



OAK TREE REPORT

Lyons Canyon Ranch
VTM 53653
Los Angeles County, CA

For

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By

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INTRODUCTION

The proposed project, Lyons Canyon Ranch, is located on a 234.8 acre parcel of land in what is now Los Angeles County, CA [The Thomas Guide 2004-Los Angeles and Ventura Counties Street Guide" page 4640//sections E-2 and F-3]. Oak Tree recommendations are provided for the 1,395 Oak trees on the subject 234.8 acre parcel. Given the large number of on-site oak trees, a collaborative mapping program was undertaken to clearly depict all Oak trees within the boundaries of the Lyons Canyon project and determine project related oak tree impacts.

A Geographic Information System (GIS) database approach to compiling and presenting the oak tree data was chosen to illustrate the following pieces of information:

- The exact number of Heritage Oak Tree on-site;
- Accurate location of Heritage Oak trees on-site;
- Number and location of each tree impacted by the proposed project;
- Which trees will be encroached upon during construction;
- Which trees will be protected;
- Which trees will need to be removed during construction;
- Number, size, status and number of trunks per tree; and
- A detailed set of oak tree maps with distinct symbols that designate the different types of on-site Oak Trees.

The overall Oak tree inventory was completed over an area of approximately 360 acres. This area was originally proposed for the development of a much larger project within the City of Santa Clarita. Due to unresolved political issues, the project was withdrawn from the City of Santa Clarita, substantially revised, and subsequently submitted to the County of Los Angeles for approval. The current project site now consists of 234.8 acres. Five (5) offices were responsible for preparation of this Oak Tree Report, they are:

1. L. Newman Design Group, Inc (LNDG) completed a report titled "Preliminary Oak Tree Report for TT 53653, Lyons Canyon Ranch" dated November 12, 2002. This report covered 2,378 Oak trees, including 2,160 *Quercus agrifolia* (Coast Live Oak), 186 *Quercus berberidifolia* (Scrub Oak), 27 *Quercus lobata* (Valley Oak), and 2 *Quercus douglasii*. This report included tree valuations only.
2. Land Design Consultants, Inc. (LDC) completed a report titled "Oak Tree Report for TPM 26694" dated September 20, 2002 and amended January 7, 2003. This report, which covered 123 Oak Trees (counting 122 Coast Live Oaks and 1 Valley Oak) included field data, photographs, and tree valuations taken from July 9 to 23, 2002.
3. RDI and Associates, Inc. (dba Trees, etc.) inventoried the remaining Oak trees that the above two companies missed. Photographs were taken of all of these "missing" trees. This inventory was completed during July 15 to October 21, 2003.

4. David Magney Environmental Consulting was responsible for analyzing all of the oak tree data gathered by the three offices above and compiling it into a comprehensive Geographic Information System (GIS). In addition, this firm was responsible for preparation of all on-site oak tree mapping.
5. Interface Management Services (Douglas V. Nickles, RPF, CF) re-surveyed all oak trees determined to be within 50 feet the grading limits of Tentative Tract 53653 from June 26-30, 2006 and from September 7-11, 2006. This survey was completed at the request of Bill Romo, Los Angeles County Fire Department, Forestry Division. **This supplemental survey included the re-survey of 383 trees to verify diameter. All trees within the survey area were verified to have a tag, or re-tagged if no tag was present. 11 additional trees were identified in the supplemental survey. However, 25 trees were unidentifiable and thus determined to not be present within the survey limits, resulting in a reduction of 14 total trees.**

PLAN REVIEW

In summary, the following is proposed:

Total quantity of Oak trees that were inventoried on Subject Site:	1,395
Proposed Removals:	162
Proposed Encroachments:	54
Dead:	39

FIELD OBSERVATIONS

1. The trees were inventoried as to their specie, health and aesthetic considerations. This inventory included the measuring of trunk diameters of 8" & larger for a single trunk as measured at 4 ½ above existing grade. It should be noted that these dimensions may change in the next growing season(s) following the initial field measurements.

There were 81 Heritage Oak trees found on the project site. In the County, Heritage Oak trees are Oak trees that are at least 36 inches in diameter, or any tree having significant historical or cultural importance to the community (LA County Oak Tree Ordinance 22.56.2090);

There were 1355 Coast Live Oak trees found on the project site; there were 21 Valley Oak trees found on the project site; and there were 19 Scrub Oaks found on the project site. In the County, Oak trees are defined as any tree of the oak genus which is (a) 25-inches or more in circumference (eight inches in diameter) as measured four and ½ feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade. (LA County Oak Tree Ordinance 22.56.2060)

2. The inventoried trees had their drip lines (canopy spreads) measured. These measurements were taken at a minimum of four compass directions. It should be noted that these dimensions may change in the next growing season(s) following our initial field measurements.
3. This project 's Oak trees were tagged with rectangular ¾" X 3") metal tags with numbers written in black on them. Some tags were destroyed by the Simi Fire which burned the entire site in October of 2003. All accessible trees that were determined to be within 50 feet of the grading limits and without a tag were re-evaluated and re-tagged in July-September 2006.
4. The evaluation of oak tree health was completed before the Simi Fire (see the **TREE EVALUATION TABLES**). Thus, this evaluation may not represent the current health of on-site trees.

TREE REPLACEMENT PROGRAM

- 1) To mitigate for the loss of 149 non-heritage and 13 heritage oak trees, and the encroachment of 54, mature oak trees by the proposed project, young 15-gallon oak trees of all three species impacted shall be planted at a 2:1 ratio for non-heritage trees impacted, and at a 10:1 ratio for heritage trees impacted, per the County Oak Tree Ordinance replacement criteria. Therefore, 298 15-gallon young oak individuals (including 282 *Q. agrifolia*, 4 *Q. berberidifolia*, and 12 *Q. lobata*) would be required for mitigation for the impacts to 149 non-heritage oak trees onsite. In addition, 130 15-gallon young oak individuals (all *Q. agrifolia*) would be required for mitigation for the impacts to 13 heritage oak trees onsite. A total of 428 15-gallon oaks will be required to mitigate for impacts to 162 oak trees, including 13 heritage trees.
- 2) The above noted trees shall be planted in the "open space" areas of this project, or other areas proposed by the applicant provided that written approval is received from the County Forester. See the enclosed **TREE LOCATION MAPS** for opportunities plant proposed mitigation trees.
- 3) As determined necessary by the County of Los Angeles, the applicant shall prepare an oak tree mitigation consistent program with the County of Los Angeles Oak Tree Ordinance. This mitigation program may include, but is not limited to:
 - a) See No. 1 above for description of on-site mitigation planting per the Los Angeles County Oak Tree Ordinance.
 - b) Replacement or placement of additional oak trees, scrub oak habitat, associated hardwood canopy, land or wildlife habitat to proportionally offset the impacts associated with the loss of oak trees, scrub habitat, limbs, roots or potential long-term adverse impacts due to alterations or encroachment within the protected zone. Locations appropriate to such new plantings must be proposed by the applicant and approved by the Los Angeles County Forester based upon their potential for long term viability prior to granting of removal permits.
 - c) Remedial maintenance programs to improve the health of existing oak trees and scrub oak habitat areas.
 - d) Monitoring shall be conducted during all grading and construction activities at intervals warranted by the site conditions and level of activity. The monitoring program shall consist of quantitative and qualitative observations useful in identifying stress-related responses of oak trees and scrub oak habitat. An qualified arborist/forester considered qualified by the Los Angeles County Planning Department shall conduct all monitoring.

SPECIFIC RECOMMENDATIONS

1. The 'saved' Oak trees within 50' from final construction limits shall be fenced with temporary 5' chain link protective fence at their drip lines or Protected Zones (or at the location of approved encroachment) prior to the start of any on-site grading. This fencing shall remain intact until the County of Los Angeles Forester allows it to be removed or relocated.
2. All "approved" footing excavations within the drip lines and/or Protected Zones shall be dug by hand work only, to a maximum depth of 5' (or to a depth that CAL-OSHA or local codes allow). Any excavation below the "approved" depth may be completed only after approval of the County of Los Angeles Forester. It is recommended that all footings within the Protected Zones be of "post type" rather than of "continuous type" to lessen potential root damage.

3. It is anticipated that no other on-site native Oak trees shall be encroached upon within their drip lines and/or Protected Zones, other than what is being requested. However, if any additional trees require removal or encroachment due to unforeseen site grading requirements, the additional removals and/or encroachments shall be subject to review and approval under the Los Angeles County Oak Tree Ordinance.
4. No 'over-excavation' outside of any cut and/or fill slopes ("tops" or "toes") for the proposed construction shall occur within the drip line and/or Protected Zone of any on-site native Oak trees, unless required by the project's engineer.
5. No landscape, irrigation lines, utility lines and/or grade changes shall be designed and/or installed within the drip line and/or Protected Zones of any on-site native Oak trees proposed for preservation other than what is indicated upon the final approved grading plan.
6. The "bare" areas within the drip lines and/or Protected Zones of the site's native Oak trees that are within 50' of approved grading should be covered with an insect and disease free organic mulch (minimum depth of 2" thick and no closer than 6" for the trunk).

OVERALL RECOMMENDATIONS

1. All work, to this project's native Oak trees, shall be in accordance with the County of Los Angeles **Oak Tree Ordinance**.
2. Some of the project's saved native Oak trees may be in need of minor dead wood removal. No major structural pruning shall be allowed. A qualified arborist, as determined by the Los Angeles County Forester, shall complete all dead wood removal and/or pruning.
3. Prior to the completion of this project, *the applicant's consulting arborist/forester* shall certify in a 'letter of compliance', that the '**Oak Tree Ordinance**' and all concerned tree policies have been adhered to.
4. Copies of this report and the '**Oak Tree Ordinance**' shall be maintained on site during all project construction.
5. Entry into areas outside the designated construction area by construction personnel shall be prohibited, except for necessary construction-related activities such as surveying, and possible construction of storm drain inlet and outlet structures. All construction activities in or adjacent to remaining open space areas shall be coordinated with the County of Los Angeles Forester.
6. During all phases of construction, the health of the trees shall be monitored for disease signs and symptoms. These problems, if they arise, shall be remediated as prescribed.
7. If bees are encountered and they become a problem in any on-site oak tree, they shall be removed by a professional bee keeper.
8. Do not: 1) Nail grade stakes or anything else to any oak tree; 2) remove the natural leaf mulch within any native oak tree dripline; 3) design and/or install planting, irrigation, and/or utilities within 15 feet of any native oak tree trunk, unless approved by the County of Los Angeles Forester; and/or 4) apply chemical herbicides within the protected zone of any native oak tree.

9. If retaining walls are to be built, all footings should be primarily in an outward direction away from the trunk. Back-fill the wall with topsoil from the site.
10. The dust accumulation onto the tree's foliage from nearby construction shall be hosed off periodically during construction, under the recommendation of the applicant's arborist.

ATTACHMENTS

This report includes information organized in the following fashion:

1. **Updated Oak Tree Impact Summary Tables**; as developed by Interface Management Services (Douglas V. Nickles, RPF, CF) during on-site surveys conducted from June 26-June 30 2006 and September 7-11, 2006.
2. **Oak Tree Inventory Table**; this table includes a tree by tree assessment of all oak trees surveyed as part of this report;
3. **TREE LOCATION MAPS** (produced by David Magney Environmental Consulting derived from the '50 scale' "Conceptual Grading Plans", produced by Diamond West Engineering, Inc., dated June 2005);
4. **OAK TREE MITIGATION AREA MAPS** (developed by David Magney Environmental Consulting pursuant to direction provided by the Los Angeles County Department of Regional Planning)
5. **TREE PHOTOGRAPHS, TREE EVALUATION TABLES, AND TREE CANOPY MEASUREMENT SHEETS**; these items were compiled by L. Newman Design Group, Land Design Consultants, and Trees Etc. They are included as an attachment to this report.

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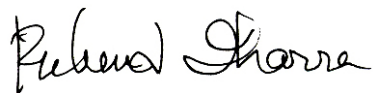
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If you have any further questions, please do not hesitate to call Trees, etc. or Interface Management Services

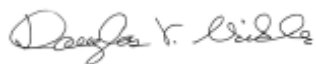
Sincerely,
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For additional questions, please contact **Daly Owens Group**, representatives of DR Horton.

Sincerely,
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Jasch Janowicz, Director of Planning