Hearing Officer Transmittal Checklist

Hearing Date
10-15-2013
Agenda Item No.
10

Project Number: 96044-(5)
Case(s): Oak Tree Permit No. 201300020
Environmental Assessment Case No. 9044-(5)
Planner: Alejandrina C. Baldwin

- ☒ Factual
- ☒ Property Location Map- Aerial Image(s)
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement
- ☒ Environmental Documentation (Addendum to FEIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☐ Site Plan / Floor Plans / Elevations
- ☒ Oak Tree Permit Exhibit Map
- ☐
- ☒ County Forrester letter dated June 20, 2013
- ☒ Oak Tree Report dated February 2013
- ☒ Oak Tree Survey dated October 1999

Reviewed By: Nooshin Paidar

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
96044-(5)

HEARING DATE
10/15/2013

REQUESTED ENTITLEMENTS
Oak Tree Permit No. 201300020
Environmental Assessment No. 96044

PROJECT SUMMARY

OWNER / APPLICANT
Spring Canyon Recovery Acquisition, LLC/ Paulson Property Management, LLC

MAP/EXHIBIT DATE
Oak Tree Report dated February 2013

PROJECT OVERVIEW
A request to remove four (4) oak trees pursuant to Section 22.56.2060 of the Los Angeles County Code, to allow the development and project grading approved in association with Tentative Tract Map No. 48086 (approved on August 3, 2004 by the Board of Supervisors).

LOCATION
North of the Antelope Valley Freeway and Soledad Canyon Rd, between Shadow Pines Blvd. and Agua Dulce Rd., in unincorporated Santa Clarita Valley.

ACCESS
From Spring Canyon Road, located off of Soledad Canyon Road.

ASSESSORS PARCEL NUMBER(S)
3211-021-043, 044, 045, 046, 048, 050, 051

SITE AREA
551.5 Acres

GENERAL PLAN / LOCAL PLAN
Santa Clarita Valley Area Plan

ZONED DISTRICT
Soledad

LAND USE DESIGNATION
U1 (Urban 1) and HM (Hillside Management)

ZONE
R-1-6,000, R-1-7,000, R1-8,000, R-1-10,000, R-1-15,000, R-1-20,000

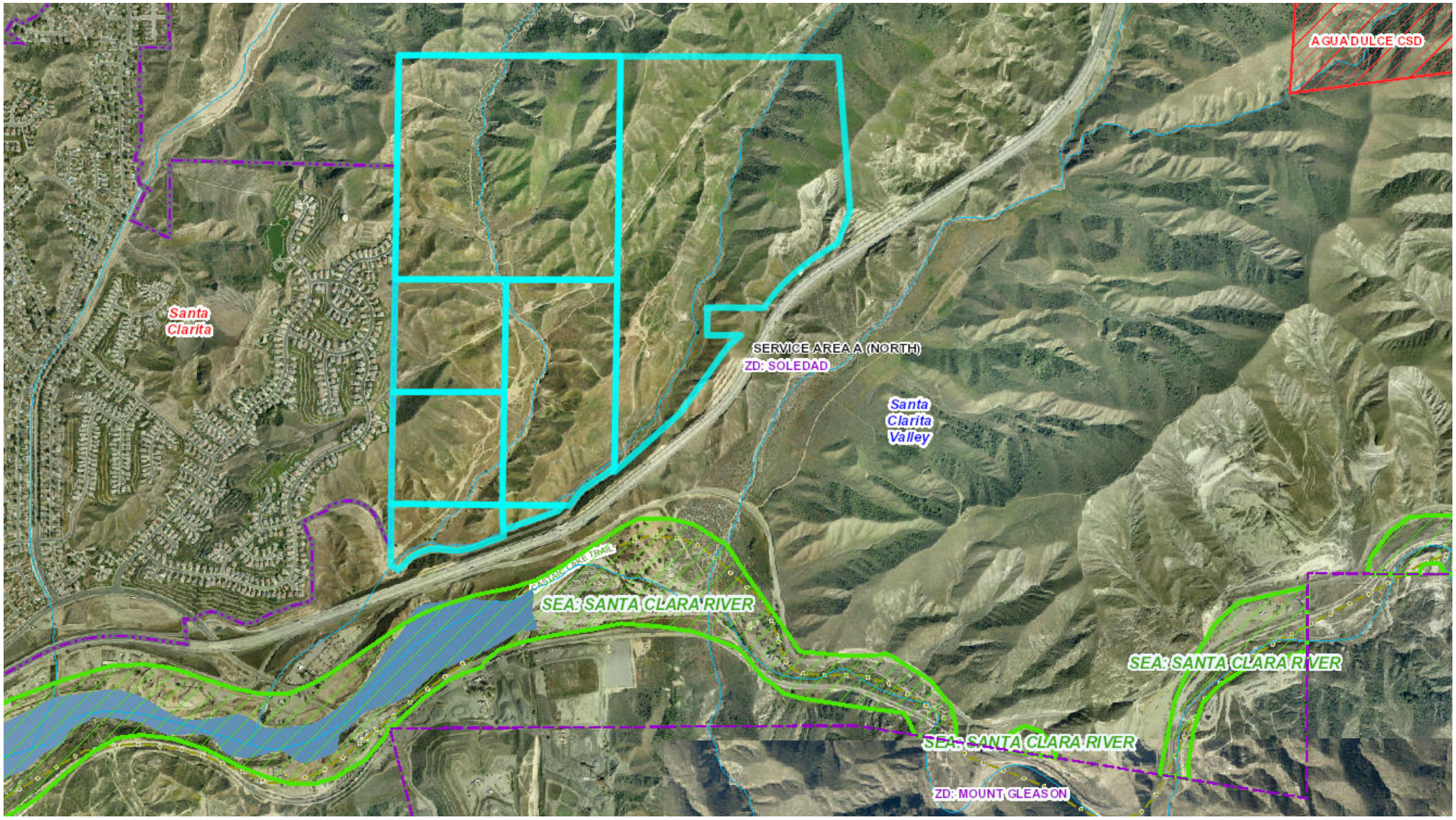
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
NA	NA	None

ENVIRONMENTAL DETERMINATION (CEQA)
The project was analyzed by the Addendum to the Final Environmental Impact Report, which was certified by the Los Angeles County Board of Supervisors on August 3, 2004 pursuant to CEQA reporting requirements. It was determined that this oak tree permit will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

KEY ISSUES
- Previous project approvals include Tentative Tract Map No. 48086, General Plan Amendment No. 96044, Zone Change Case No. 96044, Conditional Use Permit No. 96044 (all approved on August 3, 2004); and three subsequent amendments to the tentative map.
- A total of six oak trees of ordinance size exist within the project site. One oak tree has been previously approved to be removed per Oak Tree Permit No. 96044.
- At the time of approval of TR 48086 the subject, four oak trees were not included in the request (as they were below jurisdictional size). The sixth oak tree, located outside of the grading footprint will not be impacted and will remain.
- The six ordinance size oak trees are scattered across the approximate 555 acre project site, not near each other, and do not create an oak woodland.
- At total of 2,653 scrub oaks have been surveyed on the property and have previously analyzed for their removal. These scrub oaks are not curren*t*ly of ordinance size and don't create an oak woodland.

STAFF RECOMMENDATION
Approval

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Alejandrina C. Baldwin	(213) 974 - 6433	acbaldwin@planning.lacounty.gov



Department of Regional Planning

TR 48086 Spring Canyon

Printed: Sep 12, 2012

0 1,000

Feet

ENTITLEMENTS REQUESTED

- Oak Tree Permit No. 201300020 to authorize removal of four (4) oak trees pursuant to Section 22.56.2060 of the Los Angeles County Code, to allow project grading approved in association with Conditional Use Permit No. 96044 and Tentative Tract Map No. 48086.

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 TR48086, 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.

EXISTING ZONING

The subject property is zoned as listed below, in the Soledad Zoned District:

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).

Surrounding properties are zoned as follows:
North: A-2-1
South: A-2-1
East: A-2-1
West: A-1-1, R-1-11,000, and City of Santa Clarita

EXISTING LAND USES

The subject property is undeveloped.

Surrounding properties are developed as follows:
North: Vacant and scattered single-family residences
South: Antelope Valley Freeway and vacant
East: Vacant and mineral processing use
West: Single-family residential (City of Santa Clarita)

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 amend 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 Minimum Required Area)
R-1-15,000 (Single-Family Residential-15,000 Square Feet Minimum Required Area)
R-1-20,000 (Single-Family Residential-20,000 Square Feet Minimum 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).

ENVIRONMENTAL DETERMINATION

A Final Environmental Impact Report (FEIR) was certified by the Los Angeles County Board of Supervisors on August 3, 2004 as the appropriate environmental document for

the project pursuant to the California Environmental Quality Act and the Los Angeles County Environmental Document reporting Procedures and Guidelines.

The Los Angeles County Staff recommends that this project (Oak Tree Permit No. 201300020) qualify for an Addendum to the FEIR as the requested changes will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment. The four oak trees were not of ordinance size at the time of approval of TR 48086 and were analyzed to be removed through grading and development of TR 48086. The oak trees within the project site are scattered from one another and do not create an oak woodland.

STAFF EVALUATION

General Plan/Community Plan Consistency and Zoning Ordinance

The proposed oak tree permit does not request modifications to the density, land use, or design of the approved tentative map or proposes 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.

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.

Neighborhood Impact/Land Use Compatibility

The project will be developed as approved in 2004 and its subsequent amendments. The 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.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has received comments from The Los Angeles County Forrester & Fire Warden (Forrester) specifying 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.

The recommended conditions of approval from the Forrester are attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.56.2130 County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting and Department of Regional Planning website posting.

PUBLIC COMMENTS

As of writing this report, no comments have been received.

FEES/DEPOSITS

No fees are required.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project No. 96044-(5), Oak Tree Permit No. 201300020.

Prepared by Alejandrina C. Baldwin, Principal Regional Planner
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions

Attachments:
Site Photographs, Aerial Image
Draft Findings
Draft Conditions of Approval
County Forrester Letter dated June 20, 2013
Addendum to FEIR
Applicant Burden of Proof
Oak Tree Report dated February 2013
Oak Tree Survey dated October 1999

NP: ACB
10-03-2013

DRAFT 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. (***To be inserted after the public hearing to reflect hearing proceedings)*

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 TR48086, 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 Blvd 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 amend 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:
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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 proposes 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 (Forrester) 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 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 in 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 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 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 it's 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.

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, 13th 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 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.; 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

10-03-2013

c: Hearing Officer, Building and Safety

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

PROJECT DESCRIPTION

The project is an oak tree for the removal of four (4) trees of Oak genus (Quercus agrifolia) 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 **$2,231.25** ($2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,070.25** ($2,995.25 for an Environmental Impact

Report 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.

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,

    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 Forrester Letter dated June 20, 2013.

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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

4 Removal **0 Encroachment** **1 To Remain** **6 Total existing oak trees**

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

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

A. That 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.

The nearest remaining ordinance-sized oak tree is located approx. 100 ft. from the proposed construction and will therefore be located well outside of the encroachment zone. this distance ensures that the proposed construction will not endanger the health of the remaining tree.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

See Attached.

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) 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 tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.

See Attached.

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

see attached.

Continued from Oak Tree Permit Burden of Proof:

Explanation for Number of Oak Trees: There are currently six oak trees on the Property that the County's Oak Tree Ordinance protects. The Project proposes the removal of four oak trees (one additional oak tree with a valid oak tree removal permit will also be removed, but that is not subject to this application). The Project does not propose to encroach upon the one ordinance-protected oak tree that will remain.

B) The 4 ordinance-sized oak trees to be removed constitute an extremely small portion of the 271- acre construction area. In addition, they are spread out throughout the site as opposed to grouped together in one location. Removal of these trees will be conducted concurrent with rough grading activities. Best management practices will be implemented to minimize potential erosion and sediment transport both during and after construction.

C) Removal of the 4 ordinance-sized trees is necessary to develop the proposed Project; avoidance of any of these trees would not allow for attainment of the same permitted density. The grading footprint has been closely evaluated and minimized to the maximum extent practicable. An alternatives analysis was carried out during the section 404 permitting process that examined various reduced-project alternatives. None of these alternatives resulted in a project that was considered practicable.

D) Removal of the 4 ordinance-sized oak trees satifies the intent and purpose of the oak tree permit procedure. Within the 548-acre project area, approximately 277 acres is proposed for open space. This expansive open space contains thousands of oak trees that will be protected in perpetuity. Designation of the open space as part of the project complies with the stated objective of the oak tree permit, which is to preserve and maintain healthy oak trees in the development process.

ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT FOR PROJECT NO. 96044-(5) OAK TREE PERMIT NO. 201300020

Oak Tree Permit No. 201300020 is a request to authorize the removal of four (4) oak trees pursuant to Section 22.56.2060 of the Los Angeles County Code, to allow project grading approved in association with Conditional Use Permit No. 96044 (CUP 96044) and Tentative Tract Map No. 48086 (TR 48086). CUP 96044 and TR 48086.were approved by the Board of Supervisors on August 3, 2004 for 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 acres.

The subject property is located within the Soledad Zoned District of Los Angeles County, north of the Antelope Valley Freeway and Soledad Canyon Road and between Shadow Pines Boulevard and Agua Dulce Road.

The purpose of the oak tree permit is remove four oak trees in order to grade the project site as approved by CUP 96044 to develop TR 48086. At the time of original approval of TR 48086, the four oak trees were not of ordinance size and therefore not included within Oak Tree Permit No. 96044.

Staff is in support of the oak tree permit because the proposed mitigation measures mitigate the loss of the oak trees and the oak trees are not part of an oak woodland.

The Los Angeles County Forrester & Fire Warden letter dated June 20, 2013 states the necessary conditions to mitigate for the oak trees. Arborist report from Glenn Lukos Associates, dated February 2013, serves as an addendum to previous reports which are part of the Final EIR.

ADDENDUM TO FINAL EIR FOR PROJECT NO. 96044-(5)

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. 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 Addendum to the previously adopted Environmental Impact Report adopted on August 3, 2004, which is available for inspection upon request, provides adequate environmental analysis for the project as currently amended.

Figure 3. Hybrid Scrub Oak with all “A” Grades (Vigor, Health, Aesthetics, and Balance)

Note: This multi-trunked tree is not subject to the LA County Tree Ordinance since it has only a combined DBH of 5”.

Figure 4. Hybrid Scrub Oak with all “B” Grades (Vigor, Health, Aesthetics, and Balance)

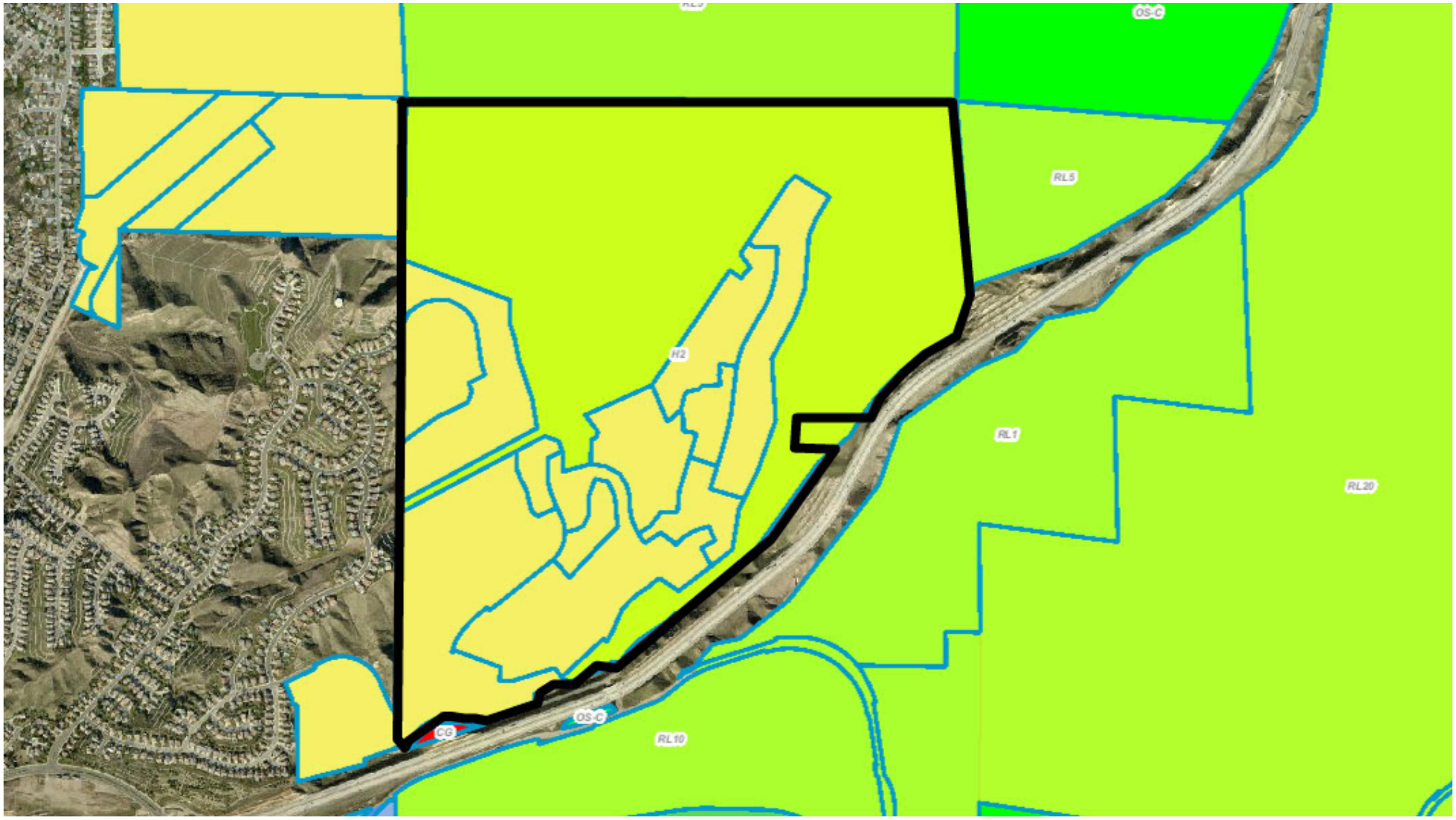
Figure 5. Hybrid Scrub Oak with all “C” Grades (Vigor, Health, Aesthetics, and Balance)

Figure 6. Hybrid Scrub Oak with all “D” Grades (Vigor, Health, Aesthetics, and Balance)

Figure 7. Hybrid Scrub Oak with all “E” Grades (Vigor, Health, Aesthetics, and Balance)

Figure 8. Hybrid Scrub Oak with all “F” Grades (Vigor, Health, Aesthetics, and Balance)

Trees that had a DBH of 12 inches or more or that were exceptionally large were tagged using a 1-inch non-corrosive all weather metal tag. The tags were placed on the northern side of the tree.



Department of Regional Planning

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Feet

Printed: Oct 03, 2013

Legend

- Project Boundary
- Grading Footprint
- 200-Foot Buffer
- Oaks Subject to LA County Oak Tree Ordinance, Subject to New Permit
- Oaks Subject to LA County Oak Tree Ordinance, Previously Permitted
- Oaks Subject to LA County Oak Tree Ordinance, But Not Impacted
- Oaks Not Subject to LA County Oak Tree Ordinance

N

0 100 200 400 600

Feet

SPRING CANYON

Oak Tree Survey

GLENN LUKOS ASSOCIATES

Figure 9

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March 5, 2013

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

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

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.

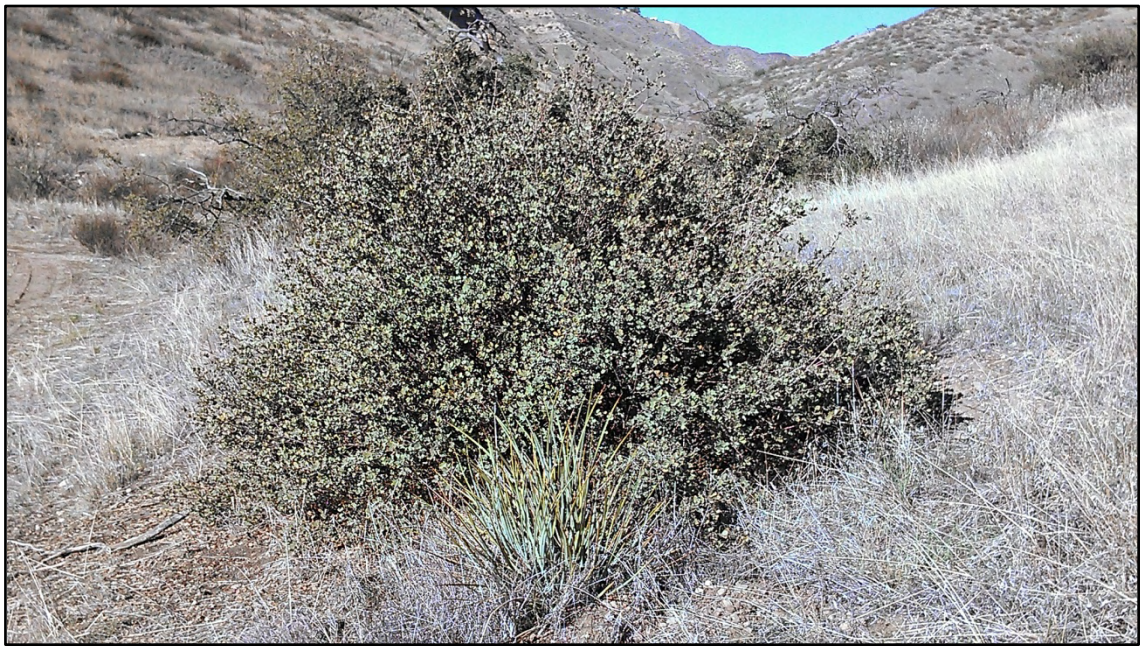
Very truly yours,

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

JI: jl

Enclosure

Oak Tree Report for the Amended VTTM 48086 Spring Canyon Project Los Angeles County, California



Submitted to:

Glenn Lukos Associates
29 Orchard
Lake Forest, CA 92630

Submitted by:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
1801 Park Court Place
Building B, Suite 103
Santa Ana, CA 92701

February 2013

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Oak Tree Report for the Spring Canyon Site in Santa Clarita

LIST OF TABLES

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APPENDICIES

1.0 INTRODUCTION

ECORP Consulting, Inc. (ECORP) was contracted by Glenn Lukos Associates (GLA) to prepare an oak tree survey and report for the Amended VTTM 48086 Spring Canyon Project located near Santa Clarita, in unincorporated Los Angeles County, California.

The County of Los Angeles Oak Tree Ordinance (Section 22.562090 of the Los Angeles County Code) prohibits cutting, destroying, removing, relocating, inflicting damage, or encroaching into the protected zone of any oak tree in the genus Quercus that is at least eight inches in diameter, or has a combined trunk diameter or two trunks of at least 12 inches at 54 inches above natural grade, without first obtaining a permit.

In addition to the County of Los Angeles Oak Tree Ordinance, the State Oak Woodlands Conservation Act (Assembly Bill 242 and Senate Bill 1334) requires a county to determine whether a project may result in a significant effect to oak woodlands, and if so, require oak woodlands mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands. Under the State Oak Woodlands Conservation Act, an ordinance protected oak tree must be at least five inches in diameter at breast height, and an oak woodland means an oak stand with a greater than 10-percent canopy cover or that may have historically supported greater than 10-percent canopy cover. Under the State Oak Woodlands Conservation Act, there is no distinction between single versus multi-trunked trees.

A Geographic Information System (GIS) database approach was used to collect and present the data collected on the existing oak trees within the impact footprint and a 200-foot buffer (survey area). The following information was collected:

- Total Number of Oak Trees Located in Survey Area
- Accurate Number, Size, and Location of Ordinance-Sized Oak Trees that Would Require a New Los Angeles County Oak Tree Permit
- Total Number of Oak Trees/Woodlands that Would be Subject to the State Oak Woodlands Conservation Act

The County previously issued an oak tree permit for the Spring Canyon Project, authorizing the removal of four distinct oak trees, described as tree nos. 49, 246, 251, and 252 from the 1999 oak tree report prepared by HDR Engineering, Inc. Based on the current survey, only Tree No. 246 remains, and has been re-numbered as Tree No. 275. The previously issued oak tree permit is still valid and would authorize removal of Tree No. 275.

A detailed map of oak tree locations within the survey area is included in this report. A total of 2,653 oak trees were surveyed and catalogued within the survey area. Of the 2,653 oak trees surveyed, six trees met the diameter threshold as a County ordinance-protected tree; however, only four trees (Nos. 1, 265, 270, and 613) would be subject to a new oak tree removal permit from the County. The fifth tree (No. 2636) is located within the 200-foot buffer area and would not be subject to indirect impact or encroachment upon the protected zone of the tree. As described above, the sixth tree (No. 275) is already permitted for removal per an existing oak tree permit that was previously issued for the Spring Canyon Project. No trees were found to be subject to the State Oak Woodlands Conservation Act.

This report was prepared by ECORP in collaboration with the Regulatory and GIS departments at GLA. GLA prepared the Figures for this report and provided input as it relates to the current project description and information pertaining to the prior oak tree permit.

1.1 Project Description and Survey Location

The Amended VTTM 48086 Spring Canyon Project (Project) is located north of the Antelope Valley Freeway and Soledad Canyon Road between Mammoth Lane and Agua Dulce Canyon Road in the northwest portion of unincorporated Los Angeles County. The site is situated approximately three-quarters of a mile east of the City of Santa Clarita. The Project comprises approximately 548 acres and contains two blue-line drainages (as depicted on the U.S. Geological Survey (USGS) topographic maps Agua Dulce and Mint Canyon, California [dated 1960 and photorevised in 1988]).

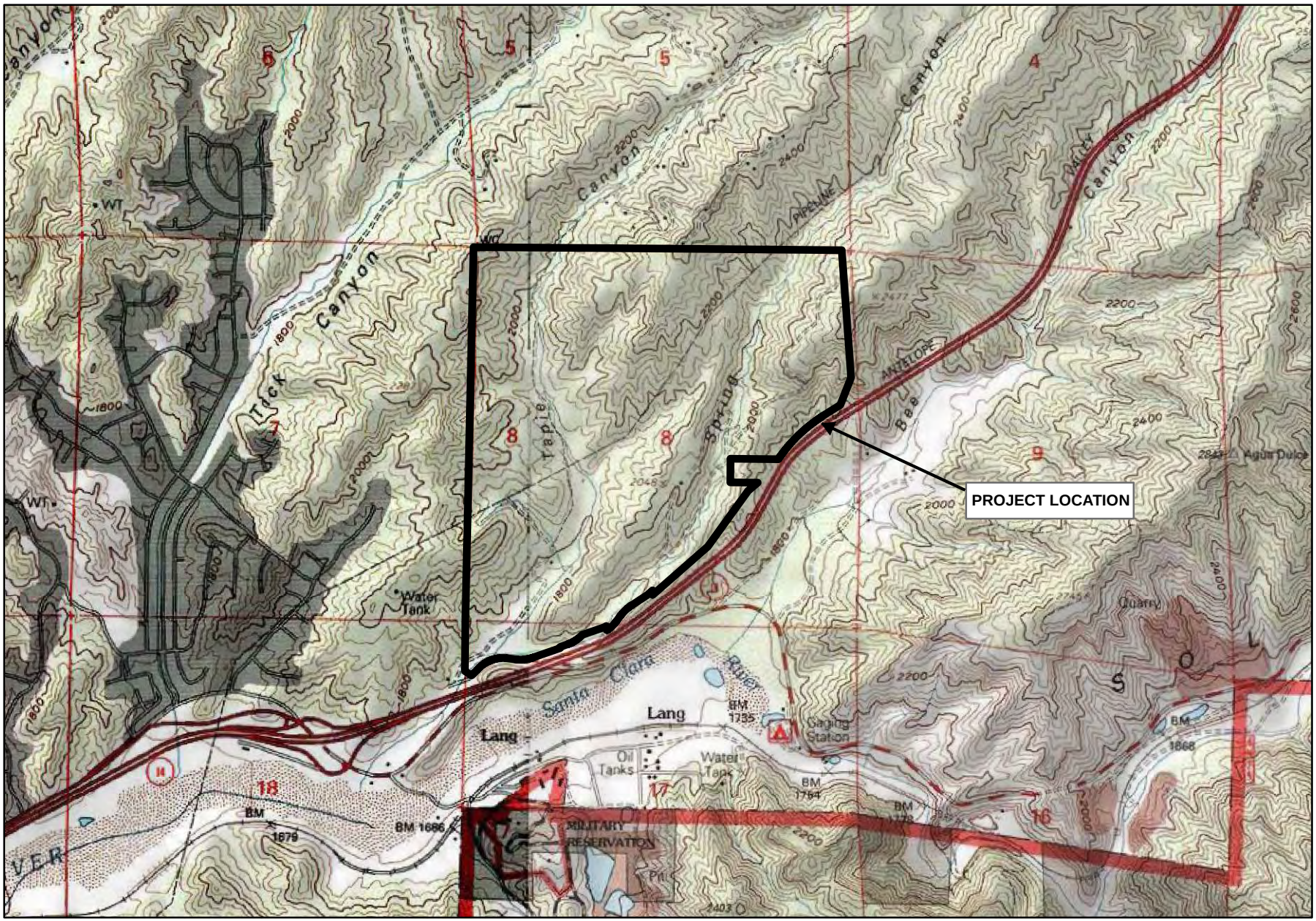
The Project, as proposed, will entail the lotting of approximately one-half of the 548-acre Property for private and public uses, with the remaining approximately 277 acres to be left as natural preserved and landscaped open space. The development portion of the Project is comprised of approximately 492 single-family residential lots, a sheriff sub-station, fire station, two park sites, a school site and street improvements. The approximately 277 acres of natural preserved and landscaped open space occurs in the northern and eastern sections of the site, with the northern section abutting a large contiguous open space preserve that connects to the Angeles National Forest. The open space includes most of Spring Canyon and the northern portion of the site, including northern Tapie Canyon and the ridge between Spring and Tapie Canyons.

SPRING CANYON

Regional Map

GLENN LUKOS ASSOCIATES

Figure 1



SPRING CANYON

Vicinity Map

GLENN LUKOS ASSOCIATES

Figure 2

2.0 METHODS

2.1 Literature Search

Prior to conducting the field portion of the oak tree survey, the County of Los Angeles Oak Tree Ordinance and State Oak Woodlands Conservation Act was reviewed, and a literature search of types of oaks native to the area and previous reports was completed. The previous reports included a 1990 oak tree report prepared by The Planning Center and a 1999 oak tree report prepared by HDR Engineering, Inc.

2.2 Field Surveys

ECORP's certified arborist Alisa Flint and GLA biologist Rebecca Schanna conducted on-site surveys and evaluations of the oak trees in February 2013.

The survey methodology consisted of walking throughout the survey area, including the upland areas and drainage channels. Each oak tree within the survey area was numbered and recorded in the field using an aerial map and a post-processing-capable global positioning system (GPS) unit with sub-meter accuracy (Trimble GeoXT).

Each oak tree was measured in the field for height and diameter at breast height (DBH). The DBH of each tree was measured at 54 inches above existing grade. Accordingly, trees that were not taller than 54 inches did not receive DBH measurements. All but one of the trees was multi-trunked scrub oak, and for these trees, the largest two branches were measured and the diameters combined, pursuant to the guidelines established in the County of Los Angeles oak tree ordinance. Oak trees that had a DBH of five (5) inches or greater were then evaluated for their physical condition and then assigned an alphabetical ranking from A-F.

The physical condition evaluation involved determining if the tree was in declining health by documenting whether it was leaning or had broken or dead limbs, sparse foliage, poor tip growth, excessive chlorosis or necrosis, mainstem dieback, insect damage (galls, twig girdler, borers, termites, pit scale and plant parasites), disease (heart rot, crown rot, or armillaria root fungus) mistletoe, excessive water shoots, surface roots, or fire damage. The alphabetical ranking (A-F) was determined by evaluating the vigor, health, aesthetic value and balance of the tree as compared to an archetype tree of the same species and vigor. Vigor was evaluated by the presence of new tip growth, leaf color, abnormal bark, deadwood and thinning of crown, etc. The health of the tree was evaluated on the level of damage, both biotic and abiotic. The aesthetic value was graded on the overall beauty of the tree, large size, robustness, and dense foliage, lack of disease or damage, and structure. Balance or symmetry was evaluated on the crown shape and whether or not the tree was leaning or unstable. An alphabetical ranking of "A" indicated a tree with superior health, aesthetic value and high ecologic value and "F" being a standing dead tree. Examples of trees of each alphabetical rank within the survey area are shown in Figures 3-8.

Figure 3. Hybrid Scrub Oak with all “A” Grades (Vigor, Health, Aesthetics, and Balance)

Note: This multi-trunked tree is not subject to the LA County Tree Ordinance since it has only a combined DBH of 5”.

Figure 4. Hybrid Scrub Oak with all “B” Grades (Vigor, Health, Aesthetics, and Balance)

Figure 5. Hybrid Scrub Oak with all “C” Grades (Vigor, Health, Aesthetics, and Balance)

Figure 6. Hybrid Scrub Oak with all “D” Grades (Vigor, Health, Aesthetics, and Balance)

Figure 7. Hybrid Scrub Oak with all “E” Grades (Vigor, Health, Aesthetics, and Balance)

Figure 8. Hybrid Scrub Oak with all “F” Grades (Vigor, Health, Aesthetics, and Balance)

Trees that had a DBH of 12 inches or more or that were exceptionally large were tagged using a 1-inch non-corrosive all weather metal tag. The tags were placed on the northern side of the tree.

2.3 Oak Woodland Determination

Using GIS, all oaks with a DBH of five inches or greater were evaluated to determine whether they and associated oaks (of any size) in their immediate vicinity constituted an oak woodland. An oak woodland is defined as an oak stand with a greater than 10-percent canopy cover or that may have historically supported greater than 10-percent canopy cover. An oak stand was delineated by grouping individual oak trees based on their location and/or proximity to one another. For example, a group of oaks occurring on the same slope within a tributary would constitute an oak stand. Using GIS, a polygon would be drawn around the oak stand to determine its area (square foot). The combined canopy of all oaks within the oak stand was computed in GIS and then divided into the area of the oak stand. The resulting quotient determined whether or not the oak stand supported a greater than 10-percent cover. Since canopy cover was not evaluated in 1990 or 1999, the historical canopy cover of the survey area cannot be determined.

3.0 RESULTS

A total of 2,653 oak trees were surveyed and inventoried within the survey area. The trees were determined to be hybrid scrub oaks that exhibited traits from both Quercus berberidifolia and Q. john-tuckeri. It is common for Q. durata, Q. engelmannii, Q. garryana, Q. john-tuckeri, and Q. lobata to hybridize with Q. berberidfolia when their ranges overlap as in the case with the Project Site. All except one of the 2,653 oak trees surveyed was multi-trunked. Figure 9 depicts the location of each surveyed oak tree and the corresponding number given to each tree.

Most of the trees were found on steep north and northwest facing slopes in the lower third of the Project Site and on the northern slopes in the Spring Canyon. The majority of the larger specimens were found in the drainage floodplains.

Scrub oaks are known for their ability to survive fires and stump sprout. Nearly all of the larger specimens had evidence of fire damage and it appeared the majority of the smaller oaks were stump sprouts from former shrubs. This was evident as nearly all of the oaks surveyed were multi-branched shrubs and the average height of the oaks was only five feet. The vast majority of the trees surveyed (2,095 trees) were less than 54 inches in height, and therefore, DBH measurements were not obtained for these trees.

The bulk of the smaller trees were in good health; however, the larger, apparently older trees had a higher percentage of biotic and abiotic damage, including woodrat nests and herbivory, galls, borer damage, fire damage, and wind damage. At the time of the survey, there was little new growth and wind and weather damage had caused some tip defoliation.

Legend

- Project Boundary
- Grading Footprint
- 200-Foot Buffer
- Oaks Subject to LA County Oak Tree Ordinance, Subject to New Permit
- Oaks Subject to LA County Oak Tree Ordinance, Previously Permitted
- Oaks Subject to LA County Oak Tree Ordinance, But Not Impacted
- Oaks Not Subject to LA County Oak Tree Ordinance

N

0 100 200 400 600

Feet

SPRING CANYON

Oak Tree Survey

GLENN LUKOS ASSOCIATES

Figure 9

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March 5, 2013

3.1 Trees Subject to Los Angeles County Oak Tree Ordinance

Of the total 2,653 oak trees that were surveyed, five trees met the DBH requirements as an ordinance-protected tree (Table 1).[1] Four were multi-trunked trees with a combined DBH of 12 inches or more for the two largest trunks and one was a single trunk tree with a DBH of eight inches. The five trees meeting the DBH requirements as an ordinance-protected tree are shown in Figure 9.

Four of the five oak trees that met the DBH requirements as an ordinance-protected tree are located within the impact footprint, while one (Tree 2636) is located within the 200 foot buffer. Exhibit 9 depicts the location of all surveyed oaks.

Table 1. Trees Subject to the Los Angeles County Oak Tree Ordinance

Tree Number	Single/ Multi Trunk	DBH in Inches	Tree Height in Feet	Location
1	Multi	14	20	Grading
265	Multi	12	18	Grading
270	Multi	12	18	Grading
613	Multi	15	18	Grading
2636	Single	8	15	Buffer

The following table documents the alphabetical rating given to the five trees meeting the DBH threshold.

Table 2. Ratings of Trees Subject to the Los Angeles County Oak Tree Ordinance

Tree Number	Ratings			
	Vigor	Health	Aesthetics	Balance
1	B	B	B	B
265	C	C	B	B
270	C	C	B	B
613	B	C	C	C
2636	E	E	E	E

[1] Tree No. 275 also meets the DBH threshold as an ordinance-protected tree; however, since this tree is authorized for removal pursuant to the existing oak tree permit, it is not subject to permitting consideration in this report.

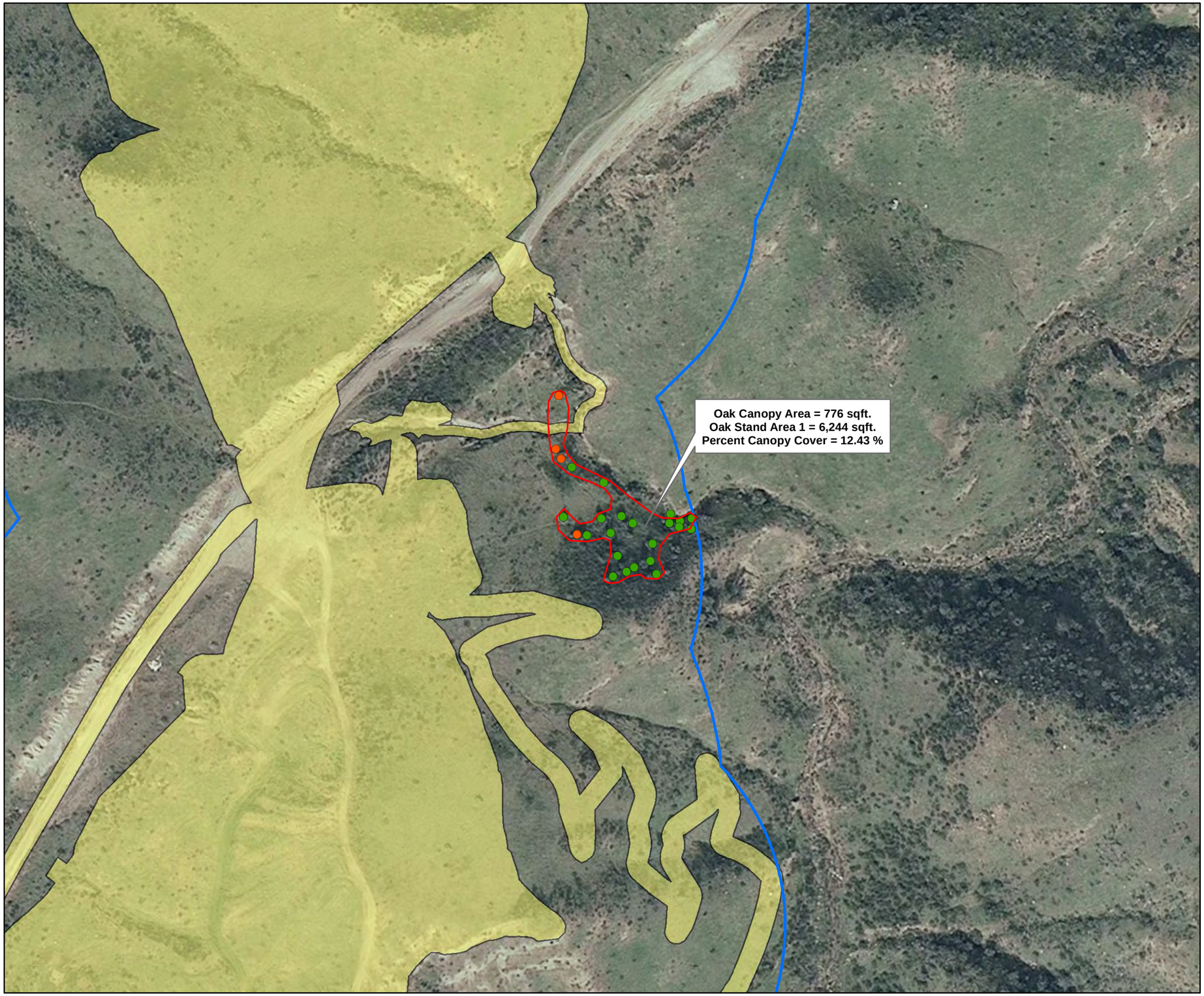
3.2 Trees Subject to the State Oak Woodlands Conservation Act

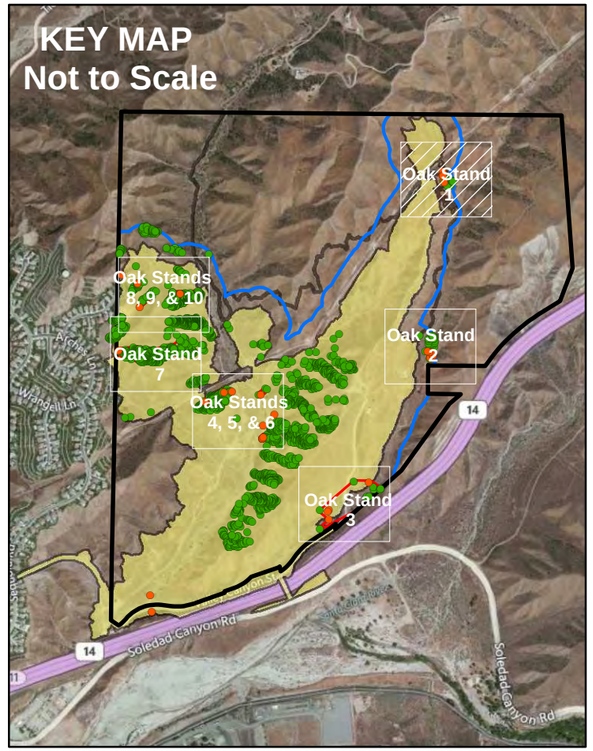
Using the Oak Woodland Determination methodology described above in Section 2.3, a total of 10 oak stands were mapped within the survey area. Each oak stand supported at least one oak tree with a DBH of five inches or greater. Figures 10-15 and Table 3 depict each oak stand and the corresponding oak canopy percent cover.

Only one of the 10 oak stands, Oak Stand 1, supports a canopy cover greater than 10-percent; however, Oak Stand 1 is located outside of the grading footprint and is bisected by an existing earthen trail. Grading for the project will not encroach upon the oak stand and the oak stand will be conserved as part of the Project's Open Space and Wildlife Corridor Management Plan. The remaining nine oak stands support a canopy cover less than 10-percent; accordingly, none of the oak stands within the survey area would be subject to the State Oak Woodlands Conservation Act.

Table 3. Oak Stands Evaluated for State Oak Woodlands Conservation Act

Oak Stand Number	Area of Oak Canopy	Area of Oak Stand	Percent Cover of Oak Canopy
1	776	6,244	12.43
2	1,293	20,675	6.25
3	1,027	189,053	0.54
4	1,051	22,584	4.65
5	259	5,516	4.7
6	2,442	66,088	3.7
7	3,470	139,540	2.49
8	2,939	58,463	1.85
9	647	17,065	3.79
10	568	8,119	7





Legend

- Project Boundary
- 200-Foot Buffer
- Grading Footprint
- Oak Stands
- Surveyed Oak < 5" DBH
- Oak Trees ≥ 5" DBH

0 45 90 180 Feet

1 inch = 90 feet

N

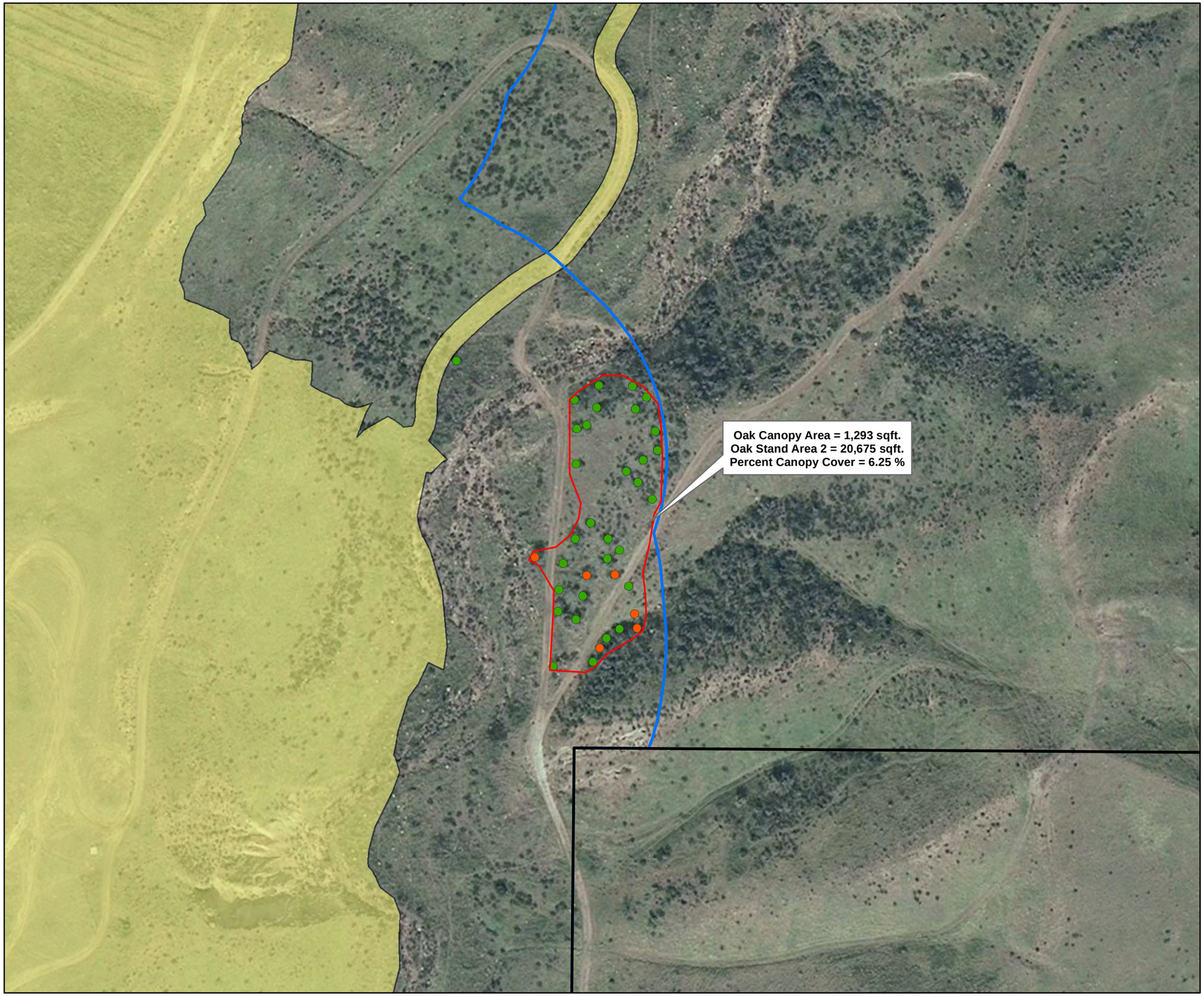
SPRING CANYON

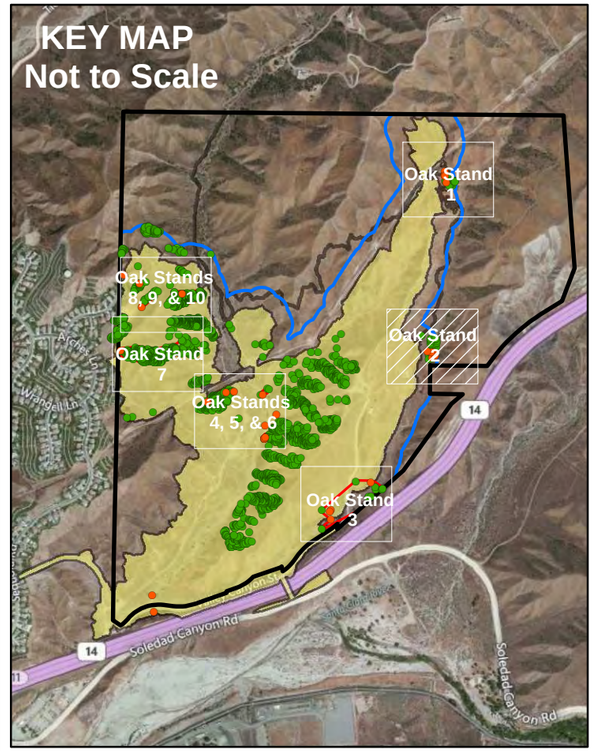
State Oak Woodlands Conservation Act

GLENN LUKOS ASSOCIATES

Figure 10 - Oak Stand 1

X:\0363-THE REST\0947-01SPRI\947-1_GIS\SpringCanyon\OakTreeSurveyGIS\947-1 OakStand1.mxd
February 28, 2013





Legend

- Project Boundary
- 200-Foot Buffer
- Grading Footprint
- Oak Stands
- Surveyed Oak < 5" DBH
- Oak Trees ≥ 5" DBH

0 45 90 180 Feet

1 inch = 90 feet

N

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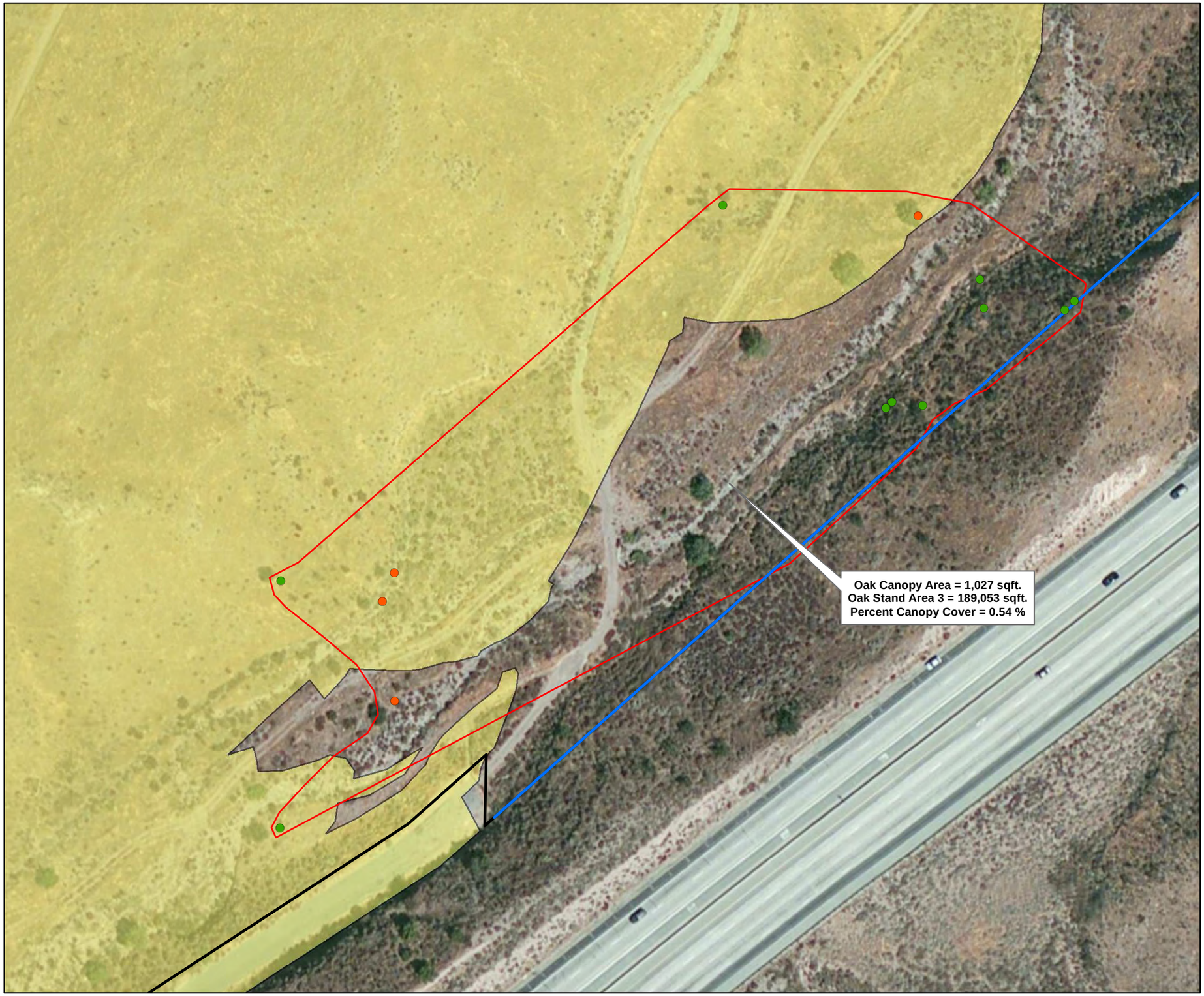
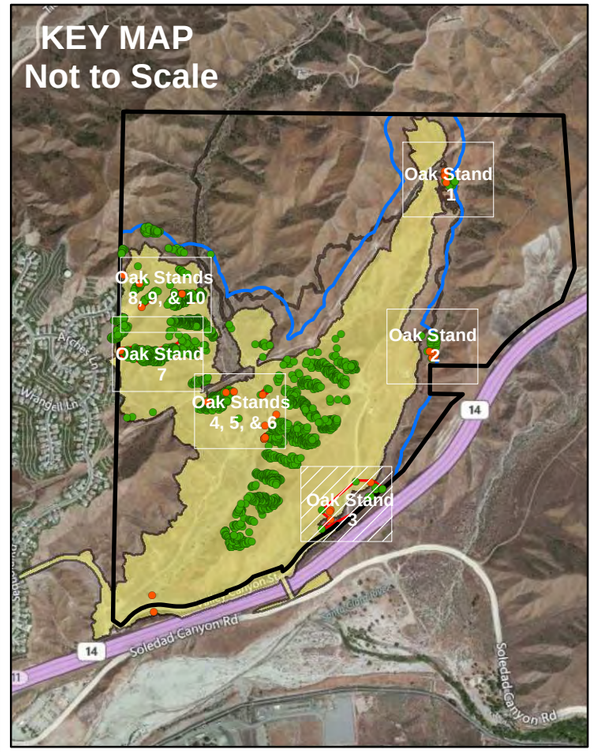
State Oak Woodlands Conservation Act

GLENN LUKOS ASSOCIATES

Figure 11 - Oak Stand 2

X:\0363-THE REST\0947-01SPRI\947-1_GIS\SpringCanyon\OakTreeSurveyGIS\947-1 OakStand2.mxd
February 28, 2013





Legend

- Project Boundary
- 200-Foot Buffer
- Grading Footprint
- Oak Stands
- Surveyed Oak < 5" DBH
- Oak Trees ≥ 5" DBH

0 45 90 180 Feet

1 inch = 90 feet

N

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State Oak Woodlands Conservation Act

GLENN LUKOS ASSOCIATES

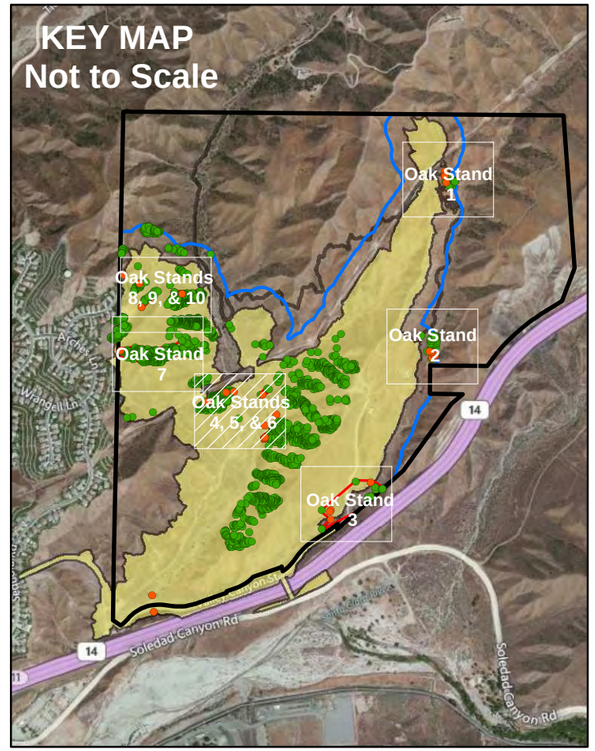
Figure 12 - Oak Stand 3

X:\0363-THE REST\0947-01SPRI\947-1_GIS\SpringCanyon\OakTreeSurveyGIS\947-1 OakStand3.mxd
February 28, 2013

Oak Canopy Area = 259 sqft.
Oak Stand Area 5 = 5,516 sqft.
Percent Canopy Cover = 4.70 %

Oak Canopy Area = 2,442 sqft.
Oak Stand Area 6 = 66,088 sqft.
Percent Canopy Cover = 3.70 %

Oak Canopy Area = 1,051 sqft.
Oak Stand Area 4 = 22,584 sqft.
Percent Canopy Cover = 4.65 %



Legend

- Project Boundary
- 200-Foot Buffer
- Grading Footprint
- Oak Stands
- Surveyed Oak < 5" DBH
- Oak Trees ≥ 5" DBH

0 45 90 180 Feet

1 inch = 90 feet

N

SPRING CANYON

State Oak Woodlands Conservation Act

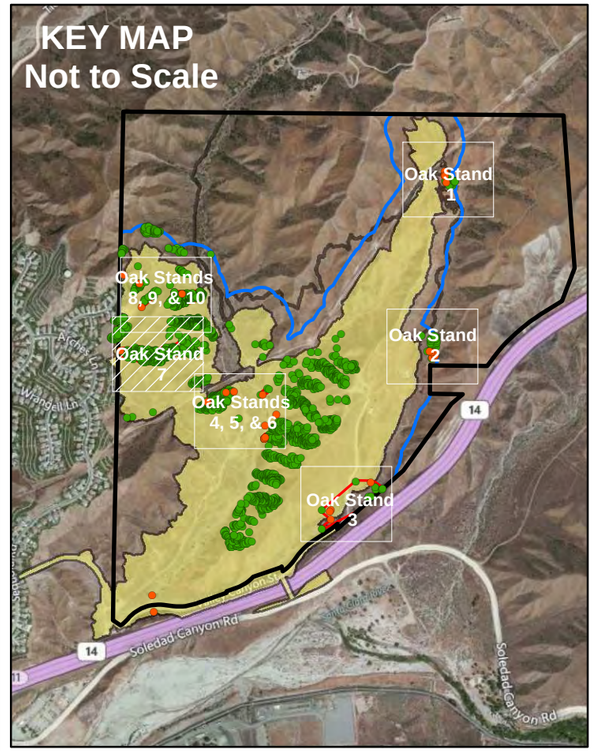
GLENN LUKOS ASSOCIATES

Figure 13 - Oak Stand 4, 5, & 6

X:\0363-THE REST\0947-01SPRI\947-1_GIS\SpringCanyon\OakTreeSurveyGIS\947-1 OakStand4_5_6.mxd
February 28, 2013

Oak Canopy Area = 3,470 sqft.
Oak Stand Area 7 = 139,540 sqft.
Percent Canopy Cover = 2.49 %

KEY MAP
Not to Scale



Legend

- Project Boundary
- 200-Foot Buffer
- Grading Footprint
- Oak Stands
- Surveyed Oak < 5" DBH
- Oak Trees ≥ 5" DBH

0 45 90 180 Feet

1 inch = 90 feet

N

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State Oak Woodlands Conservation Act

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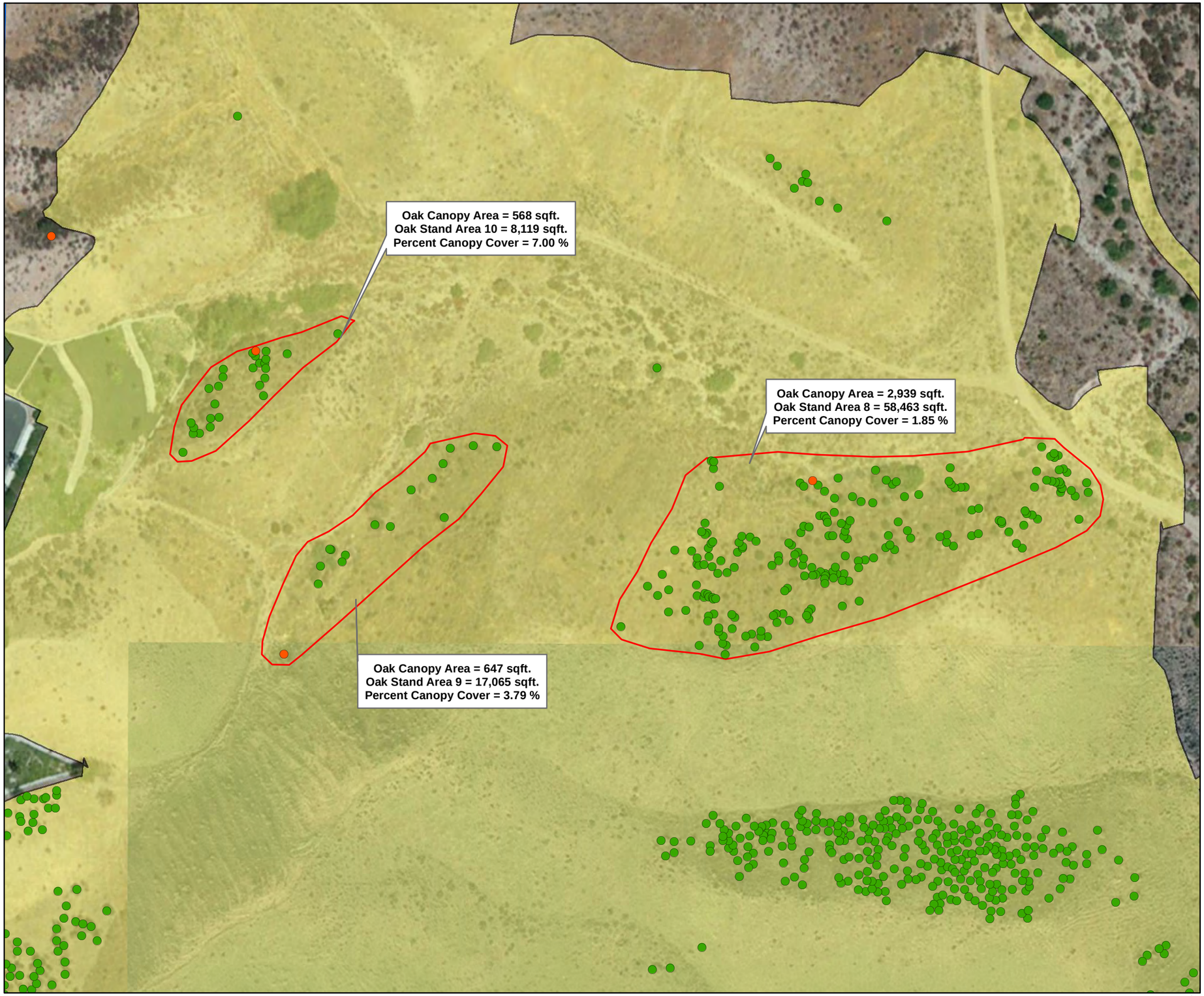
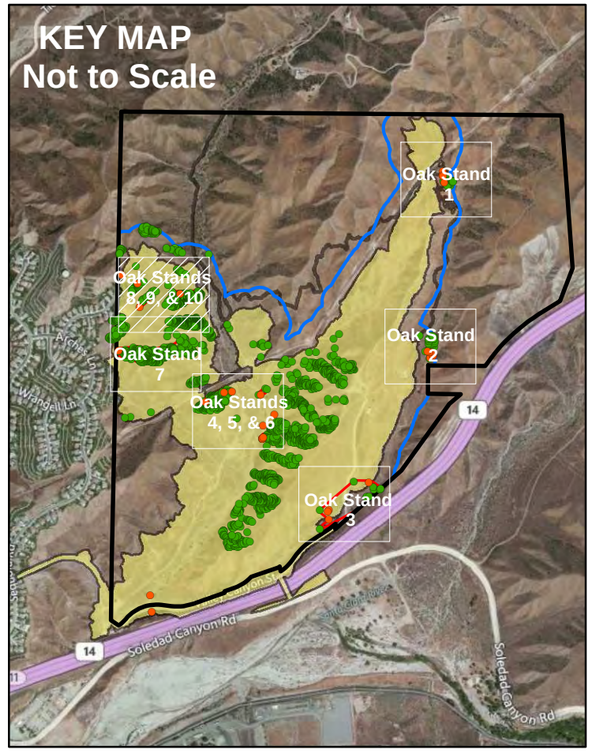
Figure 14 - Oak Stand 7

X:\0363-THE REST\0947-01SPRI\947-1_GIS\SpringCanyon\OakTreeSurveyGIS\947-1 OakStand7.mxd
February 28, 2013





Legend

- Project Boundary
- 200-Foot Buffer
- Grading Footprint
- Oak Stands
- Surveyed Oak < 5" DBH
- Oak Trees ≥ 5" DBH

0 45 90 180 Feet

1 inch = 90 feet

N

SPRING CANYON

State Oak Woodlands Conservation Act

GLENN LUKOS ASSOCIATES

Figure 15 - Oak Stand 8, 9, & 10

X:\0363-THE REST\0947-01SPRI\947-1_GIS\SpringCanyon\OakTreeSurveyGIS\947-1 OakStand8_9_10.mxd
February 28, 2013

4.0 CONCLUSION

Of the 2,653 oak trees surveyed, five were found to be subject to the Los Angeles County Oak Tree Ordinance (Tree Nos. 1, 265, 270, 613, and 2636). All except Tree 2636 was multi-trunked with DBH measurements ranging from 12 to 15. None were found to be subject to the State Oak Woodlands Conservation Act.

4.1 Oak Tree Permit

Four of the five trees that met the DBH requirements as an ordinance-protected tree are located within the impact footprint and would be subject to removal during Project grading. The remaining tree (Tree 2636) is located within the 200 foot buffer. Evaluation of Tree 2636 revealed that there would be no indirect impact or encroachment upon the protected zone of Tree 2636. The protected zone is defined as the surface and subsurface area of a protected oak tree that lies within the dripline of such tree, plus the area extending to a minimum of five feet beyond the dripline, or fifteen feet outward from the outside perimeter of the trunk of such tree, whichever is greater. The Project's grading limit is located over 100 feet from the dripline of the canopy and also over 100 feet from the outside perimeter of the trunk. Therefore, Tree 2636 is not subject to permitting requirements associated with the Los Angeles County Oak Tree Ordinance.

As discussed in the Introduction, an oak tree permit was issued previously for the Project authorizing the removal of four distinct oak trees identified in HDR's 1999 report as tree nos. 49, 246, 251, and 252. Tree No. 246 from the 1999 report corresponds with Tree No. 275 today and therefore does not require a separate oak tree permit for removal. Impacts to the remaining four trees (Tree Nos. 1, 265, 270, and 613) would be subject to a new oak tree permit at this time.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this oak tree survey, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Field work conducted for this assessment was performed by me or under my direct supervision. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the survey applicant or the applicant's representative and that I have no financial interest in the survey.

ECORP CONSULTING, INC.

Alisa Flint
Restoration Specialist / Arborist
WC-9311A

March 6, 2013
Date

APPENDIX 1

Spring Canyon 1999 Oak Tree Report

October 13, 1999

RECEIVED
OCT 18 1999
LDC INC.

HDR

Ms. Christy Cuba
Land Design Consultants
225 South Lake Avenue, Suite 600
Pasadena, CA 91101

Subject: Oak Tree Survey in Tapie and Spring Canyons

Dear Christy,

This letter serves as an update to the Oak Tree Report I prepared for the Tapie and Spring Canyon property in October of 1990. That report is attached for reference. In 1990 the subject property consisted only of Tapie Canyon and the surrounding ridges. Therefor, the oaks on the south slope of Spring Canyon were not included in the survey. The present project boundary includes these trees. However, these oaks are not within 200 feet of the development area and are not subject to inclusion in the report based on County standards. Observation from the opposite ridge indicates that there may be several trees large enough to meet county permitting requirements, and many others that are smaller. All of the oak trees on the site are scrub oaks, most are characteristic of *Quercus john-tuckeri* but also share characteristics with *Q. berberidifolia* with which it hybridizes.

For the purposes of this study, the previous oak tree report is used as base documentation and changes are noted in this letter. The 1990 report indicated that there were 255 oaks present on the site that were 8" or greater diameter at breast height (DBH), or with a combined diameter of any two trunks that was 12" or greater. The report also notes that about 3000 scrub oaks were present on the site that were smaller than those that require reporting and permits for removal according to the County oak tree ordinance.

In 1995 most of the site was burned by wildfire, the above ground portion of most of the on-site trees was burned. Most of the oak trees that survived are north of the gas pipeline easement, however none of these are large enough to be considered under the county ordinance. Several small stands of trees survived on the south ridge of spring canyon, but these trees are well outside the 200-foot area of influence and do not require further reporting. Only four trees large enough to require reporting and permitting under the county ordinance survived the fire unscathed. The four unburned trees are numbered in the 1990 report as 49, 246, 251, and 252. Tree 49 is located in the south end of Tapie Canyon near the center of the floodplain. It has had two of the trunks removed since the 1990 report. Tree 246 is located near the crest of the hill that forms the west side of Tapie Canyon just south of the gas pipeline. The condition of tree 246 is the same as previously reported except there is no woodrat nest present. Trees 251 and 252 are located just above the canyon floor on the west side of Tapie Canyon just south of the gas pipeline. These trees also remain the same as previously reported.

HDR Engineering, Inc.

Employee Owned

9449 Balboa Avenue
Suite 312
San Diego, California
92123

Telephone
858 279-2462
Fax
858 279-3578

The most conspicuous change on the project site is that brought about by the fire. In all, almost 3,000 oaks were burned, including 251 that were large enough to meet county reporting requirements. Less than ten percent of the trees present on the site were completely killed. This is an estimate based on direct observation however no quantitative sampling was done. Almost all of the remaining trees are crown sprouting at this time. It may be assumed that these trees would eventually reach their former stature and habitat value.

HDR Inc.

Ty M. Garrison
Senior Environmental Scientist

INTRODUCTION

The following report describes the location and general condition of 255 oak trees which exist on Tentative Tract 43520 in the Santa Clarita Valley (Canyon Country) area of the County of Los Angeles. Oak trees with a diameter of 8 inches or greater, or in the case of multiple trunk trees, those whose combined diameter of any two trunks is at least 12 inches or greater, are identified in this report.

This report discusses the impact of this tract on the oak resource, the replacement of removed trees, and the management of replacement trees. The County of Los Angeles Oak Tree Ordinance was reviewed and the guidelines established herein are in accordance with the applicable chapters of this Ordinance.

SURVEY METHODOLOGY AND DEFINITIONS

The following paragraphs explain the information found in the oak tree survey log on page 12.

The location and existing elevation at the base of each tree was recorded by placement on a topographic map, and a tree tag was nailed at chest height (approximately 54") on the north side of the trunk of each tree. When placement at this height or location was unfeasible, a tag was placed at the point at which the tree was most accessible and the tag most easily seen. The mapped location of each tree and the corresponding tree tag number of each tree is shown on the 40 scale (1" = 40') Oak Tree Location/Impact Map (2 sheets) in the pocket at the end of this report.

The overall grade of each tree was determined through a subjective evaluation of its health, aesthetic value, and ecological value. The health of the tree depends on the level of damage caused by infestation of various pests including termites, wood boring beetles, cambium eating beetles, fungus of various types, and parasitic plants (mistletoe). Other factors affecting tree health are discussed in the tree health paragraph below. The aesthetic value could also be called the "ooh" factor. A highly aesthetic tree is one which has generally dense foliage, a relatively uniform or spectacular irregular shape, and large size. Ecological value is based on many factors, not all of which have a positive correlation with the health and aesthetic value of the tree. Of foremost importance is the likelihood that the tree will continue to survive (this factor is positively correlated to tree health). Second, the tree's habitat value is assessed. Habitat value includes the following factors: productivity - the direct provision of food in the form of acorns and foliage for consumption by local fauna; and shelter value - the provision of shelter or nest locations for wildlife (in some cases this value may increase as the health of the tree declines).

The following criteria are used to establish each grade:

A. Trees of excellent health, superior aesthetic value, and high ecologic value.

B. Trees of good to excellent health, average aesthetic value, and good ecologic value. These trees are basically good trees with a strong potential for continued survival.

C. Trees of average health, low aesthetic value, and moderate ecologic value. Trees in this category have often been damaged and are either recovering or declining but it is difficult to determine which.

D. Trees that have been severely damaged or are in extremely poor health.

F. Standing dead trees.

This scale is designed to compare trees to an archtype specimen of the same species. Comparing scrub oaks to valley oaks or coast live oaks would give an innaccurate evaluation because of the naturally different growth forms between species.

The trees included in this report are mostly on the upper end of this scale. This is because any scrub oak that reaches a size large enough to be considered under the county oak tree ordinance is necessarily an exceptional specimen. Though the ongoing drought has worsened the condition of many of the on-site trees, an attempt was made to estimate the likely grade of the tree after the drought abates. For trees in relatively good condition the resultant grade is slightly higher than present conditions would indicate. Trees in poor condition were judged less likely to survive the drought, thus they were graded slightly lower than if there were no drought.

Trunk diameter is conventionally measured at breast height (dbh), approximately 54" above the natural grade. This measurement system was developed primarily for forestry applications and is most appropriate for trees with vertical growth forms. Oak trees often have large lateral branches diverging from the trunk at or near breast height. Measuring a tree of this type at exactly 54" above natural grade would often result in an inaccurate impression of tree size. When a tree exhibits lateral branching at breast height the trunk diameter measurement is made at the nearest point where the measurement can be accomplished without being impeded by such branches. Scrub oaks often have one or many trunks growing lateral to the base of the tree and almost parallel to the ground. These trunks, though they may have significant girth, may never attain a height of 54" above grade. In this case the trunk diameter was measured at a point approximately 54" from the base of the tree as measured along the trunk. For multi-trunked trees the number of trunks and the diameter (dbh) of each trunk is recorded.

The canopy spread measurement is the maximum canopy diameter of the tree in question.

Tree health is based on a combination of factors which affect the overall health and survivability of the tree. The following paragraphs discuss some of the most common threats to oak tree health.

The most important threat to the health of a tree is physical or mechanical damage of a non-biotic origin. This damage may be the result of human activities such as improper pruning, activities resulting in soil compaction, or carelessness and vandalism. The most common source of mechanical damage is fire. Frequently a natural fire will burn through an oak woodland or savanna, eliminating the undergrowth and defoliating the trees, but doing little permanent damage. Oak trees often quickly recover from defoliation by fire. A hotter fire will often char the outer bark of the tree but not damage the living cambial tissue beneath the bark. Frequently, the outer bark is so damaged that it sloughs off in a process known as checking. Occasionally the cambium is killed; usually this is on the lee side of the tree where the fire tends to linger and on the bottom sides of lower branches where the fire is hottest. When this happens, the dead portion stops growing. However, the remainder of the tree will continue to grow and will often seal the wound with new growth. Tree injuries leave the tree vulnerable to many potential sources of damage and disease. Frequently insect pests will take advantage of an injury to invade exposed wood and cambium. Some fungi which break down wood will also take advantage of a wound to enter the tree. These fungi will result in the softening of the wood called heart rot. Heart rot, in combination with the activities of animals and or fire will eventually produce cavities in the trunk or major branches of the tree.

Another factor affecting the survivability of a tree is structural stability. Trees that are structurally unstable are assumed to have a shorter potential life span than structurally stable trees. Oaks frequently grow in loose soil on steep slopes; this soil is prone to down-slope movement, resulting in trees that have been undermined and lean precariously down hill. The action of streams also results in unstable trees. Young oaks are very phototrophic (growing toward light); in an oak woodland this trait often causes young trees to grow toward an opening in the canopy that is far from directly overhead, again resulting in a poorly balanced tree. The final common cause of structural instability is severe cavitation or mechanical damage as described above.

The most common health problem affecting oak trees is some form of biological infestation. Almost all oak trees have subcritical infestations of one type or another. Only when the tree has been severely injured are the infesting organisms able to invade the tree and become a severe problem. Among the most common pests to utilize oak trees as a food source are termites. Termites eat only dead wood and must enter the tree through an opening in the bark or root. Most oaks have a limited (and harmless) number of termites in the smaller terminal twigs and branches that have died. Wood boring beetles are similar to termites in their requirements and have a similar affect on the tree. Only when the infestation becomes severe do wood eating insects pose a threat to the tree. Beetles that eat cambium can be a serious threat to a tree even in small numbers. Cambium eaters can easily kill a small branch or trunk by girdling the structure and curtailing the flow of nutrients through the cambium. There are a host of other

insects and arthropods which utilize oaks in a variety of ways. In natural situations these potential threats are kept in check by abundant natural enemies and the oak's natural protective features. Parasitic plants such as oak mistletoe (*Phoradendron villosum*), though not technically an infestation, are also included in this category.

The dusky-footed woodrat (*Neotoma fuscipes*) is also recorded under the infestation category. Woodrats build a substantial nest consisting of dead twigs, small branches, and other assorted debris. This nest is usually situated against or among the larger trunks of various chaparral or woodland species, especially oaks. Woodrat nests may also be built in the branches of shrubs and trees large enough to support them. These nest structures pose a minor secondary threat to the trees because the dead wood may harbor insect pests which could relocate to the living tree.

SURVEY RESULTS

Of the nearly 3,000 scrub oaks on-site only 255 were large enough to be covered by the Los Angeles County Oak Tree Ordinance. The oaks on the site have been previously identified (Houghton 1987) as desert scrub oaks (*Quercus turbinella*). This species has its main centers of population at the eastern side of the Mojave desert, with scattered disjunct populations around the boundaries of the desert. The scrub oak most commonly found in the vicinity of the site and to the south and west is *Quercus dumosa*. The location of the site on the western edge of the Mojave desert but still within the transverse range indicates a likely sympatric (overlapping) range of the two species is present on the site. All oaks are prone to hybridization between species, with the resultant offspring exhibiting characteristics of both parent species. Hybridization only occurs in nature where two or more species have sympatric ranges. Tentative Tract 43520 supports about 3,000 scrub oaks, all of which exhibit traits of both *Q. dumosa* and *Q. turbinella*. There is a marked variation between individual trees on the site, ranging from trees that closely resemble typical *Q. dumosa* to individuals similar to typical *Q. turbinella*.

The scrub oak woodlands on the site are primarily located on steep (60 to 70 degree) north and northwest facing slopes. The location of the on-site scrub oak woodland is illustrated in Figure 1 (page 6).

Most of the trees included in this report are robust, in good condition, and are on the upper end of the grading scale. This is because any scrub oak that reaches a size large enough to be considered under the county oak tree ordinance is necessarily an exceptional specimen. However, many of the trees included in this report appear to be those that survived a fire that burned most of the site about 15 years ago. Most of these trees have some injury from the fire. Because scrub oaks readily sprout from the basal burl, the primary trunk may have been damaged by the fire and subsequently infested, but the smaller new trunks are in perfect health.

Woodrats have built nests in two fifths of the trees reported upon. In some respects the woodrat could be considered a tree-threatening pest. Under usual conditions the principal foods of the on-site woodrat population are acorns and juniper "berries." The consumption of acorns will reduce regeneration among the oaks. However, under usual conditions, when acorns are plentiful, this is not a serious threat to the woodland. The ongoing drought has greatly reduced the food supply available to the woodrat (and other fauna) which has also had a negative effect on the oaks. Oaks produce fewer and smaller acorns in response to drought. With the lack of available acorns the woodrats are eating the tender new buds as soon as they appear on the tree. Several years of this type of foraging have resulted in burl like growths on the end each twig where there should be new leaves. The woodrats have also been stripping the bark off the smaller branches and trunks, severely damaging those limbs.

E 73,200 E 73,600 E 74,000 E 74,800 E 75,200 E 75,600 E 76,000

N 77,600 N 77,200 N 76,800 N 76,400 N 76,000 N 75,600 N 75,200 N 74,800 N 74,400

255 209 210 211 212 213 214 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 167 168 169 170 171 172 173 174 175 176 177 178 179 161 162 163 164 165 166 135 137 144 145 146 147 148 149 150 151 153 154 155 156 157 158 159 160

EL 2241.1

EL 2124.6

EL 900.9

TAPIE CANYON TT #43520

THE PLANNING CENTER

1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660, (714) 667-9444

0 40 80

SHEET 2 /

OAK TREE IMPACT MAP

TAPIE CANYON TAG-02

LEGEND

- CANOPY PLUS 5-FOOT PROTECTED ZONE
- OAK TREE WITHIN IMPACT AREA (182)
- OAK TREE WITHIN BUFFER ZONE (37)
- OAK TREE IN OPEN SPACE (36)
- IMPACT AREA BOUNDARY
- BUFFER ZONE BOUNDARY

TAPIE CANYON TT #43520

THE PLANNING CENTER

1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

0 40 80

SHEET 1

APPENDIX 2

Field Data Sheet for Ordinance-size Trees

	Tree Number	1	265	270	275	613	2636									
Tree Characteristics	**Species**															
	Coast Live Oak															
	~~Valley Oak~~ Tucker	✓	✓	✓	✓	✓	✓									
	Scrub Oak	✓	✓	✓	✓	✓	✓									
	McDonald's Oak															
	Heritage Oak															
	Trunk Diameter	8-6 14'	5-7 12'	6-6 12	6-8 14	8-7	8"									
	Tree Height	20'	18'	18'	15	18	15									
	Canopy North															
	Canopy West															
	Canopy South															
	Canopy East															
Physical Condition	Tree Declining				✓	✓	✓									
	Broken/Dead Limbs	✓	✓	✓	✓	✓	✓									
	Sparse Foliage				✓		✓									
	Excessive Chlorosis/Necrosis															
	Mainstem Dieback						✓									
	Poor Tip Growth		✓		✓	✓	✓									
	Cavity															
	Weak Crotch															
	Hollow Trunk															
	Trunk Exudation															
	Regrown Stump			✓												
	Exfoliating Bark					✓										
	Insect Damage ~~borer~~			✓	✓	✓	✓									
	Diseased															
	Mistletoe															
	Leaning															
	Excessive Water Shoots															
	Surface Roots															
	Fire Damage		✓		✓		✓									
Measures	Safety Prune															
	Remove Deadwood															
	Cable/Brace															
Rating	Vigor	B	C	C	C	B	E									
	Health	B	C	C	D	C	E									
	Aesthetics	B	B	B	C	C	E									
	Balance	B	B	B	B	C	E									
Impact	Removal															
	Encroached															
	200ft from Grading															
Comments		Multi NTG	multi cut 99 tag	Multi seedling borer 97	heavy beetle cut 95	Multi wood rat 92	Single Photo ~~99~~									

Key for Comments:
BH: Bee Hive in Tree
DE: Data Estimated
NA: Not Assessable
Ntg: Not Tagged
LHB: Low Horizontal Branching