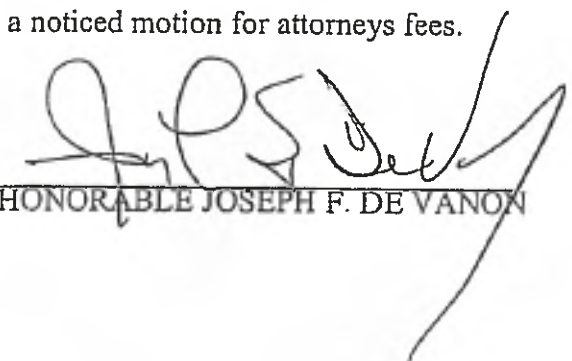
27 3. A permanent injunction is entered ordering defendant La Viña Homeowners
28 Association to dedicate permanent public trail easements to the County of Los Angeles

1 that substantially conform to the trails depicted on the February 13, 1996 Vesting
2 Tentative Tract Map (County Trial Exhibit 24) and on the February 13, 1996
3 Conditional Use Permit – Revised Exhibit "A" (County Trial Exhibit 25). The public
4 trail easement for the trail on the west side of the La Viña development, commonly
5 referred to as the Millard Canyon Trail, shall only provide for hiking use only. The
6 public trail easement for the trail on the east side of the La Viña development,
7 commonly referred to as the Sunset Ridge Connector Trail or East Trail, shall allow for
8 multiple uses, including hiking and equestrian use. The permanent public trail
9 easements shall be provided to the County by the La Viña Homeowners Association
10 within thirty (30) days of the County making a written request that provides the legal
11 description of the two trail easements to the La Viña Homeowners Association.

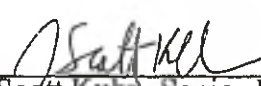
12 4. The County shall be responsible for the construction and maintenance of the
13 two trails. Defendant La Viña Homeowners Association shall provide the County
14 access to its property so that the County can complete the final surveying, engineering,
15 construction, and maintenance of the two trails.

16 5. The County is the prevailing party in this litigation shall recover its costs in
17 the amount of \$ _____. The County shall recover its attorneys fees in
18 an amount to be determined following a noticed motion for attorneys fees.

19
20 DATED: 6/11/08

21 
HONORABLE JOSEPH F. DE VANON

22
23 Respectfully submitted by:

24
25 
26 Scott Kuhl, Senior Deputy County Counsel
Attorney for County of Los Angeles

1 **DECLARATION OF SERVICE**

2 Case No. GC 035 654

3 STATE OF CALIFORNIA, County of Los Angeles:

4 Gloria Hicks states: I am employed in the County of Los Angeles, State of
5 California, over the age of eighteen years and not a party to the within action. My
6 business address is 648 Kenneth Hahn Hall of Administration, 500 West Temple
7 Street, Los Angeles, California 90012-2713.

8 That on May 22, 2008, I served the attached

9 **[Proposed] JUDGMENT**

10 upon Interested Party(ies) by placing ☐ the original ☐ a true copy thereof enclosed in
11 a sealed envelope addressed ☒ as follows:

12 Tom Ware and Len Siegel
13 Kulik, Gottesman, Mouton & Siegel
14 15303 Ventura Blvd., #1400
15 Sherman Oaks, California 91403

16 ☒ (BY MAIL) by sealing and placing the envelope for collection and mailing on the
17 date and at the place shown above following our ordinary business practices. I
18 am readily familiar with this office's practice of collection and processing
19 correspondence for mailing. Under that practice the correspondence would be
20 deposited with the United States Postal Service that same day with postage
21 thereon fully prepaid.

22 ☒ (STATE) I declare under penalty of perjury under the laws of the State of
23 California that the foregoing is true and correct.

24 Executed on May 22, 2008, at Los Angeles, California.

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1 H. DOUGLAS GALT - State Bar No. 100756
2 **WOOLLS & PEER**
3 A Professional Corporation
4 One Wilshire Boulevard, 22nd Floor
5 Los Angeles, California 90017
6 Telephone: (213) 629-1600
7 Facsimile: (213) 629-1660
8 dgalt@woollspeer.com

9 Attorneys for Defendant,
10 LA VINA HOMEOWNERS ASSOCIATION

11 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
12 **FOR THE COUNTY OF LOS ANGELES, NORTHEAST DISTRICT**

13 MARIETTA KRUELLS and KARINA MACIAS,
14 individuals,

15 Plaintiffs,

16 v.

17 LA VINA HOMEOWNERS ASSOCIATION,
18 COUNTY OF LOS ANGELES, a political
19 subdivision of the State of California, SANTA
20 MONICA MOUNTAINS CONSERVANCY, an
21 agency of the State of California, and all persons
22 claiming any legal or equitable right, title, estate,
23 lien, or interest in the property described in the
24 complaint adverse to Plaintiff's title or any cloud on
25 Plaintiff's title thereto, and DOES 1-100,

26 Defendants.

Case No.: GC035668

[Consolidated with Case No. GC035654]

(Case assigned to Hon. Joseph De Vanon,
Department S)

**STIPULATED JUDGMENT TO QUIET
TITLE IN DEFENDANT SANTA MONICA
MOUNTAINS CONSERVANCY**

Complaint Filed: July 19, 2005

27 Plaintiff Marietta Kruells, defendant La Vina Homeowners Association ("La Vina"), and
28 defendant Santa Monica Mountains Conservancy ("SMMC"), stipulate to entry of judgment as
follows:

1. Title is quieted in the SMMC to the following property currently owned of record by
La Vina:
 - (i) Parcel APN No. 586-300-4064.
 - (ii) Of parcels APN Nos. 586-302-3024, 586-302-3025, 586-302-4016, 586-302-4017,

1 586-302-6030, 586-303-1044, 586-300-4063, and 586-300-4062, those portions (if any) that lie to
2 the west and northwest of the eastern edge of the Millard Canyon Trail easement ordered conveyed
3 to the County of Los Angeles by judgment entered in case no. BC336895.

4 (iii) Of parcels APN Nos. 586-300-4062, 586-300-4061, 586-302-9027, 586-302-9026
5 and 586-302-8023, those portions (if any) that lie to the east and northeast of the western edge of the
6 East Trail easement ordered conveyed to the County of Los Angeles by judgment entered in case
7 no. BC336895.

8 2. This Stipulated Judgment may be supplemented by a subsequent filing setting forth
9 metes and bounds descriptions of the Millard Canyon Trail and the East Trail once those
10 descriptions are available.

11 3. All parties shall bear their own costs and attorney's fees.

12
13 DATED: March __, 2012

WOOLLS & PEER
A Professional Corporation

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15
16 H. DOUGLAS GALT
Attorneys for Defendant,
LA VINA HOMEOWNERS ASSOCIATION

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18
19 Judgment is entered according to the foregoing stipulation.

20
21 Dated: _____

Judge of the Superior Court



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

November 22, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

32 November 22, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**DELEGATE AUTHORITY TO EXECUTE AGREEMENTS
FOR ALTADENA CREST TRAIL EASEMENTS AND
TRAIL CONSTRUCTION, OPERATION AND MAINTENANCE,
AND APPROVE APPROPRIATION ADJUSTMENT
FIFTH DISTRICT
(3 VOTES)**

SUBJECT

Approval of the recommended actions will authorize the County to execute a trails easement agreement with the La Viña Homeowners Association for the County to accept and record two public trail easements; and to execute an agreement with the Mountains Recreation and Conservation Authority and the Santa Monica Mountains Conservancy to construct the two public trails and assume responsibility for operating and maintaining the subject trails in perpetuity for a one-time, not-to-exceed payment of \$100,000; and approve an appropriation adjustment.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions to authorize the Chief Executive Officer, on behalf of the County, to execute an agreement to acquire two public trail easements from the La Viña Homeowners Association, and to accept and record the two public trails easements; and to authorize the Director of Parks and Recreation to execute a contract requiring the Mountains Recreation and Conservation Authority to improve, operate, and maintain the trails in perpetuity, do not require further review under the California Environmental Quality Act because they are consistent with the Superior Court judgment obtained by the County and are required by, and consistent with, previously-approved County entitlements, including the La Viña Specific Plan and two Environmental Impact Reports that were previously certified by your Board.

2. Delegate the authority to the Chief Executive Officer, or her designee, to execute and record the proposed agreement to acquire trail easements with the La Viña Homeowners Association, and to accept and record the public trail easements on behalf of the County.
3. Delegate authority to the Director of Parks and Recreation to execute an agreement with Mountains Recreation and Conservation Authority and the Santa Monica Mountains Conservancy requiring the Mountains Recreation and Conservation to build two public trails along the east and west boundaries of the La Viña housing development and to assume responsibility for construction, operation, and maintenance of the two trails in perpetuity; and providing the Mountains Recreation and Conservation Authority with a one-time payment of \$100,000 from the County as consideration for assuming responsibility for the two trails.
4. Approve the appropriation adjustment to authorize the transfer of \$100,000 in net County cost from the Loma Alta Park Trail Relocation Project, Capital Project No. 86587, to the Project and Facilities Development Budget for the agreement between the County, Santa Monica Mountains Conservancy and the Mountains Recreation Conservation Authority.
5. Authorize County Counsel to amend the settlement agreement between the County and Marietta Kruells to provide that the Mountains Recreation Conservation Authority is assuming the responsibility to build and operate the east trail.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will authorize the execution of an agreement for the County to acquire two trail easements from the La Viña Homeowners Association (HOA) for the Altadena Crest Trail (ACT), and to transfer responsibility of trail construction, operation, and maintenance to the Mountains Recreation and Conservation Authority (MRCA). The agreement will include a one-time not-to-exceed \$100,000 payment to the MRCA as consideration for assuming the responsibility for constructing, operating, and maintaining the subject segments of the ACT.

Background

On July 21, 2005, the County filed a lawsuit against the HOA in Los Angeles Superior Court, Case Number BC 336895, (hereinafter the "County Lawsuit") seeking to require compliance with County entitlement documents requiring two public trails in the open space parcels surrounding the La Viña subdivision. On July 21, 2005, Marietta Kruells ("Kruells") filed a lawsuit in Los Angeles Superior Court, Case Number GC 035668, ("Kruells Lawsuit") against the HOA, the County, the Santa Monica Mountains Conservancy (SMMC), and other parties seeking to enforce the trail requirements and to require public dedication of open space lands surrounding the La Viña subdivision. The Kruells Lawsuit was stayed. The County Lawsuit went to trial.

Following a 23-day trial, the Trial Court ruled for the County on all claims and entered Judgment requiring the HOA to dedicate two public trail easements to the County. The HOA appealed from the Trial Court's Judgment in favor of the County and from the award of attorneys' fees. On April 5, 2010, the Court of Appeals affirmed in full the Trial Court's Judgment and the HOA chose not to seek review from the California Supreme Court. The judgment became final and the HOA paid the County attorneys' fees for the case totaling \$862,000.

The judgment in the County Lawsuit requires the HOA to provide the County with two public trail easements in the open space surrounding the development: 1) Millard Canyon trail on the west; and

2) East Trail on the east. Working with Sapphos Environmental, Inc., and the MRCA, the two easements were identified.

The County entered into a settlement agreement with Kruells ("County/Kruells Agreement") in which the County agreed to build the East Trail required in the Judgment and Kruells agreed to dismiss the County from the Kruells Lawsuit. Kruells then settled her lawsuit against the HOA. The Settlement between La Viña HOA, Marietta Kruells, and SMMC provides that open space lands where the two trails are to be located will be transferred to SMMC, to be managed by MRCA. The arrangement agreed to by the HOA, Kruells, and SMMC is that once the trail alignments (east and west) are recorded, the property to the east of the west trail and the property west of the east trail will remain under the ownership of the HOA; and the property west of the west trail and the property east of the east trail will belong to the MRCA. As the land where the trail easements are located will no longer be owned by the HOA, County Counsel negotiated with the MRCA and SMMC to assume the obligations to build and maintain the two public trails in perpetuity.

MRCA has surveyed the easement and caused legal descriptions to be created at its expense. County Counsel finalized a Trail Easement Agreement between the HOA and the County, dedicating and recording the two easements to the County, which was approved by the HOA on March 28, 2016. The proposed agreement between the County and SMMC/MRCA will require the SMMC/MRCA to be responsible for the construction, operation, and maintenance of the two public trails and includes a one-time payment of \$100,000 from the County to the SMMC/MRCA as compensation for assuming responsibilities for constructing, operating, and maintaining the trails in perpetuity.

County Counsel will work to revise the settlement agreement between the County and Kruells to reflect that the MRCA is assuming the responsibility to build and operate the east trail in perpetuity.

Implementation of Strategic Plan Goals

The recommended actions to establish, develop, operate, and maintain the recreational trails in partnership with the SMMC/MRCA, supports the Strategic Initiative 1: Sound Fiscal Management/Capital Investments of the County's Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1). Also supports Strategic Initiative 1: Customer Service Innovation/Enhancement of Community Support and Responsiveness (Goal 2).

FISCAL IMPACT/FINANCING

The proposed agreement will require the County to make a one-time payment of \$100,000 to the MRCA as consideration for assuming responsibility to construct, operate, and maintain the trails in perpetuity.

Approval of the attached appropriation adjustment will fund a one-time payment of \$100,000 in net County cost (NCC) that required as part of the proposed agreement between the County and the MRCA. The payment is funded with NCC available in the Fiscal Year 2016-17 Capital Projects Budget, under Capital Project No. 86587.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The two agreements contemplated for approval have been reviewed and approved as to form by

County Counsel.

The agreements will enable the trails required by these County entitlements to be completed and opened to the public. The agreements will also satisfy the judgment in the County Lawsuit and bring the La Viña development into compliance with County entitlements.

ENVIRONMENTAL DOCUMENTATION

The recommended actions to approve the proposed Trail Easement Agreement to acquire and record trail easements, is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) (4) and (5) of the State CEQA Guidelines.

Two Environmental Impact Reports (EIRs) were prepared for the La Viña development in the 1990s and were certified by your Board. These EIRs analyzed the impacts of the development and two public trails and the trails were mitigation measures in one of the EIRs. The Board-approved Specific Plan and the Conditional Use Permit issued by the County required two public trails as conditions of approval for the La Viña development. The County Lawsuit was brought to enforce the trail requirements in these entitlements. The requested approvals will enable the trails required by these County entitlements to be completed and opened to the public. No further environmental review is required.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects as a result of authorizing the execution of the proposed agreements.

CONCLUSION

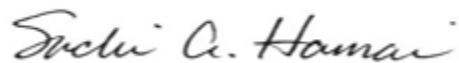
Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Programs Division, and one adopted copy to the Department of Parks and Recreation.

The Honorable Board of Supervisors

11/22/2016

Page 5

Respectfully submitted,

A handwritten signature in cursive script, reading "Sachi A. Hamai".

SACHI A. HAMAI

Chief Executive Officer

SAH:JJ:DPH

BMB:CY:RB:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Parks and Recreation

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Chief Executive Office/Real Estate Division
County of Los Angeles
222 South Hill Street, Third Floor
Los Angeles, California 90012
Attention: Christopher M. Montana, Director of Real Estate

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRAIL EASEMENT AGREEMENT

This Trail Easement Agreement ("Agreement") is entered into on this _____ day of _____, 201__, by and between LA VINA HOMEOWNERS ASSOCIATION ("Grantor"), and the COUNTY OF LOS ANGELES, a political subdivision of the State of California ("Grantee" or "County of Los Angeles").

RECITALS

WHEREAS, Grantor is the owner of 19 parcels of vacant land situated in an unincorporated section of the County of Los Angeles, State of California identified as follows:

Parcel No. 1: Assessor Parcel No. 5863-004-062. Legal Description: Tract No. 45546-15, that portion of tract 11127 of Lot 6.

Parcel No. 2: Assessor Parcel No. 5863-004-063. Legal Description: Tract No. 45546-15, that portion in tract 12129 of Lot 6.

Parcel No. 3: Assessor Parcel No. 5863-031-044. Legal Description: Tract No. 45546-12, Lot 36.

Parcel No. 4: Assessor Parcel No. 5863-026-030. Legal Description: Tract No. 45546-07, that portion in Tract 12129 of Lot 16.

Parcel No. 5: Assessor Parcel No. 5863-024-017. Legal Description: Tract No. 45546-05, that portion in Tract 12129 of Lot 13.

Parcel No. 6: Assessor Parcel No. 5863-024-016. Legal Description: Tract No. 45546-05, that portion in Tract 7627 of Lot 13.



Parcel No. 7: Assessor Parcel No. 5863-004-061. Legal Description: Tract No. 45546-15, Lot 5.

Parcel No. 8: Assessor Parcel No. 5863-029-027. Legal Description: Tract No. 45546-11, that portion in tract 11127 of Lot 24.

Parcel No. 9: Assessor Parcel No. 5863-029-026. Legal Description: Tract No. 45546-11, that portion in Tract 12129 of Lot 24.

Parcel No. 10: Assessor Parcel No. 5863-028-023. Legal Description: Tract No. 45546-10, Lot 22 and;

WHEREAS, on June 11, 2008, following a trial between Grantor and Grantee (Los Angeles Superior Court Case No. GC035654, consolidated with Case Nos. BC336895 and GC035668), judgment was entered in favor of Grantee requiring that Grantor provide Grantee with easements for two public trails, one on the east side ("La Vina East Trail") and the other on the west side ("La Vina West Trail") of the La Vina development, which pursuant to the judgment: "substantially conform to the trails depicted" on the February 13, 1996, Vesting Tentative Tract Map and Conditional Use Permit and that "permanent public trail easements shall be provided to [Grantee] by [Grantor] within thirty (30) days of the [Grantee] making a written request that provides the legal description of the two trail easements to the [Grantor]; and;

WHEREAS, on or about March 9, 2012, Grantor agreed that the trail alignments for the La Vina East and West Trails prepared by Grantee's contractors, Sapphos and Belfree ("Belfree alignments") were in conformance with the requirements of the June 11, 2008 judgment; and

WHEREAS, in the spring of 2015, Grantee's contractor Hennon Surveying and Mapping, Inc. surveyed and mapped the course and route of the La Vina East and West Trails using the Belfree alignments and have prepared maps and legal descriptions based thereon and that the course and route of said trails pass through the parcels of vacant land owned by Grantor as described above.

AGREEMENT

NOW, THEREFORE, in exchange of the mutual covenants herein contained, Grantor and Grantee agree as follows:

1. Grants of Easements.

A. La Vina East Trail: Grantor hereby grants to Grantee an irrevocable easement for public passage/trail on the La Vina East Trail as described in the legal description attached hereto as Exhibit A and as indicated on the map of the La Vina East Trail attached hereto as Exhibit B both of which exhibits are incorporated herein by reference.



B. La Vina West Trail: Grantor hereby grants to Grantee an irrevocable easement for public passage/trail on the La Vina West Trail as described in the legal description attached hereto as Exhibit C and as indicated on the map of the La Vina West Trail attached hereto as Exhibit D both of which exhibits are incorporated herein by reference.

2. Character of Easement. The easements granted in this Agreement are in gross.

3. Term. The easements granted in this Agreement are perpetual.

4. Non-Exclusive Easement. The use of the easements as contemplated in this Agreement shall be non-exclusive.

5. Binding Effect and Inurement. The rights and obligations under this Agreement shall "run with the land" and shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and Grantee and any subsequent owners of the properties covered by this Agreement.

6. Entire Agreement-Amendment. This Agreement constitutes an integration of the entire understanding and agreement of the parties relating to the rights herein granted and the obligations herein assumed. Any alleged representation, warranty, promise or condition, whether written or oral, not specifically incorporated by this Agreement shall not be binding upon any parties to this instrument. By executing this Agreement, the parties represent to one another that they have not relied upon any other representation, promises or conditions not specifically contained in this instrument. This Agreement shall not be amended except by a written agreement signed by Grantor and Grantee or their heirs, executors, administrators, successors or assigns and recorded in the Official Records of the County of Los Angeles.

7. Authority to Execute. Each party to this Agreement hereby warrants and represents to the other parties that he, she, or it has full capacity, right, power, and authority to execute, deliver, and perform this Agreement, and in the case of any party which is not an individual, that the person executing this Agreement on the part of such party has the necessary right, power, and authorization to do so.

8. Agreement to Cooperate. The parties agree to execute any additional documents and take any further actions which reasonably may be required of them or their respective counsel in order to consummate this Agreement or otherwise to fulfill the intent of the parties hereunder.

9. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California, and jurisdiction shall vest in the County of Los Angeles courts over any dispute arising under this Agreement.



10. Terms are Severable. The parties agree that if any portion of this Agreement is declared invalid or unenforceable by a final judgment of any court of competent jurisdiction, such determination shall not affect the balance of this Agreement, which shall remain in full force and effect; provided, however, the intent of the parties is not materially compromised by the severance.

11. Counterparts. This Agreement may be signed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

12. Attorney's Fees. If any legal action or proceeding arising out of or relating to this Agreement is brought by any party of this Agreement, the prevailing party shall be entitled to receive from the non-prevailing party, in addition to any other relief that may be granted, the reasonable attorney's fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

13. Construction of Trails. The right, control, and direction of restoration, construction, maintenance, and repair of the trails located in the easements which are the subject of this Agreement will be held exclusively by Grantee or its designees. Public access to the easements shall be open and unobstructed at all times. Grantor retains no right to control access to, or use of, the trails located in the easement hereby granted.

14. Assignment. Grantee may, in its sole discretion, transfer and assign either or both of the easements granted herein, along with all rights and obligations in this Agreement, to another public agency, joint powers authority, or other entity, without the consent or approval of Grantor.

15. Interpretation of this Agreement. Any rule of law, statute, or other authority which requires a legal interpretation of any ambiguities in this Agreement against the party that drafted it is not applicable and is hereby waived.

16. Miscellaneous Provisions.

A. This Agreement shall be effective immediately upon its execution by all parties hereto.

B. All parties have either been represented by counsel of their choosing and have been advised by counsel concerning the effects of this Agreement or have elected of their own violation not to seek such representation. In the event that any language of this Agreement is held to be uncertain, such uncertainty shall not be interpreted against any party to the Agreement, and the provisions of Civil Code section 1654 are hereby waived.

C. Three originals of this Agreement will be prepared; for each original, each party will initial each page and sign at the end of the document. Each party

will retain an original, and the third original will be filed with the County of Los Angeles Recorder's Office.

IN WITNESS WHEREOF, GRANTOR and GRANTEE have executed this Agreement on _____, 201__.

GRANTOR: LA VINA HOMEOWNERS ASSOCIATION

By: David L. Volk Date: 04/15/16
Name: David L. Volk
Title: President, La Vina HOA

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

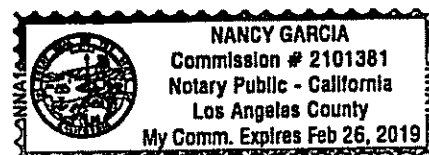
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On April 15th, 2016, before me, Nancy Garcia, Notary Public, personally appeared David L. Volk personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal the day and year in this Certificate of Acknowledgement first written above.

Nancy Garcia
Signature



[Signatures continue on next page]

D LV

ATTEST:

COUNTY OF LOS ANGELES

Patrick Ogawa
Acting Executive Officer
Board of Supervisors

By: _____
Mayor, Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

Mary C. Wickham
County Counsel

By: _____
Deputy



Each party initial

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Easement Deed to the County of Los Angeles is hereby accepted under the authority delegated to the Chief Executive Office of the County of Los Angeles pursuant to Section 2.08.168 of the County Code and consents to the recordation thereof by its duly authorized officer.

By: _____
Christopher M. Montana
Director of Real Estate Division
Chief Executive Office
County of Los Angeles

Date: _____

PUBLIC AGENCY CERTIFICATE OF ACKNOWLEDGEMENT (CC 1190)

State of California)
) SS.
County of Los Angeles)

On the ____ day of _____ 201_, before me, **DEAN C. LOGAN**, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared Christopher M. Montana, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal the day and year in this Certificate of Acknowledgement first written above.

DEAN C. LOGAN

Registrar-Recorder/County Clerk

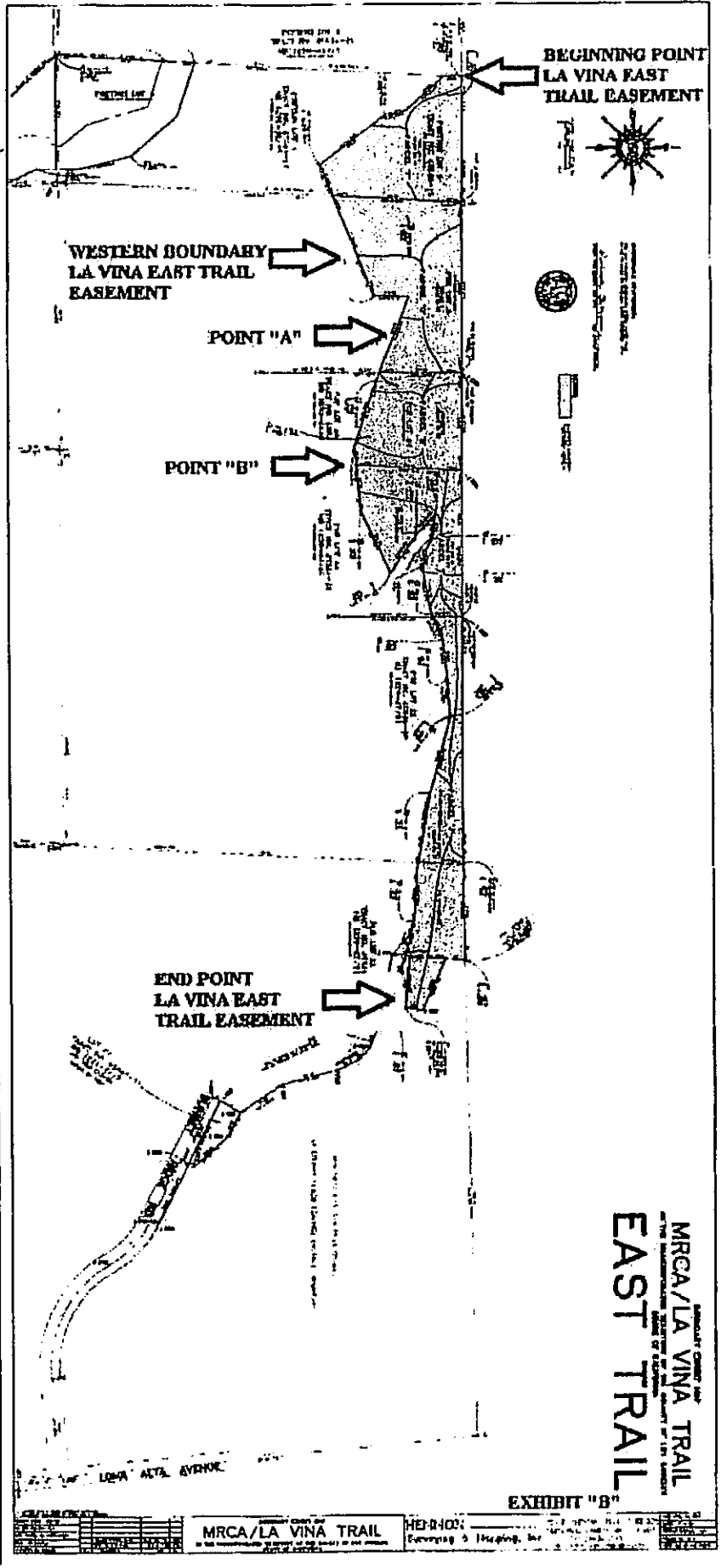
By _____
Roger Hernandez
Deputy



EXHIBIT "A"-LEGAL DESCRIPTION
LA VINA EAST TRAIL

A 20 (TWENTY) FOOT WIDE EASMENT EXTENDING TO THE EAST OF THE FOLLOWING BOUNDARY LINE, EXCEPT BETWEEN POINTS "A" AND "B" WHERE THE EASEMENT WILL EXTEND 20 (TWENTY) FEET ON BOTH SIDES OF THE BOUNDARY LINE FOR A TOTAL OF 40 (FORTY) FEET AND DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING A COUNTY OF LOS ANGELES ENGINEER'S BRASS CAP MONUMENT IN A 6 INCH DIAMETER CONCRETE BASE AS SHOWN ON SAID MAP MARKING THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE ALONG NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 N86°39'30"W 60.00 FEET; THENCE LEAVING SAID LINE S47°32'25"W 168.90 FEET; THENCE S73°43'01"W 86.69 FEET; THENCE S52°45'34"W 252.54 FEET; THENCE S21°55'04"E 472.63 FEET; THENCE S88°56'01"E 115.68 FEET; THENCE S21°21'07"W 140 FEET TO POINT "A"; THENCE S21°21'07"W 164.86 FEET; THENCE S18°21'38"W 231.74 FEET; THENCE S06°05'45"E 59.19 FEET TO POINT "B"; THENCE S06°05'45"E 157.01 FEET; THENCE S25°11'44"E 224.10 FEET; THENCE N34°49'37"E 154.77 FEET; THENCE N42°32'15"E 88.18 FEET; THENCE S05°17'21"W 81.50 FEET; THENCE S29°20'34"W 42.48 FEET; THENCE S08°09'42"W 73.67 FEET; THENCE S10°34'19"E 144.13 FEET; THENCE S22°58'53"E 92.08 FEET; THENCE S06°04'13"E 118.90 FEET; THENCE S03°32'59"E 143.22 FEET; THENCE S14°49'00"W 257.94 FEET; THENCE S09°56'18"W 261.54 FEET; THENCE S03°42'12"W 163.08 FEET; THENCE S15°37'20"W 118.09 FEET; S83°53'31"E 14.44 FEET, THENCE S04°44'04"W 172.28 FEET TO WHERE THE BOUNDARY LINE ENDS.



**MRCA/LA VINA TRAIL
EAST TRAIL**

EXHIBIT "B"

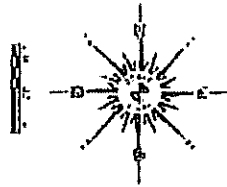
MRCA/LA VINA TRAIL Map of the MRCA/LA VINA TRAIL EAST TRAIL	MRCA/LA VINA TRAIL Map of the MRCA/LA VINA TRAIL EAST TRAIL	MRCA/LA VINA TRAIL Map of the MRCA/LA VINA TRAIL EAST TRAIL	MRCA/LA VINA TRAIL Map of the MRCA/LA VINA TRAIL EAST TRAIL
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EXHIBIT "C"-LEGAL DESCRIPTION
LA VINA WEST TRAIL

A 20 (TWENTY) FOOT WIDE EASMENT THE EASTERN BOUNDARY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY OF LOS ANGELES ENGINEER'S BRASS CAP MONUMENT IN A 6 INCH DIAMETER CONCRETE BASE AS SHOWN ON SAID MAP MARKING THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE ALONG NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 N86°39'30"W 883.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED BOUNDARY LINE; THENCE N18°44'56"E 183.56 FEET; THENCE N48°38'29"E 202.41 FEET; THENCE N76°11'31"E 181.56 FEET; THENCE S89°34'59"E 131.48 FEET; THENCE S65°07'24"W 198.14; THENCE N37°38'43"W 62.45 FEET; THENCE S30°26'37"W 45.01 FEET; THENCE S41°25'45"W 115.93 FEET; THENCE S88°28'23"W 87.81 FEET; THENCE S29°33'44"W 164.33 FEET; THENCE S34°46'31"W 66.24 FEET; THENCE S44°46'07"W 51.52 FEET; THENCE S53°00'05"W 51.52 FEET; THENCE S68°26'34"W 11.98 FEET; THENCE S85°55'08"W 83.76 FEET; THENCE S61°23'01"W 68.36 FEET; THENCE S27°57'14"E 78.72 FEET; THENCE S13°19'25"W 137.98 FEET; THENCE S49°14'07"W 93.63 FEET; THENCE S07°09'02"W 79.89; THENCE N34°16'38"E 317.67 FEET; THENCE N32°04'13"E 230.54 FEET; THENCE N28°52'28"E 73.41 FEET; THENCE N52°23'42"E 99.82 FEET; THENCE S59°01'26"E 22.02 FEET TO WHERE THE BOUNDARY LINE ENDS.

BEGINNING POINT LA VINA
WEST TRAIL EASEMENT



SECTION
E E I T
E E I T

EASTERN BOUNDARY
LA VINA WEST TRAIL
EASEMENT

END POINT
LA VINA WEST
TRAIL EASEMENT

CANYON
CREST
ROAD

MILLARD CANYON
ROAD
LINCOLN AVE

WEST
GABRIELINO
COURT

LA VINA
LANE

MRCA/LA VINA TRAIL
WEST TRAIL

EXHIBIT "D"

MRCA/LA VINA TRAIL	MRCA/LA VINA TRAIL	MRCA/LA VINA TRAIL	MRCA/LA VINA TRAIL
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1 **AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES, SANTA MONICA**
2 **MOUNTAINS CONSERVANCY, AND THE MOUNTAINS RECREATION AND**
3 **CONSERVATION AUTHORITY**

4 This Agreement ("Agreement") is made and entered into by and among the County of
5 Los Angeles ("County"), the Santa Monica Mountains Conservancy ("SMMC"), and the
6 Mountains Recreation and Conservation Authority ("MRCA") (collectively referred to herein as
7 the "Parties").

8 **RECITALS**

9 **WHEREAS**, on July 19, 2005, Plaintiff Save the Altadena Trails ("STAT") filed a lawsuit
10 (hereinafter "STAT Lawsuit") against the County, the La Vina Homeowners Association
11 ("HOA"), and the SMMC in Los Angeles Superior Court, case number GC 035654, seeking to
12 obtain the dedication of public trails easements from the HOA to the County, seeking to require
13 the County to enforce various entitlements related to the La Vina subdivision, seeking to require
14 dedication of open space parcels to the SMMC, and seeking other relief;

15 **WHEREAS**, on July 21, 2005, Plaintiff County filed a lawsuit against the HOA in
16 Los Angeles Superior Court, case number BC 336895, (hereinafter the "County Lawsuit") seeking
17 to require compliance with County entitlement documents and the Declaration of Restrictions
18 requiring public hiking and equestrian trails in the open space parcels surrounding the La Vina
19 subdivision;

20 **WHEREAS**, on July 21, 2005, Marietta Kruells ("Kruells") and another plaintiff filed a
21 lawsuit in Los Angeles Superior Court, case number GC 035668, ("Kruells Lawsuit") against the
22 HOA, the County, the SMMC, and other parties raising related and similar claims as those raised
23 in the STAT Lawsuit;

24 **WHEREAS**, the County Lawsuit was consolidated with the STAT Lawsuit and the
25 Kruells Lawsuit and the County Lawsuit proceeded to trial while the STAT Lawsuit and Kruells
26 Lawsuit were stayed;

27 **WHEREAS**, following a 23-day trial, the Trial Court ruled for the County on all claims
28 and entered Judgment requiring the HOA to dedicate two public trail easements to the County (A

1 copy of the Judgment is attached hereto as Exhibit A);

2 **WHEREAS**, the HOA appealed from the Trial Court's judgment in favor of the County
3 and from the award of attorneys fees. On April 5, 2010, the Court of Appeals affirmed in full the
4 Trial Court's judgment and the HOA chose not to seek review from the California Supreme Court
5 and the Judgment, attorneys' fee award, and award of costs are now final;

6 **WHEREAS**, the Judgment entered by the Trial Court in the County Lawsuit required that
7 the HOA convey two public trail easements to the County within thirty (30) days of the County
8 providing the HOA with a legal description of the two trail easements and requires that the HOA
9 cooperate with, and provide access to, the County to enable the County to conduct field work and
10 mapping to layout the trail easement routes necessary to comply with the Judgment in the County
11 Lawsuit;

12 **WHEREAS**, the County retained consultants with trail design experience to conduct field
13 work to identify two trail easements that are consistent with best practices for trail design,
14 sustainability, and other factors to identify and map two trail routes ("La Vina Trail Routes") that
15 substantially conform to the two trails on Conditional Use Permit ("CUP") Exhibit A and the
16 Vesting Tentative Tract Map dated February 1996 ("VTTM") as required by the Judgment in the
17 County Lawsuit, which are reflected in the attached Exhibit B;

18 **WHEREAS**, as to the La Vina Trail Routes, the trail on the west side of the La Vina
19 development is referred to as the Millard Canyon Trail and the trail on the east side of the La Vina
20 development is referred to as the East Trail or Sunset Ridge Connector Trail;

21 **WHEREAS**, the County entered into a settlement agreement with Kruells
22 ("County/Kruells Agreement") in which Kruells agreed to the alignment of the La Vina Trail
23 Routes, the County and Kruells agreed to have Judge DeVanon determine whether the Judgment
24 allowed for mountain bicycle use on the East Trail, the County agreed to construct the East Trail
25 subject to certain requirements, and Kruells agreed to dismiss the lawsuit against the County. (A
26 copy of the County/Kruells Agreement is attached hereto as Exhibit C);

27 **WHEREAS**, the HOA, Kruells, and SMMC entered into a Stipulated Judgment to resolve
28 the Kruells Lawsuit ("HOA/SMMC/Kruells Stipulated Judgment") which quieted title in the

1 SMMC for open space lands surrounding the La Vina development and set forth that the
2 boundaries of the trail easements would establish the boundaries of the land to be transferred to the
3 SMMC. (A copy of the HOA/SMMC/Kruells Stipulated Judgment is attached hereto as Exhibit
4 D);

5 **WHEREAS**, the HOA, Kruells, SMMC and other parties entered into a Settlement and
6 Mutual Release ("Settlement and Mutual Release") which required the parties to enter into the
7 HOA/SMMC/Kruells Stipulated Judgment, required the HOA to pay attorneys fees and to execute
8 a conservation easement, and for various other actions; and;

9 **WHEREAS**, pursuant to the County/Kruells Agreement, Judge De Vanon interpreted his
10 Judgment in the County Lawsuit as meaning that mountain bike use was not allowed on the East
11 Trail. (A copy of Judge DeVanon's ruling is attached hereto as Exhibit E); and,

12 **WHEREAS**, the Parties desire to have the MRCA assume the responsibility and
13 obligation to build and operate in perpetuity the Millard Canyon Trail and East Trail;

14 **NOW, THEREFORE**, in consideration of the promises, covenants, representations, and
15 agreements herein contained, the Parties agree as follows:

16 1. **Construction, Operation, Maintenance, and Use of the Two Trails.**

17 The MRCA agrees to construct, operate, and maintain in perpetuity the Millard Canyon
18 Trail and the East Trail in locations that substantially conform to the La Vina Trail Routes
19 reflected on Exhibit B. Except as otherwise set forth herein, the cost of construction, operation,
20 and maintenance of the Millard Canyon Trail and East Trail shall be the legal and financial
21 responsibility of MRCA. Except as provided herein, the County shall have no other financial,
22 maintenance, or operational responsibility for the Millard Canyon Trail and East Trail. Once the
23 Millard Canyon Trail and East Trail are constructed, SMMC and/or MRCA shall cause the
24 ownership of the land on which the Millard Canyon Trail and East Trail are built to be transferred
25 from the HOA to the SMMC consistent with the Stipulated Judgment. The SMMC agrees to take
26 all necessary actions to amend the HOA/SMMC/Kruells Stipulated Judgment as necessary to
27 successfully implement this Agreement.

1 a. **Construction Standards for the East Trail.**

2 It is agreed that the MRCA will construct the East Trail on the eastern side of the La Vina
3 subdivision, in substantial conformance with the trail route depicted on the right side of Exhibit B.
4 It is further agreed that Marietta Kruells is authorized to enforce the requirements relating to the
5 construction and operation of the East Trail as to the MRCA as set forth in this Agreement. The
6 MRCA agrees that the construction of this trail shall be designed so that:

- 7 (1) Trail grades shall not exceed 10 percent, except where necessary due to the terrain in
8 order to avoid excessive switchbacks;
9 (2) The trail shall be generally six (6) feet wide. Where reasonably practicable, the
10 minimum tread width at the corners of switchbacks shall be eight (8) feet;
11 (3) Where reasonably practicable, overhead vertical clearance above the trail tread is ten
12 feet (10) and vegetation shall be selectively cleared around curves to provide minimum
13 100-foot sight lines at time of construction;
14 (4) In all other respects where reasonably practicable it shall be consistent with the County
15 of Los Angeles Trails Manual.

16 b. **Construction of the Millard Canyon Trail.**

17 It is agreed that the MRCA will construct the Millard Canyon Trail on the western side of
18 the La Vina subdivision, in substantial conformance with the trail route depicted on the left side of
19 Exhibit B. The construction of the Millard Canyon Trail shall, to the extent reasonably
20 practicable, be consistent with the County of Los Angeles Trails Manual.

21 c. **Operation and Maintenance of the Trails.**

22 The MRCA shall take all reasonable actions necessary to operate and maintain in
23 perpetuity the Millard Canyon Trail and East Trail as public trails consistent with this Agreement
24 and consistent with generally accepted standards of public trail operation and maintenance.

25 d. **Trails Open to Public at No Charge.**

26 There shall be no charge to the public for the use of the Millard Canyon Trail and East
27 Trail for their intended and restricted purposes as set forth herein.

1 2. **Funding for Surveying, Constructing, and Operating Trails.**

2 The MRCA has informed the County that the estimated cost of surveying and constructing
3 the Millard Canyon Trail and East Trail is collectively approximately \$200,000. MRCA has also
4 agreed to incur the cost of operating and maintaining the trails in perpetuity. The County agrees to
5 make a one-time contribution toward the cost of construction, maintenance, and operation of the
6 trails to MRCA in the amount of \$100,000. The County agrees to make said payment in two
7 installments. The first installment of \$50,000 will be paid within twenty (20) calendar days of the
8 final execution of this Agreement by County. The second and final installment of \$50,000 will be
9 paid within twenty (20) calendar days of the receiving written notice from MRCA that the
10 construction of the East Trail is complete and that the trail has been opened for public use.

11 3. **The MRCA's Failure to Construct, Operate, and Maintain the Trails in**
12 **Perpetuity.**

13 If the MRCA, for any reason, is unable to, or fails to, construct, or operate and maintain in
14 perpetuity the Millard Canyon Trail and/or East Trail, the County shall have the right, but not the
15 obligation, to take over the responsibility for operation and maintenance of the Millard Canyon
16 Trail and/or East Trail. The MRCA shall provide the County with ninety (90) days advanced
17 written notice of its intent to cease construction or operate and maintain in perpetuity of the
18 Millard Canyon Trail and/or East Trail

19 4. **The SMMC Sale, Lease, or Transfer of Land.**

20 The SMMC agrees that if it sells, leases, or otherwise transfer its control of the land on
21 which the Millard Canyon Trail and East Trail, it will do so only with an irrevocable, binding
22 covenant that is recorded on the property providing that the Millard Canyon Trail and East Trail
23 remain open to the public in perpetuity. The SMMC agrees to provide the County with thirty (30)
24 days advanced written notice of any lease, sale, or other transfer of the land on which the Millard
25 Canyon Trail and East Trail is located.

26 5. **Binding Effect.**

27 This Agreement shall binding upon an inure to the benefit of the Parties, their legal
28 successors, assigns, partners, and agents. This Agreement shall not terminate and shall continue to

1 bind the Parties in perpetuity. No delay or omission by any Party in the exercise of any right or
2 remedy shall impair such right or remedy, nor be construed as a waiver.

3 **6. Notices.**

4 All notices required by, or related to, this Agreement shall be provided to the parties as
5 stated below:

6 **County**

7 Office of the County Counsel
8 Attn: Scott Kuhn, Principal Deputy County Counsel
9 500 W. Temple, Suite 648 (Property Division)
10 Los Angeles, CA 90012
11 213-974-1852
12 skuhn@counsel.lacounty.gov

13 **MRCA**

14 Jeffrey K. Maloney
15 Chief Staff Counsel
16 Santa Monica Mountains Conservancy
17 570 West Avenue 26, Suite 100
18 Los Angeles, CA 90065
19 323-221-9944, ext. 101
20 jeff.maloney@mrca.ca.gov

21 **SMMC**

22 John A. Saurenman
23 Supervising Deputy Attorney General
24 Office of the California Attorney General
25 Land Law Section
26 300 South Spring Street, 5th Floor
27 Los Angeles, California 90013
28 (213) 897-2702
 John.Saurenman@doj.ca.gov

7. Cooperation on Amending Other Documents.

 The Parties agree to work together in good faith to make any amendments to the Judgment,
the County/Kruells Agreement, Settlement and Mutual Release, and/or the HOA/SMMC/Kruells
Stipulated Judgment necessary to implement the terms of this Agreement.

8. Entire Agreement.

 This Agreement contains the entire agreement and understanding among the Parties, and

1 supersedes and replaces all other prior negotiations, proposed agreements, and agreements,
2 whether written or oral.

3 **9. Amendment.**

4 No amendment, modification, waiver, or termination of this Agreement shall be binding
5 unless executed in writing by the Parties.

6 **10. Choice of Law.**

7 This Agreement shall be construed, interpreted, and enforced in accordance with the laws
8 of the State of California. Any legal or administrative action arising out of this Agreement shall
9 be conducted in Los Angeles County, California.

10 **11. Action to Enforce.**

11 If any of the Parties brings an action or commences any proceedings to enforce or interpret
12 the provisions of this Agreement, if the Court determines that the action or proceeding was
13 brought or opposed without a reasonable basis, the prevailing Party shall recover its reasonable
14 attorney's fees and other expenses incurred in connection with any such action or proceeding, in
15 addition to any other relief to which such Party may be entitled.

16 **12. No Reliance on Others.**

17 The Parties warrant and represent that they are not relying and have not relied on any
18 representation or statement made by the other Party with respect to this Agreement nor with regard
19 to their rights or asserted rights, and have had an opportunity to seek advice of counsel of their
20 choosing and hereby assume the risk of all mistakes of fact.

21 **13. Validity.**

22 Should any provision of this Agreement be declared or determined by any court to be
23 illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected
24 thereby and said illegal or invalid part, term, or provision shall be deemed not to be a part of this
25 Agreement.

26 **14. Indemnity.**

27 The SMMC and MRCA shall defend, indemnify and hold harmless the County, its agents,
28 officers and employees, from and against any and all liability, actions, causes of action, or

1 expense, including defense costs and legal fees, and claims for damages of any nature whatsoever,
2 including, but not limited to, bodily injury, death, personal injury, or property damage arising from
3 or connected with the activities, operations or services provided by the SMMC and MRCA, and its
4 officers, employees, agents, and contractors hereunder, including any workers' compensation
5 suits, Federal Fair Labor Standards Act wage or hour law violations, liability, or expense, arising
6 from or connected with services performed by or on behalf of the SMMC and MRCA by any
7 person pursuant to this Agreement.

8 **15. Insurance.**

9 Without limiting the SMMC and MRCA's indemnification of County, the SMMC and
10 MRCA shall provide and maintain at its own expense during the term of this Agreement the
11 following program(s) of insurance covering the activities, operations, and services of the SMMC
12 and MRCA and its officers, employees, agents, and contractors hereunder. Such insurance shall be
13 provided by insurer(s) satisfactory to the County's Risk Manager and evidence of such programs
14 satisfactory to the County shall be delivered to County Contact Person on or before the effective
15 date of this Agreement. Such evidence shall specifically identify this Agreement and shall contain
16 express conditions that County is to be given written notice at least thirty (30) days in advance of
17 any modification or termination of any program of insurance. All such insurance, except for
18 Workers' Compensation, shall be primary to and not contributing with any other insurance or self-
19 insurance coverage maintained by County and shall name the County of Los Angeles as an
20 additional insured.

21 a. Commercial General Liability: with limits of not less than \$1 million per
22 occurrence.

23 b. Workers' Compensation:

24 A program of Workers' Compensation Insurance in an amount and form to meet all
25 applicable requirements of the Labor Code of the State of California, and which specifically
26 covers all persons providing services by or on behalf of the SMMC and MRCA and all risks to
27 such persons under this Agreement, and including Employer's Liability coverage with a \$1 million
28 per limit.

1 **16. Counterparts.**

2 This Agreement, and any and all amendments to it, may be executed in counterparts, each
3 of which shall be deemed an original, and all of which, taken together, shall constitute a single
4 instrument.

5 **17. Authority.**

6 By signing below, each of the Parties represents it has all the requisite power to carry out
7 its obligations under this Agreement and that execution, delivery, and performance of this
8 Agreement have been duly authorized by such Party.

9

10 Dated: _____, 2016

COUNTY OF LOS ANGELES

11

12

JOHN WICKER
Director of Parks and Recreation

13

14

15 Dated: _____, 2016

**SANTA MONICA MOUNTAINS
CONSERVANCY**

16

17

By: _____
JOHN A. SAURENMAN
Supervising Deputy Attorney General
Attorneys for SANTA MONICA MOUNTAINS
CONSERVANCY

18

19

20

21 Dated: _____, 2016

**MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY**

22

23

24

By: _____
JEFFREY K. MALONEY
Staff Counsel
MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY

25

26

27

28

1 Approved as to Form:

2

3

4 Scott Kuhn, Principal Deputy County Counsel
OFFICE OF THE COUNTY COUNSEL

5

6 Attorneys for the County of Los Angeles

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September 27, 2016

DEPT NO: 060

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR**FY 2016-17****3 - VOTES****SOURCES****USES**

PARKS AND RECREATION

PK-LOMA ALTA PARK TRAIL RELOCATION

A01-CP-6014-65043-86587

CAPITAL ASSETS - B & I

DECREASE APPROPRIATION**100,000**

PROJECT AND FACILITY DEVELOPMENT

A01-CF-2000-10190

SERVICES & SUPPLIES

INCREASE APPROPRIATION**100,000****SOURCES TOTAL****\$ 100,000****USES TOTAL****\$ 100,000****JUSTIFICATION**

The recommended transfer of net County cost is necessary to fund an agreement between the County and the Mountains Recreation and Conservation Authority to develop, operate and maintain segments of the Altadena Crest Trail adjacent to the La Vina Housing development in Altadena, California.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

AUTHORIZED SIGNATURE

CHIA-ANN YEN, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED OR REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

☐ ACTION☒ RECOMMENDATION

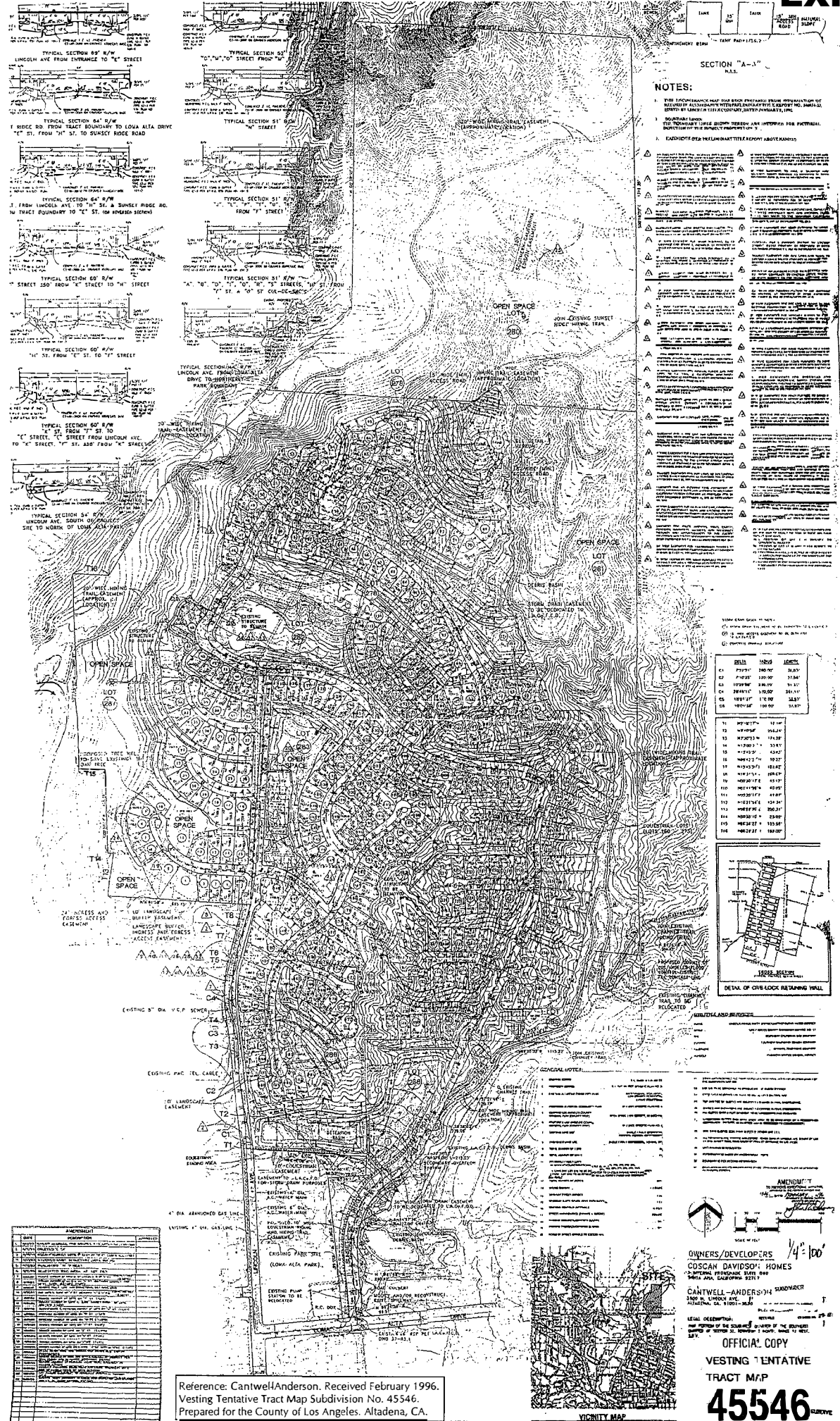
AUDITOR-CONTROLLER

BY Lori Glasgow
DATE Nov. 1, 2016

B.A. NO. 051☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY Chia Ann Yen
DATE Nov. 1, 2016



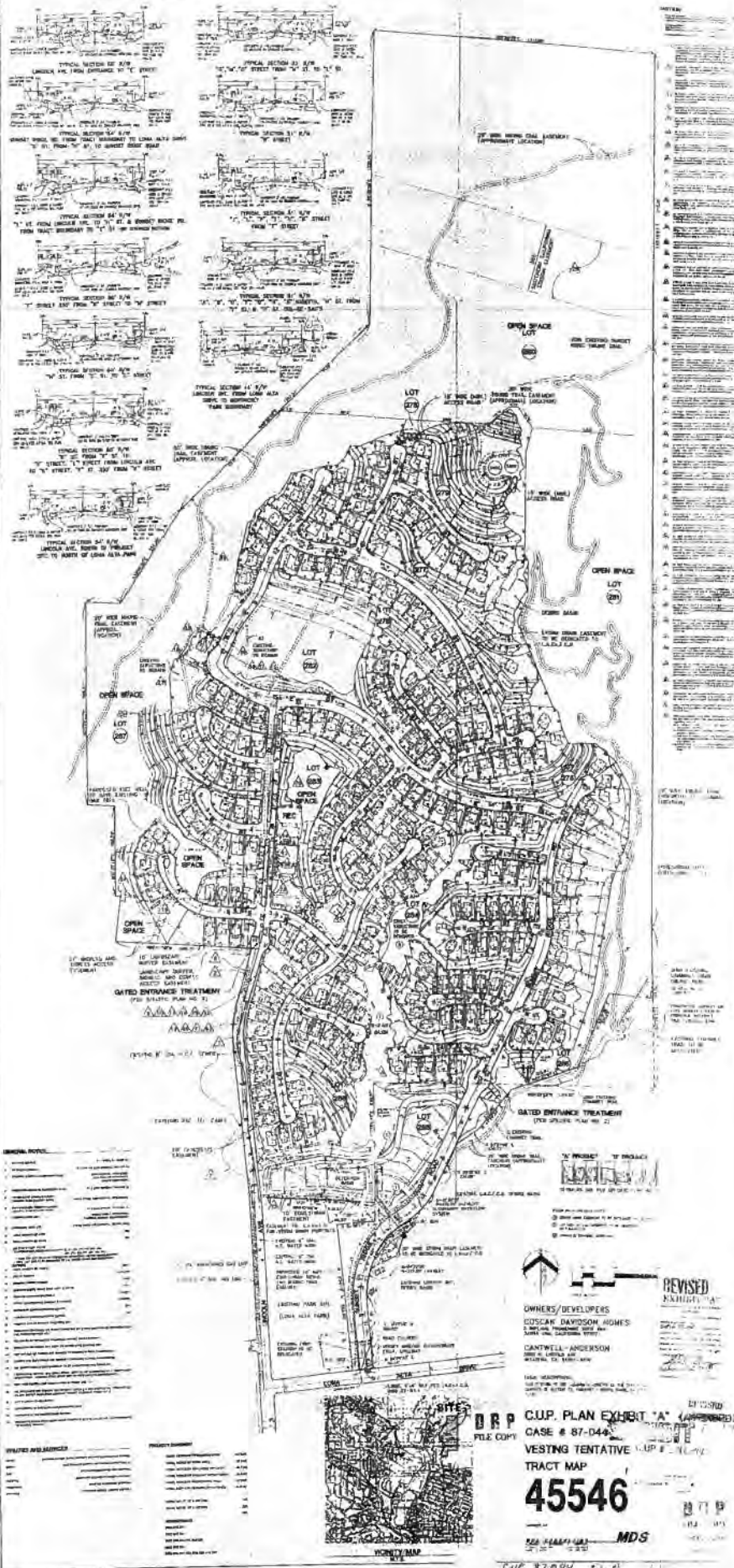
EXH. 196-85

Reference: CantwellAnderson, Received February 1996.
Vesting Tentative Tract Map Subdivision No. 45546.
Prepared for the County of Los Angeles, Altadena, CA.

OWNERS/DEVELOPERS
COSCAN DAVIDSON HOMES
40000 CANTWELL AVENUE, SUITE 100
PASADENA, CALIFORNIA 91109

CANTWELL-ANDERSON SUBDIVISION
2000 CANTWELL AVENUE, SUITE 100
PASADENA, CALIFORNIA 91109

OFFICIAL COPY
VESTING TENTATIVE
TRACT MAP
45546



OWNERS/DEVELOPERS
 EUSCAN DAVIDSON AGNES
 10000 PINEHURST DRIVE, SUITE 100
 CANTWELL-ANDERSON
 10000 PINEHURST DRIVE, SUITE 100
 WILSON, TX 75070

DATE: 10/10/2004
 CASE: 87-044
 VESTING TENTATIVE CUP # 45546

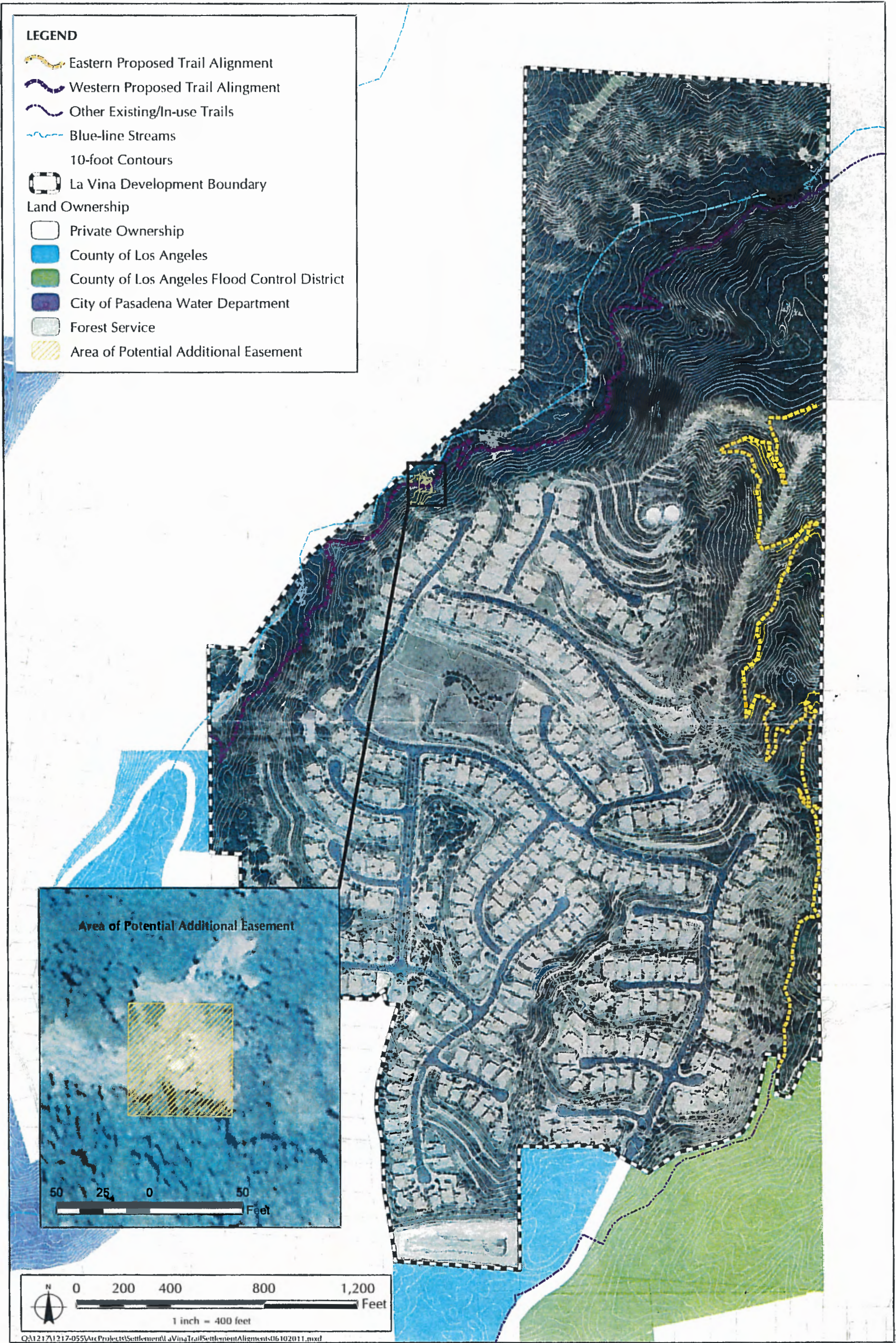
TRACT MAP
45546

REVISIONS
 1. 10/10/2004
 2. 10/10/2004

FILE COPY
 CUP 87044 CLP

MDS

10/10/2004











LA COUNTY OAK TREE REPORT

for
La Viña East Trail
in Altadena, CA 91001

Prepared for:

Sarah Kevorkian
Mountains Recreation and Conservation Authority
570 W Avenue 26, Suite 100
Los Angeles, CA 90065

Prepared by:

Alison Lancaster
ASCA Registered Consulting Arborist #770
Alison Lancaster Consulting Arborists LLC
1744 Franklin Street Unit B
Santa Monica, CA 90404

December 11, 2023

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Enclosures

La Viña East Trail Map (1 sheet – 8.5"x11")	
Oak Tree Inventory Data (3 sheets – 11"x17")	
Oak Tree Maps (7 sheets – 8.5"x11")	
Oak Tree Photos (92 photos – variable size)	

Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Pruning and Hazard Evaluation, Disease and Pest Diagnosis

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

12/11/23

Sarah Kevorkian
Mountains Recreation and Conservation Authority (MRCA)
570 W Avenue 26, Suite 100
Los Angeles, CA 90065

SUBJECT: LA County Oak Tree Report for La Viña East Trail in Altadena

REFERENCES:

- 1) LA County Ordinance – Chapter 22.174 – Oak Tree Permits
- 2) Proposal for LA County Oak Tree Report..., dated 7/3/23, Lancaster
- 3) Email, dated 8/22/23 at 4:18PM, Michelle Lynch – LA County Senior Planner (oak tree reporting requirements for La Viña East Trail)
- 4) Email, dated 8/23/23 at 7:12PM, Michelle Lynch – LA County Senior Planner (oak tree reporting requirements for La Viña East Trail)

INTRODUCTION

La Viña East Trail project history:

“The Eastern Sunset Ridge connector trail, commonly referred to as the La Viña East Trail, is a proposed 1.5-mile equestrian and hiking trail between Sunset Ridge Road and Chaney Trail in the Altadena foothills in the County of Los Angeles. The trail was mandated by the County of Los Angeles (County) as a mitigation condition for the nearby La Viña development that was constructed in the early 2000's. The mitigation condition required a public land dedication to be made to the Santa Monica Mountains Conservancy (SMMC); however, the La Viña Home Owners Association (HOA) refusal to grant public access trail easements led to litigation that lasted from 2005-2012. The litigation involved three plaintiffs – the County, Marietta Kruells (Kruells), and an unincorporated association called Save the Altadena Trails (STAT). In 2008, the Superior Court entered judgment ordering the HOA to dedicate public trail easements to the County.

In 2010, the County retained Bellfree Contractors (Bellfree) to conduct fieldwork to identify two trail easements. In 2011, the County and Kruells entered into a Settlement Agreement where the County agreed to construct the eastern trail according to certain design criteria. In 2012, the HOA, Kruells, and SMMC entered into a settlement agreement to resolve the Kruells Lawsuit and set forth that the boundaries of the trail easements that would establish the boundaries of the land and easements to be transferred to the SMMC and the County. Having met the 2008 Superior Court requirements, in 2012, the Stipulated Judgment granted the properties to SMMC per the Bellfree trail alignments.

In 2016, the County Board of Supervisors approved that the MRCA construct and operate the trails. In 2017, the County, SMMC, and the MRCA entered into an agreement outlining the MRCA's obligation to carry out the County's and Superior Court's requirement to construct the trails. The recording of the County trail easements and the SMMC land and conservation easements were accomplished in 2017 and 2018, respectively.

During 2019-2021, MRCA completed field visits with the Los Angeles County Department of Parks and Recreation to resume the County's trail planning efforts. Outward Bound Adventures (OBA), a local non-profit organization, was contracted in February 2020 to build portions of the La Viña East Trail. In January 2021, OBA initiated training and construction of the eastern trail with MRCA management. In 2021, MRCA engaged with Los Angeles County Department of Regional Planning (County Regional Planning) and included the County Biologist to review the plans for trail development – the County instructed the MRCA to engage County Regional Planning once the MRCA initiated the next phase of trail development which would be more adjacent to oak tree areas.

In 2022, the MRCA hired Bellfree Contractors for trail design services – the current proposed alignment makes reasonable adjustments to the 2010 Bellfree alignment. The MRCA continued to engage with County Regional Planning through 2023 who reviewed the proposed eastern La Viña East Trail alignment for the remaining trail phases of the eastern trail, and has required MRCA to submit an Oak Tree Report to satisfy the County's Ordinance Chapter 22.174 for Oak Tree Permits.”

This project history was written and provided to me by MRCA.

All other sections and contents of this Oak Tree Report are my own writing, with feedback from MRCA to ensure accuracy of names, locations, and trail design and construction details.

Arborist involvement for Oak Tree Report:

Scope of work- MRCA hired me in July 2023 to complete the required Oak Tree Report, and we developed and agreed to the following scope of work:

1. Conduct site visits where MRCA and Bellfree Contractors will guide the arborist through the initial proposed La Viña East Trail alignment, and
 - a. Arborist will discuss oak tree impacts with MRCA and Bellfree Contractors based on their initial trail alignment.
 - b. MRCA and Bellfree Contractors will agree upon and make adjustments to the trail alignment based on the oak tree impacts discussion.
 - c. Arborist will gather oak tree inventory data accordingly, and MRCA and Bellfree Contractors will map inventoried oak tree locations using their GPS device.
2. Inventory all oak trees measuring at least 8 inches trunk diameter at a height of 4.5 feet above grade, or that have a sum of at least 12 inches diameter for any 2 trunks on multi-trunk trees, and whose protected zone overlaps the updated trail alignment (trunk within 15 feet, or canopy within 5 feet, of the proposed trail edge, whichever is greater).
3. Place a numbered tag on each inventoried oak tree.

4. Create an inventory table with the following information about each oak tree:
 - a. Tree number
 - b. Species
 - c. Trunk diameter(s)
 - d. Heritage designation (36 inches diameter or larger)
 - e. Canopy
 - f. Vigor and health ratings
 - g. Disease and insect
 - h. Structural issues and recommendations
 - i. Expected impacts
5. Photograph each inventoried oak tree, or groups of oak trees where appropriate.
6. Write an Oak Tree Report that includes site, project, and oak tree descriptions, oak tree impact analysis, recommended tree protection measures, and oak tree inventory data and photographs.
7. Create a Trail Map and Oak Tree Maps using map layers, data, and names provided by MRCA and Bellfree Contractors.

Procedure- I visited the site with MRCA and Bellfree Contractors 6 times between August and October 2023.

During these site visits, we walked along MRCA's initial trail alignment and discussed potential oak tree impacts that could result from trail construction. Based on our discussions, wherever feasible, MRCA and Bellfree Contractors agreed upon and made adjustments to the trail alignment to reduce oak tree impacts¹.

The updated trail alignment was used as the basis to gather oak tree inventory data and location information per the scope of work above.

The Oak Tree Report below is written based upon the information gathered during the 6 site visits, the updated trail alignment agreed upon and provided by MRCA and Bellfree Contractors, and trail design and construction details provided to me by MRCA and Bellfree Contractors.

Summary of findings- There are 94 protected oak trees that qualify for this Oak Tree Report based on the scope of work above. None of the protected oak trees are proposed for removal as part of trail construction, but all of them are expected to sustain root, trunk, or canopy impacts to varying degrees as follows:

8 protected oak trees with potential for	significant impacts
16 protected oak trees with potential for	major impacts
17 protected oak trees with potential for	moderate impacts
51 protected oak trees with potential for	minor impacts
1 dead protected oak tree with	no impacts

Actual impacts can be reduced or eliminated if the Oak Tree Protection Measures described in this report are followed.

¹ Per MRCA, they have since determined that the updated trail alignment adheres to the Superior Court's requirements, adheres to safety and sustainability practices, and avoids environmental impacts to the maximum extent possible.

OBSERVATIONS

Site description:

The La Viña East Trail will be built within SMMC fee title owned property that is managed by MRCA and located between Sunset Ridge Road and Chaney Trail in the Altadena foothills in the County of Los Angeles. The section of MRCA-managed property to be used for the trail is bordered by HOA property to the west, privately owned open space to the east, Angeles National Forest to the north, and County-managed land to the south.

At its southern end, the trail will connect to the existing County-managed Altadena Crest Trail that meets Sunset Ridge Road. At its northern end, the trail will terminate near the future La Viña West Trail.

The southern leg of the trail will run northwards through the western-most canyon of the MRCA-managed property. The northern leg of the trail switches back and forth down a northwest-facing slope adjacent to the northern end of HOA property.

Most of the area that the trail passes through contains undisturbed coast live oak and scrub oak woodland, with the remainder of areas consisting of montane chaparral.

See the attached Site Location Map and enclosed La Viña East Trail Map for an overview of the site and proposed trail location.

Project description:

The La Viña East Trail will run for 1.5 miles along a County trail easement through the MRCA-managed property, connecting to the existing County-managed Altadena Crest Trail off of Sunset Ridge Road at its southern end, and terminating near the future La Viña West Trail at its northern end.

The southern leg of the trail will be built as a mixed-use equestrian and hiking trail, while the northern leg is planned for hiking use. Generally speaking, the mixed-use trail design will be 6 feet wide with 12 feet of overhead clearance and constructed with an excavator; the hiking trail design will be 4 feet wide with 10 feet of overhead clearance and constructed with hand tools. The attached La Viña East Trail Design shows a typical cross section of the proposed trail construction for the southern leg.

Certain sections of the trail that traverse steep slopes will require retaining or shoring walls, instead of graded side slopes, in order to properly support the trail. The trail will also include construction of a bridge in the southern leg where the trail crosses over from the western to the eastern side of a canyon.

Although the trail design will adhere to the County of Los Angeles Trails Manual wherever reasonably possible, the actual design and alignment will be subject to change during construction based on trail safety and sustainability, site conditions, construction feasibility, and protected oak tree locations. For example, trails might be narrowed when passing close to protected oak trees, or walls might be interchanged between retaining and shoring to avoid excavation on the side of the trail closest to a protected oak tree.

Oak tree description:

Over the course of 6 site visits between August and October 2023², I observed and inventoried 94 protected oak trees whose protected zones overlap the proposed La Viña East Trail alignment.

The inventoried oak trees include 38 coast live oaks (*Quercus agrifolia*) and 56 San Gabriel oaks³ (*Quercus durata* var. *gabrielensis*). Most of the inventoried oak trees are in fair or good health, but I did observe 1 dead coast live oak and 5 San Gabriel oaks in poor health. Some of the inventoried oak trees have structural issues that warrant corrective pruning, including 10 coast live oaks and 1 San Gabriel oak.

Details about the size and condition of the inventoried oak trees can be reviewed on the enclosed Oak Tree Inventory Data sheets. The approximate locations, canopies, and protected zones of the inventoried oak trees are shown on the enclosed Oak Tree Maps. Photos of the inventoried oak trees are provided in the enclosed Oak Tree Photos exhibit.

Oak tree safety:

Even though I have provided condition ratings and comments for the inventoried oak trees, I have not evaluated them for safety. Without a thorough and focused “risk assessment,” it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an assessment, there are no guarantees that a tree will not fail unexpectedly. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe.

² Site visit dates were 8/30/23, 9/6/23, 9/7/23, 10/3/23, 10/4/23, and 10/25/23.

³ For purposes of this Oak Tree Report, all scrub oaks observed were identified as San Gabriel oaks by default for the following reasons:

- scrub oak identification is difficult, even for experienced arborists;
- scrub oak species readily hybridize with other scrub oak species and with some oak tree species, leading to atypical or mixed plant characteristics that further complicate identification;
- exact species identification of all 56 scrub oaks would have been time prohibitive, or sometimes not even possible if the individual is a hybrid;
- San Gabriel oak is the most defining scrub oak species on the site;
- and finally, all oak species are protected by the County's Ordinance Chapter 22.174 for Oak Tree Permits, so exact species identification would not have changed the protection status of any of the inventoried scrub oaks.

OAK TREE IMPACTS

Impact assumptions:

The impact analysis that follows is based on certain assumptions. Should these assumptions prove to be incorrect, additional impacts could result from the project.

1. I have a complete and correct understanding of the proposed trail alignment, design, and construction.
2. The proposed trail alignment, design, or construction will not change significantly.
3. All Oak Tree Protection Measures described in this report will be followed.

Expected oak tree impacts:

The following tables break down the expected impacts to protected oak trees as a result of construction for the proposed La Viña East Trail alignment. Each table is accompanied by a brief description of the nature of the expected impact. The final table summarizes the overall potential impact ratings. Specific details about expected impacts to each of the protected oak trees can be reviewed on the enclosed Oak Tree Inventory Data sheets.

Actual impacts resulting from trail construction can be reduced or eliminated if the Oak Tree Protection Measures described later in this report are followed.

Table 1. Closest, furthest, and average expected distance from edge of protected oak tree trunk to edge of proposed trail alignment

Oak Species	Distance from Trunk to Trail		
	Closest	Furthest	Average
<i>Quercus agrifolia</i>	1 foot	38 feet	14 feet
<i>Quercus durata var. gabrielensis</i>	1 foot	23 feet	9 feet

The distance of the protected oak tree trunks to the proposed trail edge indicates potential for root pruning, mechanical injury to roots, trunks, or canopy during construction, soil compaction during construction and trail use, or other potential impacts. The closer the trail is located to a protected oak tree trunk, the greater the likelihood or severity of damage that could occur. The protected oak trees whose trunks are further from the trail are expected to have minimal impacts.

Table 2. Count of protected oak trees expected to be impacted by a wall or bridge

Oak Species	Wall Near Tree	Bridge Near Tree
<i>Quercus agrifolia</i>	13	2
<i>Quercus durata var. gabrielensis</i>	10	0

Construction of retaining walls, shoring walls, and the bridge will require excavation for footings. Depending on the proximity of the walls or bridge to the protected oak trees, and the location of protected oak tree roots, excavation for footings may require root pruning. Again, the closer the wall or bridge is to a protected oak tree trunk, the greater the likelihood or severity of root pruning that could occur.

Table 3. Count of protected oak trees expected to need clearance pruning to accommodate overhead clearance above the proposed trail alignment

Oak Species	Clearance Pruning	
	Rating	Count
<i>Quercus agrifolia</i>	Minor	19
	Moderate	7
	Major	0
<i>Quercus durata var. gabrielensis</i>	Minor	28
	Moderate	5
	Major	0

In order to achieve 10 to 12 feet of overhead clearance above the proposed trail alignment, some protected oak trees will need to be pruned to raise their canopies. Clearance pruning impacts are rated as follows:

- Minor – only foliage, twigs, or small branches will be pruned, with no pruning cuts expected to exceed 2 inches diameter in size.
- Moderate – small to medium branches will be pruned, with some pruning cuts expected to exceed 2 inches diameter in size.
- Major – trunks or large branches would need to be removed or pruned – no such cases were observed or expected.

Table 4. Summary of overall potential impact ratings based on the tables above and the Expected Impacts data contained on the enclosed Oak Tree Inventory Data sheets

Oak Species	Overall Potential Impact Rating	
	Rating	Count
Dead <i>Quercus agrifolia</i>	None	1
<i>Quercus agrifolia</i>	Minor	24
	Moderate	7
	Major	5
	Significant	1
<i>Quercus durata var. gabrielensis</i>	Minor	28
	Moderate	10
	Major	11
	Significant	7
All protected oak trees	Remove	0

The overall potential impact rating encompasses all potential root, trunk, and canopy impacts described above. It also accounts for the vigor and health of the protected oak trees and the expected trail design and construction near the protected oak trees.

Overall potential impact ratings are defined as follows:

- Minor – health may be affected, but not structure – expect recovery.
- Moderate – health and structure may be affected – potential for tree stress or structural issues, needs monitoring.
- Major – health or structure may be compromised – tree stress or structural issues expected, needs monitoring.
- Significant – proposed trail alignment could lead to tree mortality or failure, needs monitoring.
- Remove – no protected oak trees are proposed for removal.

OAK TREE PROTECTION MEASURES

The following Oak Tree Protection Measures, both specific and general, are to be implemented at the indicated milestones or as they become relevant during trail construction.

Actual impacts to protected oak trees resulting from trail construction can be reduced or eliminated if these Oak Tree Protection Measures are followed.

Specific oak tree protection measures:

Arborist of Record (AOR)- MRCA shall retain the services of an ***Arborist of Record (AOR)***. This is based on the County's requirement that all work within oak tree protected zones be monitored by the ***AOR*** and is intended to allow for advance scheduling.

It is the ***AOR's*** responsibility to notify the County of any unsatisfactory conditions or of any non-compliance with the Conditional Use permit or Oak Tree Permit. The ***AOR's*** responsibilities may also include periodic unannounced site visits to monitor compliance.

MRCA shall notify the ***AOR*** upon completion of the project so that a report describing Oak Tree Permit compliance can be submitted as part of the final project sign-off.

Monitoring during construction- MRCA shall notify the ***AOR*** at least 96 hours before trail construction will begin so that the ***AOR*** can schedule monitoring visits. In addition, the ***AOR*** may visit the site unannounced to ensure compliance with all relevant conditions of approval.

Trail construction- MRCA and their contractors should make efforts whenever possible to use construction methods that will be the least impactful to protected oak trees or to give as much space as possible to protected oak trees. For example,

- hand tools should be favored over machinery whenever it is feasible to use them;
- retaining and shoring walls should be interchanged wherever possible in favor of locating walls as far as possible from oak tree trunks;
- trail width should be decreased wherever possible for greater distance from protected oak tree trunks;
- and finally, the trail should be moved or aligned as far from protected oak tree trunks as possible.

MRCA and their contractors shall take extra care not to unnecessarily damage the roots, trunks, or canopy of any protected oak trees during their work. No equipment, tools, or materials shall be allowed to bump, cut, or otherwise damage a protected oak tree. There shall not be dumping or spillage of construction materials, nor equipment and tool clean-out, within any oak tree protected zones.

Root pruning- Efforts shall be made to preserve and work around protected oak tree roots whenever possible, and to complete grading and excavation activities within oak tree protected zones using hand tools whenever feasible. ***No roots measuring two inches diameter or larger shall be cut or removed without first consulting the AOR.*** Smaller roots shall be cut cleanly with a sharp saw or pruning tool, at right angles to the root, and far enough behind any damage that all split and cracked portions are removed. Do not apply wound treatment to cuts.

Clearance pruning- Clearance pruning of protected oak trees shall only include the minimum amount of pruning necessary to achieve required clearance above the trail.

The AOR must be consulted prior to any moderate pruning. All pruning shall be carried out by an ISA Certified Arborist, or under the oversight of the **AOR**. All pruning shall conform to ANSI A-300 standards at a minimum.

Monitoring after construction- The **AOR** shall visit the trail on a quarterly basis for two years after project completion to inspect the protected oak trees (or on a schedule as required by the County). Any problems with the protected oak trees' continued survival would be reported to the County. If any of the protected oak trees fail to survive, they must be mitigated according to County requirements with three year survival monitoring required on all replacement trees.

General oak tree protection measures:

The following additional measures should be applied wherever they are relevant. If there is a conflict between the Specific oak tree protection measures for this project (see above) and any of these General oak tree protection measures, the Specific oak tree protection measures supersede.

1. The oak tree protected zone is defined as the area within 15 feet from a protected oak tree trunk or 5 feet from a protected oak tree canopy dripline – whichever is greater.
2. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of all protected oak trees as construction permits. At no time during or after construction shall soil be in contact with the trunk of a protected oak tree above natural grade.
3. Pruning of protected oak trees should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Removal or reduction of major structural limbs should be done only as required for actual trail clearance or safety. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree. All pruning should be done in accordance with ANSI A300 pruning standards. Do not apply any pruning wound treatment to cuts.
4. To minimize soil compaction within oak tree protected zones, efforts should be made to limit all construction activity and traffic to the trail alignment.
5. It is important that oak tree protected zones not be subjected to flooding incidental to the construction work, or to disposal of construction debris such as paints, plasters, or chemical solutions. No equipment fueling or chemical mixing should be done within oak tree protected zones.
6. In general, it is best to minimize the amount of environmental change that protected oak trees will be subjected to. This includes changes in surrounding brush, ground covers, duff, and leaf litter.

CONCLUSIONS

I observed and inventoried 94 protected oak trees whose protected zones overlap the proposed La Viña East Trail alignment, including 38 coast live oaks and 56 San Gabriel oaks. None of the protected oak trees are proposed for removal as part of trail construction, but all of them are expected to sustain root, trunk, or canopy impacts to varying degrees as follows:

8 protected oak trees with potential for	significant impacts
16 protected oak trees with potential for	major impacts
17 protected oak trees with potential for	moderate impacts
51 protected oak trees with potential for	minor impacts
1 dead protected oak tree with	no impacts

Actual impacts resulting from trail construction can be reduced or eliminated if the Oak Tree Protection Measures described in this report are followed.

Please let me know if I can be of further assistance or if you have additional questions.

Sincerely,



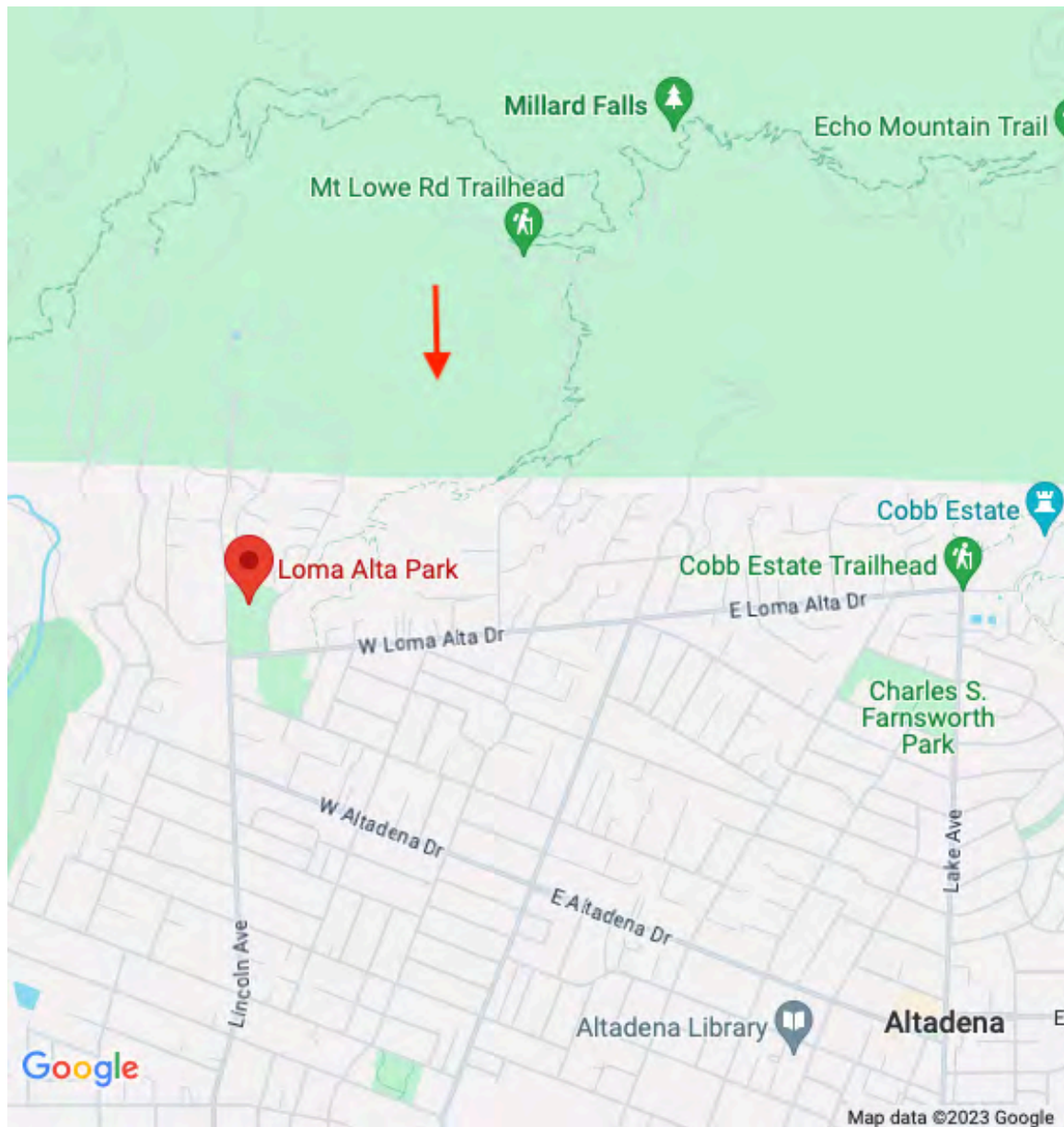
Alison Lancaster
ASCA Registered Consulting Arborist #770
ISA Board Certified Master Arborist #WE-12464B



Attached: Site Location Map
 La Viña East Trail Design
 Arborist Disclosure Statement
 ASCA Registered Consulting Arborist Certification

Enclosed: La Viña East Trail Map (1 sheet – 8.5"x11")
 Oak Tree Inventory Data (3 sheets – 11"x17")
 Oak Tree Maps (7 sheets – 8.5"x11")
 Oak Tree Photos (92 photos – variable size)

Site Location Map
General site area at red arrow.

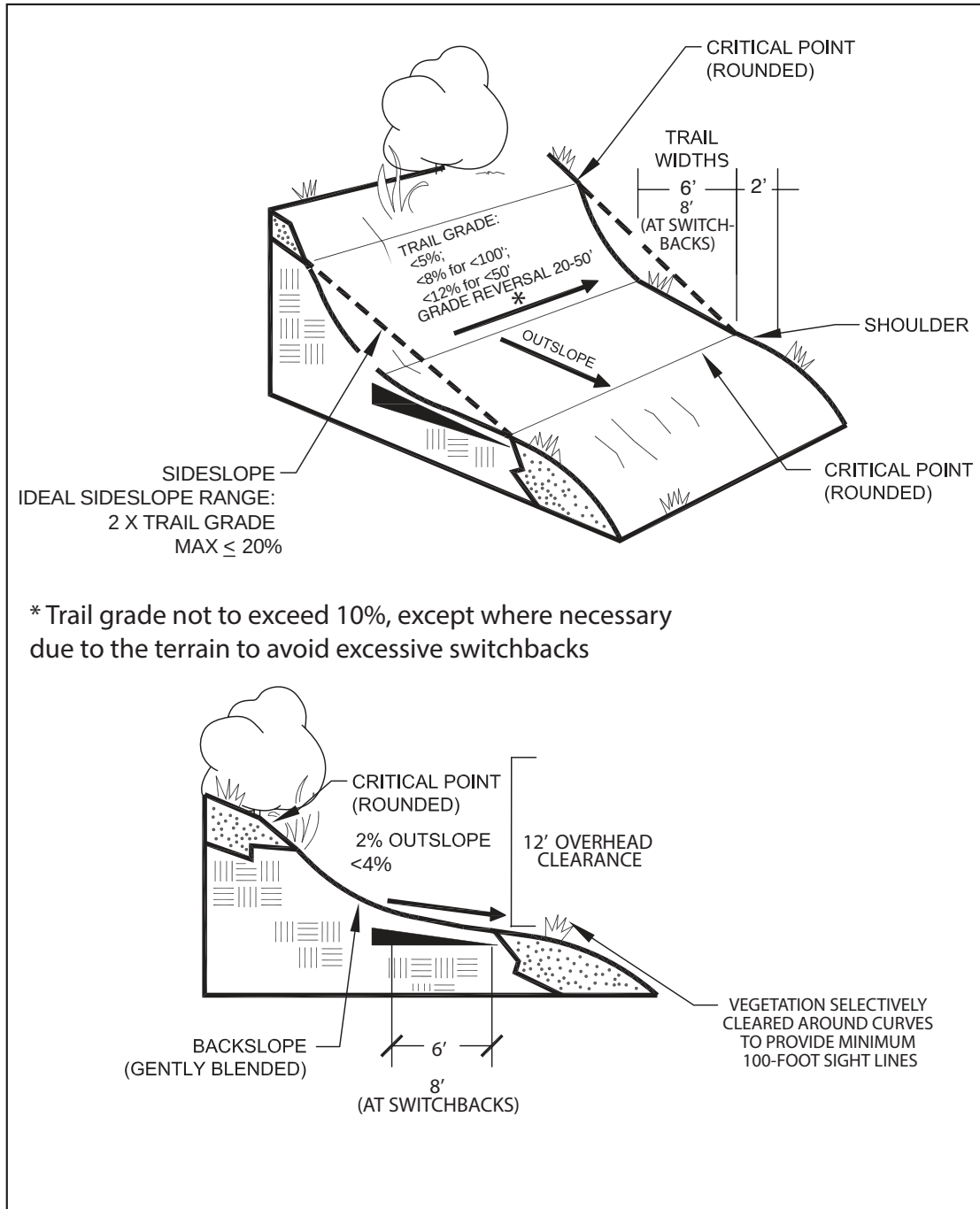


La Viña East Trail Design

Typical Cross Section

Provided by MRCA – dated 10/27/20

This trail design cross section is for the southern leg of the trail intended for mixed use. The northern leg of the trail intended for hiking will have a narrowed, 4-foot-wide design.



In all other respects where reasonably practicable, the trail shall be consistent with the County of Los Angeles Trails Manual.

Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Pruning and Hazard Evaluation, Disease and Pest Diagnosis

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance their health and structure, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. Even with complete and accurate information, arborists are not attorneys and cannot provide legal guidance on these issues. The person hiring the arborist accepts full responsibility for authorizing recommended treatment or remedial measures.

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

Please note the following important considerations:

- You should never authorize or do any work on any tree unless you are certain of that tree's ownership, and you have confirmed that you solely own the tree, or that anyone else having a claim to the tree has given you permission in writing authorizing your proposed action.
- Before removing a tree, be sure it is your tree to remove.
- Trees on property lines belong to both properties.
- Working on trees hanging into or over your yard that belong to a neighbor may result in "unreasonable damage" to their tree and could expose you to litigation.

The American Society of Consulting Arborists®

In recognition of fulfillment of the requirements for
Registered Consulting Arborist® status confers upon

Alison Lancaster, RCA #770

Registered Membership
June 15, 2022



MICAH PACE, RCA #607; PRESIDENT

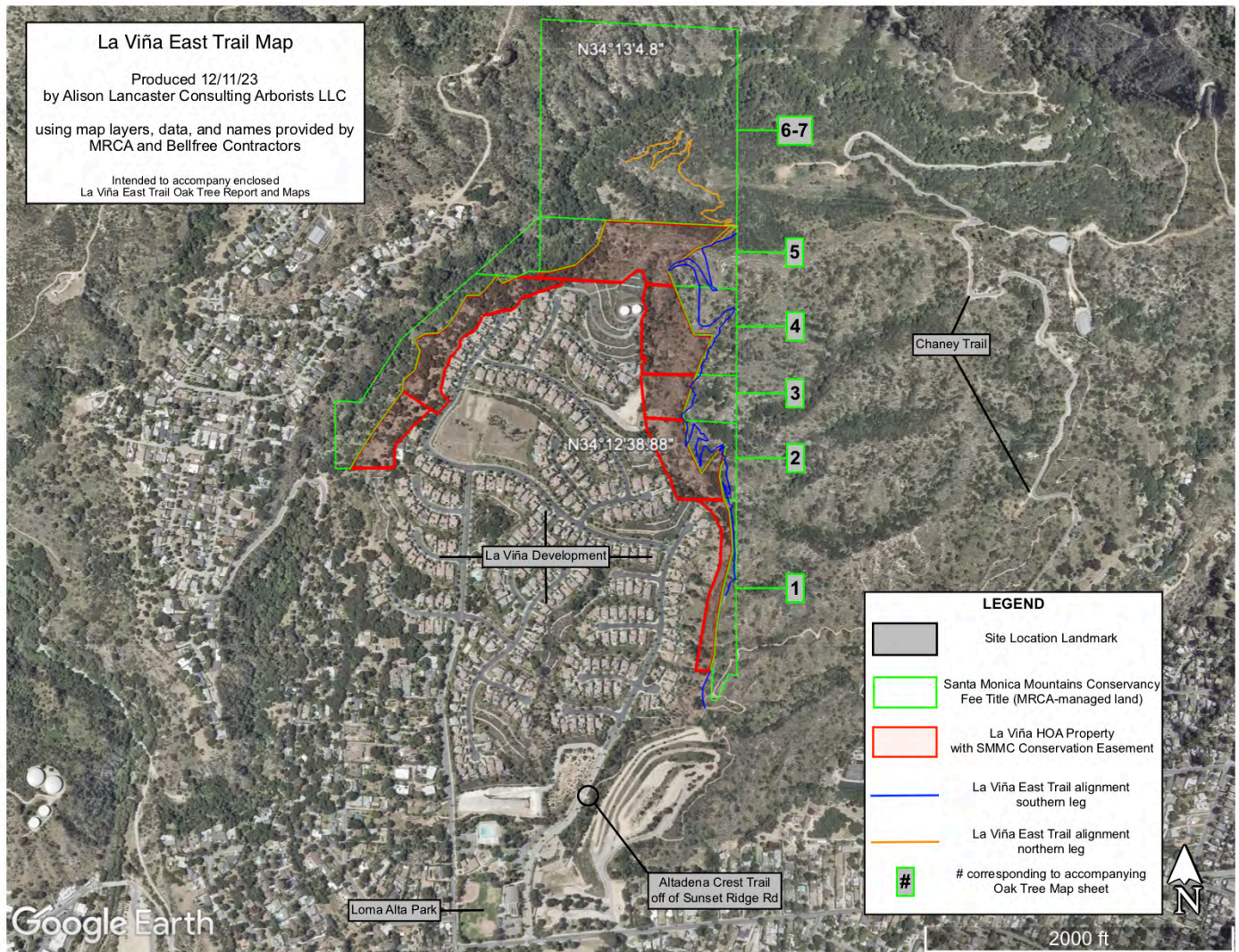


KRISTEN PHILIPS, CAE; EXECUTIVE DIRECTOR

ASCA|RCA
Registered Consulting Arborist®

La Viña East Trail Map

Produced 12/11/23
by Alison Lancaster Consulting Arborists LLC
using map layers, data, and names provided by
MRCA and Bellfree Contractors
Intended to accompany enclosed
La Viña East Trail Oak Tree Report and Maps



Tree #	Species	Diameter**	Heritage	Canopy***	Vigor****	Health	Disease and Insect	Structural Issues and Recs*****	Expected Impacts			
									Distance from trunk to trail	Wall near tree?	Clearance pruning?	Overall Potential Impact Rating
1	<i>Quercus agrifolia</i>	25 @ 1.5'	—	20r	2/2/1/3/2 = 10	fair	Dead trunk w/ decay	Cavities in trunk/limbs - EWR	15'	—	minor	minor
2	<i>Quercus durata</i> var. <i>gabrielensis</i>	6,6,5,4 @ 3'	—	16r	2/1/2/3/2 = 10	fair	—	—	4'	yes	minor	major
3	<i>Quercus durata</i> var. <i>gabrielensis</i>	6.5,6.5	—	12r	2/3/3/3/3 = 14	good	—	—	12'	—	minor	minor
4	<i>Quercus agrifolia</i>	18,17.5,12 @ 3'	—	24r	2/2/3/3/2 = 12	fair	—	—	20'	yes	minor	minor
5	<i>Quercus durata</i> var. <i>gabrielensis</i>	6.5,5.5,4	—	15r	2/3/3/3/3 = 14	good	—	—	4'	—	minor	major
6	<i>Quercus durata</i> var. <i>gabrielensis</i>	12,11,8,5	—	18r	2/1/2/3/3 = 11	fair	—	—	6'	yes	minor	moderate
7	<i>Quercus durata</i> var. <i>gabrielensis</i>	15,11,10,8	—	22r	2/1/2/3/3 = 11	fair	—	Cavity in large trunk - NR	16'	—	minor	minor
8	<i>Quercus agrifolia</i>	18.5 @ 1.5'	—	15r	2/1/2/3/3 = 11	fair	—	—	5'	yes	minor	major
9	<i>Quercus durata</i> var. <i>gabrielensis</i>	6,6,5	—	12r	2/1/1/3/3 = 10	fair	Dead trunk w/ decay	—	5'	—	minor	major
10	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,7,6	—	15r	1/1/1/3/3 = 9	fair	Dead trunk w/ decay and borers	—	3'	—	moderate	significant
11	<i>Quercus durata</i> var. <i>gabrielensis</i>	7.5,6,6+	—	15r	2/1/2/3/3 = 11	fair	—	—	12'	—	moderate	minor
12*	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,6,5+ @ 3'	—	14r	2/1/2/3/3 = 11	fair	—	—	5'	—	minor	major
13	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,7,5	—	15r	2/2/2/3/2 = 11	fair	—	—	6'	—	minor	major
14	<i>Quercus agrifolia</i>	~24 @ 2'	—	15r	1/2/2/2/2 = 9	fair	Old fire damage	—	19'	—	—	minor
15	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,5+	—	13r	2/2/3/3/3 = 13	good	—	—	2'	—	minor	significant
16	<i>Quercus agrifolia</i>	16,10 @ 4'	—	16r	1/2/2/2/3 = 10	fair	Possible Botryosphaeria	Cavity in trunk - NR	15'	—	minor	minor
17	<i>Quercus agrifolia</i>	19 @ 2'	—	25r	2/2/2/2/3 = 11	fair	—	—	4'	—	moderate	major
18	<i>Quercus agrifolia</i>	20	—	22r	3/2/2/3/3 = 13	good	—	—	1'	yes	moderate	significant
19	<i>Quercus agrifolia</i>	17,17	—	25r	2/2/2/3/3 = 12	fair	—	Codominant trunks - EWR	7'	yes	moderate	moderate
20	<i>Quercus durata</i> var. <i>gabrielensis</i>	8.5,7,7	—	20r	2/2/2/3/2 = 11	fair	—	—	2'	yes	minor	significant
21	<i>Quercus durata</i> var. <i>gabrielensis</i>	9,7	—	17r	2/2/2/3/2 = 11	fair	—	—	2'	yes	minor	significant
22	<i>Quercus agrifolia</i>	35 @ .5'	—	25r	3/2/3/3/3 = 14	good	—	—	24'	—	minor	minor
23	<i>Quercus agrifolia</i>	19	—	27SW	2/3/3/3/3 = 14	good	—	Significant imbalance - EWR	20'	—	moderate	minor
24	<i>Quercus agrifolia</i>	17	—	25SW	3/2/3/3/2 = 13	good	—	Significant imbalance - EWR	25'	bridge	minor	minor
25	<i>Quercus agrifolia</i>	12	—	15r	1/2/3/3/2 = 11	fair	—	—	18'	bridge	minor	minor
26	<i>Quercus durata</i> var. <i>gabrielensis</i>	10,9,7+	—	18r	2/2/2/3/3 = 12	fair	—	—	3'	—	moderate	significant
27*	<i>Quercus agrifolia</i>	~28	—	26r	3/3/3/3/2 = 14	good	—	—	25'	—	minor	minor
28	<i>Quercus agrifolia</i>	22 @ 2'	—	27r	2/2/3/3/3 = 13	good	—	—	25'	yes	—	minor
29	<i>Quercus agrifolia</i>	39.5 @ 1'	yes	27r	3/2/2/3/3 = 13	good	Possible Botryosphaeria	—	12'	yes	minor	minor
30	<i>Quercus agrifolia</i>	24	—	23r	2/3/2/3/3 = 13	good	—	—	12'	—	minor	minor
31	<i>Quercus agrifolia</i>	23 @ 4'	—	25N/30E	2/3/2/3/3 = 13	good	—	Imbalanced - EWR	4'	yes	minor	major
32	<i>Quercus agrifolia</i>	31,29	—	35r	1/3/2/3/3 = 12	fair	Old fire damage	Cavities in limb over trail - EWR	8'	—	minor	moderate
33	<i>Quercus agrifolia</i>	30,16 @ 4'	—	25r	2/2/3/3/2 = 12	fair	Old fire damage	—	14'	yes	moderate	minor
34	<i>Quercus agrifolia</i>	27,15	—	27r	1/2/2/3/3 = 11	fair	Old fire damage	Included bark - EWR	8'	yes	moderate	moderate
35	<i>Quercus agrifolia</i>	21.5	—	28r	1/2/3/3/2 = 11	fair	Old fire damage	—	30'	—	—	minor
36	<i>Quercus agrifolia</i>	16	—	23r	1/2/3/3/2 = 11	fair	Old fire damage	—	20'	—	minor	minor
37	<i>Quercus agrifolia</i>	17.5,14,14+	—	25r	1/2/2/3/3 = 11	fair	Old fire damage	Cavities in trunk, included bark - EWR	6'	yes	moderate	moderate
38	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,6+	—	20r	2/3/3/3/1 = 12	fair	—	—	23'	—	—	minor
39	<i>Quercus agrifolia</i>	8	—	8r	2/2/3/3/2 = 12	fair	—	—	10'	—	—	moderate
40	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,5,5,5	—	12r	2/2/1/3/2 = 10	fair	Two trunks w/ borers	—	14'	—	—	minor

* No tag
** Diameter is measured in inches at standard height of 4.5 feet above grade.
*** Estimated canopy radius (r) or compass directions (NESW) in feet
**** Vigor is rated on a scale of 1 (low) to 3 (high), for a possible 5 to 15 points, for five categories: bark expansion, canopy density, canopy dieback, canopy color, and shoot elongation.
***** Formal risk assessment is not in the scope of my work; however, if I observed significant structural issues warranting corrective pruning, they have been noted here. For recommendations, EWR = end weight reduction pruning and NR = there are no recommendations.

Tree #	Species	Diameter**	Heritage	Canopy***	Vigor****	Health	Disease and Insect	Structural Issues and Recs*****	Expected Impacts			
									Distance from trunk to trail	Wall near tree?	Clearance pruning?	Overall Potential Impact Rating
41	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,6.5,6	—	15r	2/2/3/3/1 = 11	fair	—	—	13'	—	minor	minor
42	<i>Quercus agrifolia</i>	28,22,17+	—	40r	1/3/3/3/3 = 13	good	—	—	38'	—	minor	minor
43	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,7	—	16r	2/2/2/3/3 = 12	fair	—	Cavity in trunk over trail - NR	15'	—	—	minor
44	<i>Quercus durata</i> var. <i>gabrielensis</i>	9 @ 2'	—	16r	1/2/2/3/3 = 11	fair	—	Failing but held up in nearby tree - NR	2'	—	minor	major
45	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	12r	2/2/3/3/2 = 12	fair	—	—	5'	—	—	moderate
46	<i>Quercus durata</i> var. <i>gabrielensis</i>	9	—	16r	2/2/2/3/2 = 11	fair	—	—	15'	—	minor	minor
47	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	13r	2/2/1/3/3 = 11	fair	Dead, broken trunk w/ decay	—	15'	—	minor	minor
48	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6	—	12r	1/1/1/2/1 = 6	poor	—	Cavities in both trunks - NR	13'	—	—	minor
49	<i>Quercus durata</i> var. <i>gabrielensis</i>	12	—	14r	2/2/2/3/3 = 12	fair	—	—	3'	—	minor	major
50	<i>Quercus durata</i> var. <i>gabrielensis</i>	9,5.5 @ 4'	—	12r	2/2/1/3/2 = 10	fair	—	—	7'	—	—	moderate
51	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	15N/18W	2/2/2/3/2 = 11	fair	Canker on trunk	—	3'	—	moderate	major
52	<i>Quercus durata</i> var. <i>gabrielensis</i>	10 @ 3'	—	12r	2/2/1/3/2 = 10	fair	Dead trunk w/ borers	—	12'	—	—	minor
53	<i>Quercus durata</i> var. <i>gabrielensis</i>	9.5,6,3	—	14r	2/2/2/3/3 = 12	fair	—	—	12'	—	minor	minor
54	<i>Quercus durata</i> var. <i>gabrielensis</i>	10	—	13r	2/3/1/2/1 = 9	fair	Dead branches w/ decay and borers	—	7'	—	minor	moderate
55	<i>Quercus durata</i> var. <i>gabrielensis</i>	12	—	18r	2/2/1/3/1 = 9	fair	Dead branches w/ borers	—	20'	—	—	minor
56	<i>Quercus durata</i> var. <i>gabrielensis</i>	10,4	—	16r	2/2/2/3/3 = 12	fair	—	—	8'	—	moderate	moderate
57	<i>Quercus durata</i> var. <i>gabrielensis</i>	9.5	—	14r	2/2/2/3/2 = 11	fair	—	—	12'	—	—	minor
58	<i>Quercus durata</i> var. <i>gabrielensis</i>	~9	—	12r	2/1/1/2/1 = 7	poor	Dead branches w/ decay	—	5'	—	minor	moderate
59	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	18r	2/2/1/3/2 = 10	fair	Fungal conk on trunk	—	6'	—	minor	moderate
60	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	15r	2/2/1/3/2 = 10	fair	Dead branch w/ borers	—	6'	—	minor	moderate
61	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	14r	2/2/2/3/3 = 12	fair	—	Cavity in trunk over trail - EWR	6'	—	—	moderate
62	<i>Quercus durata</i> var. <i>gabrielensis</i>	8.5	—	24N	2/2/2/3/2 = 11	fair	Canker w/ borers on lower trunk	—	13'	—	—	minor
63	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,8,3	—	16r	2/2/2/3/2 = 11	fair	Cankers on trunks	—	1'	—	—	major
64	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,6 @ 3.5'	—	18r	2/1/2/2/1 = 8	fair	—	—	17'	—	minor	minor
65	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	12r	2/2/3/3/2 = 12	fair	—	—	15'	—	—	minor
66	<i>Quercus durata</i> var. <i>gabrielensis</i>	9 @ 4'	—	12W	2/2/2/3/2 = 11	fair	—	—	10'	—	—	minor
67	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,7.5,6+ @ 4'	—	18r	2/3/3/3/3 = 14	good	—	—	12'	yes	minor	minor
68	<i>Quercus agrifolia</i>	14	—	12r	dead	dead	—	Failing limbs - remove limbs extending toward trail	12'	yes	—	—
69	<i>Quercus agrifolia</i>	14	—	24r	1/2/3/3/3 = 12	fair	—	—	22'	—	—	minor
70	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	6r	1/1/1/1/2 = 6	poor	Possible disease present	—	6'	yes	minor	moderate
71	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	18W	1/2/3/2/2 = 10	fair	Cankers on trunk	Significant lean - NR	1'	—	—	major
72	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,5	—	14r	2/2/2/2/3 = 11	fair	Possible disease present	—	15'	—	—	minor
73	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,5	—	15r	2/2/2/3/2 = 11	fair	—	—	15'	—	—	minor
74	<i>Quercus durata</i> var. <i>gabrielensis</i>	6,6,3	—	16W	1/2/2/2/3 = 10	fair	Possible disease present	—	10'	—	—	minor
75	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,3	—	18SW	2/2/1/3/2 = 10	fair	Dead trunk w/ borers	Bowed trunk w/ cavity at base - NR	1'	yes	minor	significant
76	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,2	—	12r	2/1/2/3/2 = 10	fair	Possible disease present	—	9'	—	minor	minor
77	<i>Quercus agrifolia</i>	14,11	—	19r	1/2/2/2/2 = 9	fair	—	Cavity at base - NR	13'	—	—	minor
78	<i>Quercus agrifolia</i>	14,12	—	16r	1/2/2/2/3 = 10	fair	—	Cavity in trunk - NR	12'	—	minor	minor
79	<i>Quercus durata</i> var. <i>gabrielensis</i>	14,13	—	18r	3/2/3/3/3 = 14	good	—	—	13'	yes	minor	minor
80	<i>Quercus durata</i> var. <i>gabrielensis</i>	9	—	14W	2/1/2/2/3 = 10	fair	Cankers on trunk	—	1'	yes	—	significant

* No tag

** Diameter is measured in inches at standard height of 4.5 feet above grade.

*** Estimated canopy radius (r) or compass directions (NESW) in feet

**** Vigor is rated on a scale of 1 (low) to 3 (high), for a possible 5 to 15 points, for five categories: bark expansion, canopy density, canopy dieback, canopy color, and shoot elongation.

***** Formal risk assessment is not in the scope of my work; however, if I observed significant structural issues warranting corrective pruning, they have been noted here. For recommendations, EWR = end weight reduction pruning and NR = there are no recommendations.

Tree #	Species	Diameter**	Heritage	Canopy***	Vigor****	Health	Disease and Insect	Structural Issues and Recs*****	Expected Impacts			
									Distance from trunk to trail	Wall near tree?	Clearance pruning?	Overall Potential Impact Rating
81	<i>Quercus agrifolia</i>	16 @ 4'	—	22W	2/2/2/2/2 = 10	fair	—	—	22'	—	—	minor
82	<i>Quercus agrifolia</i>	15,15	—	16r	2/2/3/3/2 = 12	fair	Possible Botryosphaeria	—	8'	yes	—	moderate
83	<i>Quercus durata</i> var. <i>gabrielensis</i>	~10,6	—	12r	2/2/3/3/3 = 13	good	—	—	5'	yes	minor	major
84	<i>Quercus agrifolia</i>	13	—	23W	1/2/2/2/2 = 9	fair	Cankers on trunk	—	1'	—	—	major
85	<i>Quercus agrifolia</i>	11 @ 2.5'	—	15r	2/2/2/3/3 = 12	fair	Broken branch w/ decay and borers	—	12'	—	minor	minor
86	<i>Quercus durata</i> var. <i>gabrielensis</i>	10	—	24W	1/1/2/2/1 = 7	poor	Dead branches	—	12'	—	—	minor
87	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	26SW	1/1/2/2/1 = 7	poor	Dead branches	—	14'	—	—	minor
88	<i>Quercus agrifolia</i>	9,7	—	8r	2/2/2/3/3 = 12	fair	Major trunk cankers	Broken top - NR	1'	—	minor	major
89	<i>Quercus agrifolia</i>	~20	—	14W	1/3/1/3/3 = 11	fair	Trunk w/ decay	Leaning, broken top - NR	11'	yes	minor	minor
90	<i>Quercus agrifolia</i>	13,12	—	18r	2/2/1/3/3 = 11	fair	Dead trunk w/ decay	—	16'	—	—	minor
91	<i>Quercus agrifolia</i>	~12,9,9 @ 4'	—	20r	2/2/2/2/2 = 10	fair	—	—	12'	—	minor	minor
92	<i>Quercus agrifolia</i>	16,13,12,8	—	21r	1/2/2/3/2 = 10	fair	Old fire damage	Multiple trunks - EWR	6'	—	—	moderate
93	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,5,4	—	15r	2/2/2/2/3 = 11	fair	Possible disease present	—	15'	—	—	minor
94	<i>Quercus durata</i> var. <i>gabrielensis</i>	8 @ 4'	—	10r	3/2/2/3/1 = 11	fair	Dead branches	Cavity in attachment - NR	12'	—	—	minor

* No tag

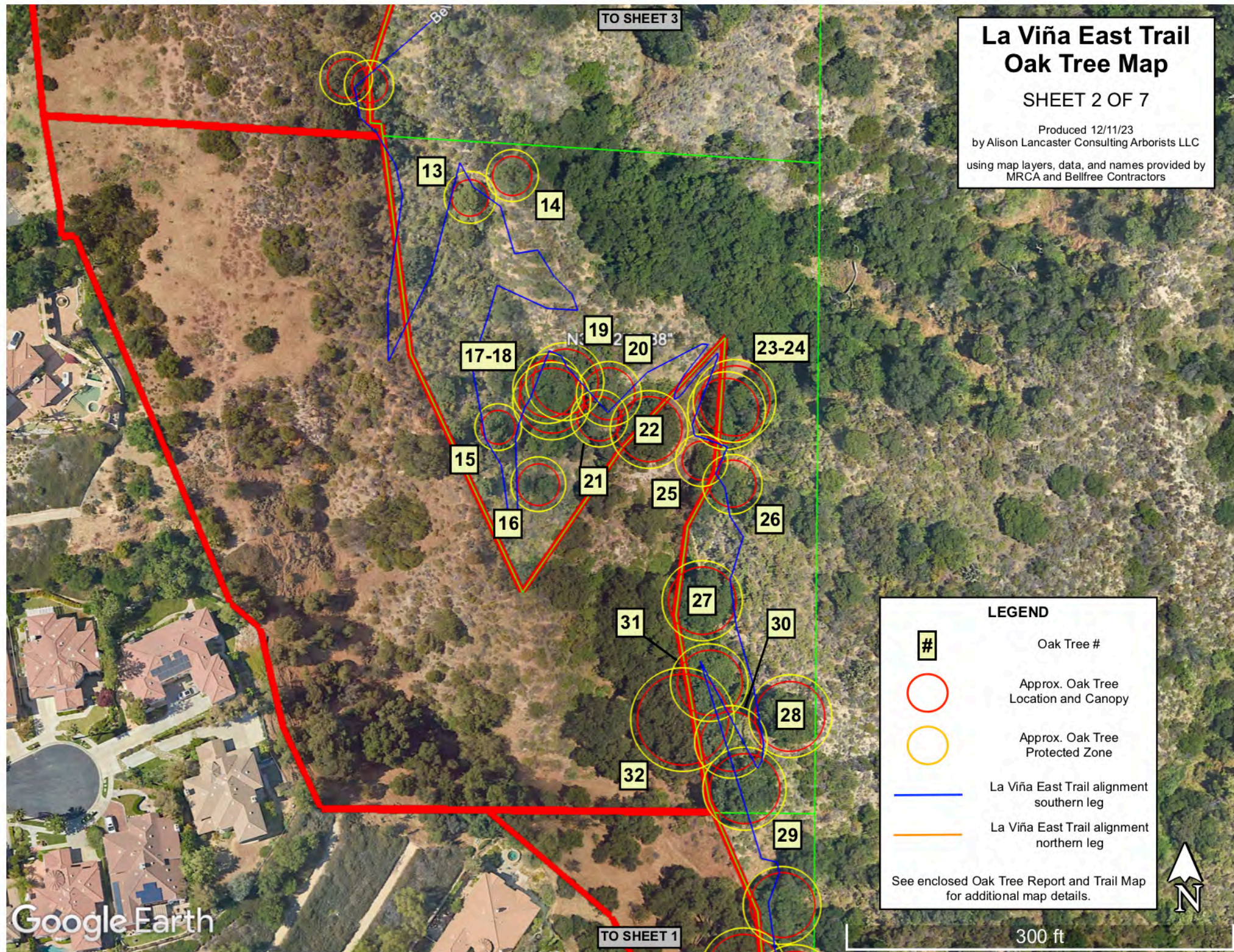
** Diameter is measured in inches at standard height of 4.5 feet above grade.

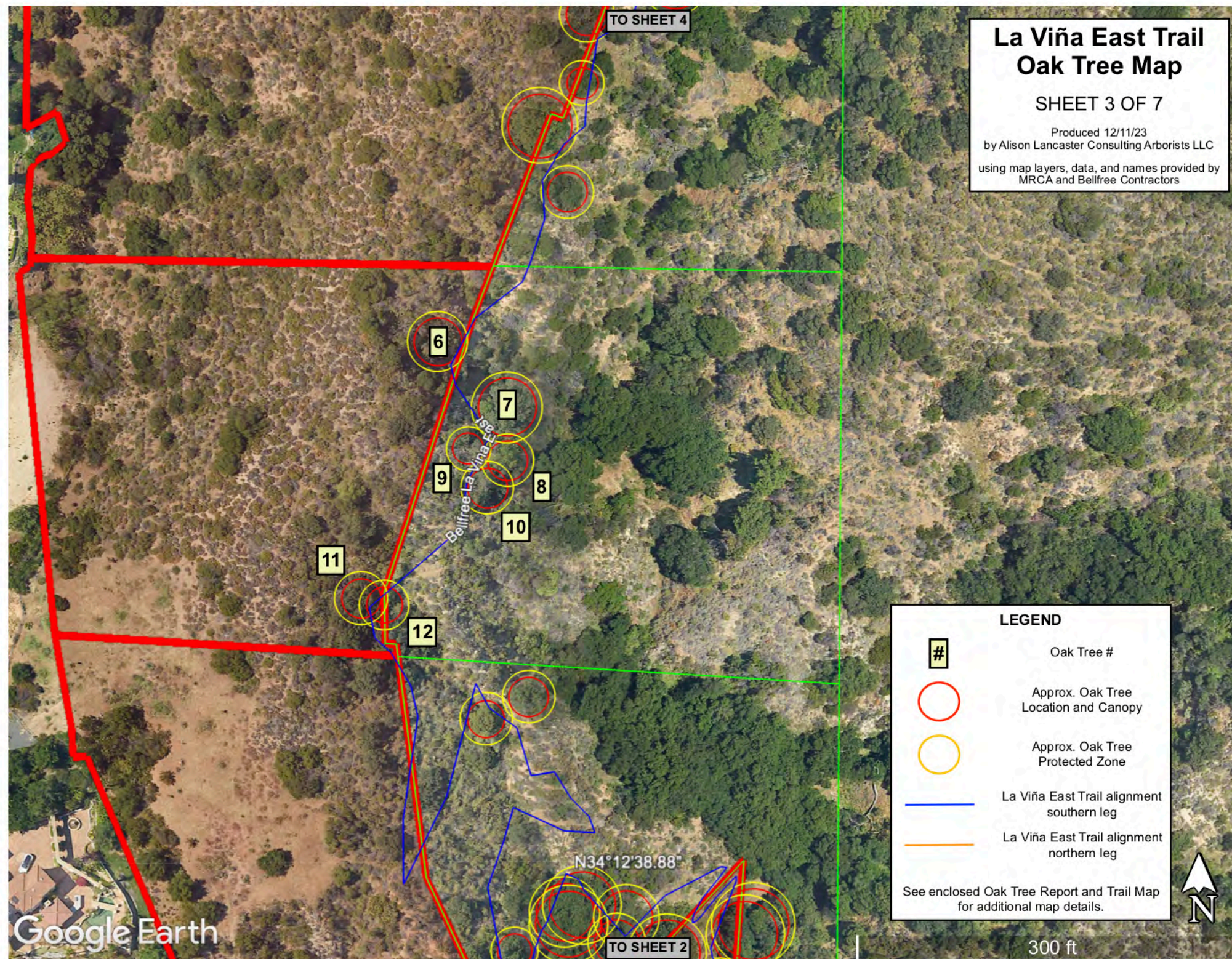
*** Estimated canopy radius (r) or compass directions (NESW) in feet

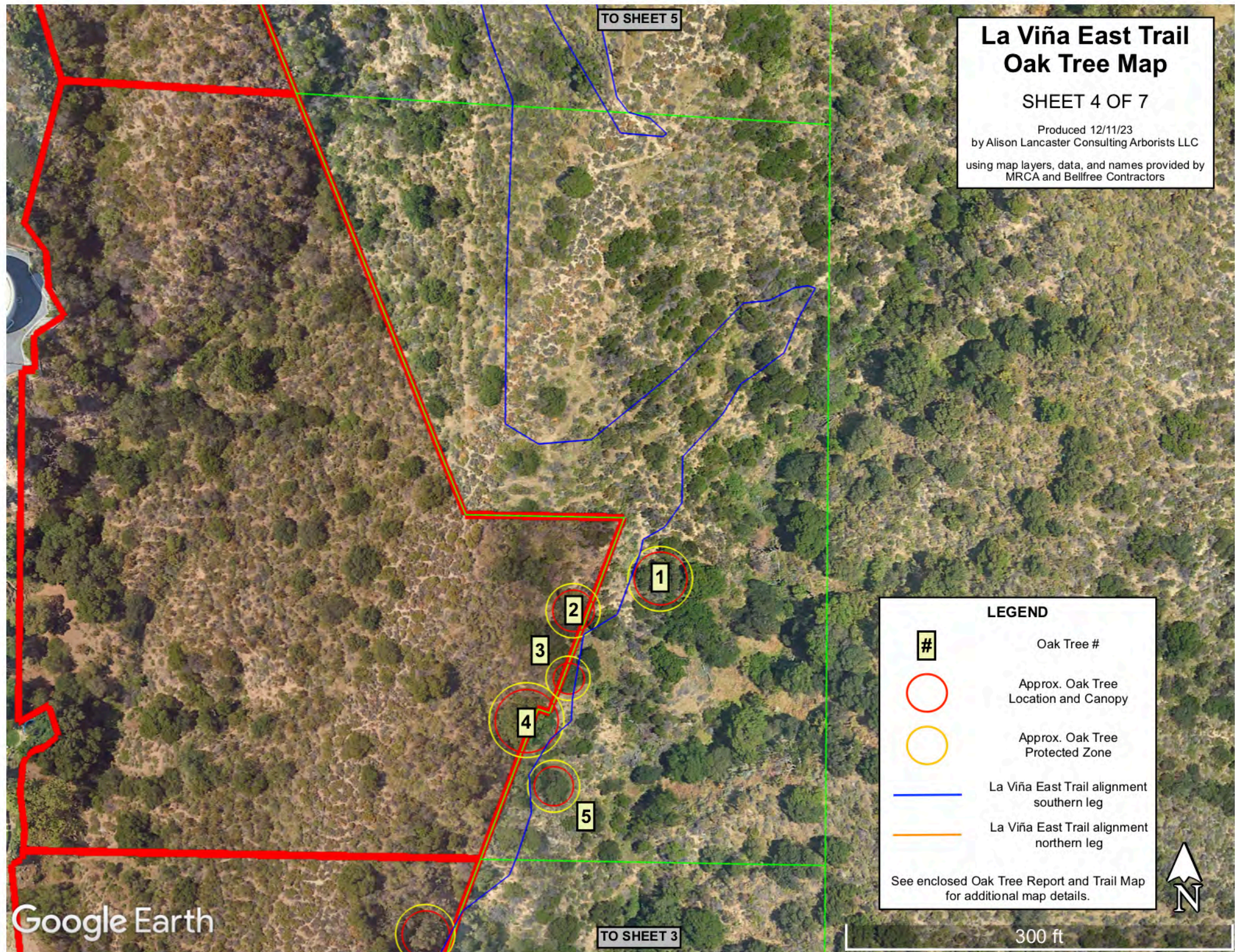
**** Vigor is rated on a scale of 1 (low) to 3 (high), for a possible 5 to 15 points, for five categories: bark expansion, canopy density, canopy dieback, canopy color, and shoot elongation.

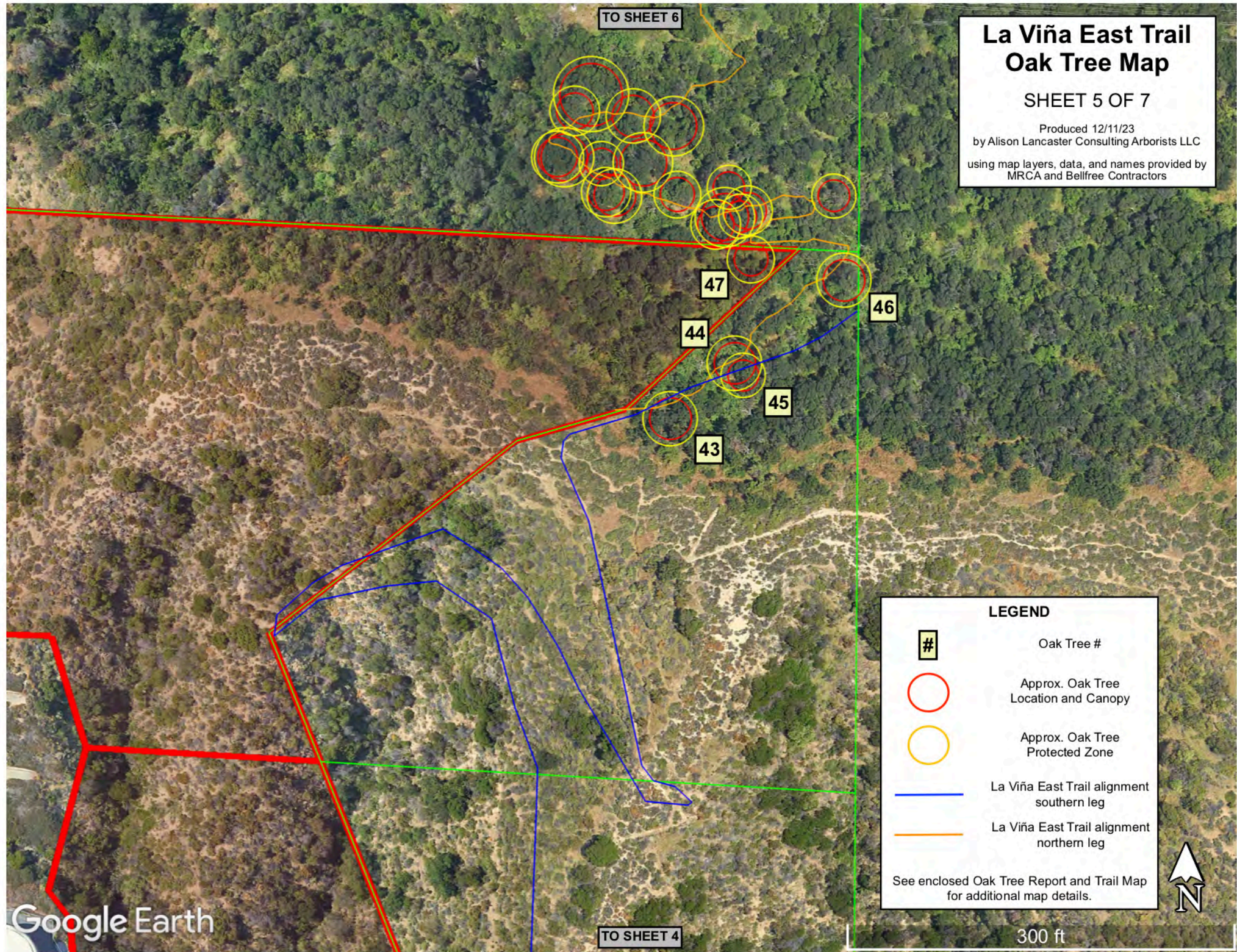
***** Formal risk assessment is not in the scope of my work; however, if I observed significant structural issues warranting corrective pruning, they have been noted here. For recommendations, EWR = end weight reduction pruning and NR = there are no recommendations.

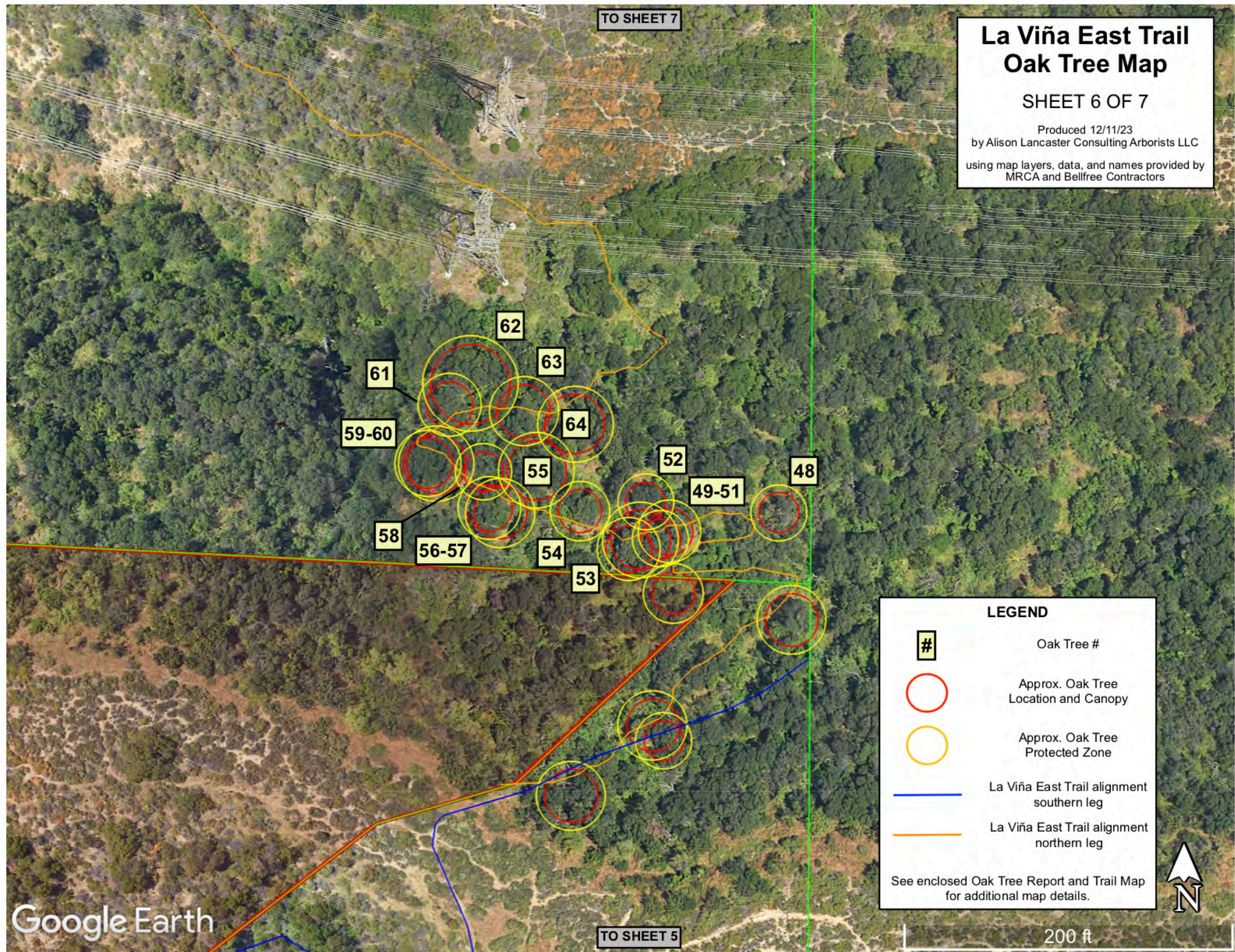


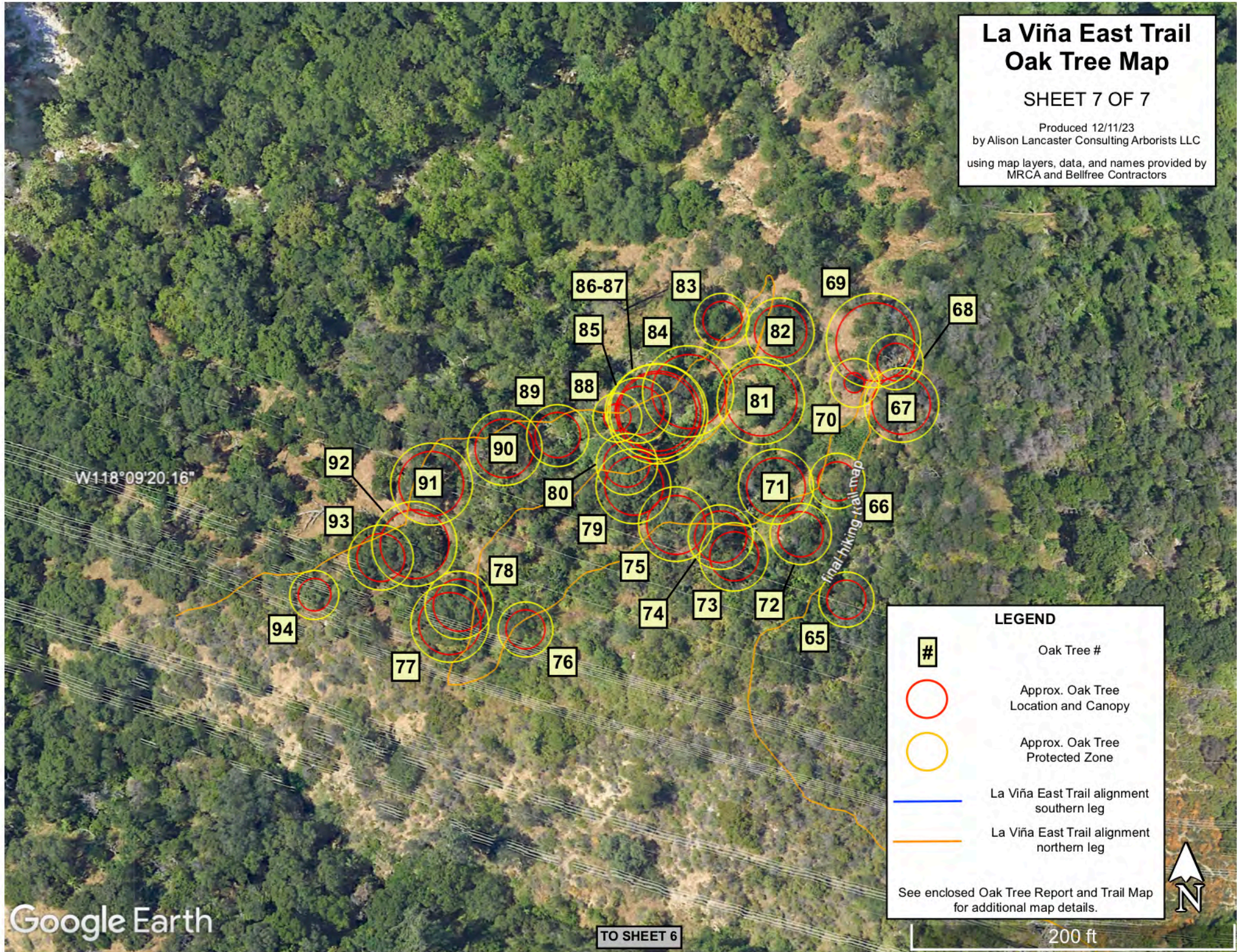
















Tree 2 (all trunks)





Tree 4



Tree 5 (all trunks)



Tree 6 (all trunks)



Tree 7



Tree 8





Tree 10 (all trunks)



Tree 11 (all trunks)



Tree 12 (all trunks)



Tree 13 (all trunks)



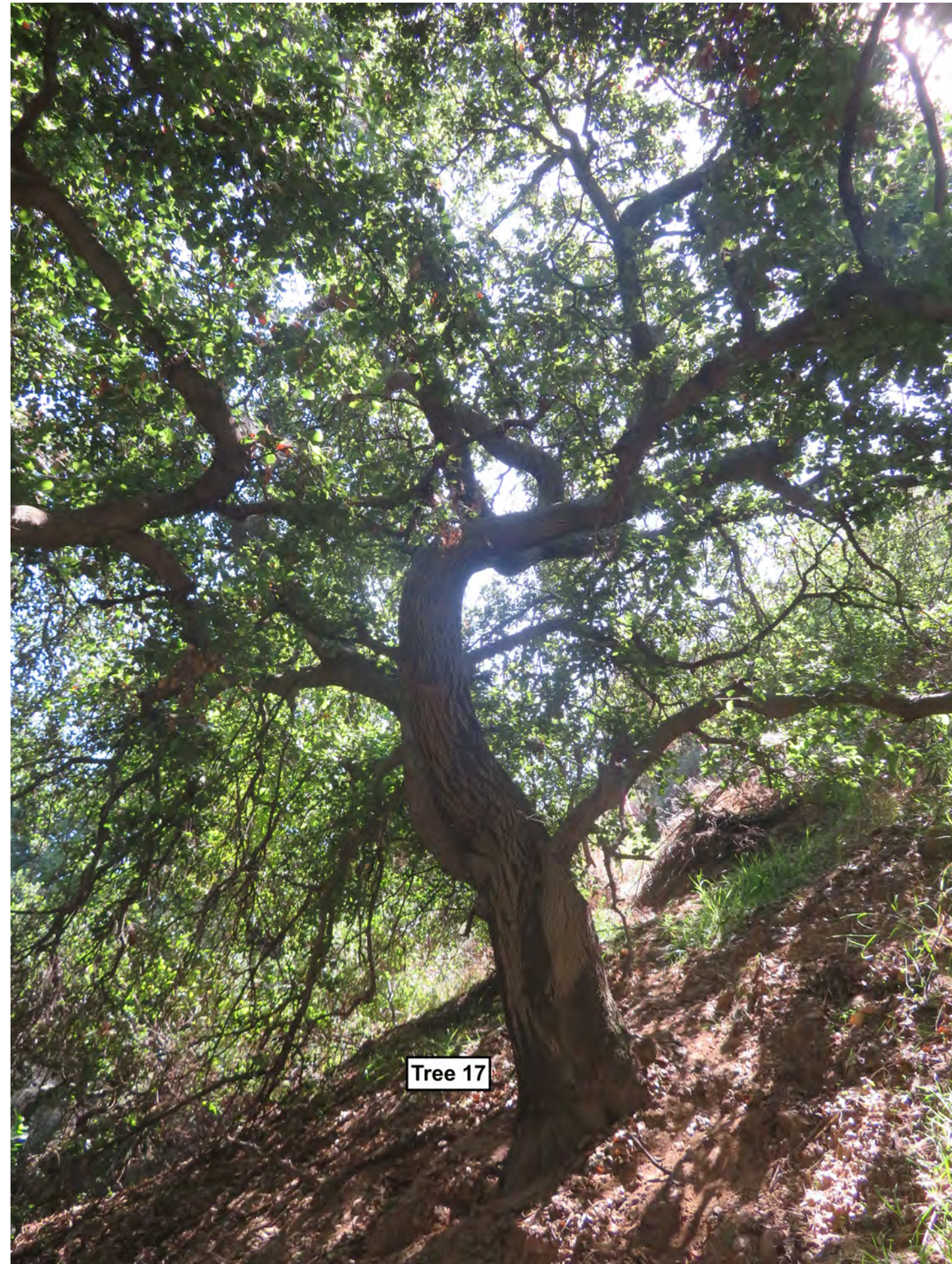
Tree 14



Tree 15 (all trunks)



Tree 16



Tree 17

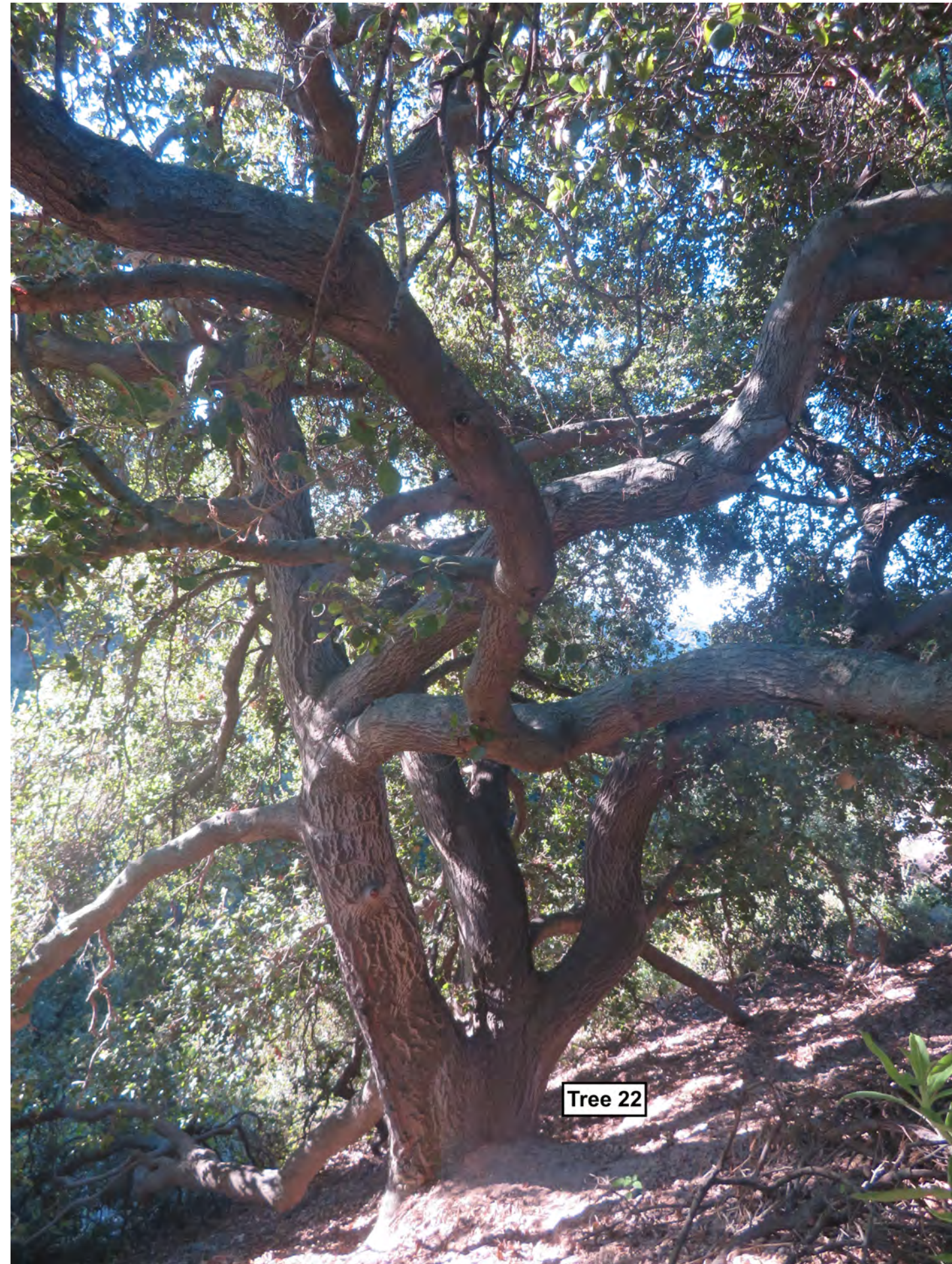




Tree 20 (all trunks)



Tree 21 (bent trunk)





Tree 23





Tree 25



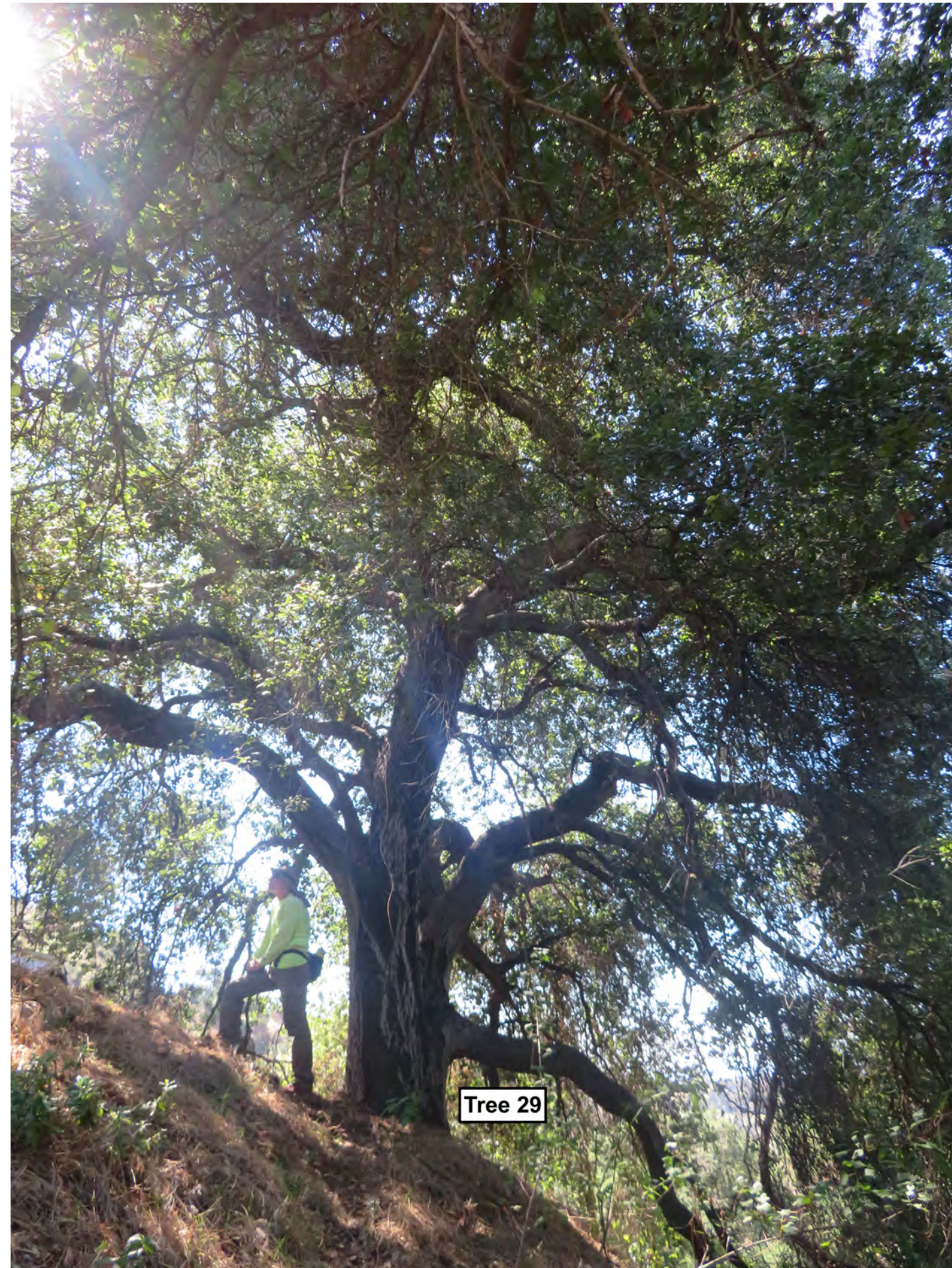
Tree 26 (all trunks)



Tree 27



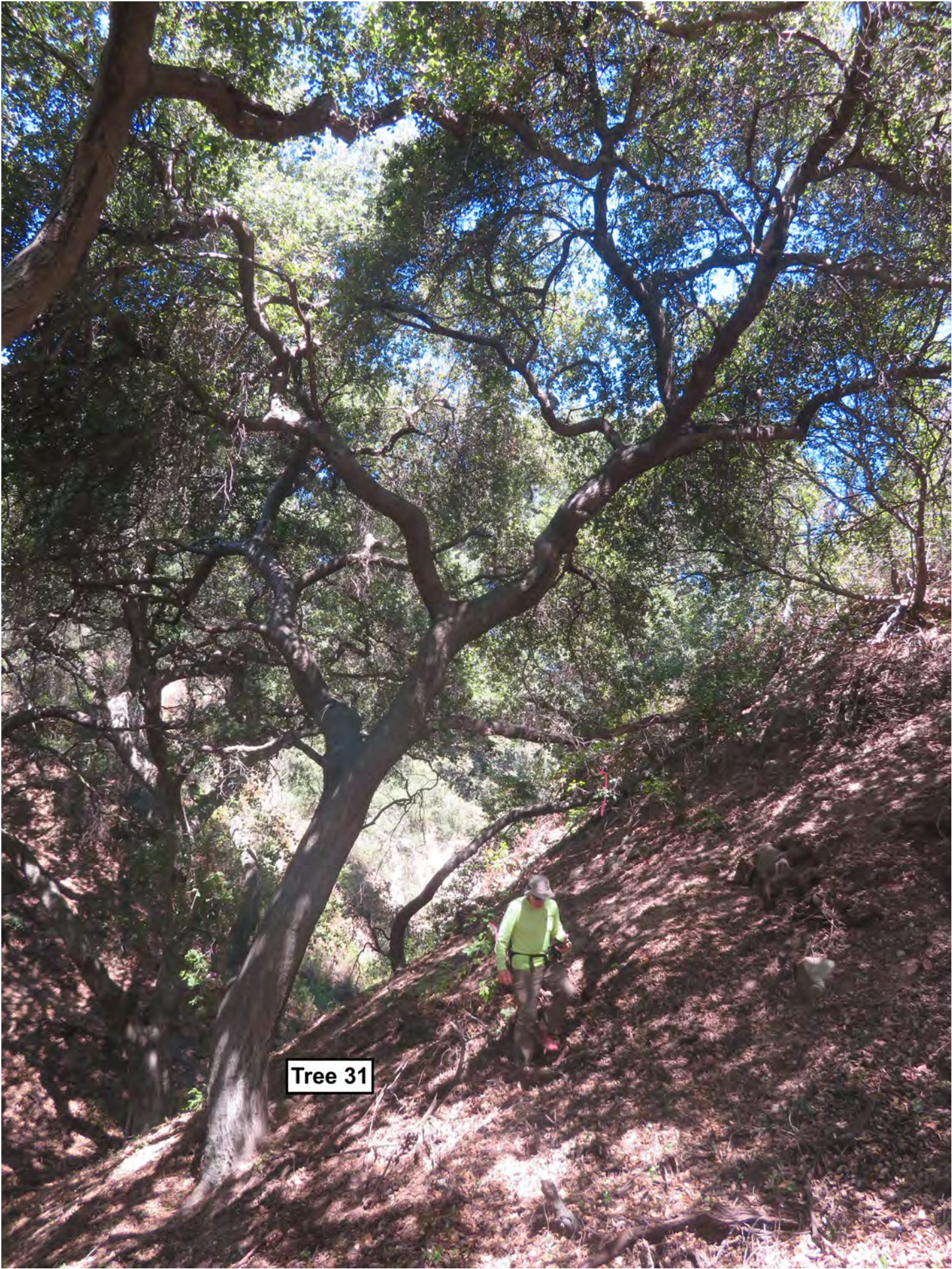
Tree 28



Tree 29



Tree 30



Tree 31



Tree 32

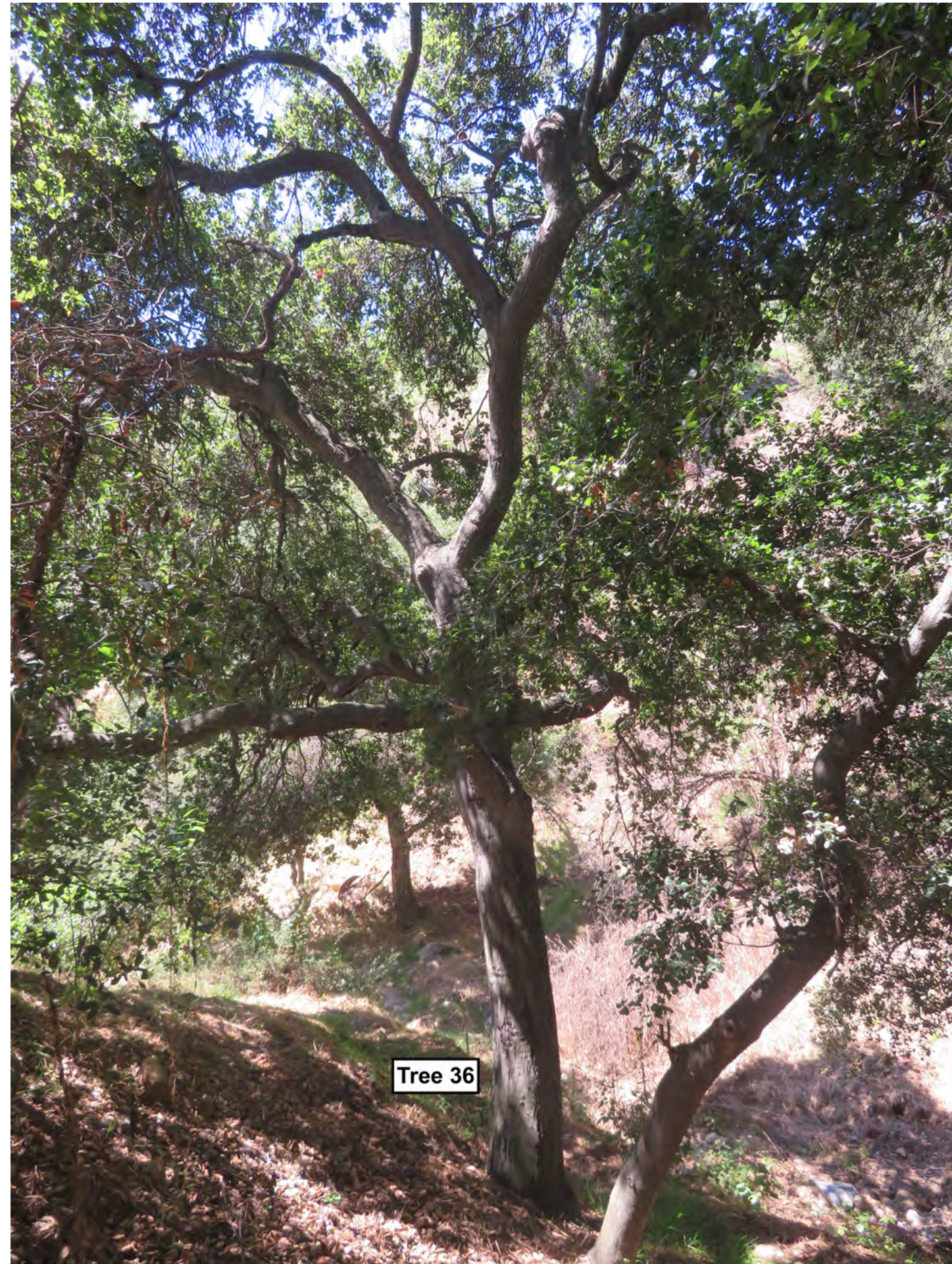


Tree 33 (all trunks)





Tree 35 (larger trunk only)



Tree 36



Tree 37 (all trunks)



Tree 38 (large cluster)







Tree 41 (underneath elderberry)



Tree 42 (outside canopy)



Tree 42 (inside canopy, all trunks)



Tree 43 (all trunks)



Tree 44 (broken trunk)



Tree 45



Tree 46



Tree 47



Tree 48 (all trunks)





Tree 50 (all trunks)





Tree 52



Tree 53 (all trunks)





Tree 55



Tree 56



Tree 57





Tree 59

Tree 60



Tree 61





Tree 63 (all trunks)



Tree 64 (all trunks)





Tree 66



Tree 67 (all trunks)



Tree 68 (dead)







Tree 71 (leaning)



Tree 72 (all trunks)



Tree 73



Tree 74 (all trunks)



Tree 75 (bent trunk)





Tree 77



Tree 78 (two larger trunks)



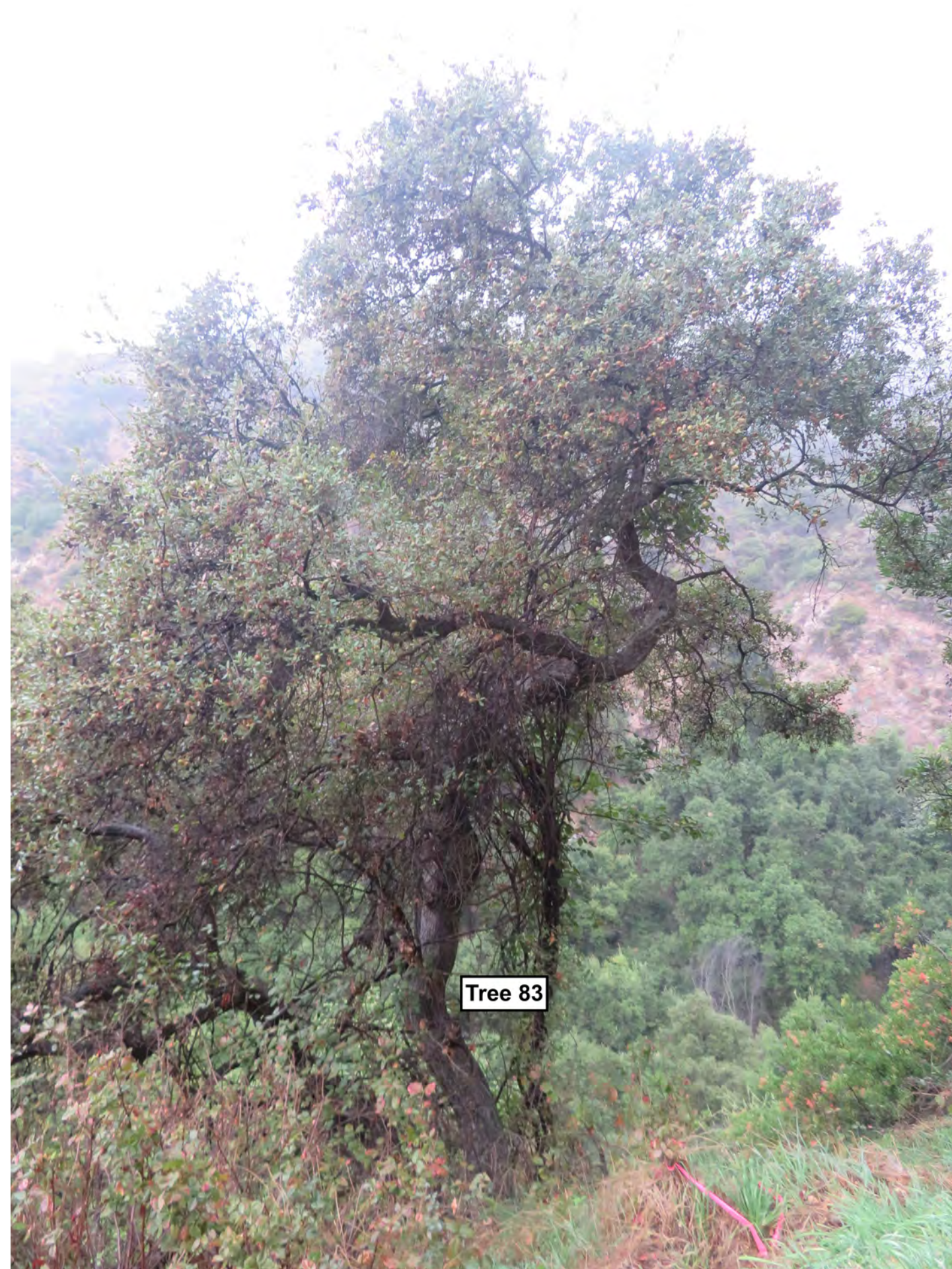
Tree 79 (all trunks)







Tree 82



Tree 83



Tree 84



Tree 85 (all trunks)

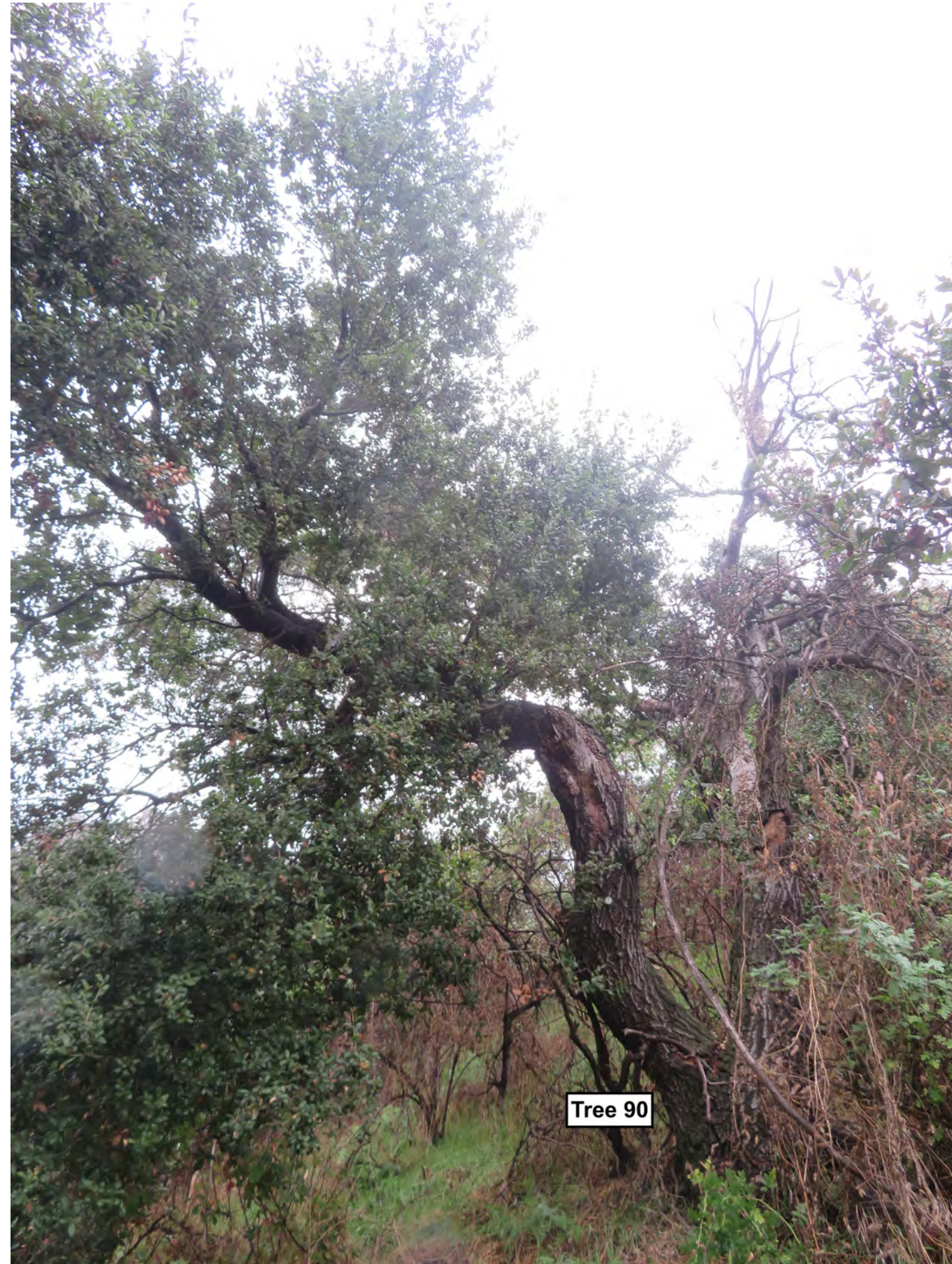


Tree 86

Tree 87







Tree 90



Tree 91



Tree 92 (all trunks)



Tree 93 (all trunks)



Tree 94

Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Pruning and Hazard Evaluation, Disease and Pest Diagnosis

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

7/14/25

Sarah Kevorkian
Mountains Recreation and Conservation Authority (MRCA)
570 W Avenue 26, Suite 100
Los Angeles, CA 90065

SUBJECT: Addendum – Post-Fire Update to LA County Oak Tree Report for La Viña East Trail in Altadena

REFERENCES:

- 1) LA County Oak Tree Report for La Viña East Trail, rev 7/3/23, Lancaster
- 2) Proposal for Post-Fire Review and Update..., dated 6/9/25, Lancaster

I completed the referenced LA County Oak Tree Report for La Viña East Trail in December 2023.

Since then, the trail was impacted by the Eaton Fire in January 2025, so I was asked to conduct a post-fire review of the trail and to update the Oak Tree Inventory Data and provide an addendum to the LA County Oak Tree Report accordingly.

I visited the site with MRCA and Bellfree Contractors on 6/17/25 and 7/10/25 to conduct the post-fire review of the trail.

I found the following fire impacts to the 94 protected oak trees contained in the oak tree inventory:

Oak Species	Eaton Fire Damage						Total
	GONE	K	SS	FD	MiFD	NFD	
<i>Quercus agrifolia</i>	1	0	1	18	14	4	38
<i>Quercus durata</i> var. <i>gabrielensis</i>	0	1	12	16	6	21	56
Total	1	1	13	34	20	25	94

Eaton Fire Damage levels are rated as follows:

<u>GONE</u> –	completely burned away
<u>Killed (K)</u> –	remains but was killed
<u>Stump Sprouts (SS)</u> –	trunks are killed, but are stump sprouting at the base
<u>Fire Damage (FD)</u> –	moderate to major fire damage to the trunk or canopy
<u>Minor Fire Damage (MiFD)</u> –	minor fire or heat damage to the canopy only
<u>No Fire Damage (NFD)</u> –	no fire damage observed

Updated Oak Tree Inventory Data sheets are enclosed with this addendum, and photos of the oak trees are available upon request.

Please let me know if I can be of further assistance or if you have additional questions.

Sincerely,



Alison Lancaster
ASCA Registered Consulting Arborist #770
ISA Board Certified Master Arborist #WE-12464B



Attached: Arborist Disclosure Statement
ASCA Registered Consulting Arborist Certification

Enclosed: Oak Tree Inventory Data with Post-Fire Updates (3 sheets – 11"x17")

Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Pruning and Hazard Evaluation, Disease and Pest Diagnosis

1744 Franklin Street Unit B
Santa Monica, CA 90404
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ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance their health and structure, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. Even with complete and accurate information, arborists are not attorneys and cannot provide legal guidance on these issues. The person hiring the arborist accepts full responsibility for authorizing recommended treatment or remedial measures.

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

Please note the following important considerations:

- You should never authorize or do any work on any tree unless you are certain of that tree's ownership, and you have confirmed that you solely own the tree, or that anyone else having a claim to the tree has given you permission in writing authorizing your proposed action.
- Before removing a tree, be sure it is your tree to remove.
- Trees on property lines belong to both properties.
- Working on trees hanging into or over your yard that belong to a neighbor may result in "unreasonable damage" to their tree and could expose you to litigation.

The American Society of Consulting Arborists®

In recognition of fulfillment of the requirements for
Registered Consulting Arborist® status confers upon

Alison Lancaster, RCA #770

Registered Membership
June 15, 2022



MICAH PACE, RCA #607; PRESIDENT



KRISTEN PHILIPS, CAE; EXECUTIVE DIRECTOR

ASCARCA
Registered Consulting Arborist®

Tree #	Species	Diameter**	Heritage	Canopy***	Vigor****	Health	Disease and Insect	Structural Issues and Recs*****	Expected Impacts				Eaton Fire Damage*****
									Distance from trunk to trail	Wall near tree?	Clearance pruning?	Overall Potential Impact Rating	
1	<i>Quercus agrifolia</i>	25 @ 1.5'	—	20r	2/2/1/3/2 = 10	fair	Dead trunk w/ decay	Cavities in trunk/limbs - EWR	15'	—	minor	minor	SS
2	<i>Quercus durata</i> var. <i>gabrielensis</i>	6,6,5,4 @ 3'	—	16r	2/1/2/3/2 = 10	fair	—	—	4'	yes	minor	major	SS
3	<i>Quercus durata</i> var. <i>gabrielensis</i>	6.5,6.5	—	12r	2/3/3/3/3 = 14	good	—	—	12'	—	minor	minor	SS
4	<i>Quercus agrifolia</i>	18,17.5,12 @ 3'	—	24r	2/2/3/3/2 = 12	fair	—	—	20'	yes	minor	minor	FD
5	<i>Quercus durata</i> var. <i>gabrielensis</i>	6.5,5.5,4	—	15r	2/3/3/3/3 = 14	good	—	—	4'	—	minor	major	FD
6	<i>Quercus durata</i> var. <i>gabrielensis</i>	12,11,8,5	—	18r	2/1/2/3/3 = 11	fair	—	—	6'	yes	minor	moderate	FD
7	<i>Quercus durata</i> var. <i>gabrielensis</i>	15,11,10,8	—	22r	2/1/2/3/3 = 11	fair	—	Cavity in large trunk - NR	16'	—	minor	minor	FD
8	<i>Quercus agrifolia</i>	18.5 @ 1.5'	—	15r	2/1/2/3/3 = 11	fair	—	—	5'	yes	minor	major	MiFD
9	<i>Quercus durata</i> var. <i>gabrielensis</i>	6,6,5	—	12r	2/1/1/3/3 = 10	fair	Dead trunk w/ decay	—	5'	—	minor	major	FD
10	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,7,6	—	15r	1/1/1/3/3 = 9	fair	Dead trunk w/ decay and borers	—	3'	—	moderate	significant	SS
11	<i>Quercus durata</i> var. <i>gabrielensis</i>	7.5,6,6+	—	15r	2/1/2/3/3 = 11	fair	—	—	12'	—	moderate	minor	SS
12*	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,6,5+ @ 3'	—	14r	2/1/2/3/3 = 11	fair	—	—	5'	—	minor	major	FD
13	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,7,5	—	15r	2/2/2/3/2 = 11	fair	—	—	6'	—	minor	major	SS
14	<i>Quercus agrifolia</i>	~24 @ 2'	—	15r	1/2/2/2/2 = 9	fair	Old fire damage	—	19'	—	—	minor	MiFD
15	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,5+	—	13r	2/2/3/3/3 = 13	good	—	—	2'	—	minor	significant	SS
16	<i>Quercus agrifolia</i>	16,10 @ 4'	—	16r	1/2/2/2/3 = 10	fair	Possible Botryosphaeria	Cavity in trunk - NR	15'	—	minor	minor	FD
17	<i>Quercus agrifolia</i>	19 @ 2'	—	25r	2/2/2/2/3 = 11	fair	—	—	4'	—	moderate	major	FD
18	<i>Quercus agrifolia</i>	20	—	22r	3/2/2/3/3 = 13	good	—	—	1'	yes	moderate	significant	FD
19	<i>Quercus agrifolia</i>	17,17	—	25r	2/2/2/3/3 = 12	fair	—	Codominant trunks - EWR	7'	yes	moderate	moderate	FD
20	<i>Quercus durata</i> var. <i>gabrielensis</i>	8.5,7,7	—	20r	2/2/2/3/2 = 11	fair	—	—	2'	yes	minor	significant	SS
21	<i>Quercus durata</i> var. <i>gabrielensis</i>	9,7	—	17r	2/2/2/3/2 = 11	fair	—	—	2'	yes	minor	significant	SS
22	<i>Quercus agrifolia</i>	35 @ .5'	—	25r	3/2/3/3/3 = 14	good	—	—	24'	—	minor	minor	FD
23	<i>Quercus agrifolia</i>	19	—	27SW	2/3/3/3/3 = 14	good	—	Significant imbalance - EWR	20'	—	moderate	minor	FD
24	<i>Quercus agrifolia</i>	17	—	25SW	3/2/3/3/2 = 13	good	—	Significant imbalance - EWR	25'	bridge	minor	minor	FD
25	<i>Quercus agrifolia</i>	12	—	15r	1/2/3/3/2 = 11	fair	—	—	18'	bridge	minor	minor	FD
26	<i>Quercus durata</i> var. <i>gabrielensis</i>	10,9,7+	—	18r	2/2/2/3/3 = 12	fair	—	—	3'	—	moderate	significant	SS
27*	<i>Quercus agrifolia</i>	~28	—	26r	3/3/3/3/2 = 14	good	—	—	25'	—	minor	minor	MiFD
28	<i>Quercus agrifolia</i>	22 @ 2'	—	27r	2/2/3/3/3 = 13	good	—	—	25'	yes	—	minor	MiFD
29	<i>Quercus agrifolia</i>	39.5 @ 1'	yes	27r	3/2/2/3/3 = 13	good	Possible Botryosphaeria	—	12'	yes	minor	minor	FD
30	<i>Quercus agrifolia</i>	24	—	23r	2/3/2/3/3 = 13	good	—	—	12'	—	minor	minor	FD
31	<i>Quercus agrifolia</i>	23 @ 4'	—	25N/30E	2/3/2/3/3 = 13	good	—	Imbalanced - EWR	4'	yes	minor	major	MiFD
32	<i>Quercus agrifolia</i>	31,29	—	35r	1/3/2/3/3 = 12	fair	Old fire damage	Cavities in limb over trail - EWR	8'	—	minor	moderate	FD
33	<i>Quercus agrifolia</i>	30,16 @ 4'	—	25r	2/2/3/3/2 = 12	fair	Old fire damage	—	14'	yes	moderate	minor	MiFD
34	<i>Quercus agrifolia</i>	27,15	—	27r	1/2/2/3/3 = 11	fair	Old fire damage	Included bark - EWR	8'	yes	moderate	moderate	MiFD
35	<i>Quercus agrifolia</i>	21.5	—	28r	1/2/3/3/2 = 11	fair	Old fire damage	—	30'	—	—	minor	MiFD
36	<i>Quercus agrifolia</i>	16	—	23r	1/2/3/3/2 = 11	fair	Old fire damage	—	20'	—	minor	minor	FD
37	<i>Quercus agrifolia</i>	17.5,14,14+	—	25r	1/2/2/3/3 = 11	fair	Old fire damage	Cavities in trunk, included bark - EWR	6'	yes	moderate	moderate	FD
38	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,6+	—	20r	2/3/3/3/1 = 12	fair	—	—	23'	—	—	minor	SS
39	<i>Quercus agrifolia</i>	8	—	8r	2/2/3/3/2 = 12	fair	—	—	10'	—	—	moderate	FD
40	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,5,5,5	—	12r	2/2/1/3/2 = 10	fair	Two trunks w/ borers	—	14'	—	—	minor	FD

* No tag
** Diameter is measured in inches at standard height of 4.5 feet above grade.
*** Estimated canopy radius (r) or compass directions (NESW) in feet
**** Vigor is rated on a scale of 1 (low) to 3 (high), for a possible 5 to 15 points, for five categories: bark expansion, canopy density, canopy dieback, canopy color, and shoot elongation.
***** Formal risk assessment is not in the scope of my work; however, if I observed significant structural issues warranting corrective pruning, they have been noted here. For recommendations, EWR = end weight reduction pruning and NR = there are no recommendations.
***** Level of fire damage is rated: GONE (completely burned away), K (killed in the fire), SS (trunks killed with stump sprouting), FD (moderate to major fire damage to trunk or canopy), MiFD (minor fire or heat damage to canopy only), NFD (no fire damage observed)

Tree #	Species	Diameter**	Heritage	Canopy***	Vigor****	Health	Disease and Insect	Structural Issues and Recs*****	Expected Impacts				Eaton Fire Damage*****
									Distance from trunk to trail	Wall near tree?	Clearance pruning?	Overall Potential Impact Rating	
41	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,6.5,6	—	15r	2/2/3/3/1 = 11	fair	—	—	13'	—	minor	minor	MiFD
42	<i>Quercus agrifolia</i>	28,22,17+	—	40r	1/3/3/3/3 = 13	good	—	—	38'	—	minor	minor	FD
43	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,7	—	16r	2/2/2/3/3 = 12	fair	—	Trunk broke at cavity over trail in Eaton Fire - NR	15'	—	—	minor	NFD
44	<i>Quercus durata</i> var. <i>gabrielensis</i>	9 @ 2'	—	16r	1/2/2/3/3 = 11	fair	—	Failing, held up in nearby tree - NR	2'	—	minor	major	NFD
45	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	12r	2/2/3/3/2 = 12	fair	—	—	5'	—	—	moderate	NFD
46	<i>Quercus durata</i> var. <i>gabrielensis</i>	9	—	16r	2/2/2/3/2 = 11	fair	—	—	15'	—	minor	minor	NFD
47	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	13r	2/2/1/3/3 = 11	fair	Dead, broken trunk w/ decay	—	15'	—	minor	minor	NFD
48	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6	—	12r	1/1/1/2/1 = 6	poor	—	Cavities in both trunks - NR	13'	—	—	minor	NFD
49	<i>Quercus durata</i> var. <i>gabrielensis</i>	12	—	14r	2/2/2/3/3 = 12	fair	—	—	3'	—	minor	major	NFD
50	<i>Quercus durata</i> var. <i>gabrielensis</i>	9,5.5 @ 4'	—	12r	2/2/1/3/2 = 10	fair	—	—	7'	—	—	moderate	NFD
51	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	15N/18W	2/2/2/3/2 = 11	fair	Canker on trunk	—	3'	—	moderate	major	NFD
52	<i>Quercus durata</i> var. <i>gabrielensis</i>	10 @ 3'	—	12r	2/2/1/3/2 = 10	fair	Dead trunk w/ borers	—	12'	—	—	minor	NFD
53	<i>Quercus durata</i> var. <i>gabrielensis</i>	9.5,6,3	—	14r	2/2/2/3/3 = 12	fair	—	—	12'	—	minor	minor	NFD
54	<i>Quercus durata</i> var. <i>gabrielensis</i>	10	—	13r	2/3/1/2/1 = 9	fair	Dead branches w/ decay and borers	—	7'	—	minor	moderate	NFD
55	<i>Quercus durata</i> var. <i>gabrielensis</i>	12	—	18r	2/2/1/3/1 = 9	fair	Dead branches w/ borers	—	20'	—	—	minor	NFD
56	<i>Quercus durata</i> var. <i>gabrielensis</i>	10,4	—	16r	2/2/2/3/3 = 12	fair	—	—	8'	—	moderate	moderate	NFD
57	<i>Quercus durata</i> var. <i>gabrielensis</i>	9.5	—	14r	2/2/2/3/2 = 11	fair	—	—	12'	—	—	minor	NFD
58	<i>Quercus durata</i> var. <i>gabrielensis</i>	~9	—	12r	2/1/1/2/1 = 7	poor	Dead branches w/ decay	—	5'	—	minor	moderate	NFD
59	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	18r	2/2/1/3/2 = 10	fair	Fungal conk on trunk	—	6'	—	minor	moderate	NFD
60*	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	15r	2/2/1/3/2 = 10	fair	Dead branch w/ borers	—	6'	—	minor	moderate	NFD
61	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	14r	2/2/2/3/3 = 12	fair	—	Cavity in trunk over trail - EWR	6'	—	—	moderate	FD
62	<i>Quercus durata</i> var. <i>gabrielensis</i>	8.5	—	24N	2/2/2/3/2 = 11	fair	Canker w/ borers on lower trunk	—	13'	—	—	minor	FD
63	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,8,3	—	16r	2/2/2/3/2 = 11	fair	Cankers on trunks	Center trunk fell in Eaton Fire - NR	1'	—	—	major	FD
64	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,6 @ 3.5'	—	18r	2/1/2/2/1 = 8	fair	—	—	17'	—	minor	minor	NFD
65	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	12r	2/2/3/3/2 = 12	fair	—	—	15'	—	—	minor	SS
66	<i>Quercus durata</i> var. <i>gabrielensis</i>	9 @ 4'	—	12W	2/2/2/3/2 = 11	fair	—	—	10'	—	—	minor	FD
67	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,7.5,6+ @ 4'	—	18r	2/3/3/3/3 = 14	good	—	—	12'	yes	minor	minor	FD
68	<i>Quercus agrifolia</i>	14	—	12r	dead	dead	—	—	12'	yes	—	—	GONE
69	<i>Quercus agrifolia</i>	14	—	24r	1/2/3/3/3 = 12	fair	—	—	22'	—	—	minor	MiFD
70	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	6r	1/1/1/1/2 = 6	poor	Possible disease present	—	6'	yes	minor	moderate	K
71	<i>Quercus durata</i> var. <i>gabrielensis</i>	8	—	18W	1/2/3/2/2 = 10	fair	Cankers on trunk	Significant lean - NR	1'	—	—	major	FD
72	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,5	—	14r	2/2/2/2/3 = 11	fair	Possible disease present	—	15'	—	—	minor	MiFD
73	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,5	—	15r	2/2/2/3/2 = 11	fair	—	—	15'	—	—	minor	FD
74	<i>Quercus durata</i> var. <i>gabrielensis</i>	6,6,3	—	16W	1/2/2/2/3 = 10	fair	Possible disease present	—	10'	—	—	minor	FD
75	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,3	—	18SW	2/2/1/3/2 = 10	fair	Dead trunk w/ borers	Trunk broke in Eaton Fire - NR	1'	yes	minor	significant	SS
76	<i>Quercus durata</i> var. <i>gabrielensis</i>	8,2	—	12r	2/1/2/3/2 = 10	fair	Possible disease present	—	9'	—	minor	minor	FD
77	<i>Quercus agrifolia</i>	14,11	—	19r	1/2/2/2/2 = 9	fair	—	Cavity at base - NR	13'	—	—	minor	MiFD
78	<i>Quercus agrifolia</i>	14,12	—	16r	1/2/2/2/3 = 10	fair	—	Cavity in trunk - NR	12'	—	minor	minor	MiFD
79	<i>Quercus durata</i> var. <i>gabrielensis</i>	14,13	—	18r	3/2/3/3/3 = 14	good	—	—	13'	yes	minor	minor	NFD
80	<i>Quercus durata</i> var. <i>gabrielensis</i>	9	—	14W	2/1/2/2/3 = 10	fair	Cankers on trunk	Trunk broke in Eaton Fire - NR	1'	yes	—	significant	MiFD

* No tag
** Diameter is measured in inches at standard height of 4.5 feet above grade.
*** Estimated canopy radius (r) or compass directions (NESW) in feet
**** Vigor is rated on a scale of 1 (low) to 3 (high), for a possible 5 to 15 points, for five categories: bark expansion, canopy density, canopy dieback, canopy color, and shoot elongation.
***** Formal risk assessment is not in the scope of my work; however, if I observed significant structural issues warranting corrective pruning, they have been noted here. For recommendations, EWR = end weight reduction pruning and NR = there are no recommendations.
***** Level of fire damage is rated: GONE (completely burned away), K (killed in the fire), SS (trunks killed with stump sprouting), FD (moderate to major fire damage to trunk or canopy), MiFD (minor fire or heat damage to canopy only), NFD (no fire damage observed)

Tree #	Species	Diameter**	Heritage	Canopy***	Vigor****	Health	Disease and Insect	Structural Issues and Recs*****	Expected Impacts				Eaton Fire Damage*****
									Distance from trunk to trail	Wall near tree?	Clearance pruning?	Overall Potential Impact Rating	
81	<i>Quercus agrifolia</i>	16 @ 4'	—	22W	2/2/2/2/2 = 10	fair	—	—	22'	—	—	minor	MiFD
82	<i>Quercus agrifolia</i>	15,15	—	16r	2/2/3/3/2 = 12	fair	Possible Botryosphaeria	—	8'	yes	—	moderate	NFD
83	<i>Quercus durata</i> var. <i>gabrielensis</i>	~10,6	—	12r	2/2/3/3/3 = 13	good	—	—	5'	yes	minor	major	MiFD
84	<i>Quercus agrifolia</i>	13	—	23W	1/2/2/2/2 = 9	fair	Cankers on trunk	—	1'	—	—	major	NFD
85	<i>Quercus agrifolia</i>	11 @ 2.5'	—	15r	2/2/2/3/3 = 12	fair	Broken branch w/ decay and borers	—	12'	—	minor	minor	MiFD
86	<i>Quercus durata</i> var. <i>gabrielensis</i>	10	—	24W	1/1/2/2/1 = 7	poor	Dead branches	Trunk broke in Eaton Fire - NR	12'	—	—	minor	NFD
87	<i>Quercus durata</i> var. <i>gabrielensis</i>	11	—	26SW	1/1/2/2/1 = 7	poor	Dead branches	Branches broke in Eaton Fire - NR	14'	—	—	minor	MiFD
88	<i>Quercus agrifolia</i>	9,7	—	8r	2/2/2/3/3 = 12	fair	Major trunk cankers	Broken top - NR	1'	—	minor	major	NFD
89	<i>Quercus agrifolia</i>	~20	—	14W	1/3/1/3/3 = 11	fair	Trunk w/ decay	Leaning, broken top - NR	11'	yes	minor	minor	NFD
90	<i>Quercus agrifolia</i>	13,12	—	18r	2/2/1/3/3 = 11	fair	Dead trunk w/ decay burned away in Eaton Fire	—	16'	—	—	minor	FD
91	<i>Quercus agrifolia</i>	~12,9,9 @ 4'	—	20r	2/2/2/2/2 = 10	fair	—	—	12'	—	minor	minor	FD
92	<i>Quercus agrifolia</i>	16,13,12,8	—	21r	1/2/2/3/2 = 10	fair	Old fire damage	Multiple trunks - EWR	6'	—	—	moderate	MiFD
93	<i>Quercus durata</i> var. <i>gabrielensis</i>	7,6,5,4	—	15r	2/2/2/2/3 = 11	fair	Possible disease present	—	15'	—	—	minor	FD
94	<i>Quercus durata</i> var. <i>gabrielensis</i>	8 @ 4'	—	10r	3/2/2/3/1 = 11	fair	Dead branches	Cavity in attachment - NR	12'	—	—	minor	MiFD

* No tag

** Diameter is measured in inches at standard height of 4.5 feet above grade.

*** Estimated canopy radius (r) or compass directions (NESW) in feet

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