



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 15, 2013

Glenn Lukos Associates  
Attn: Thienan Pfeiffer  
29 Orchard  
Lake Forest, CA 92630

**REGARDING: PROJECT NO. 96044-(5)  
OAK TREE PERMIT NO. 201300020  
3211-021-043, 044, 045, 046, 048, 050, 051**

Hearing Officer Gina Natoli, by her action of **October 15, 2013**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer'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 the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **October 29, 2013. Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

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.

For questions or for additional information, please contact Alejandrina C. Baldwin of the Land Divisions Section at (213) 974-6433, or by email at [acbaldwin@planning.lacounty.gov](mailto:acbaldwin@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
  
Nooshin Paidar, Supervising Regional Planner  
Land Divisions Section

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

NP:ACB

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 96044-(5)  
OAK TREE PERMIT NO. 201300020**

1. **ENTITLEMENT REQUESTED.** The applicant, Paulson Property Management, LLC, is requesting an oak tree permit to authorize removal of four (4) oak trees pursuant to the Los Angeles County Code Section 22.56.2060 to allow grading approved in association with Conditional Use Permit No. 96044 (CUP 96044) and Tentative Tract Map No. 48086 (TR 48086).

2. **HEARING DATE October 15, 2013.**

3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**

A duly noticed public hearing was held on October 15, 2013 before a Hearing Officer of Los Angeles County Department of Regional Planning. Staff presented the project and the applicant's representative, Patrick Parker, made himself available for questions.

The Hearing Officer requested changes to Condition Nos. 10, 16, and 20 to reflect the correct Notice of Determination fee required and that this grant is modified to require mitigation trees of a certain size.

4. **PROJECT DESCRIPTION.** The applicant requests an oak tree permit to remove four oak trees in order to grade the project site in substantial conformance with Conditional Use Permit No. 96044 (CUP 96044) and Vesting Tentative Tract Map No. 48086 (TR 48086), which were approved on August 3, 2004 for a 542-single-family lot subdivision.

The project site contains a total of six oak trees of ordinance size scattered within the approximately 555-acre project site. Previously approved Oak Tree Permit No. 96044, approved along with TR 48086, allowed the removal of four oak trees, of which one still remains and is authorized for removal by that permit. At the time TR 48086 was approved, the subject four oak trees were not of ordinance size and did not require a permit for removal. These four trees are now of ordinance size and therefore an oak tree permit is required to authorize removal of them.

5. **LOCATION.** North of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Road, in unincorporated Santa Clarita Valley.

6. **SITE PLAN DESCRIPTION.** The oak tree exhibit depicts the location of the four oak trees.

7. **EXISTING ZONING.** R-1-6,000 (Single-Family Residence-6,000 Square Feet Min. Required Lot Area); R-1-7,000 (Single-Family Residence-7,000 Square Feet Min. Required Lot Area); R-1-8,000 (Single-Family Residence-8,000 Square Feet Min. Required Lot Area); R-1-10,000 (Single-Family Residence-10,000 Square Feet

Min. Required Lot Area); R-1-15,000 (Single-Family Residence-15,000 Square Feet Min. Required Lot Area); R-1-20,000 (Single-Family Residence - 20,000 Square Feet Min. Required Lot Area).

8. **EXISTING LAND USES.** The subject property is undeveloped.

9. **PREVIOUS CASES/ZONING HISTORY.**

TR 48086 was approved by the Board of Supervisors on August 3, 2004 with General Plan Amendment No. 96044-(5), Zone Change Case No. 96044-(5), Conditional Use Permit No. 96044-(5), and Oak Tree Permit No. 96044-(5) on August 3, 2004. The tentative map, TR 48086, approval authorized the creation of 542 single-family residential lots, one fire station lot, one Sheriff sub-station lot, two park lots, and three open space lots on approximately 548.1 gross acres.

Plan Amendment No. 96044 amended the Countywide General Plan from Non-Urban to Low Density Residential on 161.9 acres and amended the Santa Clarita Valley Areawide General Plan from Non-Urban 2 (N2) and Hillside Management to Urban 1 (U1) on 161.9 acres.

Zone Change 96044 changed the project site's zoning from A-2-1 (Heavy Agriculture-One Acre Minimum Required Area) to:

R-1-6,000 (Single-Family Residential-6,000 Square Feet Minimum Required Area)  
R-1-7,000 (Single-Family Residential-7,000 Square Feet Minimum Required Area)  
R-1-8,000 (Single-Family Residential-8,000 Square Feet Minimum Required Area)  
R-1-10,000 (Single-Family Residential-10,000 Square Feet Min. Required Area)  
R-1-15,000 (Single-Family Residential-15,000 Square Feet Min. Required Area)  
R-1-20,000 (Single-Family Residential-20,000 Square Feet Min. Required Area)

CUP 96044 was to ensure compliance with the requirements of the density-controlled development and Hillside Management provisions, allowing for the clustering of the units into the least-environmentally sensitive areas of the site, and for project grading over 100,000 cubic yards.

Since the original approval, there have been three separate map amendments which slightly modified the design of the project, requirement improvements, and property line alignments. Some of the changes included:

- Amendment No. 1-Relocated an elementary school site from the adjacent Tract 36943 to this project; reduced the density to 499 single-family residential lots (or a total of 531 single-family residential lots without the school site); redesigned drainage facilities; added features to the wildlife corridor; and changed grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite.
- Amendment No. 2- relocated the elementary school site from the southwest corner of the project site to the center of the project site; reduced the size of the school site; reduced density from 531 to 492 single-family residential lots.

- Amendment No. 3- Included map condition and mitigation measure language changes regarding roadway improvements requested by the Los Angeles County Department of Public Works (Public Works).

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The proposed oak tree permit does not request modifications to the density, land use or design of the approved tentative map, or propose changes to Regional Planning condition language, and is therefore consistent with the permitted uses of the underlying land use categories and zones it is within.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.20.105 of the County Code, establishments in the R-1 Zone are subject to certain development standards. This oak tree permit does not modify the design of the single-family residential lots or the ability for the project to continue to comply with these standards. Pursuant to Section 22.56.2060 of the County Code, an oak tree permit has been filed to request the removal of four oak trees, and a Burden of Proof has been submitted (attached).

The latest project oak tree survey (included within the oak tree report dated February 2013) identified and inventoried 2,653 hybrid scrub oaks (traits from both *Quercus berberidifolia* and *Q. john-tuckeri*.) These trees identified are not of ordinance size and would not require an oak tree permit for current removal. A previous 1999 oak tree survey (attached) identified a total of 3,000 scrub oaks, of which 251 were of ordinance size. The 251 oak trees previously burned in a 1995 fire and were authorized for removal within Oak Tree Permit 96044 approved in 2004.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project will be developed as approved in 2004 and its subsequent amendments. This oak tree permit will not change the character of the development or surrounding community, as when the project was approved the oak trees were not of jurisdictional size and were proposed to be removed along with the project grading necessary to develop the site.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Forrester & Fire Warden (Forester) letter, dated June 20, 2013, specifies that the updated February 2013 Oak Tree Report, submitted by the consulting arborist Glenn Lukos Associates is accurate and complete as to the location, size, condition and species of the oak trees on the project site.
14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Section 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting, and the Department of Regional Planning public website posting.
15. **PUBLIC COMMENTS.** No comments have been received as of time of writing.

### OAK TREE PERMIT SPECIFIC FINDINGS

16. The subject four oak trees to be removed are scattered throughout the development site and are not in close proximity to each other. Oak trees which will remain within an open space lot or are a minimum of 200 feet from the grading footprint will be a substantial distance from the developed site.

Therefore, the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

17. The removal of the oak trees is necessary to conduct project grading which will include drainage mitigation for the developed site.

Therefore, 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.

18. At the time TR 48086 was approved in August 2004, the oak trees which are the subject of this request were not of jurisdictional size and did not require a permit for removal. In order to develop TR 48086 as approved, the removal of the four oak trees is necessary to grade the site.

Therefore, in addition to the above facts the removal of oak trees proposed is necessary as continued existence at their present locations frustrates the planned improvement or proposed use of the subject property to such an extent at that: (a) alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or (b) placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.

19. The four oak trees are scattered within the proposed developed site and removal of them will not degrade the intended preservation of the project site or its distinctive and unique aesthetic character.

Therefore, 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.

### ENVIRONMENTAL DETERMINATION

20. An Addendum to the Environmental Impact Report (EIR) for Project No. 96044, which was certified by the Board of Supervisors on August 3, 2004 for 542 single-family residential lots, one fire station lot, one Sheriff substation lot, two park lots, three open space lots, removal of four oak trees, and project grading on 548 acres. The Addendum concluded that the oak tree permit and additional conditions of approval will not constitute a substantial increase in the severity of previously-identified impacts. No new environmental effects have been identified with regard to the design standards. No new information pertaining to the subject property or the

environmental impacts of the existing development has been discovered during the preparation of this Addendum.

Therefore, the project qualifies for an Addendum to the EIR and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

21. **TERM LIMIT.** To assure continued compatibility between the removal of four oak trees allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to run with the expiration date of TR 48086.
22. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. Therefore, the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property; and
- B. Therefore, 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; and
- C. Therefore, in addition to the above facts, the removal of oak trees proposed is necessary as continued existence at their present locations frustrates the planned improvement or proposed use of the subject property to such an extent that: (a) alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or (b) placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. Therefore, 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2060 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer has considered the Addendum to Environmental Impact Report to Project No. 96044, Oak Tree Permit No. 201300020 for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Oak Tree Permit No. 201300020 is approved subject to the attached conditions.

**ACTION DATE: October, 15, 2013**

NP:ACB

10-15-2013

c: Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 96044-(5)  
OAK TREE PERMIT NO. 201300020**

**PROJECT DESCRIPTION**

The project is an oak tree permit for the removal of four (4) trees of the oak genus (*Quercus beberidifolia* and *Q. john-tuckeri*) identified as trees numbered, 1, 264, 270, and 613 on the Oak Tree Report Exhibit dated February 2013, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 Regional 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 Regional 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.

6. 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. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. **48086**. In the event that Vesting Tentative Tract Map No. 48086 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees 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 Game 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 **\$3,070.25** (\$2,995.25 plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are part of the approval for Project No. 96044.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

**PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT**

16. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated June 20, 2013 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division or as modified by this grant.
17. The permittee shall plant one healthy acorn of the same species of oak (*Quercus john-tuckeri*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
18. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus john-tuckeri*) 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.
19. A plan for protecting oak trees on the subject property during and after development, such as, but not limited to, the following requirements:

- a. That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,
  - b. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the Director,
  - c. That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions,
  - d. That, to the extent feasible as determined by the Director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure, and
  - e. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site.
20. The permittee shall comply with all conditions set forth in the attached County Fire Department Forester Letter dated June 20, 2013, except as modified here:

Each mitigation tree shall be a one-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base.

Attachments:

Fire Department Letter dated June 20, 2013  
Oak Trees: Care and Maintenance Guide



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 890-4330

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

June 20, 2013

Alejandrina C. Baldwin, Regional Planner  
Department of Regional Planning  
Land Division Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Baldwin:

**OAK TREE PERMIT NUMBER 2013-00020  
PROJECT NUMBER 96044  
SPRING AND TAPIE CANYONS LOCATED NORTH OF SANTA CLARITA WEST OF HWY 14**

We have reviewed the "Request for Oak Tree Permit #2013-00020." The project is located in Spring and Tapie Canyons, north of Santa Clarita west of the 14 Hwy. Since the property had experienced a wildland fire and the last oak tree report was from 1999 the applicant was requested to update the oak tree report to document current conditions. 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 Glenn Lukos Associates, the consulting arborist, dated February 2013.

**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. 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

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDDORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

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

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

Department, 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.

3. 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.
4. The permittee shall install temporary chain link 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.
5. 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 REMOVAL:**

6. This grant allows the removal of four (4) trees of the Oak genus (*Quercus agrifolia*) identified as trees numbered 1, 265, 270, and 613 on the applicant's site plan and Oak Tree Report (previously approved oak tree removals included tree numbers: 49, 246, 251, and 252 of which #246 still remains and is updated as tree #275). 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 treated as recommended by the consulting arborist.
7. 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. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% 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 County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

9. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of eight (8) mitigation trees. 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.
10. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
11. Mitigation trees shall consist of indigenous varieties of *Quercus john-tuckeri*, grown from a local seed source.
12. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, 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."
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 three-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 three (3) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
14. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

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 (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

**Alejandrina Baldwin, Regional Planner**

**June 20, 2013**

**Page 4**

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 unless the serving utility requires such locations.
19. 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.
20. 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.
21. 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 an inspection with a County Forester please call the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



J. LOPEZ, ACTING ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

Jl: 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. The entire illustration is enclosed in a thin black rectangular border.

# OAK TREES: Care and Maintenance

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

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

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

### **The Oak Tree**

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

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

## The Oak Tree Ordinance

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

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

### Permit Requirements:

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

Damage includes but is not limited to :

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

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

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

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

Or contact:

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

## Types of oaks commonly found in Los Angeles County:

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

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

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



*Valley Oak*  
**QUERCUS LOBATA**

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

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

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



*Coast Live Oak*  
**QUERCUS AGRIFOLIA**

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

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



*Interior Live Oak*  
**QUERCUS 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

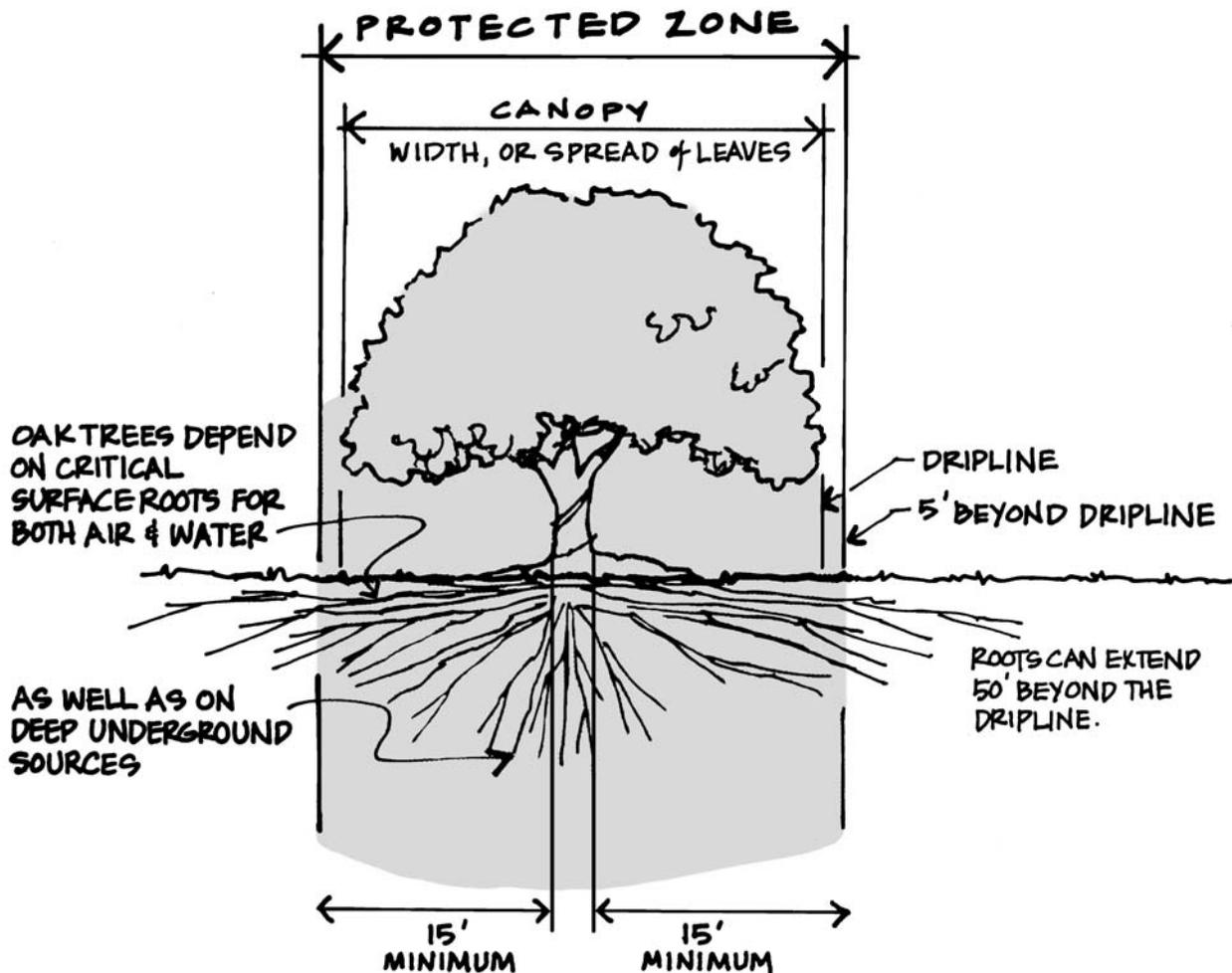
# THE PROTECTED ZONE

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.

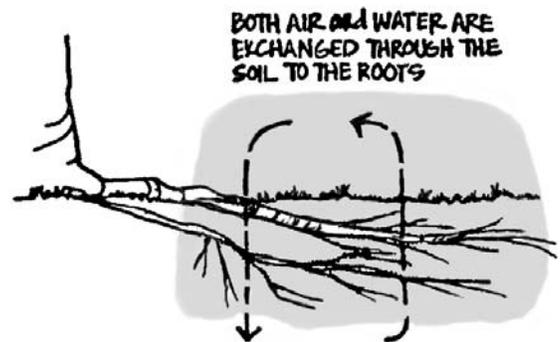
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

## Soil Compaction and Paving

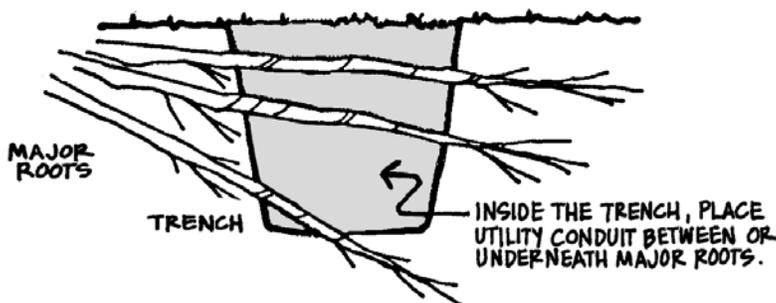
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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.

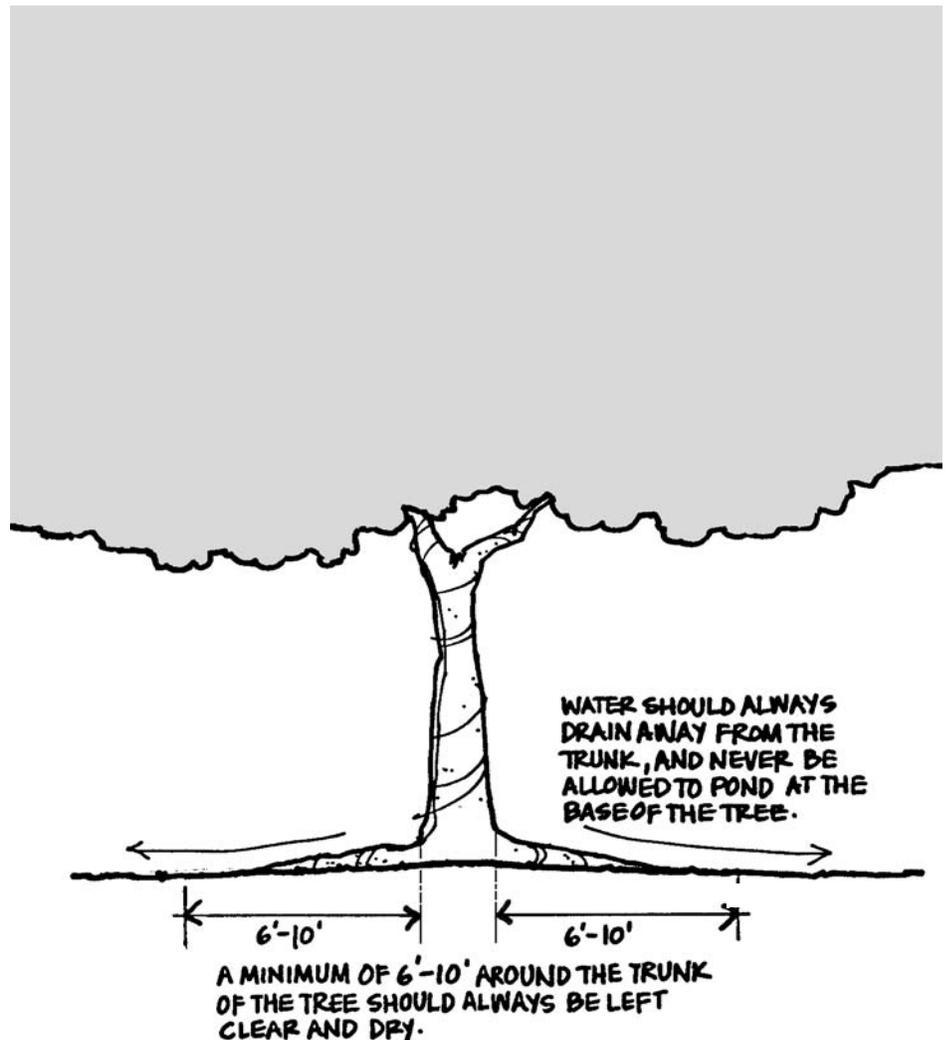
## Pruning

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://lacofd.org/forestry.htm>

### University of California

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

## Private Organizations

### The Theodore Payne Foundation

10459 Tuxford Street  
Sun Valley, CA 91352-2126  
(818) 768-1802  
[www.theodorepayne.org](http://www.theodorepayne.org)

### California Native Plant Society

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

### The California Oak Foundation

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

## Arboretums and Botanic Gardens

### Los Angeles County Arboreta and Botanic Gardens

301 N. Baldwin Ave.  
Arcadia, CA 91007-2697  
(626) 821-3222  
[www.arboretum.org](http://www.arboretum.org)

### Los Angeles County South Coast Botanic Garden

26300 Crenshaw Blvd.  
Palos Verdes Peninsula, CA 90274-2515  
(310) 544-6815  
[www.southcoastbotanicgarden.org](http://www.southcoastbotanicgarden.org)

### Los Angeles County Descanso Gardens

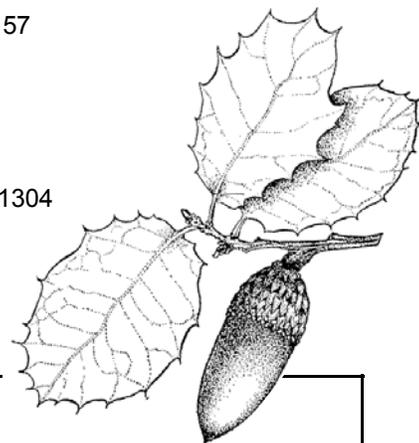
1418 Descanso Drive  
La Canada-Flintridge, CA 91011-3102  
(818) 949-4200  
[www.descansogardens.org](http://www.descansogardens.org)

### Rancho Santa Ana Botanic Garden

1500 North College  
Claremont, CA 91711-3157  
(909) 625-8767  
[www.rsabg.org](http://www.rsabg.org)

### The Lummis Home

200 E. Avenue 43  
Los Angeles, CA 90031-1304  
(213) 222-0546



## Publications

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

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

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

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

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

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

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



## County of Los Angeles Fire Department Forestry Division

### County of Los Angeles Board of Supervisors

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

### County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit  
605 N. Angeleno Avenue  
Azusa, CA 91702-2904  
(626) 969-2375

Camp 17  
6555 Stephens Ranch Road  
La Verne, CA 91750-1144  
(909) 593-7147

Environmental Review Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5719

Fire Plan/Interpretive Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5783

Fuel Modification Unit  
605 N. Angeleno Avenue  
Azusa, CA 91702-2904  
(626) 969-5205

Henninger Flats Forestry Unit  
2260 Pinecrest Drive  
Altadena, CA 91001-2123  
(626) 794-0675

Lake Hughes Forestry Unit  
42150 N. Lake Hughes Road  
Lake Hughes, CA 93532-9706  
(661) 724-1810

Malibu Forestry Unit  
942 N. Las Virgenes Road  
Calabasas, CA 91302-2137  
(818) 222-1108

San Dimas Forestry Unit  
1910 N. Sycamore Canyon Road  
San Dimas, CA 91773-1220  
(909) 599-4615

Saugus Forestry Unit  
28760 N. Bouquet Canyon Road  
Saugus, CA 91390-1220  
(661) 296-8558

Vegetation Management Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5720