

April 22, 2026

Jennifer Pearson
8640 National Blvd
Culver City, CA 90232

PROJECT NO. PRJ2023-00474-(5)
CONDITIONAL USE PERMIT NO. RPPL2023000666
OAK TREE PERMIT NO. RPPL2025003986
600 E Mariposa Street Altadena, CA 91001 (5840-010-900)

Dear Ms. Pearson:

The Regional Planning Commission (Commission), by its action of **April 22, 2026**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **May 6, 2026**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Jennifer Pearson
April 22, 2026
Page 2

For questions or for additional information, please contact Jolee Hui of the Foothills Development Services Section at (213) 893-7011, or jhui@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Michele Bush, Supervising Regional Planner
Foothills Development Services Section

MRB:JPH

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

c: DPW (Building and Safety)
Zoning Enforcement

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-00474-(5)
CONDITIONAL USE PERMIT NO. RPPL2023000666
OAK TREE PERMIT NO. RPPL2025003986**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing on April 22, 2026, in the matter of Project No. **PRJ2023-00474-(5)**, consisting of Conditional Use Permit (“CUP”) No. RPPL2023000666, Oak Tree Permit (“OTP”) No. RPPL2025003986. The CUP and OTP are referred to collectively as the “Project Permits.”)
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on April 22, 2026. County Planning staff (“Staff”) presented the project before the Commission. Following Staff’s presentation, the applicant’s representatives, Mr. Mark Schoeman (Principal Architect of ABA Studios), and Ms. Katie Clark (Altadena Library District Trustee) testified before the Commission in support of the Project and outlined the goals, vision, consideration, and outreach effort that were put into the design process. Vice-Chair Duarte-White asked whether the Altadena Library District was an independent entity separate from the County library system with its own fiscal budget. Ms. Clark responded yes and added that the Altadena Library District is the oldest special library district in California and was formed in 1926 to provide library services that respond directly to the needs of the Altadena community. Commissioner Hastings then asked Staff to confirm whether the litigation deposit was a standardized amount and Staff confirmed yes. A representative from the Altadena Heritage, Mr. Hans Allhoff, and a representative from the Neighbors Building a Better Altadena, Ms. Joan Riback, also testified in favor of the Project and urged the Commission to approve the Project. There being no further testimonies or questions, the Commission closed the public hearing, certified the Final Environmental Report along with the required Findings of Fact and Statement of Overriding Considerations, adopted the Mitigation Monitoring and Reporting Program, and approved the Project.
3. **ENTITLEMENT REQUESTED.** The permittee, Altadena Library District (“Permittee”), requests a CUP to authorize the continued use and operation of an existing public library (Altadena Main Library) in conjunction with the proposed renovation and expansion of the existing facility in the R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Section 22.18.030.C (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4 and R-5).

4. **ENTITLEMENT REQUESTED.** The Permittee also requests an OTP to authorize encroachment into the protected zone of two non-heritage-sized oak trees associated with the proposed landscaping, utility undergrounding, and infrastructure improvements of the existing public library pursuant to County Code Section 22.174.030 (Oak Tree Permits, Applicability).
5. **LOCATION.** The Project is located at 600 E. Mariposa Street, Assessor’s Parcel Number 5840-010-900, (“Project Site”) in the community of Altadena.
6. **PREVIOUS ENTITLEMENT(S).** Zoning Exception Case (“ZEC”) No. 6827, approved by the Commission on June 25, 1963, authorized the construction and operation of the Altadena Main Library. Pursuant to County Code Section 22.246.020.D.3 (Legislative Provisions – Zone Exception), a ZEC approved prior to November 5, 1971 by the Commission shall be deemed a CUP.

ZEC No. 6827 approval included a 53-car off-street parking concept proposal, which exceeded the parking regulations in effect at the time. Subsequent Revised Exhibit “A” approvals to the ZEC No. 6827, issued on July 14, 1966 and August 17, 1967, established the landscaping, signage, and parking development of 50 stalls at the Project Site.

7. **LAND USE DESIGNATION.** The Project Site is located within the I (Institutions) land use category of the Altadena Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan. The Community Plan, adopted on July 10, 1986, was applicable at the time this Project application was deemed complete on May 17, 2024. Pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), this Project is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the West San Gabriel Valley Area Plan on March 11, 2025.
8. **ZONING.** The Project Site is currently zoned R-1-10,000. A CUP is required for the continued use and expansion of the existing library pursuant to County Code Section 22.18.030.C (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4 and R-4).

9. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY¹	ZONING	EXISTING USES
NORTH	LD (Low Density Residential - 1 to 6 dwelling units per gross acre)	R-1-10,000, R-1-7,500 (Single-Family Residence - 7,500 Square Feet	Girl’s Scout camp, single-family residences

¹ The Altadena Community Plan, adopted on July 10, 1986, was applicable at the time this application was deemed complete. The WSGVAP was adopted on March 11, 2025 and pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), this Project is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the WSGVAP.

		Minimum Required Lot Area)	
EAST	LD	R-1-10,000, R-1-8,000 (Single-Family Residence-8,000 Square Feet Minimum Required Lot Area)	Senior center, single-family residences
SOUTH	LD	R-1-10,000	Single-family residences, private school
WEST	LD	R-1-10,000	Single-family residences

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.72 acre in size and consists of one legal lot. The Project Site is square in shape with gentle-sloping topography and is developed with a two-story building consisting of three intersecting levels and approximately 22,220 square feet of floor area. Toward the north the building is a garden setting (fronting Mariposa Street) with a wooden footbridge that leads to the main entrance. Two non-heritage-sized oak trees are located near the northeast corner of the Project Site. A surface parking lot consisting of 50 spaces is located immediately south of the building.

B. Site Access

The Project Site is accessible via Mariposa Street, a 85-foot-wide public right-of-way to the north, and Santa Rosa Avenue, a 75-foot-way public right-of-way to the west. Primary vehicular access to the Project Site is via a driveway cut on Santa Rosa Avenue. Pedestrian access to the Project Site is provided via an entrance/exit on both Mariposa Street and Santa Rosa Avenue through wooden footbridges and concrete pathways. The library’s main level is accessible from Mariposa Avenue by a wooden footbridge. Located six feet below the main level, there is a mid-level (still part of the main floor) including an entrance lobby (accessed from the south parking lot via stairs). A partial lower level, which sits at grade on the south side, is accessible from the parking lot.

C. Site Plan

The site plan depicts the Altadena Main Library building that will remain largely intact except for an approximately 700-square-foot addition to the existing building footprint. The footprint increase is attributed to the 155-square-foot new entry/lobby addition and a new deck area (approximately 530 square feet) adjacent to the existing community room. In sum, the facility modifications and additions include the following: (1) New entry/lobby with direct access from the surface parking lot; (2) New deck, which is adjacent to the existing community room; (3) New reading court; (4) New staff delivery; (5) New three-foot-tall statement entry sign block wall

with steel letters fronting Mariposa Street; (6) New access ramp; (7) New stairs; (8) New loading zone; (9) Re-surfaced and re-striped parking lot (total 52 spaces, including three Americans with Disabilities Act (“ADA”), one combined ADA and electric vehicle (“EV”) charging space and three EV charging spaces); and (10) Refurbished existing foot bridges accessible from Mariposa Street.

D. Building Improvements and Site Upgrades

Other planned health and safety upgrades as well as modernization and infrastructure improvements include the following:

- Reconfiguration of interior space to maximize space efficiency and improved user experience, including better wayfinding and greater connectivity between indoor and outdoor space.
- Access improvements to meet requirements of ADA and to improve accessibility for all user groups (e.g., parents with baby strollers).
- Health and safety upgrades covering seismic retrofit, structural repair, asbestos abatement and modern fire detection/suppression.
- Replacement of aging building infrastructure to address mechanical (elevator and heating, ventilation, and air conditioning [HVAC]), plumbing (including additional and accessible restrooms), energy efficiency, and electrical elements of the facility.
- Additional improvements covering modernized Audio Visual (AV) spaces with newer technology, updated communications infrastructure, and structured cabling.
- Upgrades to plantings and irrigation and adding outdoor functional spaces, including voluntary planting of two oak trees along Mariposa Street and one oak tree within the parking lot.
- Upgrades to landscaping and irrigation, and addition of outdoor functional spaces, including voluntary planting of two oak trees along Mariposa Street.
- Wayfinding signage and new 12-inch-high stainless steel letters (“Altadena Main Library” identification signage) mounted to existing south concrete masonry unit (“CMU”) wall.

The proposed utility undergrounding will encroach into the protected zone of two non-heritage-sized oak trees, identified as Tree #51 and Tree #52, in the oak tree reports prepared by Rebecca Latta, Consulting Arborist, dated December 11, 2025 and January 20, 2026. As part of the Project’s landscaping proposal, a total of three oak trees will be voluntarily planted. Two oaks are proposed north of the library building, facing Mariposa Street, and one oak will be located within the surface parking lot.

E. Parking

The Project Site currently has 50 parking spaces including one ADA compliant space. After parking re-surfacing and re-stripping work, the proposed Project will provide a total of 52 parking spaces - three ADA compliant spaces, one combined ADA and EV space, and three of which will be EV spaces.

11. CEQA DETERMINATION.

A Draft Environmental Impact Report (“Draft EIR”) was prepared, which evaluated the potential project-specific and cumulative environmental impacts of the Project. Prior to the preparation of the Draft EIR, the County published the Notice of Preparation (“NOP”) and released the Initial Study for public review and comments from public agencies, interested parties, and the general public regarding the scope of the environmental analysis. During the NOP public comment period, which was from December 9, 2024 to January 21, 2025, the County received a total of six comments, and these comments were subsequently addressed in the Draft EIR.

Environmental resource areas found to have no impact or less than significant impact determinations in the Initial Study and that required no further environmental review in the Draft EIR are as follows: Aesthetics, Agriculture and Forestry Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, Public Services, Transportation, Utilities and Service Systems, and Wildfire.

On September 25, 2025, the Draft EIR was circulated for public comments along with the publication of the Notice of Completion/Availability notifying agencies, interested parties, and the general public that the Draft EIR was available for review. Comments were accepted between September 25, 2025, and November 25, 2025 and a total of seven public comments were received for the Draft EIR. These comments subsequently documented and addressed in the Final EIR, prepared in accordance with section 15089 and 15132 of the State CEQA Guidelines.

As documented in the Draft EIR, the topical areas found to have less than significant impact or less than significant impact after mitigation include: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Tribal Cultural Resources.

The Draft EIR has identified the following project design features and mitigation measures (see Mitigation Monitoring and Reporting Program for full text) to minimize, avoid, or reduce the potential environmental effects.

Project Design Features:

- Biological Resources, PDF-1: Nesting bird Surveys if construction starts during avian nesting season
- Geology and Soil, PDF-2: Implementation of the Low Impact Development (LID) standards to avoid adverse effects of construction and post-development run-offs on storm water quality and quantity.

Mitigation Measures:

- Biological Resources, BIO-1: Tree Survey, Protection, and Maintenance.

- Cultural Resources, CUL-1: Require the completion of Historic American Buildings Survey-like Documentation prior to commencement of demolition.
- Cultural Resources, CUL-2: Require coordination with architect historian prior to the commencement of demolition to develop a list of materials that would be salvaged during demolition and a salvage plan.
- Tribal Cultural Resources, TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.
- Tribal Cultural Resources, TCR-2: Cease construction activities in an event of unanticipated discovery of tribal cultural resource Objects (Non-Funerary/Non-Ceremonial).
- Tribal Cultural Resources, TCR-3: Follow applicable regulations and best practices in the event of unanticipated discovery of human remains and associated funerary or ceremonial objects.

Despite the incorporation of mitigation measures, environmental effects to cultural resources as it relates to a historical resource defined by CEQA Statute and Guidelines section 15064.5 remain significant and unavoidable. This determination was largely attributed to the proposed work activities affecting the character-defining features of the Altadena Main Library and the Project's inability to meet all Secretary of the Interior ("SOI") Standards for Rehabilitation Assessment. Consequently, the Altadena Main Library would likely no longer retain the historic integrity required for eligibility in the National Register of Historic Places, California Register of Historical Resources, or County Landmark designation because the Project would remove or alter several character-defining features, resulting in a loss of integrity of design, materials, workmanship, and feeling.

A separate Findings of Fact ("CEQA Findings") and Statement of Overriding Considerations ("SOC") are required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts. The CEQA Findings and SOC affirm that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, upgrading the facility to current health, safety, and accessibility standards in addition to improving a community library facility for current Altadena residents and future generations while preserving its historic Mid-Century Modern architecture to the greatest extent feasible. These, and other project features beyond those that are required, which are more fully described in the CEQA Findings and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining significant and unavoidable impacts.

- 12. COMMUNITY OUTREACH.** The Altadena Library District has conducted extensive community outreach from August 2021 to January 2026. Notable outreach efforts include seven Community Focus Group meetings to solicit feedback and input, two town hall meetings on project design, regular updates at the Altadena Town Council

meetings, and promotional boards and survey displayed at Altadena Library and Bob Lucas Library.

13. PUBLIC COMMENTS. The Altadena Town Council submitted a letter of support dated January 25, 2026. There were no additional public comments received at the time of report preparation, aside from the public comments received as part of the earlier CEQA review process (i.e., NOP and Draft EIR public comment periods), which have been included in the EIR.

14. AGENCY RECOMMENDATIONS.

A. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated July 10, 2025.

B. County Fire Department (“Fire”), Fire Prevention Division: Recommended clearance to public hearing with conditions in a letter dated June 24, 2025.

C. Fire, Forestry Division: Recommended clearance to public hearing with conditions in a letter dated February 19, 2026. The County Forester (“Forester”) confirmed that the Oak Tree Report submitted by the Permittee is accurate and complete as to the location, size, condition and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP.

D. County Department of Public Health: Recommended Choose an item. in a letter dated February 18, 2026.

15. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) and Section 22.174.040.E.1 (Oak Tree Permit – Application and Review Procedures – Application with a Public Hearing-Notice Requirements) of the County Code, the community was properly notified of the public hearing by mail, and newspaper, *Pasadena Star News*, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On March 9, 2026, a total of 285 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 1,000-foot radius from the Project Site, as well as nine notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the General Plan and the Community Plan because the I land use category is intended for “[all] public and private schools, private institutions, churches, hospitals, and governmental facilities.” The existing library, which is owned and operated by an independent special district (Altadena Library District), is a public and community-serving use that falls into this category.

17. GOALS AND POLICIES. The Commission finds that the Project is consistent with the goals and policies of the General Plan and the Altadena Community Plan.

General Plan, Public Services and Facilities Element (“PS/F”)

- *Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.*

The Altadena Main Library has served the local community since 1967 and has remained relatively unchanged for over 50 years without major building upgrades. As a result, certain infrastructure and building features are deteriorated or outdated and do not meet the current accessibility standards, health and safety codes, operational standards, or the usability and service needs of the existing community and future generations. The proposed Project is intended to support the community’s desired level of library service by providing free and equal access to information and technology while maintaining, to the extent feasible, the building’s historic Mid-Century Modern architectural elements. The existing building design, which lacks separate secured spaces, limits the library’s ability to provide services such as passport services, notary services, and educational programming outside of business hours.

General Plan, Conservation Element and Natural Resources Element (“C/NR”)

- *Policy C/NR 14.3: Support the preservation and rehabilitation of historic buildings.*
- *Policy C/NR 14.6: Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.*

Although the existing Altadena Main Library building is not officially listed in the General Plan as a Historic Resource Site (Table 9.8: Historic Resource Sites in the Unincorporated Areas or Figure 9.9: Historic Resource Site Policy Map), or as a County Historical Landmark, a separate Historical Resources Assessment Report, prepared by Architectural Resources Group in 2020 and a subsequent Historical Resource Impact Assessment Report, prepared by Kleinfelder and dated August 2024, have identified the Main Library building as a good example of Mid-Century Modern architecture and as eligible for listing on the National Register of Historic Places, California Register of Historical Resources, and as a Local Register. The building was originally designed by prominent Southern California architect, Boyd Georgi, with landscape design by Eriksson, Peters & Thoms in 1967, and its architectural integrity has remained largely intact.

The 2024 assessment evaluated the Project’s design changes based on the SOI Standards for Rehabilitation Assessment. The Project could not conform with all SOI Standards and would result in an overall loss of integrity of materials, design, and workmanship, and feeling. While some materials and finishes will be retained, other character-defining features such as wood paneling and millwork, tiles, spatial

relationship between the interior and exterior, and emphasis in horizontal panes will be altered or removed.

During the design process, efforts were made to ensure that new materials and modifications are complementary to the original design intent. Historic features such as the trellis/chandelier will be refurbished rather than replaced, and the exterior wooden footbridges will be repaired and/or replaced with in-kind materials. Although the EIR concluded that the Project would result in significant and unavoidable impacts to historic resources, mitigation measures would be adopted to reduce the potentially significant impacts (albeit significance level remains unchanged). Specifically, they include the following:

- Mitigation Measure CUL-1 stipulates that the building shall be recorded through a documentation report based on Historic American Buildings Survey (“HABS”)-standards. The report will be completed by an architectural historian or historic architect who meets the Secretary of the Interior’s Professional Qualification Standards and will be based on the National Park Service (“NPS”) HABS Level III format and content requirements. An archival copy of the HABS report will be filed with the Altadena Library and nonarchival copies may be deposited in the collections of the Long Beach Public Library and Long Beach Heritage Museum, if requested, and in the California Historical Resources Information System South Central Coastal Information Center.
- Mitigation Measure CUL-2 stipulates that the Altadena Library District shall coordinate with an architectural historian or historic architect who meets the SOI’s Professional Qualification Standards, the Project architect, and the demolition contractor to develop a list of materials that would be salvaged during demolition and a salvage plan, which may include architectural history monitoring during demolition.

General Plan, Land Use Element (“LU”)

- *Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*
- *Policy LU 7.3: Protect public and semi-public facilities, including but not limited to major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.*

The existing library building will remain. The 700 square-foot increase in footprint is attributed to the new entry/new lobby to provide accessible entrance for all users, and a new exterior deck area adjacent to the existing community room, which will provide flexible outdoor spaces. Many of the proposed project features are designed to provide a safe and accessible library space that serves a population of all ages and diverse backgrounds.

- *Policy LU 10.7: Promote public spaces, such as plazas that enhance the pedestrian environment, and, where appropriate, continuity along commercial corridors with active transportation activities.*
- *Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The proposed Project includes interior reconfiguration and the addition of exterior public-facing, usable spaces and features intended to enhance the pedestrian environment and increase community engagement. Refurbishment of the wooden foot bridges, installment of wayfinding signage, and landscaping improvements will facilitate pedestrian permeability from Mariposa Street. The new deck to the community room as well as the new reading court proposed north of the building will serve as venues for library events and programming such as children's story time, reading sessions, book club meetings, and learning and educational workshops. These additional project features will activate the existing outdoor spaces and promote more community engagement.

- *Policy LU 3.1: Encourage the protection and conservation of areas with natural resources, and Significant Ecological Areas.*

Although the Project Site is an urban area with an existing public library, two ordinance-sized oak trees are identified on the northern portion of the site along Mariposa Street. The Project would protect these oaks in place, and any encroachments or ground-disturbing activities from construction would be monitored and subject to appropriate conditions of approval under the requested OTP to ensure the trees' survival. To further enhance the existing landscape setting of the Project Site, the Project will include voluntary planting of three oak trees.

Community Plan

- *4.3 Policies, Issue 1: Land Use Mix, Policy 1, Page 4-2: Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.*
- *4.3 Policies, Issue 2: Preservation of Single-family Character, Policy 8, Page 4-3: Ensure that residential neighborhoods are supported by adequate open spaces, community facilities, and amenities.*
- *4.2 Goals, Goal 2, Page 4-1: Maintain and enhance a living environment for Altadena residents which provides for their needs: health, physical safety, and high quality of life.*

The proposed Project will continue to preserve and improve the existing institutional use. The planned improvements and upgrades aim to make the existing library facility universally accessible for all user groups, more resilient to hazards, and support services such as passport services as well as providing flexible meeting space for use by the public, community partners, and organizations. The new outdoor reading court designed around a new native Coast Live oak tree would also provide a new community

amenity that benefits the surrounding residential neighborhood. These upgrades will make the area safer and boost the overall well-being of the Altadena community.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-1 zoning classification as a library is permitted in such zone with a CUP pursuant to County Code Section 22.18.030.C (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4 and R-5).
19. **OAK TREE PERMIT REQUIRED.** The Commission finds that destroying, removing, relocating, damaging or encroaching into a protected zone of any tree of the oak genus which is 25 inches or more in circumference (eight inches in diameter for single trunk or combined diameter of 12 inches of two trunks) measured four and one-half feet (4.5') above mean natural grade is prohibited without an OTP pursuant to County Code Section 22.174.030 (Oak Tree Permits - Applicability). The Project Site has two non-heritage-sized oak trees near the northwest building corner. According to the oak tree report prepared by Rebecca Latta, Consulting Arborist, for the Project, Tree #51 has a diameter of 12.8 inches and Tree #52 has a diameter of 10 and 11 inches (combined diameter 21 inches) at 4.5 feet above grade level. Both trees are anticipated to be encroached upon by the proposed underground utility line upgrades. Therefore, an OTP is required for the Project.
20. **REQUIRED YARDS.** The Commission finds that the required yard setback standards under the Altadena CSD for the R-1 zoning classification in County Code Section 22.320.090.D.1 (Zone Specific Development Standards- Zone R-1) do not apply to the Project because the existing library setbacks were originally established under ZEC No. 6827 in 1963, which predated the adoption of the Altadena CSD in 1989. The existing front yard setback is measured at approximately 50 feet. The east side yard setback is 12 feet at its most narrow point; the west side yard setback ranges from 62 to 92 feet; and rear yard setback ranges from 96 to 168 feet.
21. **HEIGHT.** The Commission finds that the Altadena CSD's Zone R-1 height limit of 35 feet, identified in County Code Section 22.320.090.D.1 (Zone Specific Development Standards - Zone R-1) does not apply to the proposed Project because the existing building height was established by ZEC No. 6827 in 1963, prior to the adoption of the Altadena CSD in 1989. No overall height change is proposed. The existing building height ranges from 20 feet to 25 feet tall (excluding the mechanical equipment screening and parapets that extend up to an additional 10 feet).
22. **VEHICLE PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.060.C (On-Site Parking – Uses Not Specified). Although the library use does not have a specified required parking minimum, the Director of LA County Planning (“Director”) has the authority to specify an amount that the Director finds adequate to prevent traffic congestion and excessive on-street parking. For the purpose of this library use, a parking ratio of one space per 250 square feet for the proposed lobby expansion is required. The new lobby will add approximately 155 square feet of floor area to the library building, which equates to one

additional parking space. The proposed Project will add two additional parking spaces, increasing the number of parking spaces from the existing 50 spaces to 52 spaces, including three ADA spaces, three EV spaces, and one combined ADA/EV space.

23. **BICYCLE PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities). Using a bicycle parking ratio of one short-term space for every 50 intended visitors and one long-term space for every 100 intended visitors based on occupant load of the largest assembly area within the facility (i.e., community room with 185 occupants), the library facility is required to provide a minimum of four short-term spaces and two long-term spaces. The Project will have six short-term parking spaces and two long-term parking spaces.
24. **SIGNS.** The Commission finds that the Project's proposed signage is consistent with the sign regulations identified in County Code 22.114.230 (Signs for Uses Granted by a CUP in Residential, Agricultural, or Watershed Zones). This provision allows the approval of business signs deemed appropriate for such conditional use as part of the application; provided, however, that no business sign or signs may be authorized that would not be permitted in Zone C-1 under Chapter 22.114 (Signs) of the County Code. As part of the proposed Project, an entry statement wall sign is proposed along the Mariposa Street pedestrian entrance. This new sign consists of eight-inch-tall stainless steel letters spelling "Altadena Library" mounted across a new three-foot-tall and 26-foot-long CMU wall along the northern property line. The proposed sign area is approximately 13 square feet, which is well below the permitted sign area allowed for the Project Site's Mariposa Street frontage (approximately 322 square feet permitted sign area calculated based on the two square feet sign area for each linear foot of building frontage at 161 feet). A second set of 12-inch-tall, stainless-steel letters, covering 60 square feet of surface area, identifying the library's name will also be affixed to the existing CMU wall facing the surface parking lot and adjacent to the front entrance. This sign is also below the permitted sign area of 161 square feet for this side of the building.
25. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Altadena CSD R-1 Zone development standards related to lot coverage and gross structural area do not apply to the Project as these requirements apply to residential uses only; the public library is not a residential use. The Commission also finds that the proposed statement entry sign block wall fronting Mariposa Street is consistent with Section 22.206.070.A.3 (Fences, Walls, and Landscaping) of the CSD. This new three-foot-tall wall is below the 42-inch maximum height for fences and walls in the front yard area between the right-of-way line and 10 feet back from the right-of-way line towards the property. No other CSD standards are applicable to the proposed Project.
26. **TREE PLANTING.** The Commission finds that the Project is not subject to the tree planting standards identified in Section 22.126.020 (Tree Planting Requirements – Applicability). The work scope of the proposed Project will not trigger any new tree plantings under this code provision because it will not introduce a new principal use building, the proposed additions have a cumulative floor area of less 50% of the total

existing building, and no expansion of an existing surface parking lot with an additional 15 or more parking spaces. However, the proposed Project will voluntarily plant three oak trees and other ornamental trees to improve the garden-like setting of the library facility.

CONDITIONAL USE PERMIT FINDINGS

27. **The Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The continued use and operation of a public library, along with the associated proposed improvements, are consistent with the land use policies of the Community Plan, which is a component of the adopted General Plan. The Project Site is located within the I land use category, which is intended for “[all] public and private schools, private institutions, churches, hospitals, and governmental facilities.” The existing library, which is owned and operated by an independent special district (Altadena Library District), is a community-serving, public institution that falls into this category. The proposed renovation aims to extend the life of the existing library building by making it more resilient to earthquakes, improving its structural integrity, enforcing fire safety, and better serving persons with disabilities.
28. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** While the proposed Project consists of the renovation of existing library use, the Altadena Main Library has served the Altadena community and the surrounding areas for nearly 60 years. The proposed Project is intended to provide both residents and visitors with a more accessible and safer environment with expanded opportunities to participate in a diverse range of community activities, programs, and events.

Since its construction in 1967, the Altadena Main Library has not undergone any major upgrades or repairs. As a result, the facility has a substantial need for safety, structural, and seismic improvements to better protect its users in the event of an earthquake or other natural disaster. The proposed improvements would address these needs by implementing necessary safety and infrastructure upgrades while also enhancing accessibility and the overall user experience. Planned improvements include the reconfiguration of interior space to adjust to changing community needs for public space along with the addition of new ramps, stairs, and restrooms designed to meet current ADA standards.

Following project implementation, the Altadena Main Library will continue to maintain its book collections and provide digital and computer resources, educational and literacy programs, children’s story times and enhanced services. Community partners and organizations, such as the Altadena Historical Society, Altadena Heritage, and government agencies, will continue to benefit from the use of the community room and

other public-facing spaces. The library will continue to offer a multitude of services and remain a valuable public resource for individuals of all ages. In addition, the proposed Project would further enhance the facility by expanding the outdoor community gathering space, including a new deck for the community room and a new outdoor reading court surrounded by newly planted oak trees.

- 29. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While the proposed Project involves the continued use and operation of an existing library with proposed improvements, the Project Site remains compliant with applicable development standards prescribed in Title 22 of the County Code. Access improvements, particularly for people needing accommodation, represent a key component of the proposed renovation. The refurbished footbridges, along with new access ramp, and stairs, will be provided to improve accessibility to the building. Although the proposed Project will include two oak encroachments from the proposed utility and infrastructure upgrades, three landscaped oak trees, planted on a voluntarily basis, will be planted as part of the proposed landscape plan. Existing yards, fences, and walls will continue to be maintained. The re-striping of the parking lot will provide two additional new parking spaces and incorporate several improvements, including a designated loading zone, ADA-compliant parking spaces, and several EV parking space.
- 30. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is accessible via the 85-foot-wide, Mariposa Street public right-of-way to the north and the 75-foot-wide public Santa Rosa Avenue to the west. Primary vehicular access to the Project Site is via an ingress/egress on Santa Rosa Avenue. Pedestrian access to the Project Site is available from both Mariposa Street and Santa Rose Avenue via wooden footbridges that connect the sidewalks to the library grounds. The proposed Project would not intensify the existing use but improve the existing space to serve the community. Both Mariposa Street and Santa Rosa Avenue are of sufficient width to serve library users.
31. The Commission finds that the Altadena Main Library has operated at Project Site for nearly 60 years without issue and has diligently provided valuable public resources and services for the betterment of the local community. The library continues to be compatible with the surrounding residential uses. Therefore, a grant term is not necessary, which is also consistent with the previous land use approval.

OAK TREE PERMIT FINDINGS

- 32. The Commission 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. The proposed Project is appropriately conditioned through the approval of the requested OTP to ensure that any ground-disturbing activities conducted within the protected zone of Tree #51 and Tree #52 would have minimal impacts on the trees' health. The proposed encroachments are mainly attributed to utilities proposed under the root plate. According to the Oak Tree Reports prepared by Rebecca Latta, Consulting Arborist, both trees were evaluated to be in good health and the proposed encroachments are not anticipated to have any long-term health effects. If a conflict is found with any roots, as determined by the consulting arborist, the utility line would be rerouted to run above grade in steel. To minimize any possible adverse impacts, the OTP will incorporate the standard recommendations from the Forester as well as the consulting arborist. Such conditions include requiring a consulting arborist to supervise the construction work within the protected zone as well as tree preservation measures as recommended by the consulting arborist.

- 33. The Commission finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.** No oak trees are proposed to be removed or relocated as a part of this Project. The Project will not result in any soil erosion at the Project Site. Furthermore, the Project would include voluntary planting of three Coast Live oaks. One would be centrally located in the new reading court, one would be placed adjacent to the new entry statement sign, and one located in the surface parking lot.
- 34. The Commission 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 placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** No oak trees are proposed to be removed or relocated as a part of this project. The Project is a request for encroachment into the protected zone of two non-heritage-sized oak trees in conjunction with the proposed renovation, improvement, and expansion of an existing public library.
- 35. The Commission 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.** No oak trees are proposed to be removed as a part of this Project. The Project is a request for encroachment into the protected zone of two non-heritage-sized oak trees in conjunction with the proposed renovation, improvement, and expansion of an existing public library. Aside from the two existing, Tree #51 and Tree #52 oak trees, the proposed landscaping plan will include voluntary planting of three Coast live oaks. The protective measures that will be undertaken as part of the Project will remedy any potential effects the proposed construction work would have on Tree #51 and Tree #52. Thus, the requested two encroachments are consistent with the provisions of the County Code.

ENVIRONMENTAL FINDINGS

36. The Commission finds that the Final EIR, including the Draft EIR, for the Project was prepared in accordance with CEQA, the State CEQA Statute and Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.
37. The Commission finds that no evidence of new significant impacts, new substantial increase in severity of an environmental impact, new or considerably different mitigation measures from others previously analyzed, or any new information of "substantial importance" as defined by State CEQA Statute and Guidelines section 15088.5, has been received by the County after circulation of the Draft EIR that would require recirculation.
38. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR. The Commission further finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for the Project, and that approval of this Project is conditioned on the Permittee's compliance with the attached conditions of approval and MMRP.
39. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. To the extent that the Project would result in an unavoidable significant effect after the adoption of said mitigation measures, that significant effect is outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations.
40. The Commission finds that the Permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

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

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

Conditional Use Permit

- A. The use with the attached conditions will be consistent with the adopted General Plan.
- B. The use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Oak Tree Permit

- E. The proposed Project will be accomplished without endangering the health of the remaining trees subject to County Code Title 22 (Planning and Zoning) regulations on the subject property.
- F. The oak tree encroachments proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
- G. The Project will not result in the removal or relocation of the oak trees and will continue to allow the existing oak trees to remain at the present location without precluding the reasonable and efficient use of subject property for a use otherwise authorized.
- H. The Project will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit Procedure.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the

environmental consequences of the Project; adopts the Findings of Fact, Statement of Overriding Considerations, and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statements of Overriding Considerations; and determines that the remaining environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023000666** and **OAK TREE PERMIT NO. RPPL2025003986**, subject to the attached conditions.

ACTION DATE: April 22, 2026

MRB: JPH

April 22, 2026

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-00474-(5)
CONDITIONAL USE PERMIT (“CUP”) NO. RPPL2023000666
OAK TREE PERMIT (“OTP”) NO. RPPL2025003986

PROJECT DESCRIPTION

The project is a request for a CUP to authorize the continued use and operation of an existing public library located at 600 E. Mariposa Street (“Project Site”), with proposed renovation, expansion, and safety/accessibility improvements to the existing library facility, Altadena Main Library, in the R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Size) Zone. Concurrently, an OTP is requested to encroach into the protected zone of two non-heritage-sized Coast Live oak trees, identified as Tree #51 and #52, in the oak tree reports dated December 11, 2025 and January 20, 2026, and prepared by Rebecca Latta, Consulting Arborist. The project is 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, and until all required monies have been paid pursuant to Condition No[s]. 8[Inspections], 9[NOD/F&G fee], and 12[Mitigation Monitoring Deposit]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[Indemnification], 5[Litigation Deposit], 7[Expiration], and 9[NOD/F&G fee] 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, satisfaction of Condition No. 2 shall be considered use of this grant.
8. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of 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. The Permittee shall deposit with the County the sum **\$470.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one (1)** inspection.

The inspections may be unannounced. The 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 **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. **Environmental Document Filing Fees.** Within five (5) working days from the day after your appeal period ends on **May 12, 2026**, the Permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$3,068.75** (\$3,043.75 for a Negative Declaration or Mitigated Negative Declaration plus \$25.00 processing fee), or **\$4,252.50** (\$4,227.50 for an Environmental Impact Report plus \$25.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. **Mitigation Monitoring and Reporting Program.** The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
11. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.
12. **Mitigation Monitoring and Reporting Program Deposit.** The Permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

13. **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.
14. **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”).
15. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works (“Public Works”) to the satisfaction of said department.
16. **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”).
17. **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.
18. **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 above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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.

19. **Revisions to the Exhibit “A”.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit “A”** shall be submitted to LA County Planning by **June 22, 2026**.
20. **Subsequent Revisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **an electronic**

copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

21. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

CONDITIONAL USE PERMIT-SPECIFIC CONDITIONS

22. **Grant.** This grant shall authorize the continued use and operation with proposed renovation, expansion, and improvements of an existing public library.
23. **State Regulations.** The Permittee shall comply with all staffing, rules, regulations, and facility requirements established and regulated by the State of California and other applicable agencies.
24. **Exterior Lighting.** All exterior lighting fixtures shall be fully shielded to confine light spread on-site. Lighting used on-site shall be hooded and not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining properties, streets, or skyward.
25. **Required Vehicle Parking.** The Permittee shall provide parking as required by the County Code and as shown on the approved Exhibit "A", calculated at a parking ratio determined by the Director to be adequate to prevent traffic congestion and excessive on-street parking pursuant to County Code Section 22.112.070.C (Required Parking Spaces – Uses Not Specified).
26. **Required Bicycle Parking.** The Permittee shall provide parking as required by the County Code and as shown on the approved Exhibit "A", calculated at the "Institutional uses" parking ratio pursuant to County Code Section 22.112.110.A (Bicycle Parking Spaces and Bicycle Facilities - Required Bicycle Parking Spaces).
27. **Recycling and Solid Waste Storage.** Recycling and solid waste generated on-site shall be stored in closed receptacles, within a designated area as depicted on the approved Exhibit "A," and shall not be visible from the street.
28. **Public Works' Project-Specific Conditions.** The Permittee shall comply with all conditions set forth in the County Department of Public Works letter dated July 10, 2025, attached hereto and incorporated by reference, or otherwise to the satisfaction of said department.

29. **Fire's Project-Specific Conditions.** The Permittee shall comply with all conditions set forth in the Fire Department letter dated June 24, 2025, attached hereto and incorporated by reference, or otherwise to the satisfaction of said department.
30. **County Public Health's Project-Specific Conditions.** The Permittee shall comply with all conditions set forth in the Department of Public Health letter dated February 18, 2026, attached hereto and incorporated by reference, or otherwise to the satisfaction of said department.

OAK TREE PERMIT-SPECIFIC CONDITIONS

31. **Scope of Approval.** This grant shall authorize the encroachment into the protected zone of two non-heritage-sized oak trees (identified as Tree No. 51 and Tree No. 52) as depicted on Exhibit "A," in association with the proposed landscaping, utility undergrounding, and infrastructure improvements.
32. **County Forester.** The Permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division ("Forester"), letter dated February 19, 2026 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division and by these conditions.
33. **Consulting Arborist.** Before commencing any work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and Forester stating that he or she has been retained by the Permittee to perform or supervise the work, and that he or she agrees to report to the Director and the Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates, if applicable.
34. **Replacement Ratio.** 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.
35. **Replacement Trees.** All required replacement trees shall be planted on native undisturbed soil and shall be the same native species of oak (*Quercus* sp.) as the removed or dead tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
36. **Voluntary Native Oak Plantings.** The Permittee shall plant three oak trees consisting of locally native oak species to the West San Gabriel Valley, as depicted on the provided Landscape Plan.

37. **Rooting Zones of Replacement Trees.** When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus* sp.) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. “mycorrhizaROOTS” or similar product) in accordance with the label’s directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
38. **Arborist’s Recommended Tree Preservation Measures.** The recommended tree preservation measures provided in the Oak Tree Report prepared by Rebecca Latta, Consulting Arborist, dated December 11, 2025 and January 20, 2026, shall be accomplished to the satisfaction of the Forester and LA County Planning, as advised by the arborist on record in Condition No. 16 above. Except as otherwise expressly modified or waived by the County Forester, these recommendations shall be implemented under the service, supervision and direction of the arborist on record.

Attachments:

Public Works Letter dated July 10, 2025
Fire Department Letter dated June 24, 2025
Public Health Letter dated February 18, 2026
Fire Department, Forester Letter dated February 19, 2026
Oak Trees: Care and Maintenance Guide
Arborist’s Recommended Tree Preservation Measures
Mitigation Monitoring and Reporting Program (Pages 1- 6)



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 10, 2025

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Michelle Bush
Foothills Development Services
Department of Regional Planning

Attention Jolee Hui

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2023000666)
600 EAST MARIPOSA STREET
ASSESSOR'S MAP BOOK 5840, PAGE 10, PARCEL 900
UNINCORPORATED ALTADENA

As requested, Public Works reviewed the zoning permit application and site plan for the expansion of an existing library building footprint by approximately 700 square feet.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Drainage

1.1. Prior to obtaining a building permit:

1.1.1. Submit building and grading plan to Public Works, Building and Safety Division, for review and approval. Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

1.1.2. Comply with Low-Impact Development standards in accordance with the Low-Impact Development Standards Manual, which can be found at <https://pw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.

Michelle Bush
July 10, 2025
Page 2

For questions regarding the drainage conditions, please contact Alex Mikhailpoor of Public Works, Land Development Division, at (626) 458-3138 or amikhailpoor@pw.lacounty.gov.

2. Water

2.1. Prior to obtaining a building permit, submit Landscape and Water Efficiency plans for landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the water condition, please contact Joseph Nguyen of Public Works, Land Development Division, at (626) 458-7119 or chnguyen@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or tduong@pw.lacounty.gov.

DK:la

\\Pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\CUP\600 E Mariposa Street\RPPL202300666 - CUP\DPW_Cleared_2025-07-08_RPPL202300666.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

EPIC-LA NUMBER: RPPL2023000666 PROJECT NUMBER: Library Addition @ 600
E Mariposa St
CITY/COMMUNITY: Altadena STATUS: Cleared
PROJECT ADDRESS: 600 E Mariposa Street DATE: 06/24/2025
Altadena, CA 91001

CONDITIONS

1. This project is cleared to proceed to public hearing.
2. Specific fire and life safety requirements for the construction phase will be addressed at the Fire Department building plan check review. There may be additional fire and life safety requirements during this time.
3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

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

Reviewed by:



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

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

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

February 18, 2026

TO: Michele Bush
Supervising Regional Planner
Department of Regional Planning

Attention: Jolee Hui

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
600 E MARIPOSA STREET ALTADENA CA 91001
RPPL2023000666**

Thank you for the opportunity to review the subject project for a Conditional Use Permit. The applicant requests the expansion of an existing library building footprint, interior space configurations, access improvements, seismic retrofit, mechanical, plumbing, electrical, and structural elements.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe, and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a copy of a water bill from Rubio Canon Land and Water Association with a due date of May 21, 2025.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe, and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

Community Protection Branch: Environmental Hygiene

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

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
3. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
 - a. All construction equipment shall be equipped with the manufacturer's recommended noise muffling devices, such as mufflers and engine covers.

These devices shall be kept in good working condition throughout the construction process.

- b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
- c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
- d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.

4. Residential Air Conditioning - Ensure HVAC units do not exceed 50 dBA at the neighboring property line

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

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

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

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

Table 2. Std = Standard dB that may not exceed

B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	<i>Single-family Residential</i>	<i>Multi-family Residential</i>	<i>Semi-residential/ Commercial</i>
<i>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</i>	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)
 Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

<i>Measuring Location</i>	<i>Units Installed on or after January 1, 1980 dBA</i>
<i>Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.</i>	55
<i>Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.</i>	50
<i>Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.</i>	50

Table 4: dBA levels not to be exceeded on the neighboring property.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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

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

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

February 19, 2026

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

Dear Jolee Hui:

OAK TREE PERMIT NUMBER RPPL2025003986 600 E MARIPOSA STREET, ALTADENA

We have reviewed the "Request for Oak Tree Permit #RPPL2025003986." The project is located at 600 E Mariposa Street in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Rebecca Latta, the consulting arborist, dated December 11, 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	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMead	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and 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 two (2) trees of the Oak genus identified as Trees Number 51 and 52 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 replacement 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 replacement 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. Replacement trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Replacement trees shall be planted within one (1) year of the permitted Oak tree removals. Replacement trees shall be planted on site or within the same community if approved by the County Forester. If replacement 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 replacement 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 replacement 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 replacement 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

An illustration of several oak leaves and a branch. The leaves are detailed with veins and have a lobed, wavy edge. Some leaves are shaded in light gray, while others are white with black outlines. The branch is dark and textured, showing small knots and a rough surface.

OAK TREES: Care and Maintenance

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

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

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

The Oak Tree

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

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

The Oak Tree Ordinance

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

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

Permit Requirements:

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

Damage includes but is not limited to :

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

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

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

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

Or contact:

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

Types of oaks commonly found in Los Angeles County:

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

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

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



Valley Oak
QUERCUS LOBATA

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

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

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



Coast Live Oak
QUERCUS AGRIFOLIA

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

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



Interior Live Oak
QUERCUS WISLIZENII

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

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

OTHER COMMON OAKS :

CALIFORNIA BLACK OAK : QUERCUS KELLOGGI
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGELMANNII

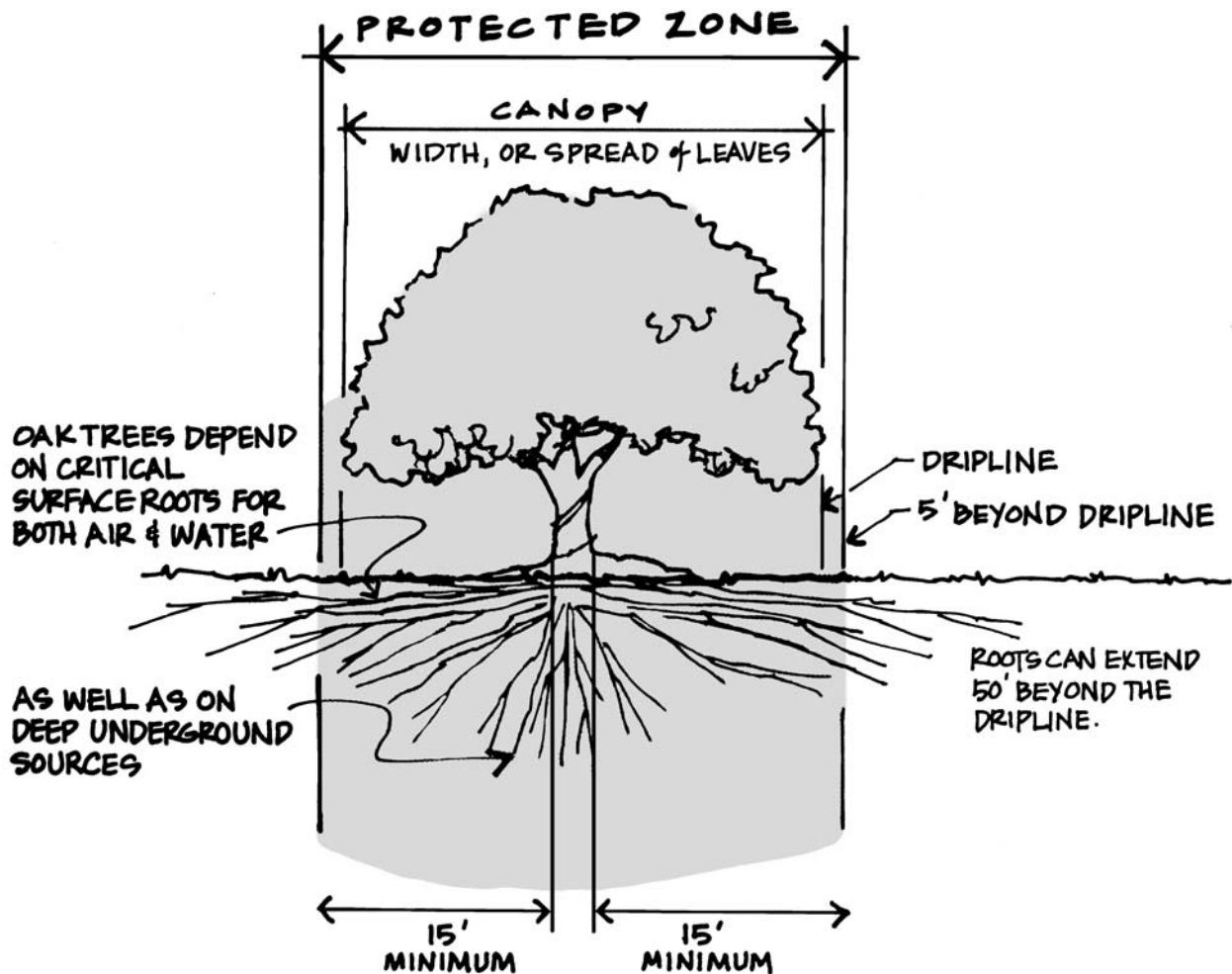
THE PROTECTED ZONE

The **protected zone** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

“The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater.”



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

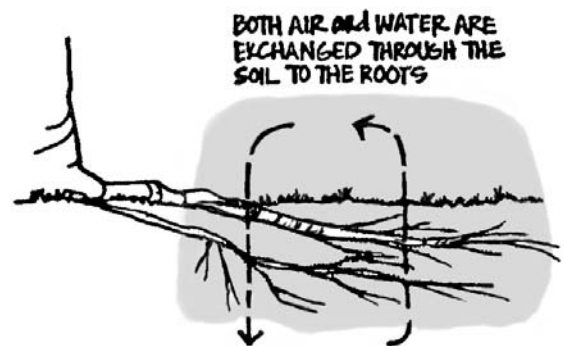
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

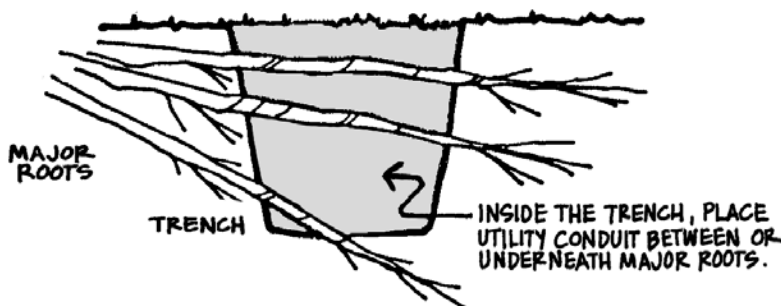
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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

SOIL COMPACTION



TRENCHING



MAINTENANCE

Watering

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

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

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

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

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

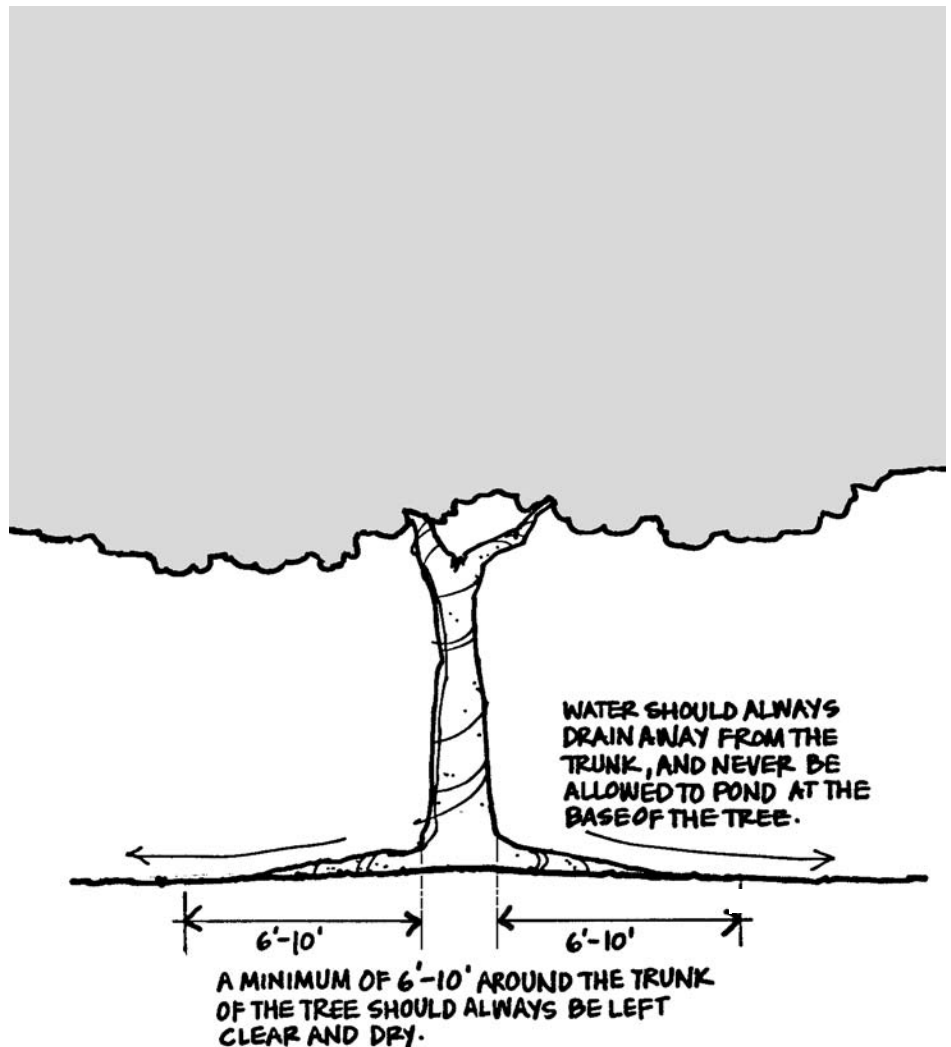
Pruning

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

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

Mulching

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



Disease and Pests

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

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

Indications of the fungus include:

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

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

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

Planting Underneath Oaks

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

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

Avoid plants that require any supplemental water once established.

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

PLANTS TO CONSIDER:

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

NOTES:

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

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

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

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

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

Private Organizations

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

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

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

Arboretums and Botanic Gardens

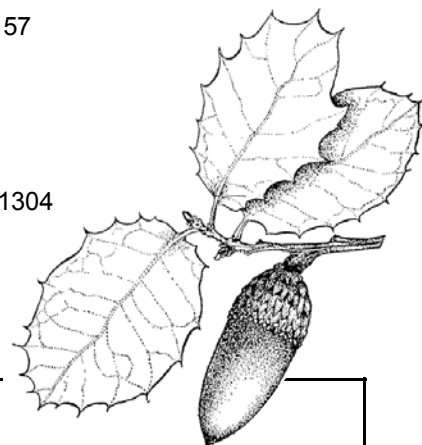
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

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

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

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

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



Publications

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

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



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

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

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

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

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

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

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

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

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

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

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

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

ARBORIST'S RECOMMENDED PRESERVATION MEASURES (EXTRACTED FROM OAK TREE REPORT)

REBECCA LATTA CONSULTING – ISA Certified Arborist WE 04264A

Recommended Tree Preservation Measures:

Protect Anchor/Structural Roots: Define a Root System Protection Area

Anchor roots occur within the first 15 feet of the trunk and farther. A 30 ft protection radius is recommended for all trees. No heavy equipment is to be parked or operated in this area. Feeder roots extend beyond the dripline of the tree as much as 20%. If roots over 1" are encountered, contact a qualified arborist. Roots are to be pruned, when necessary, with sharp, sterilized pruning tools. Pruning tools are recommended to be sterilized between cuts. Sterilization can occur either with a mini-torch or 70% alcohol solution for 3 -5 minutes.

Protect Feeder Root/Absorptive Roots: Limit compaction and removal of roots

1. Discourage storage of materials and equipment in the root zone of the trees.
2. Stage materials and vehicles outside of the 'feeder root' area of the tree.
3. Avoid trenching for sprinklers, sewers or main lines underneath the canopy of mature trees. Damage the feeder roots can cause trees to experience water stress because they can no longer keep their leaves hydrated.
4. Work occurring under the canopy of protected trees should be observed by a qualified arborist. Roots over 1 inch encountered during construction activities should be cut cleanly with a sharp pruning saw. Pruning should be according to the ANZI A300 standards for pruning.

Landscaping under Trees

1. Irrigation – The area adjacent to the trunk should be completely dry. In nature, the leaves of a tree prevent moisture from falling next to the trunk. If the root crown area stays wet, opportunistic fungus will cause decline in the tree. The two most prominent predatory disease organisms in Southern California are Avocado Root Rot *Phytophthora cinnamomi* and Oak Root Fungus *Armillaria mellea*. At minimum, all irrigation should be at least fifteen feet from the trunk. No spray should hit the trunk of trees.
2. Plant Resistant Varieties – Avoid plants that are susceptible to either Avocado Root Rot or Oak Root Fungus.
3. Apply Mulch – A three to four-inch thick layer of mulch throughout the protected zone of each tree. Large bark chips are the most effective at suppressing weeds and retaining moisture.
4. Avoid Rock Mulches – Keep rocks away from the trunks of trees. Moisture builds up underneath the rocks and provides a favorable environment for disease pathogens leading to the decline of the tree.

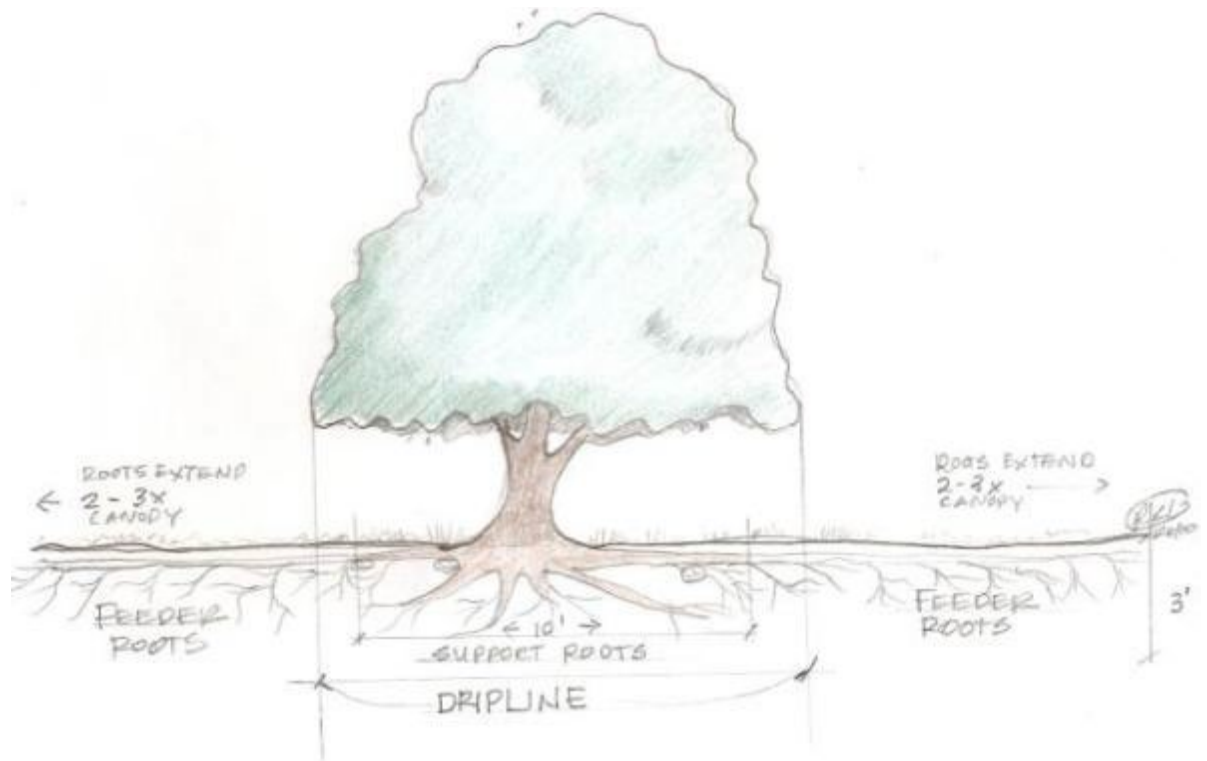


Figure 1: Tree Root System Diagram

When to Call an Arborist for Field Monitoring or Assistance

If the contractor is working in the dripline or 'protected zone', a qualified arborist should monitor the work.

Pruning

If trees are damaged during construction or require clearance pruning, they must be pruned by qualified arborist using ANZI A300 or equivalent (Best Management Practices 2008). More information is available at www.isa-arbor.com. A prescription pruning plan specific to each tree is recommended.

Insects and Disease Pathogens

Early detection of insects or disease is important to preventing damage to valuable tree specimens. Signs such as early fall color, weeping sap, stains on trunk, conks or mushrooms, partial or entire brown leaves should be discussed with a certified arborist or pest control advisor. Spraying and pesticide use should be a last resort. Least toxic approaches to insect and disease management are available for many problems.

Avoid Changes in Soil Level

Excess soil of 2 inches or more in the protected zone of a tree can cause the roots to suffocate and die leading to tree decline. Excess soil should not be spread under existing trees. If excess soil is present, it should be carefully removed back to natural grade.

**MITIGATION MONITORING AND REPORTING PROGRAM
ALTADENA MAIN LIBRARY RENOVATION PROJECT
ALTADENA, CALIFORNIA**

Prepared for:

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
320 West Temple Street
Los Angeles, CA 90012

Prepared by:



CHAMBERS GROUP, INC.
3151 Airway Avenue, Suite F208
Costa Mesa, California 92626
(949) 261-5414

March 2026

MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code, Section 21081.6 (Assembly Bill 3180) requires that mitigation measures identified in environmental review documents prepared in accordance with California Environmental Quality Act (CEQA) are implemented after a project is approved. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Altadena Main Library Renovation Project (Project), as set forth in the Final Environmental Impact Report (Final EIR), ensure compliance with adopted mitigation measures.

The County of Los Angeles (County) is the Lead Agency that must adopt the MMRP for development under the Project. The MMRP will be kept on file with the Los Angeles County Department of Regional Planning, 320 West Temple Street, 13th Floor, Los Angeles, California, 90012.

The project applicant, Altadena Library District (“District”), is the responsible party for carrying out the mitigation measures identified in this MMRP. This MMRP provides the Lead Agency and project proponent with a convenient mechanism for quickly reviewing all the mitigation measures including the ability to focus on select information such as timing. Los Angeles County will provide oversight and enforcement of MMRP actions. The MMRP includes the following information for each mitigation measure:

- The phase of the project during which the required mitigation measure must be implemented;
- The phase of the project during which the required mitigation measure must be monitored; and
- The enforcement agency.

The MMRP includes a checklist to be used during the mitigation monitoring period. The checklist will verify the name of the monitor, the date of the monitoring activity, and any related remarks for each mitigation measure.

MITIGATION MONITORING AND REPORTING PROGRAM The Altadena Main Library Renovation Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
Biological Resources							
<p>BIO-1: Tree Survey, Protection, and Maintenance. Prior to the issuance of any building permits, the Altadena Library District shall retain a certified arborist to conduct a tree survey and complete a report identifying all trees proposed for removal. The report shall include, at a minimum, the species, size (diameter at breast height), health condition, and location of each tree. The Tree Survey and Report shall be submitted to the County for review and approval to determine applicable tree replacement requirements in accordance with County ordinances. The Altadena Library District shall implement all required replacement measures as determined by the County. Any new or replacement oak trees shall consist of native oak species to avoid hybridization with non-native species.</p> <p>Any pruning of oak trees shall be conducted in accordance with County Code Chapter 22.174, which states that maintenance shall be limited to medium pruning of branches not exceeding two (2) inches in diameter, unless otherwise approved by the County, and shall be conducted in accordance with the guidelines of the International Society of Arboriculture to ensure the continued health of protected trees. The protection, maintenance, and care of all remaining and new oak trees, regardless of size, shall be conducted in accordance with: (1) the recommendations of the certified arborist or County Forester; (2) applicable County guidance documents, including the Oak Trees: Care and Maintenance Guide; and (3) the oak tree reports prepared for Oak Tree Permit No. RPPL2025003986. All such measures shall be implemented throughout construction and for any post-construction maintenance period required by the County.</p>	Pre-construction, Construction, and Operation	Pre-construction, Construction, and Operation	Los Angeles County	Less than Significant			
Cultural Resources							
<p>CUL-1: Historic American Buildings Survey-like Documentation. Prior to commencement of demolition, the building should be recorded through a documentation report based on Historic American Buildings Survey (HABS) standards. The report will be completed by an architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards and will be based on the National Park Service (NPS) HABS Level III format and content requirements. An archival copy of the HABS report will be filed with the Altadena Library and nonarchival copies may be deposited in the collections of the Long Beach Public Library and Long Beach Heritage Museum, if requested, and in the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC).</p>	Pre-construction	Pre-construction	Los Angeles County	Significant and Unavoidable			

MITIGATION MONITORING AND REPORTING PROGRAM The Altadena Main Library Renovation Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
CUL-2: Salvage and Use of Salvaged Materials. Prior to the commencement of demolition, the Altadena Library District shall coordinate with an architectural historian or historic architect who meets the Secretary of the Interior’s Professional Qualification Standards, the Project architect, and the demolition contractor to develop a list of materials that would be salvaged during demolition and a salvage plan which may include architectural history monitoring during demolition.	Pre-construction	Pre-construction	Los Angeles County	Significant and Unavoidable			
Tribal Cultural Resources							

MITIGATION MONITORING AND REPORTING PROGRAM The Altadena Main Library Renovation Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
<p>TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.</p> <p>A. The Altadena Library District shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p>	Pre-construction	Construction	Los Angeles County	Less than Significant			

MITIGATION MONITORING AND REPORTING PROGRAM The Altadena Main Library Renovation Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
<p>TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).</p> <p>Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p>	Construction	Construction	Los Angeles County	Less than Significant			
<p>TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.</p> <p>A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</p> <p>E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>	Construction	Construction	Los Angeles County	Less than Significant			