HIGH DESERT HUNT CLUB
TEJON RANCH

July 16, 2012

Los Angeles County Department of Regional Planning
Attn: Ms. Susan Tae, AICP and Mr. Mark Child, AICP
320 West Temple Street
Los Angeles, CA 90012

RE: Renewal of Conditional Use Permit (CUP) No. 96-155(5) and Oak Tree Permit No. 96-155(5)

Dear Ms. Tae and Mr. Child,

The High Desert Hunt Club at Tejon Ranch has operated under the above mentioned Conditional Use Permits (CUP) and Oak Tree Permit for almost 15 years, during which time we have been 100% compliant with every condition. The High Desert Hunt Club provides a high-quality hunting experience for members throughout southern and central California while being outstanding stewards of the land in this unique corner of Los Angeles County.

Attached you will find numerous documents detailing what we understand to be the pertinent information you will need as we begin the renewal process for the CUP and Oak Tree Permits for the High Desert Hunt Club. As you will see, our existing permit was issued for a period of 15 years and expires in April of 2013. We believe in the adage that if it is not broken, do not fix it so it is important to us that we do what we can to facilitate the renewal of these permits, allowing us to continue operation of this business as usual. With that said, some things have changed in the past 15 years and a general updating of current language, a discussion on when to incorporate the plans for the sporting clays course and some review of conditions is probably needed.

P.O. Box 89, Gorman, CA 93243 • 661 724 1218 • 661 724 2258 F

Please review the attached documents and be in touch with any questions or requests for additional information you may need to renew this permit. Once you have had a chance to determine the fee estimate for this renewal, please let me know and we will get a check to you to officially start this process. Thank you.

Sincerely,

Peg George
Manager, High Desert Hunt Club at Tejon Ranch
P.O. Box 1000
Lebec, CA 93243
pgeorge@tejonranch.com
(661) 724-1218 direct

Enc:
CUP No. 96-155(5)
Oak Tree Permit No. 96-155(5)
Plot Plan
(6) Land Use Maps
Original Exhibit A

Cc:
Mr. Dick Anderson
Mr. Brian W. Grant, V.P. of Ranch Operations, Tejon Ranch

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

June 15, 1998

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Philip McNamee
2400 Main Street, Suite 201
Irvine, CA 92614

RE: CONDITIONAL USE PERMIT CASE NO. 96-155-(5)
OAK TREE PERMIT 96-155-(5)
To authorize the operation and maintenance of a private recreational (hunt) club within a significant ecological area on an approximately 8,000 acres (±12.5 sq. mi.) lease. The private hunt club is a guided facility for hunting game birds: pen-raised pheasant, chukar, quail, in addition to native California quail. Authorization is also requested for prior encroachment into the protected zone of seven oak trees.
30830 310th Street West, Lancaster.

Dear Applicant:

The Regional Planning Commission, by its action of June 10, 1998, granted the above described permits. Documents pertaining to these permits are enclosed.

During the fifteen-day period following your receipt of this letter, the decision may be appealed to the Board of Supervisors through the office of Joanne Sturges, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The Regional Planning Commission's decision may also be called up for review by the Board of Supervisors during the appeal period. This grant will not become effective until and unless this period has passed without an appeal. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Ronald D. Hoffman, Supervising Regional Planner
Zoning Permits Section

RDH:JTM:jtm
Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping); Fire Department (Forestry Division); Fire Department (Fire Prevention Division); Department of Health Services (Environmental Hygiene); Zoning Enforcement; California Department of Fish and Game (Region 5); USDA Forest Service; Pacific Crest Trail Association; Antelope Valley Trails, Recreation & Environmental Council (AVTREC); Testifiers (see attached list).

Testifiers:

Philip and Lisa McNamee
Louis and Sondra Bell
Ben Yost
Doug Macallister
Mark Macallister
Susan Gardner
Jane Randall
David Monroe
Larry and Nancy Myers
Dan Levitt
Harvey Kuch
Suzanne Spahn
Milton Doucette
Sharon Rooney
Dave Dmohowski
Donald Geivet
Otis (Milt) Stark
William Barnes
Kim Rhode
Michael Campeau
Karen Nelsen
Scott Haith
Robert Nida
Alfred Margolis
Walter Leighton
Ted Robinson
Candy Palmetto
Ann Wride

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

CONDITIONAL USE PERMIT CASE NO. 96-155-(5)
OAK TREE PERMIT CASE NO. 96-155-(5)

COMMISSION HEARING DATES:

October 29, 1997, January 21, 1998, March 11, 1998, May 13, 1998.

SYNOPSIS:

To authorize the operation and maintenance of a private recreational (hunt) club and skeet range (clays course) within a significant ecological area on an approximately 8,000 acres (±12.5 sq.mi.) lease. The private hunt club is a guided facility for hunting game birds: pen-raised pheasant, chukar, quail, in addition to native California quail. Authorization is also requested to encroach into the protected zone of seven oak trees.

PROCEEDINGS BEFORE THE COMMISSION:

October 29, 1997 Public Hearing

A duly noticed public hearing was held. All of the Planning Commissioners were present. Staff made a brief presentation. Three persons were sworn and presented oral testimony: The applicants and an opponent. The applicants presented testimony in support of their request. An adjacent residential property owner presented testimony in opposition to the applicant's request due to noise concerns.

The Planning Commission continued the public hearing to January 21, 1998 and declared their intention to conduct a field trip on January 14, 1998 to view the subject property and some of the adjacent properties.

January 14, 1998 Field Trip

The Planning Commission conducted a field trip to the subject property and surrounding area. All of the Planning Commissioners were present. After a short tour of the Beale Adobe, and several of the proposed hunting fields, the Planning Commissioners listened to a shooting demonstration where shotguns were discharged from several locations on the subject property and the Commissioners, planning staff, supporters and opponents were stationed at several receptor locations on adjacent properties.

January 21, 1998 Public Hearing

A duly noticed public hearing was held. All of the Planning Commissioners were present. No staff presentation was made. Eleven persons were sworn and presented oral testimony in opposition to the applicant's request. Reasons for opposition include the belief that the proposed hunt club is incompatible with the existing residential and agricultural areas, and will cause a reduction in property values for adjacent properties, increased noise, increased fire hazard, disruption to wildlife, lead shot contamination, and increased danger to the safety of hikers and horseback riders on the Pacific Crest Trail. Several opponents testified that the mitigated negative declaration does not meet the requirements of the California Environmental Quality Act (CEQA) and that an Environmental Impact Report (EIR) should be required. One resident submitted a copy of an audio tape of shooting sounds from the hunt club recorded on Saturday, January 10, 1998.

The Planning Commission continued the public hearing to March 11, 1998.

March 11, 1998 Public Hearing

A duly noticed public hearing was held. All of the Planning Commissioners were present. Thirty-one persons were sworn and presented oral testimony: 13 persons in support of the applicant's request and 18 persons in opposition. Reasons for support include the creation of jobs for local residents, the preservation and maintenance of natural habitat, the creation of recreational hunting opportunities during a time when recreational resources are being lost to development, and the preservation of the historic Beale Adobe. Reasons for opposition include the belief that the proposed hunt club will cause a reduction in property values for adjacent properties, increased trespassing on private property by "fringe hunters" and poachers, increased noise, increased traffic, increased fire hazard, lead shot contamination, disturbance of sensitive archaeology, and increased danger to the safety of hikers and horseback riders on the Pacific Crest Trail. One opponent contended that the applicant had not secured a grading permit for grading the area around the oak trees and that the applicant is in violation of the County's oak tree ordinance.

The Planning Commission closed the oral testimony portion of the public hearing and stipulated that written testimony would be accepted until March 31, 1998. The Planning Commission continued the public hearing to May 13, 1998 and instructed staff to conduct further investigation into a variety of issues raised at the public hearings.

May 13, 1998 Public Hearing

A duly noticed public hearing was held. Four of the Planning Commissioners were present (Commissioner Feldman was absent). Staff presented revised draft conditions for the project which address major issues centered around fire safety, public safety and noise. The Planning Commission conducted a lengthy discussion of the issues and the revised draft conditions and identified numerous changes.

There being no further discussion or testimony, the Commission closed the public hearing and, by a vote of 4-0, instructed staff to prepare findings and conditions in approval of the project.

Findings

1. The applicant has requested a conditional use permit to authorize the operation and maintenance of a private recreational (hunt) club and skeet range (clays course) within a significant ecological area on an approximately 8,000 acres (±12.5 sq.mi.) lease. The private hunt club would be a guided facility for hunting game birds: pen-raised pheasant, chukar, quail, in addition to native California quail. Authorization has also been requested to encroach into the protected zone of seven oak trees near the Beale Adobe, parking area, and primary access road.

2. The subject property is located at 30830 310th Street West in the unincorporated Antelope Valley, south of State Highway 138 and north of Pine Canyon Road within the Castaic Canyon and Antelope Valley West Zoned Districts. The subject property is an irregular-shaped parcel approximately 8,000 acres in size consisting of foothill terrain with numerous canyons and flat areas along Pine Canyon Road and Highway 138/Lancaster Road. The subject property is a small portion of the privately-owned 277,000 acres (±432 sq. mi.) Tejon Ranch.

3. The zoning on the project site is A-2-10 (Heavy Agriculture, 10 acres minimum required area) and A-2-5 (Heavy Agriculture, 5 acres minimum required area); the site is designated as Non-urban (N-1) and Significant Ecological Area (SEA) on the Antelope Valley Areawide General Plan. Surrounding zoning and land use consists of the following:

Location	Zoning	Land Use Plan	Existing Land Use
North	A-2-10,A-2-5, A-1-2 1/2,C-2	Non-Urban 1	Vacant Land, Single-Family Residential
South	A-2-5, W	Non-Urban 1, SEA 58, Open Space	Vacant Land, Single-Family Residential, Ranches, National Forest
East	A-2-5,A-1-2, R-R-5	Non-Urban 1, SEA 58	Vacant Land, Single-Family Residential
West	A-2-5	Non-Urban 1, SEA 58	Vacant Land

4. The applicant has indicated that the leasehold was formerly used for livestock grazing, commercial timber harvesting, and non-commercial recreational hunting.

5. The Hunt Club has been in limited operation pending a determination on the applicant's conditional use permit/oak tree permit request.

6. The subject property is within the Non-Urban (N-1) land use category of the Antelope Valley Areawide General Plan which is described as being suitable for residential uses at a maximum density of one dwelling unit per 2 acres and for non-residential uses appropriate for remote locations.

7. Private and commercial recreational uses must be designed in a manner compatible with and sensitive to surrounding scenic and natural resources. In addition, the subject property is located within Significant Ecological Area (SEA) Number 58 (Portal Ridge/Liebre Mountain), therefore the development proposal has been reviewed for compliance with the SEA design criteria. SEA #58 compatible uses are described as "medium intensity recreational uses compatible with the resources of the area . . . hunting is an appropriate use in an area this size if managed in conjunction with the Department of Fish and Game." The facility is a valid land use under the Antelope Valley Areawide General Plan subject to the development standards of the County regulatory codes.

8. On February 3, 1997, the Significant Ecological Area Technical Advisory Committee (SEATAC) reviewed and discussed the Biological Constraints Analysis (dated December 1996) for the High Desert Hunt Club Lease Area, Tejon Ranch. At that meeting, the Committee requested further information from the applicant for SEATAC review. On March 3, 1997, the Committee met again to discuss the Supplemental Information provided in response to SEATAC's initial comments and recommendations. The Committee issued its final comments and project recommendations which are as follows:

   a. Controlled burns (based on the Tejon Ranch fire ecology policies) are recommended to prevent future catastrophic fires;

   b. The hours and dates of operations should conform with State hunting laws;

   c. Maximum number of hunting fields may be increased to 35 with upper limit of 70 vehicles within hunting areas;

   d. Proposed project focusing on hunting of released birds may be found to be highly compatible with existing SEA biological resources.

9. Section 22.24.150 of the Los Angeles County Code indicates that the proposed uses for the subject property, a private recreational (hunt) club and skeet range (clays course) are allowed in the A-2 Zone with an approved conditional use permit.

10. Section 22.52.1220 (Uses not Specified - Number of Spaces Required) allows the Planning Director to require parking in an amount that will prevent traffic congestion and on-street parking; whenever practical the amount of parking shall be based on the requirements for the most comparable use specified in the parking provisions. The proposed use is not comparable to any of the uses specified in the parking ordinance, therefore the following sample parking requirement is a conservative estimate based on the unique operating characteristics of the proposed use:

Minimum Number of Parking Spaces*	Private Club Operations
4	Headquarters/Office/Clays Staff
11	Dog Handler/Group Supervisor**
33	Hunters @ 3 Per Group (Maximum)
15	Sporting Clays @ 10 Stations
7	Visitors/Guests
Total: 70 Spaces*	

* Assumes single-occupancy vehicles arriving at the hunt club.
** One dog handler/group supervisor per hunting group.

11. The parking area identified on the applicant's proposed site plan is conceptual (no scale provided). The applicant provided measurements of the parking area in order to determine the parking capacity. Assuming that the parking design would avoid encroachment within the protected zone of oak trees, a sample parking layout accommodated approximately 86 vehicles. Based on the applicant's proposal that there will be a maximum of 15 employees and due to the vastness of the subject property (the parking area is located one-quarter of a mile away from the entrance at Highway 138) the existing parking area appears adequate to prevent on-street parking. In addition, each hunting field shall have a parking area not to exceed 400 sq. ft. that is cleared of vegetation and sufficient in size to park two motor vehicles adjacent to the existing interior roads. Prior to the removal of any vegetation, the proposed parking areas should be surveyed by consulting biologists acceptable to the Planning Department. The applicant should revise their site plan to depict accurately dimensioned parking areas showing all parking stalls and access aisles. All parking stalls shall be located outside oak tree protected zones.

12. In order to encourage public access to the subject property while preserving the integrity of the natural resources, the applicant may arrange to use the property for non-shooting activities by charitable, educational or non-profit groups no more than two days per month. Special group events held on the subject property may generate a need for parking exceeding the available capacity of the existing parking area, therefore the applicant should be required to provide additional outside parking areas and shuttle bus-type access. The applicant should be required to apply for and obtain a Temporary Use Permit (TUP) from the Department of Regional Planning prior to the occurrence of each activity which generates more than 70 vehicles.

13. Section 22.52.860 (Business Signs in Agricultural Zones) provides general regulations for business signs in the A-2 zone. The permitted sign area is one business sign not to exceed 12 sq. ft. per lot or parcel of land, the permitted height for freestanding signs is 15 feet measured vertically from ground level, and must be set back at least 10 feet from the highway. According to plans submitted by the applicant, an existing freestanding business sign is located on the subject property measuring approximately 96 sq. ft. in area, 13 feet in height and is located a minimum of 25 feet from the highway right-of-way (47 feet from the pavement's edge). The double-sided business sign exceeds the maximum permitted sign area by 84 sq. ft. Pursuant to Section 22.56.240, a conditional use permit can authorize modifications to the regulations governing signs in agricultural zones. Since the business sign is located west of the entrance driveway and at a point where the road is bending and changing elevation, the sign's size and placement is appropriate at this location because it serves to draw the attention of approaching motorists to the existing private driveway.

14. The applicant should submit detailed sign plans which identify the precise location, size and copy of the signs previously mentioned in Finding #13 and the following additional signs:

    a. Signs to demarcate safety zones/buffers;
    b. Signs to identify areas where hunting is prohibited
    c. Signs to provide posted notice that trespassing is prohibited;
    d. Signs to notify the public of whom to call to report violations of State law, County ordinances or permit conditions;
    e. Signs to warn users of the Pacific Crest Trail that portions of the trail pass through a commercial hunting facility;

f. Signs to advise hunters that firearms must not be discharged in the general direction of any house, camp, place of human habitation, public highway, street, way (including the Pacific Crest Trail), park, or premises unless at least one-half mile from such place.

15. Part 16 of Chapter 22.56 of the County Code (Oak Tree Permits) seeks to preserve and maintain healthy oak trees as a significant historical, aesthetic and ecological resource. Encroachment into the protected zone of any tree of the oak genus which is 25 inches or more in circumference is prohibited, however Section 22.56.2070 provides for exemptions for "tree maintenance" and remedial pruning subject to the conditions of an approved oak tree permit.

16. The applicant is requesting retroactive authorization to encroach into the protected zone of seven (7) valley oak trees (quercus lobata). The encroachments have already taken place and occurred during the grading of the parking and driveway areas near the existing adobe building. A certified arborist inspected the subject oak trees and prepared a report dated November 20, 1996. The County Forester reviewed the arborist's report, concurs with the consulting arborist's suggested mitigations and recommended specific conditions in a letter dated May 13, 1997.

17. The applicant has submitted a reference map and site plans (marked Exhibit "A" Pages 1-4); due to the vastness of the subject property there are several pages to the Exhibit "A" marked as follows:

Exhibit "A" (Page 1 of 4) - Hunt Club Activities Reference Map
Exhibit "A" (Page 2 of 4) - Site Plan for the Beale Adobe Area and the Clays Course
Exhibit "A" (Page 3 of 4) - Sign Plan
Exhibit "A" (Page 4 of 4) - Hunting Fields Reference Map

18. The Exhibit "A" site plans depict the following existing and proposed features:
    a. The existing 1-story Beale Adobe (approximately 2,333 sq. ft.) renovated to accommodate the hunt club headquarters office is located approximately one-quarter mile from the driveway at 310th Street West and Highway 138;
    b. A dirt/gravel parking area;
    c. Two proposed trailers (each measuring 24' x 60') for Dining and Bird Processing activities incidental to the operation of the private hunt club;

d. A proposed Clays Course (clay disc firing range) with 10 stations located along a sinuated path within a canyon east of the Beale Adobe. The course would encompass less than 20 acres with a fallout zone measuring approximately ± 255,360 sq. ft.;
e. Seven (7) valley oak trees (quercus lobata) located in or near a southeast to northwest trending gully to the east of the Beale Adobe;
f. A small stock watering pond located west of the Beale Adobe;
g. The location of the 35 proposed hunting fields;
h. A freestanding business sign with a sign face measuring 8′ x 12′ and 13 feet in height located west of the driveway at the intersection of 310th Street West and Highway 138.

19. Primary access is provided via 310th Street West, a private dirt/gravel road off of Highway 138 (Lancaster Road). In emergency situations, access can be taken from a gated private road off of Pine Canyon Road (south side of the subject property) which traverses Tentrock Canyon toward the existing Beale Adobe.

20. The renovated Beale Adobe provides a location for the hunt club headquarters/starter office and the two proposed accessory trailers provide indoor locations for dining and game bird processing. A picnic table is proposed to be located at the staging area within each hunting field. Changes to surface resources that have already been completed include clearance of pond-margin vegetation from a small pond adjacent to the adobe, widened driveways from Highway 138 to the Beale Adobe, maintenance of existing private roadways and parking area, and a freestanding business sign located on the south side of Highway 138 at 310th Street West.

21. Consistent with the California Environmental Quality Act (CEQA) Guidelines, a **Mitigated Negative Declaration** was determined for the proposed project. On June 4, 1997, the Regional Planning Commission concurred with the preparation of the Mitigated Negative Declaration pursuant to a policy adopted by the Board of Supervisors in June, 1991, requiring such concurrence for projects within SEAs where an environmental impact report (EIR) is not required. The applicant has agreed to comply with the Project Changes/Conditions Due To Environmental Evaluation, dated June 30, 1997, which minimizes potential noise, biota, water quality, fire, cultural, traffic, and environmental safety impacts. These project changes/conditions have been incorporated into the conditions.

22. The applicant's compliance with the Project Changes/Conditions Due To Environmental Evaluation (as incorporated into the permit conditions) would minimize potential environmental and safety impacts to the subject property, surrounding properties and roadways. One condition requires the applicant to comply with County Noise Ordinance #11778 and adhere to the standards set forth limiting noise intensity at receptor property lines. Another condition should be modified to require the applicant to maintain a "safety zone/buffer" of at least 150 yards from the property boundaries, public roads and the Pacific Crest Trail within which no discharge of firearms is permitted. The range of shotgun fire would not exceed this safety zone/buffer so the applicant's compliance would restrict birdshot from advancing to adjacent properties. Page 4 of the Exhibit "A" has been modified by staff to illustrate the approximate boundaries of the required safety zones/buffers. The applicant should be required to provide revised site plans depicting the location of these safety zones/buffers, the 35 hunting fields, and the location of the Pacific Crest Trail.

23. All hunting activities are governed by permits between the leaseholder and the California Department of Fish and Game as well as ranch-imposed constraints. Actions concerning oak trees, watercourses, wetlands and riparian areas are constrained and/or permitted by the county, state and federal agencies. Activities which have the potential to diminish or alter resource values of an SEA are subject to recommendation and modification by SEATAC. The intent of the SEATAC review process is to insure the long-term biotic and ecological integrity of an SEA by providing land owners and resource users with guidelines for avoiding actions which directly or cumulatively degrade resource values. SEATAC's review and recommendations were considered in the preparation of the Mitigated Negative Declaration for the project and are included in the permit conditions.

24. To encourage the long-term preservation of the natural resource values of pond located west of the Beale Adobe, the applicant should be required to maintain said pond.

25. The Regional Planning Commission has received a large amount of written correspondence regarding this case. A total of 154 letters and several petitions have been received as follows:
    - 77 Letters of support;
    - Two petitions of support with 123 signatures;
    - 77 Letters of opposition;
    - One petition in opposition with 141 signatures.

    A shooting demonstration video and an audiotape of shooting sounds were submitted by project opponents.

26. The conditional use permit for the private recreational hunt club should be valid for a maximum of 15 years rather than having a longer time limit.

27. The conceptual information provided regarding the proposed clays course is not sufficient to authorize course construction, therefore the conditional use permit for the clays course should not be authorized at this time. The applicant may re-apply for a conditional use permit for the clays course when the applicant can provide a more detailed design and operations plan.

28. In order to increase the compatibility of the hunt club with surrounding land uses, the hunt club should be limited to operating between September 1 of any year to April 30 of the succeeding year. Hunting should not be permitted on Easter Sunday, Thanksgiving, Christmas or New Year's Day. The hunt club should be limited to hunting in the fields between 8:00 a.m. and 4:00 p.m. to prevent disruption to neighboring residents.

29. To further increase the compatibility of the hunt club with significant ecological area resources, the hunt club should be limited to a maximum of 35 hunting fields to be located only within those areas identified as hunting areas on Page 4 of the Exhibit "A". Except for Field #8, use of an individual hunting field should be limited to a dog handler (with a maximum of two dogs) and a maximum of three (3) hunters. Certain hunting fields adjacent to existing residential areas should also be paired for purposes of managing the frequency of their use. Only one field from each pair should be used for hunting on the same day. Paired hunting fields #2 & #3, #4 & #5, #6 & #26, and #21 & #22 should not be used for hunting on consecutive days to increase compatibility with neighboring uses. The hunt club operator should maintain a daily log of the number of hunters in each field, time period that each field is hunted, and the fields hunted. The log shall be available for review by the Planning Department. Due to the group hunting nature of the "European driven bird shoot" such activity should only be allowed on Field #8 which is located in the central part of the facility.

30. In order to increase the compatibility of the hunt club with surrounding land uses, the applicant should be required to pay the Department of Health Services to conduct a noise evaluation and ongoing monitoring sessions when the hunt club is in operation to determine the facility's compliance with the County Noise Ordinance.

31. The High Desert Hunt Club Safety Rules and Regulations require safe hunting and prohibits alcoholic beverage consumption prior to and during hunting activities.

32. The applicant has not applied for authorization to establish either a restaurant, banquet facility, bed-and-breakfast or similar commercial establishment as a primary use on the site. Therefore, dining facilities and food service would only be permitted incidental to the hunting activities at the private hunt club.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

A. That the proposed use is consistent with the adopted general plan for the area;

B. That the requested use at the proposed location will not adversely affect the health, peace comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

D. That the proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;

E. That the compatibility with surrounding land use will be ensured through implementation of the attached conditions;

F. That the development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;

G. That the development is designed to maintain waterbodies, watercourses, and their tributaries in a natural state;

H. That the development is designed so that wildlife movement corridors (migratory paths) are left in a natural and undisturbed state;

I. That the development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use;

J. That, where necessary, fences or walls are provided to buffer important habitat areas from development;

K. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths; and

L. That clustering of structures is utilized where appropriate to assure compatibility with the biotic resources present.

REGARDING THE OAK TREE PERMIT:

A. That the construction of the proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, on the subject property; and

B. That no oak tree removals or relocations are proposed and the proposed oak tree encroachments will not result in soil erosion through the diversion or increased flow of surface waters;

C. That, in addition to the above facts, the following finding applies:

   1. That the proposed oak tree encroachments are necessary as continued existence at present locations frustrate the planned improvement or proposed use of the subject property to such an extent that:

      a. Placement of such trees preclude the reasonable and efficient use of such property for a use otherwise authorized, and

D. That the proposed oak tree encroachments will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.040 and 22.56.215, Title 22 of the Los Angeles County Code (Zoning Ordinance) and for a oak tree permit as set forth in Section 22.56.2100 of the Zoning Ordinance.

COMMISSION ACTION:

1. Approve the Negative Declaration for the project, and determine that the proposed project will not have a significant effect on the environment.

2. In view of the finding of fact presented above, Conditional Use Permit and Oak Tree Permit Case No. 96-155-(5) are **APPROVED**, subject to the attached conditions.

VOTE 5-0

Concurring: Vargo, Feldman, Toy, Campbell, Russell

Dissenting: None

Abstaining: None

Absent: None

Action Date: June 10, 1998

1. 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. This grant shall not be effective for any purpose 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 of the conditions of this grant.

3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

   The cost for collection and duplication of records and other related documents will be paid by the permittee according to the Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. 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. The permittee shall deposit with the County of Los Angeles the sum of $3,300.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for three inspections per year for the first three years and two inspections per year for the next twelve years.

   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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. If the permittee is notified in writing that any one of the conditions of this grant have been violated, the permittee shall bring the property into compliance within 30 calendar days following receipt of such letter.

8. 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 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 health of safety or so as to be a nuisance.

9. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

10. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.

11. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

12. All structures shall conform with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

13. Upon receipt of these conditions, the permittee shall consult with the Fire Prevention Bureau of the County Fire Department to determine facilities necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

14. The permittee shall submit three (3) copies of revised site plans similar to Pages 2 and 4 of the approved Exhibit "A" conforming to such of the following conditions as can be shown on a plan, for approval by the Director of Planning. The revised site plan (page 2) shall be a scaled plan accurately depicting all structures, natural features and other improvements; with an accurately dimensioned parking area showing all parking stalls and access aisles, and the location of all oak trees with the protected zones of said oak trees clearly identified. The protective fencing erected around said oak trees, required by the County Forester, shall also be clearly identified on the plan and all parking stalls shall be located outside the oaks' protected zones. In conformance with Finding #27, said plan shall not depict a sporting clays course on the subject property. The revised site plan (page 4) shall be a scaled plan accurately depicting the hunting fields and safety zones/buffers in relation to adjacent property lines, public roads and the Pacific Crest Trail. The safety zones/buffers shall be depicted in conformance with Condition 16(a).

    The property shall be developed and maintained in substantial conformance with the approved plan. All plans must be accompanied by the written authorization of the property owner.

15. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.

16. This grant allows for the operation and maintenance of a private recreational hunt club subject to the following restrictions as to use:

a. The permittee shall comply with all conditions contained in the attached "Project Changes/Conditions Due To Environmental Evaluation". Said document references conditions contained on page 29 of the Biological Constraints Analysis dated December 1996 prepared by Frank Hovore and Associates and the High Desert Hunt Club Safety Rules and Regulations, both of which are attached. All conditions shall be complied with as written with the following exceptions:

- The first and second items in the "Project Changes/Conditions Due To Environmental Evaluation" under the General category should read as follows:

  The hunt club shall be limited to a maximum of 35 hunting fields to be located only within those areas identified as hunting areas on Page 4 of the Exhibit "A". Except for Field #8, use of an individual hunting field shall be limited to a dog handler (with a maximum of two dogs) and a maximum of three (3) hunters.

  The hunt club shall be open for operation only between September 1 of any year to April 30 of the succeeding year, and hunting activities are to occur only during the legal and approved hunting seasons. No hunting is permitted on Thanksgiving, Christmas, New Year's Day or Easter Sunday.

- The second item in the "Project Changes/Conditions Due To Environmental Evaluation" under the Noise category should read as follows:

  The hunt club shall maintain a safety zone/buffer for each hunting field of 150 yards from the property boundary, public roads and the Pacific Crest Trail within which no discharge of firearms will be permitted. The safety zone/buffer shall be increased to 250 yards in Fields #3, #21, #22, and to 200 yards in Fields #4,#5, #6 and #26.

b. The hunt club shall be limited to hunting in the fields between 8:00 a.m. and 4:00 p.m.

c. The subject property may also be used for non-shooting activities by a public agency or a religious, fraternal, educational or service organization directly engaged in civic, charitable, or public service endeavors conducted

no more than two days per month. Such group activities attracting more than 70 automobiles shall accommodate vehicles in additional outside parking areas and shuttle bus-type access or shall arrive by bus from pre-arranged gathering sites and shall be required to apply for and obtain a temporary use permit from the Department of Regional Planning prior to the occurrence of said event.

d. The permittee shall comply with the requirements of the California Department of Transportation regarding the signage along Route 138 recommended by said agency in their letter dated November 26, 1996.

e. Dining areas are permitted incidental to the hunting activities. The hunt club shall not operate a primary banquet facility or a restaurant on the subject property.

f. This grant will terminate on April 30, 2013 for the hunt club.

g. The hunt club shall be limited to a maximum number of 100 hunters in the fields at any one time. The daily average number of hunters in the field shall not exceed 60 when calculated over the entire hunting season (September 1 to April 30).

h. The following hunting fields shall be paired as follows for purposes of managing the frequency of their use: Fields #2 and #3, Fields #4 and #5, Fields #6 and #26, and Fields #21 and #22; only one field from each pair may be used for hunting on the same day. None of the hunting fields listed in this condition shall be used for hunting on consecutive days.

i. The hunt club operator shall maintain a daily log of the number of hunters in each field at any one time and the fields that were hunted. The log shall be made available to any staff member of the Department of Regional Planning.

j. A "European driven bird shoot" shall only be allowed on Field #8. For the purposes of this permit, a "European driven bird shoot" means a hunting activity in which birds are released from a single point to a field of stationary hunters.

k. The permittee shall submit three copies of a sign plan for the approval of the Director of Planning. Required signs shall be unlighted and continuously maintained during the life of the permit. The plan shall show the precise location, size and copy of the following signs shall be to the satisfaction of the Director of Planning:

-Signs (double-sided) demarcating the safety zone/buffer and informing hunt club patrons that hunting is only

allowed on the interior side of the sign and that hunting is prohibited on the exterior side of the sign. Each sign face shall not be less than 1.5 sq. ft. or exceed 2 sq. ft. in area. The signs shall be placed within each hunting field along the safety zone/buffer identified in Condition 17(a). The signs shall be placed at an interval of one sign at the common boundary between fields, the boundary of a field and a non-hunting area and one sign in the middle portion of each field;

-Signs (double-sided) informing the public that hunting and trespassing are prohibited. Each sign shall not be less than 1.5 sq. ft. or exceed 2 sq. ft. in area. The signs shall be posted every one-third of a mile along the edge of the road right-of-way or property line;

-Two signs (single-sided) informing the public that violations of State law, County ordinances or Conditional Use Permit 96-155 may be reported by calling the phone number of the California Department of Fish and Game, the County of Los Angeles Sheriff's Department, Department of Health Services and the Department of Regional Planning Zoning Enforcement Section and the Hunt Club manager. Each sign shall not be less than 6 sq. ft. or exceed 10 sq. ft. in area. The signs shall be posted: at the edge of the road right-of-way of Pine Canyon Road at the intersection with the dirt road between Fields #2 and #3, and at the edge of the road right-of-way of Highway 138 at the intersection with the main entrance to the Hunt Club and legible from both public roads;

-Two signs (double-sided) warning users of the Pacific Crest Trail that portions of the trail pass through property being used as an active commercial hunting facility. Each sign shall not be less than 4 sq. ft. or exceed 6 sq. ft. in area and shall contain information on the hunt club's operating months, dates and hours authorized by Condition #16 (a-b). A sign shall be posted at each end of the trail near Pine Canyon Road and Highway 138;

-Signs (double-sided) warning users of the Pacific Crest Trail that portions of the trail are adjacent to an active commercial hunting facility, that sounds of shooting may be audible and to exercise caution especially if on horseback. Each sign shall not be less than 2 sq. ft. or exceed 4 sq. ft. in area and shall also contain information on the hunt club's operating months, dates and hours authorized by Condition #16 (a-b). One sign shall be posted on the trail near the southern approach to Field #21 and the other one near the eastern approach to Field #22; additional signs shall be placed along the trail at one-half mile intervals; all signs shall be legible from the trail;

-Signs (double-sided) advising hunters that firearms shall not be discharged in the general direction of any house, camp, place of human habitation, public highway, street, way (including the Pacific Crest Trail), park, or premises unless at least one half mile from such place. Each sign shall not be less than 2 sq. ft. or exceed 4 sq. ft. in area. The signs shall be placed at the parking areas or staging areas for the following fields: #1 through #7, #10 through #15, #21 through #24, #26 and #27, #30 through #32, #34 and #35; and

-One business sign (double-sided) is permitted on the subject property. The sign shall not exceed 96 sq. ft. in area or 13 feet in height. The sign may be located at the main entrance to the facility on Highway 138.

l. Each hunting field shall have an area that has been cleared of vegetation which is of sufficient size to park two motor vehicles and is adjacent to or connected by a cleared area to one of the existing dirt roads. Each parking area shall not exceed 400 sq. ft. in size. Prior to the removal of any vegetation, all areas to be cleared shall first be surveyed by consulting biologists acceptable to the Department of Regional Planning.

m. The subject property shall not be used for a bed-and-breakfast or similar commercial establishment. Any commercial use of the property shall be directly related and accessory to the hunt club.

n. The High Desert Hunt Club Safety Rules and Regulations shall be modified to specifically prohibit shooting within the safety zones/buffers established along the property boundary, public roads and the Pacific Crest Trail and that firearms shall not be discharged in the general direction of any house, camp, place of human habitation, public highway, street, way (including the Pacific Crest Trail), park, or premises unless at least one half mile from such place.

17. This grant allows for remedial pruning and encroachment within the protected zones of seven (7) oak trees identified as Trees #1-#7 within the Oak Tree Report prepared by NBES, dated November 20, 1996. The permittee shall comply, to the satisfaction of the County Fire Department, with all the provisions of the County Forester's letter dated May 13, 1997. The permittee shall erect protective fencing around the protected zone of Oak Trees #4, #5, and #7, and shall prohibit parking within the current and future protected zone of said oak trees.

18. The applicant shall pay the Department of Health Services, Environmental Health Division to conduct a noise evaluation of the proposed use to determine the facility's compliance with the County's Noise Ordinance. The evaluation shall consist of an initial assessment and background study followed by an

eight hour monitoring session when the hunt club is in operation. The report prepared by the Department of Health Services associated with this evaluation shall be sent to the Department of Regional Planning for the Planning Director's review. The first evaluation shall be completed by November 30, 1998. The applicant shall pay for two additional unannounced monitoring sessions by the Department of Health Services prior to March 15, 1999. A report on each monitoring session shall be sent to the Director of Planning. The applicant shall pay the Department of Health Services to complete three unannounced monitoring sessions during each of the next two hunting seasons (September 1 through April 30). Such monitoring sessions shall be reduced to a single session during each subsequent hunting season if no problems, violations or complaints are reported and/or observed.

If the Director of Planning determines that valid complaints have been raised or that circumstances have changed that warrant additional monitoring sessions, the Director may require the permittee to pay for additional sessions. The number and frequency of such future monitoring sessions shall be determined by the Director.

A violation of the County's Noise Ordinance shall be considered a violation of the conditions of this permit and may result in a modification or revocation of this permit pursuant to Condition No. 8 and the provisions of Part 13 of Chapter 22.56 of the Los Angeles County Code.

19. The applicant shall maintain the pond west of the Beale Adobe in a manner consistent with the long-term preservation of its natural resource values in consultation with the Army Corps of Engineers and the California Department of Fish and Game.

Attachments: Project Changes/Conditions Due To Environmental Evaluation
Page 29 of the Biological Constraints Analysis
Hunt Club Safety Rules
County Forester's Letter

RDH:JTM A:\96155CN1

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

PROJECT CHANGES/CONDITIONS DUE TO ENVIRONMENTAL EVALUATION

Project: 96-155

The Department of Regional Planning staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment:

GENERAL

The hunt club shall be limited to a maximum of 35 hunting fields to be located only within those areas identified in green on the map in Appendix 6 of the Biological Constraints Analysis dated December 1996 and prepared by Frank Hovore and Associates. Use of an individual hunting field shall be limited to a dog handler (with a maximum of two dogs) and a maximum of three (3) hunters.

The hunt club shall be open for operation between September 1 of any year and to May 31 of the succeeding year.

The hunt club shall comply with the High Desert Hunt Club Safety Rules and Regulations as provided in the Supplemental Information to Response to SEATAC Comments and Recommendations dated February 1997 and prepared by Frank Hovore and Associates.

The hunt club shall comply with regulations of the California Department of Fish and Game.

The hunt club shall require the use of steel shot for the sporting clays course area when such shot is commercially available for clays target use.

The sporting clays course area shall be maintained and kept free of shell casings, broken targets and other debris. Routine maintenance shall include monthly inspection of the area during the months of operation and clean-up of the area as necessary. A full, thorough cleaning of the entire sporting clays course area (and fall-out zone) shall be performed annually, at the conclusion of each operating season.

NOISE

The applicant shall comply with Noise Ordinance 11,778 and adhere to standards set forth limiting noise intensity at receptor property lines.

The hunt club shall maintain a buffer of 150 yards from the property boundary within which no discharge of firearms will be permitted.

BIOTA

In order to lessen any potential impacts to wildlife, the applicant shall comply with the proposed conditions listed on page 29 of the Biological Constraints Analysis dated December 1996 and prepared by Frank Hovore and Associates and appended herein.

Any landscaping shall consist of drought tolerant native species indigenous to the leasehold and listed in the December 1996 Biological Constraints Analysis.

The applicant shall comply, to the satisfaction of the Los Angeles County Forester and Fire Warden, with all requirements of Oak Tree Permit #96-155 as requested in their letter of May 13, 1997, as a condition of this grant.

The applicant shall comply with all the terms and conditions of the Department of the Army Nationwide Permit Number 97-00108-AOA as issued with the Certificate of Compliance on April 22, 1997.

The applicant shall comply with the California Department of Fish and Game Streambed Alteration Agreement (Notification Number 5-006-97) and with the mitigation measure for the removed materials listed in the California Department Fish and Game letter to the applicant from Rebecca Jones (not dated).

WATER QUALITY

In lieu of development of new or expansion of existing septic system, the applicant shall engage the services of a commercial waste disposal company to provide sanitary (portable) facilities during the operating season.

Any future development of new or expansion to existing septic capacity shall be developed and maintained in compliance with the California Regional Water Quality Control Fresno Region and the Los Angeles County Department of Health Services as a means of mitigating potential ground water impacts. The applicant shall comply with all requirements of the County Health Department. Prior to submission to the above agencies of any such proposal for future development of new or expansion to existing septic facility, the expanded facility shall avoid all impacts to the protected zones of oak trees and the applicant shall have the proposed expansion reviewed by a certified biologist who shall submit a letter to the Department of Regional Planning stating that the expansion avoids all sensitive biological resources. The expansion shall be located to the east of the Beale Adobe unless another appropriate location is reviewed and approved by the County biologist.

FIRE

The hunt club proprietor shall participate in any recommended controlled burns initiated by the Tejon Ranch Company, subject to the prior approval of the Los Angeles County Forester and Fire Warden.

CULTURAL

The applicant shall agree to suspend any earth movement in the vicinity of a cultural resource encountered during operation of the proposed project, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

TRAFFIC

A maximum of 70 vehicles, for both hunters and dog handlers, shall be allowed to enter the designated hunting areas and the applicant shall permit no more than two (2) vehicles (one for the hunting party and one for the dog handler) on a field at any given time. Other vehicle entering the property shall be confined to the entry drive and designated parking lots. A maximum speed limit of 15 mph shall be maintained for the entire leasehold and vehicles shall be restricted to existing roads. Group events requiring a greater number of participants shall accommodate vehicles in additional outside parking and shuttle bus-type access or arrive by bus from pre-arranged gathering sites.

ENVIRONMENTAL SAFETY

Solid waste shall be removed to the nearest solid waste facility at least once per week during the operating season.

As the applicant, I agree to incorporate these changes/conditions into my project, and understand that the public hearing and consideration by the Regional Planning Commission will be on the project as changed/conditioned.

Applicant

June 30 1997
Date

No response received within 15 days. Environmental Determination requires that these changes/conditions be included in project.

Staff

Date

"Biological Constraints Analysis dated December 1996 prepared by Frank Hovore and Associates" page 29

The proposed hunting club activities have the potential to generate a number of minor negative impacts to wildlife values, and we propose the following conditions to avoid or mitigate these to the extent feasible:

- Hunting club activities shall be confined to existing use areas, and may consist only of actions specifically approved and permitted by CDFG and the Tejon Ranch, by licensed hunters during the appropriate season. The applicant must directly supervise all activities to insure that native wildlife species are not targeted or harassed.
- Hunting activities are to occur only during the legal and approved seasons for same (September 1 through April 1).
- Hunting shall not be conducted in or around open ponds on the property, nor within riparian areas after March 1, to prevent disturbance of wetland and riparian obligate migratory bird species during the courtship and nesting season.
- Following removal of grazing animals from the property, native vegetation shall not be cleared, cut, "brushed," or otherwise altered except as permitted by local, state and federal agencies, or as needed for roadway maintenance and fire hazard reduction.
- All vehicles and firearms shall be inspected routinely to insure that proper safeguards against fire are maintained, and a formal fire suppression plan, satisfactory to Tejon Ranch and the County must be in effect at all times during the hunting season.
- Vehicles must be driven in a safe manner at all times, and must remain on existing graded roadways; additional road construction or grading may require permitting beyond that which accompanies this approval.
- Vehicles should not cross or park in areas of native grassland.
- The clays course area and hunting sites shall be routinely maintained and kept free of shell casings, broken targets and other debris.
- Trash, construction materials and any other debris or by-products of the operation shall be removed from the property for legal disposal off-site; no animal parts or residue shall be stored adjacent to wetlands or creeks, nor dumped into same.
- Hunting dogs and pets shall be confined to cages and limited training areas immediately adjacent to the Beale adobe/headquarters, and shall be used off-leash only as permitted by resource agencies for the purposes of legally hunting game species. Hunting dogs or other pets shall not be permitted to run free on the property or harass native wildlife.
- Exterior lighting shall be confined to the entry gate and parking areas, and the headquarters facility, and shall consist of low-intensity, weather-safe fixtures, with sodium vapor or other energy-efficient bulbs, directed away from natural habitat.

Implementation of these conditions should serve to keep the operation in compliance with all agency rules and regulations, and to protect natural resource values on the leasehold through the lifetime of the lease operation.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(213) 881-2481

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
MAY 21 1997
REGIONAL PLANNING
L.A. COUNTY

May 13, 1997

Mr. Ron Hoffman
Department of Regional Planning
Zoning and Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Hoffman:

SUBJECT: OAK TREE PERMIT #96-155, TEJON HUNT CLUB GRADING, HWY. 138 AND 310TH STREET WEST, TENTROCK CANYON, UNINCORPORATED AREA OF NORTHERN ANTELOPE VALLEY

We have reviewed the "Request for Oak Tree Permit" #95-155 located at Hwy. 138 and 310th Street West in the unincorporated area of Tentrock Canyon (Northern Antelope Valley). 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 Michael Starr of Nature Buffs Environmental Services, the consulting arborist, dated November 20, 1996.

We recommend the following as Conditions of Approval:

OAK TREE PERMIT REQUIREMENTS

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant.

   Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department a sum of $300. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval.

   The above fees provide for one (1) initial inspection of the completion of required remedial work (see Items #3 and #4 below), and two (2) subsequent annual 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. The mitigations suggested by the consulting arborist are excellent and should be implemented wherever feasible.

4. The removal of excess soil from around the root crown of Tree Number 6 is required. The removal of fill material from the north/east side of the trunk shall be performed by using hand tools only. The natural grade must be reestablished as a condition of this grant. The County Forester shall inspect and approve the adequate completion of this mitigation measure.

PERMITTED OAK TREE ENCROACHMENT

5. This grant allows encroachment within the protected zone of seven (7) trees of the Oak genus identified as Tree Numbers 1-7 on the applicant's Site Plan Map 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 to the extent possible and treated as recommended by the consulting arborist.

6. Should work on or within the protected zone result in the death of any Oak tree within two years of the completion of work, the tree shall be replaced and maintained as set forth in the conditions this grant regarding mitigation trees.

7. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of each protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall be limited to 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. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

8. 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 Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES

9. The permittee shall provide mitigation trees of the Oak genus at a rate of five (5) trees for any tree that dies as a result of the approved encroachments.

10. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one-foot above the base.

11. Mitigation trees shall consist of indigenous varieties of Quercus lobata grown from a local seed source.

12. Mitigation trees shall be planted within one year of the death of any tree which results from its permitted encroachment. Mitigation trees shall be planted on site at a location approved by the County Forester.

13. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

14. All mitigatin Oak trees planted as a condition of this permit shall be protected by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period in perpetuity.

NON-PERMITTED ACTIONS AND VIOLATIONS

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

16. 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 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."

17. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

18. Utility trenches shall not be routed within the protected zone of an Oak tree.

19. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree.

20. 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 Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact Deputy Forester Keith Deagon at (818) 890-5719 or this office at (213) 881-2481.

Very truly yours,

DAVID R. LEININGER, ASSISTANT CHIEF, FORESTRY
PREVENTION BUREAU, FORESTRY DIVISION

DRL:jmb

Enclosures