

REPORT TO THE HEARING OFFICER

DATE ISSUED: August 6, 2026
HEARING DATE: August 18, 2026 AGENDA ITEM: 7
PROJECT NUMBER: PRJ2025-004454-(3)
PERMIT NUMBERS: Oak Tree Permit No. RPPL2025004079
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 30473 Mulholland Highway Agoura Hills, CA 91301
OWNER: Isabelle Prugh and Tiffany Woodring
APPLICANT: Irvin Vasquez
CASE PLANNER: Monica Gonzalez Jimenez, Regional Planner
mgonzalezjimenez@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2025-004454, Oak Tree Permit Number RPPL2025004079, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NUMBER RPPL2025004079 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Oak Tree Permit (“OTP”) to authorize encroachment into the protected zones of 14 oak trees and two designated Santa Monica Mountains North Area (SMMNA) Protected Trees (sycamores) in association with the installation of underground utilities, including directional boring to install a three-inch Community Antenna Television (“CATV”) conduit and vault at a depth of five feet, and the placement of 71 new CATV pull boxes within Seminole Springs Mobile Home Park (“Project”). The Project is in the R-R-1 (Rural and Recreation – One Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area Plan, pursuant to County Code Section 22.174.030 (Applicability).

B. Project

The Project is located at 30473 Mulholland Highway, Agoura Hills, CA 91301, and consists of two contiguous parcels totaling 42.49 acres within the Seminole Springs Mobile Home Park (“Project Site”). The combined site has an irregular shape and features a gradual to moderate slope that follows the natural topography of the area. Access to the site is provided via Seminole Drive, a private road connecting to Mulholland Highway. The site is developed as a mobile home park, with mobile homes throughout the property and protected trees interspersed across the site. The mobile home park land use entitlement was originally approved under Special Permit (“SP”) 1901 in 1967 and was later expanded under SP 1848 in 1968.

The applicant, Irvin Vazquez, requests an OTP to authorize encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Trees (sycamores) resulting from the installation of underground utilities within the Project Site. These include the placement of 71 new CATV pull boxes, including conduit and vaults at a depth of five feet, using directional boring. The proposed installation would involve approximately 46 cubic yards of grading. The existing mobile home park consists of multiple parcels developed with individual mobile homes located throughout the property.

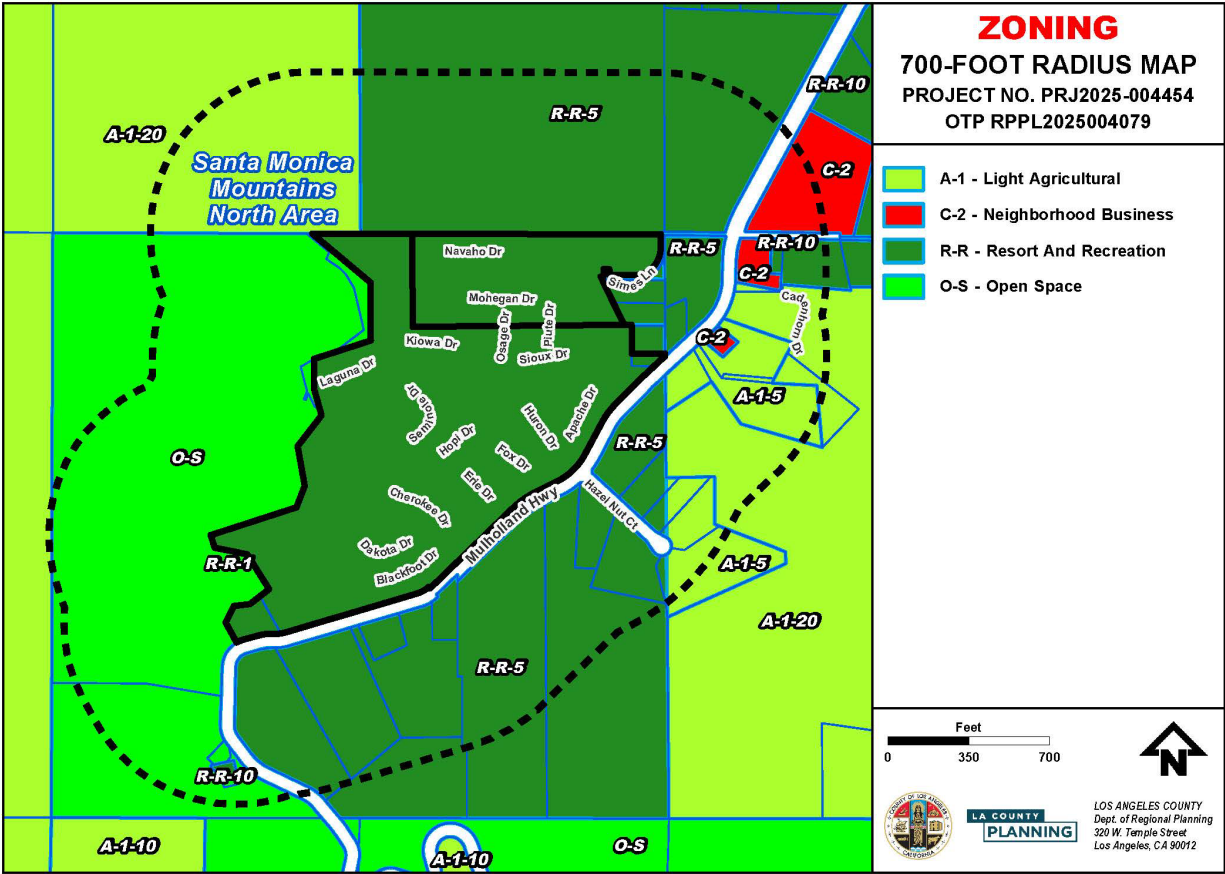
The installation of the of the CATV will be reviewed separately, under site plan review (“SPR”) No. RPPL2025003814 pursuant to County Code Section 22.174.040.E (Application and Review Procedures)). However, the encroachments into the protected zones of more than one oak tree and more than one protected tree require an OTP with a public hearing pursuant to County Code Section 22.174.030. Therefore, the SPR cannot be approved unless the OTP is first approved.

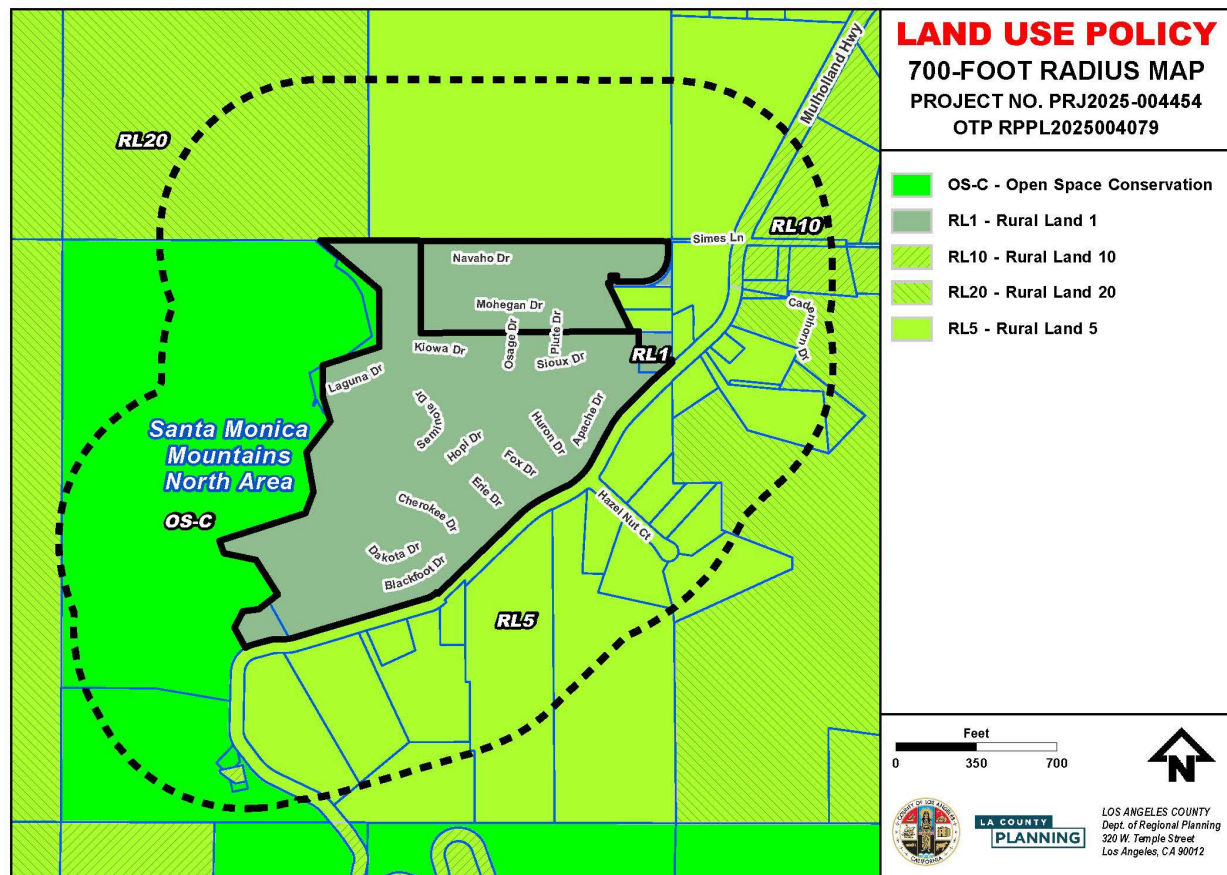
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL1 (Rural Land - One Dwelling Unit Per One	R-R-1 (Resort and Recreation – One Acre	Single-family residences

	Acre Maximum Density)	Minimum Required Lot Area)	
NORTH	RL20 (Rural Land - One Dwelling Unit Per 20 Acres Maximum Density), RL5 (Rural Land - One Dwelling Unit Per Five Acres Maximum Density)	A-1-20 (Light Agriculture – 20 Acre Minimum Required Lot Area), R-R-5 (Rural and Recreation – Five Acre Minimum Required Lot Area)	Vacant
EAST	RL5, RL10 (Rural Land - One Dwelling Unit Per 10 Acres Maximum Density), RL20	A-1-5 (Light Agriculture – Five Acre Minimum Required Lot Area), A-1-20, C-2 (Neighborhood Commercial – Two Acre Minimum Required Lot), R-R-5, R-R-10 (Rural and Recreation – 10Acre Minimum Required Lot Area)	Single-family residences, mobile home park, commercial, vacant
SOUTH	RL5, RL10, OS-C (Open Space-Conservation)	R-R-5, R-R-10, O-S (Open Space)	Single-family residences, open space
WEST	OS-C	O-S	Open space





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1	Unlimited	9/12/1927
7076	M-3 (Unclassified)	12/26/1956
7310	M-3 (Unclassified)	3/11/1958
10754	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	9/25/1973
20020062Z	A-1-10 (Light Agricultural – Ten Acre Minimum Required Lot Area)	8/20/2002

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
ZEC 2962	To establish, operate, and maintain a hotel, motion sets, and apartments.	Approved 5/7/1958, Expired Without Use
ZEC 7725	Proposal for two private sewage disposal systems.	Approved 6/8/1966
SP 1901	For a mobile home park.	Approved 5/9/1967
SP 1848	To expand the mobile home park.	Approved 12/16/1968
ZEC 9734	Modify SP 1858 and ZEC 7725 to delete fence and wall requirements of a mobile home park	Approved 7/22/1971
RPPL2020006715	Certificate of Compliance for a lot line adjustment.	Recorded 11/18/2020
RPPL2023004859	Temporary remedial basin capacity improvements for flood risk mitigation.	Approved 10/11/2023
RPPL2023006058	Woolsey Fire re-paving Simes Lane at 30473 Mulholland Hwy.	Approved 7/23/2024
RPPL2024003532	Encroachment of California sycamore.	Approved 10/07/2024
RPPL2024005599	Oak Tree Permit, for the encroachment of one oak tree.	Approved 12/04/2024
RPPL2023005340	Woolsey fire paving repair.	Approved 12/12/2023
RPPL2024004754	Private street asphalt repair and maintenance.	Approved 12/12/2024
RPPL2025001698	Oak Tree Permit, for the encroachment of two oak trees.	Approved 5/12/2025

ANALYSIS

A. Land Use Compatibility

The proposed Project requests approval for encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Trees (sycamores) associated with the installation of underground utilities, including the placement of 71 new CATV pull boxes and a three-inch CATV conduit. Construction monitoring, as required by the OTP's conditions of approval, will ensure the health of the oak trees remaining on the Project Site. As proposed, the Project would comply with all applicable development standards

for Resort and Recreation uses, specifically for a mobile home park intended for residential use, in alignment with the Santa Monica Mountains North Area Plan (“NAP”). For additional details on this compliance, see the “Zoning Ordinance Consistency” section in the attached Exhibit C – Findings. The Project is consistent with the surrounding land use designation and is similar in character to other Resort and Recreation single-family residences in the immediate area. Therefore, the Project conforms with the certified Santa Monica Mountains LUP and is not expected to have a negative impact on the surrounding community.

B. Neighborhood Impact (Need/Convenience Assessment)

No neighborhood impact is anticipated from the implementation of the Project. The improvements involve an existing mobile home park and include encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Trees (sycamores) located within areas already characterized by residential uses, with oak trees and SMMNA Protected Trees interspersed across the two Project Site parcels. The Project improvements are proposed on previously developed portions of the property. All existing oak trees and designated SMMNA protected trees onsite would be preserved, and the Project would not result in any impact to neighboring residences.

C. Design Compatibility

The Project Site is designed to remain consistent with the residential character of the surrounding properties. The Project consists of the installation of 71 new CATV pull boxes and three-inch CATV conduit, all of which will be installed underground within the private streets of Seminole Springs Mobile Home Park, maintaining compatibility with the existing design and character of the area. The proposed oak and sycamore encroachments that will be impacted by the Project were reviewed by the County Fire Department—Forestry Division. The Forestry Division determined that the activities are unlikely to adversely affect the health of the remaining oak and sycamore trees, and recommended conditions of approval. In the event that any oak or sycamore trees die as a result of the Project, the conditions require replacement at a ratio of two to one (2:1) (see “County Comments and Recommendations” below). The proposed installation and replacement of pavers is not expected to significantly affect the health of the oak and sycamore trees, based on the Permittee’s arborist report. The arborist report was reviewed and accepted by a Los Angeles County Planning staff biologist.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains North Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.174.060 (Oak Tree Permit Findings and Decision) and 22.102.070.E (Protected Tree Permit Findings and Decisions). The Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project includes encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Trees (sycamores) and approximately 46 cubic yards of grading. Per the requirements of the Class 4 exemption, the Project does not involve the removal of healthy, mature, or scenic trees.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 4 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances.

The Project is not subject to an exception to the CEQA exemptions. The site is mapped as S1 and S4 under the Santa Monica Mountains North Area Plan. All development is proposed within existing developed areas consisting of paved private streets with public access. The County Biologist was consulted and confirmed that the Project will not result in impacts to sensitive environmental resources.

No removal of protected oak or sycamore trees is proposed as part of the Project. However, in the event that any protected oak or sycamore tree is removed or dies as a result of the Project, replacement trees shall be provided at a ratio of 2:1. Construction monitoring required by this OTP's conditions of approval will ensure the health of the oak and sycamore trees remaining on the Project Site.

The Project, due to its minimal footprint, undergrounding, and grading, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Fire Department, Forestry Division, in a letter dated January 13, 2026 (Exhibit I – Agency Correspondence), states that the Oak Tree Report (Exhibit J – Oak Tree Report) submitted by the applicant is accurate and complete as to the location, size, condition and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

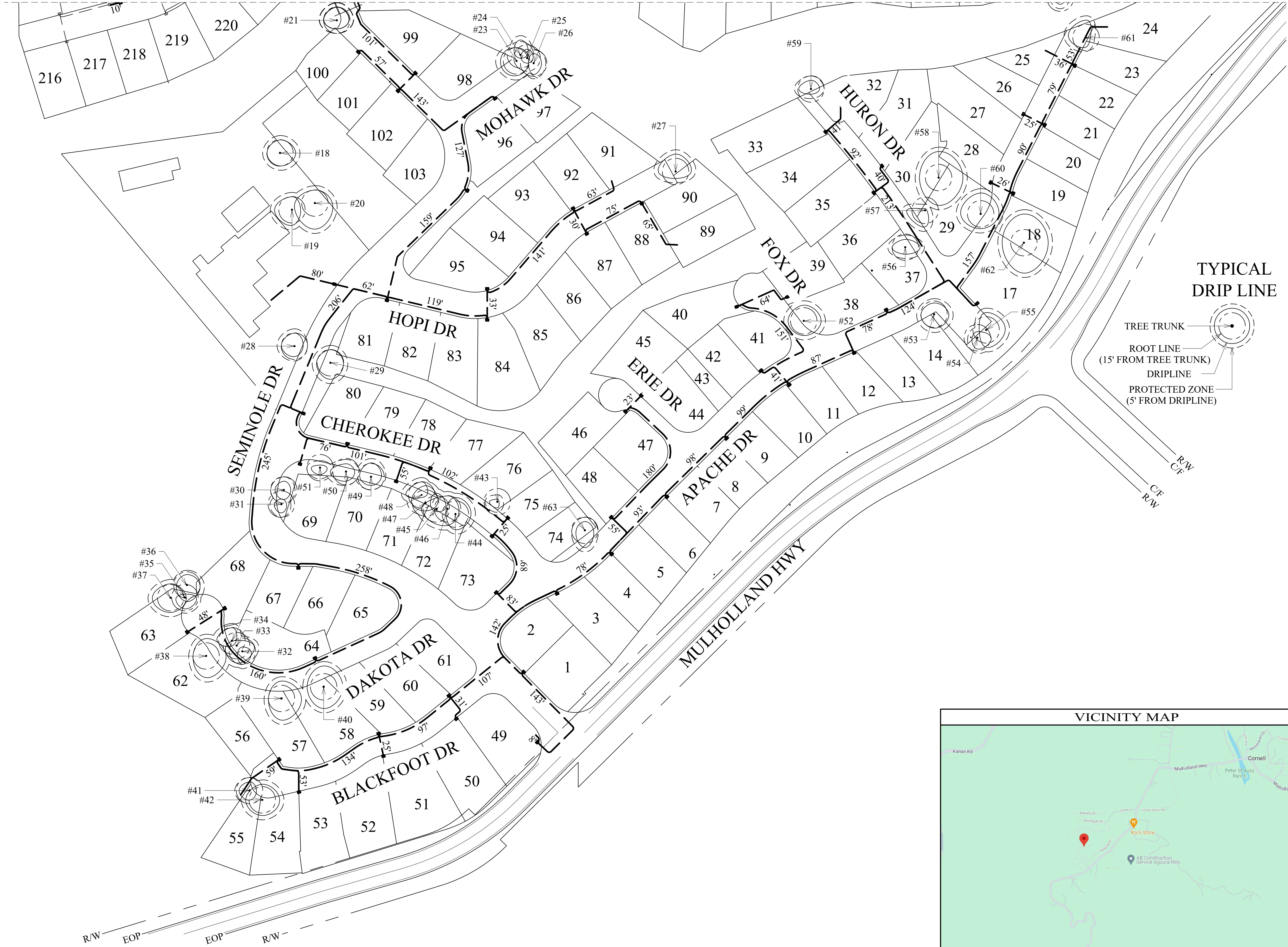
Report

Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Oak Tree Report

MATCH LINE SEE SHEET 2 OF 2



GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO LATEST EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION," ADOPTED BY THE CITY AS MODIFIED BY STANDARD PLANS.
- THE EXISTENCE AND LOCATION OF UTILITY LINES SHOWN HEREON ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. OTHER UTILITY LINES MAY EXIST; CONTRACTOR SHALL VERIFY PRIOR TO START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THE SAME. HE IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES, VALVES, METERS, TRAFFIC SIGNAL CONDUIT, & DETECTOR LOOPS, ETC.; WITHIN LIMITS OF WORK WHETHER THEY ARE SHOWN OR NOT.
- AT LEAST TWO WORKING DAY PRIOR TO STARTING WORK NOTIFY UNDERGROUND SERVICE ALERT (1-800-422-4133).
- INDEMNIFICATION CLAUSE-CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE PER LATEST EDITION CA MUTCD : (CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) UNLESS OTHERWISE SPECIFIED.
- ALL PAVEMENTS, CURBS , GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED SHALL BE RECONSTRUCTED PER CITY IMPROVEMENT STANDARDS.
- PRIOR TO THE BEGINNING OF ANY EXCAVATION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK THE CONTRACTOR SHALL COMPLY WITH THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
- THE CONTRACTOR SHALL HAVE COPIES OF THE PLANS ON THE PROJECT SITE AND BE FAMILIAR WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE OR BELOW GROUND IMPROVEMENT, AS A RESULT OF HIS REPLACEMENT OF SAME TO THE SATISFACTION OF THE CITY.
- ALL BACKHOE EXCAVATION SHALL BE SAW CUT TO FACILITATE REMOVAL BY THE USE OF A POWER DRIVEN SAW. THE CUT SHALL BE STRAIGHT, CLEAN, AND TO THE FULL DEPTH OF THE SECTION OF MATERIAL TO BE REMOVED.
- EXISTING PORTLAND CEMENT CONCRETE SHALL BE SAW CUT TO FACILITATE REMOVAL BY THE USE OF A POWER DRIVEN SAW. THE DEPTH OF THE CUT SHALL BE DEEP ENOUGH TO PRODUCE A CLEAN, STRAIGHT BREAK WITHOUT CRACKING, CHIPPING LOOSENING ADJOINING PCC. THE EXISTING PCC SHALL BE CUT BEYOND THE CONFIGURATION OF THE TRENCH OR EXCAVATION AREA AS MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR TO ELIMINATE SMALL "FLOATING" PIECES OF CONCRETE. CONCRETE PANELS SHALL BE REMOVED OR REPLACED FROM SCORE LINE TO SCORE LINE(ENTIRE PANEL) WHERE PCC IS DAMAGED OR CRACKED. THE SAW CUT LIMITS SHALL BE LOCATED NO CLOSER THAN 3 FEET FROM A SCORE LINE OR COLD JOINT. MIN. PCC REMOVAL IS 25 SQUARE FEET, SCORE LINE TO SCORE LINE.
- UNLESS OTHERWISE NOTED: 3" CONDUIT BENDS SHALL HAVE A RADIUS OF 3'. 2" CONDUIT BENDS SHALL HAVE A RADIUS OF 2'. PLACE 2 SACK SLURRY MIX AROUND ALL CONDUIT BENDS HAVING A RADIUS OF LESS THAN 50'.
- ALL CONDUIT SHALL BE DB 12. UNLESS OTHERWISE SPECIFIED. ALL SWEEPS TO POLES SHALL BE SCHEDULE 80.
- REMOVE AND REPLACE CURB AND GUTTER ABOVE SWEEPS TO VAULTS IN THE SIDEWALK, OR BORE UNDER CURB AND GUTTER. JETTING IS NOT ALLOWED.
- THE CONTRACTOR SHALL NOTIFY THE APPLICABLE DEPARTMENTS OF THE CITY AT LEAST TWO DAYS BEFORE START OF THE WORK. DURING THE COURSE OF WORK, THE CONTRACTOR SHALL CALL FOR INSPECTION OF ALL APPLICABLE WORK.
- ALL SHRUBS, PLANTS, OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK SHALL BE REPLANTED OR REPLACED PER CITY ENGINEER'S DIRECTION.
- DURING THE COURSE OF THE WORK, PEDESTRIANS AND VEHICULAR ACCESS MUST BE MAINTAINED AT ALL TIMES.
- NON-SKID CALTRANS APPROVED STEEL PLATES SHALL BE RECESSED IN TRENCH CROSSING MAJOR STREETS (AREA DESIGNATED BY THE CITY ENGINEER) AND INSTALLED PER CALTRANS SPECS. PAVEMENT SHALL BE COLD PLANED TO A DEPTH EQUAL TO THE THICKNESS OF THE PLATE AND TO THE WIDTH AND LENGTH EQUAL TO THE DIMENSIONS OF THE PLATES.
- STEEL PLATES USED FOR BRIDGING MUST EXTEND A MINIMUM OF 12" BEYOND EDGES OF TRENCH.
- TEMPORARY PAVING WITH COLD MIX SHALL BE USED TO FEATHER THE EDGES OF THE PLATES TO MINIMIZE WHEEL IMPACT. CONTRACTOR MAY BE REQUIRED TO WELD PLATES TOGETHER TO MINIMIZE RATTLING. CONTRACTOR MAY BE REQUIRED TO SWEEP UP LOOSE GRAVEL SEVERAL TIMES PER DAY AS DEEMED NECESSARY BY CITY ENGINEER.
- BRIDGING SHALL BE SECURED AGAINST DISPLACEMENT USING ADJUSTABLE CLEATS, SHIMS OR OTHER DEVICES.
- RESTORE ALL LANDSCAPING, INCLUDING IRRIGATION SYSTEM AROUND VAULTS.
- INSTALL VAULTS NEXT TO CURB WHERE POSSIBLE.
- NEW PAVEMENT SHALL BE PER CITY STANDARD
- TACK COAT SHALL BE APPLIED OVER ROADWAY SURFACE PRIOR TO PAVEMENT INSTALLATION. TACK COAT SHALL BE PG 64-10 PAVING ASPHALT OR SS-1H EMULSIFIED ASPHALT PER "GREEN BOOK" REQUIREMENTS.
- TWO SACK SLURRY MIX SHALL BE USED FOR BACKFILL. ALL SLURRY BACKFILLS WILL REQUIRE 72 HOURS OF CURE TIME. ALL EXCAVATION.

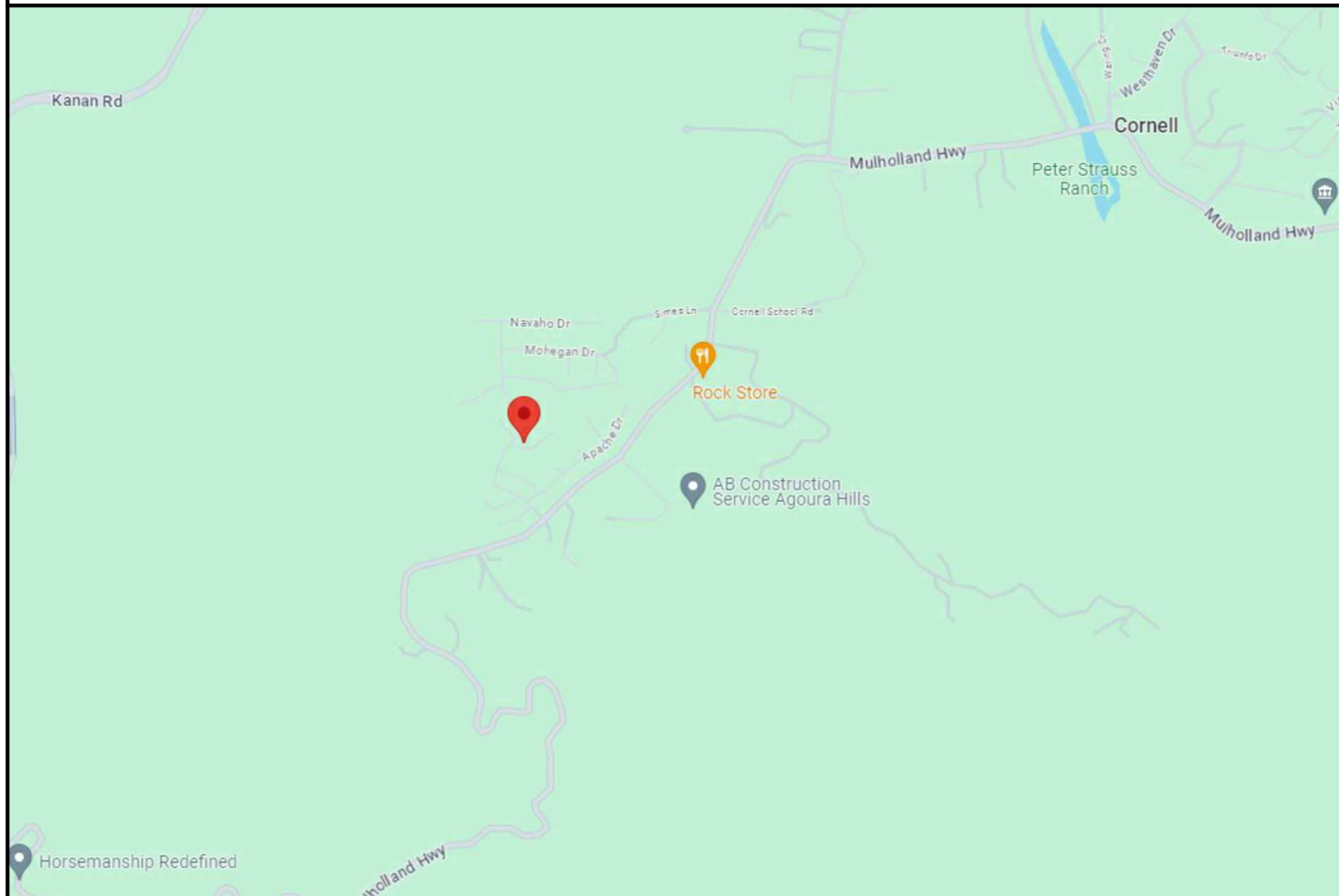
GENERAL NOTES

INLAND ENGINEERING SERVICES DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATIONS OF THE EQUIPMENT, ANCHORS, AERIAL AND UNDERGROUND FACILITIES DUE TO THE FACT THAT A LAND SURVEY WAS NOT USED.

INLAND ENGINEERING SERVICES PERFORMED ITS DUE DILIGENCE IN DETERMINING THE PUBLIC RIGHT OF WAY BY PULLING ASSESSORS MAPS AND CITY MAPS.

SUBSTRUCTURES LOCATION SHOWN MAY NOT BE IN THE EXACT LOCATION. SUBSTRUCTURES LOCATIONS AND DEPTHS MUST BE DETERMINED BY HAND EXCAVATION BY THE CONTRACTOR BEFORE WORK IS TO BE DONE.

VICINITY MAP



EXCAVATION DATA

OWNER	ASPHALT	DIRT	CONCRETE	BORE
CITY OF XXXX	-	-	-	-
PRIVATE PROPERTY	-	-	-	-

DRAFTED BY: IES	PROJECT TYPE: UNDERGROUND		
	CONTACT NAME: MIKE SYLVESTER		
FIELD ENGINEER: IES	CONTACT NUMBER: (442) 226-9417		
	ADDRESS: 30473 MULHOLLAND HWY		
QC BY: IES	CITY: AGOURA HILLS	ZIP CODE: 91301	
	EXIST AERIAL FTG.: -	TG PAGE: -	
DATE: 8/6/25	NEW AERIAL FTG.: -	SHEET:	
	EXIST UNDERGROUND FTG.: 3,380'		
SCALE: 1"= 60'	NEW UNDERGROUND FTG.: 5,815'	1 OF 2	
	TOTAL FTG.: 9,195'		

----- PROP. UNDERGROUND	--- E --- EX. POWER	⊗ EX. FIRE HYDRANT
----- EX. UNDERGROUND	--- S --- EX. SEWER	⊗ EX. WATER METER
----- PROP. AERIAL	--- SD --- EX. STORM DRAIN	⊗ EX. ELECTRICAL VAULT
----- EX. AERIAL	--- T --- EX. TELEPHONE	⊗ EX. UTILITY POLE
----- CENTER LINE	⊠ PROP. VAULT	⊗ C/L CENTER LINE
----- CURB FACE	⊠ PROP. PEDESTAL	⊗ C/F CURB FACE
----- RIGHT OF WAY	⊠ EX. VAULT	⊗ EOP EDGE OF PAVEMENT
--- TV --- EX. CATV	⊠ EX. PEDESTAL	⊗ FOG FOG LINE
--- G --- EX. GAS	⊠ PS EX. POWER SUPPLY	⊗ R/W RIGHT OF WAY

Charter Spectrum

☐ Zone 1 - 41551 10th St. West, Palmdale, CA 93551

☐ Zone 2 - 2525 Knoll Dr., Ventura, CA 93003

☐ Zone 3 - 9260 Topanga Cyn. Dr., Chatsworth, CA 91311

☐ Zone 4 - 2939 Nebraska Ave, Santa Monica, CA 90404

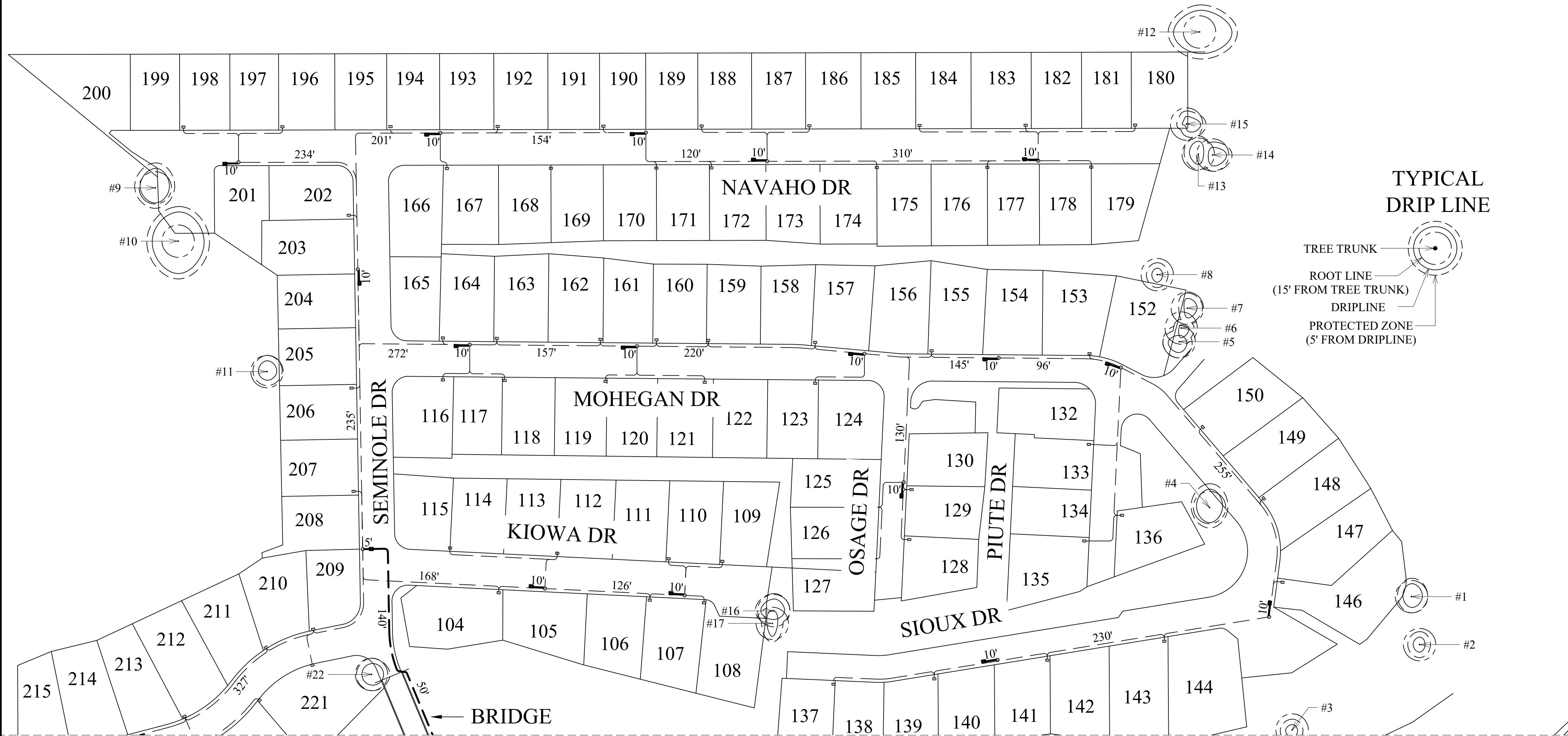
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INLAND ENGINEERING SERVICES, INC.

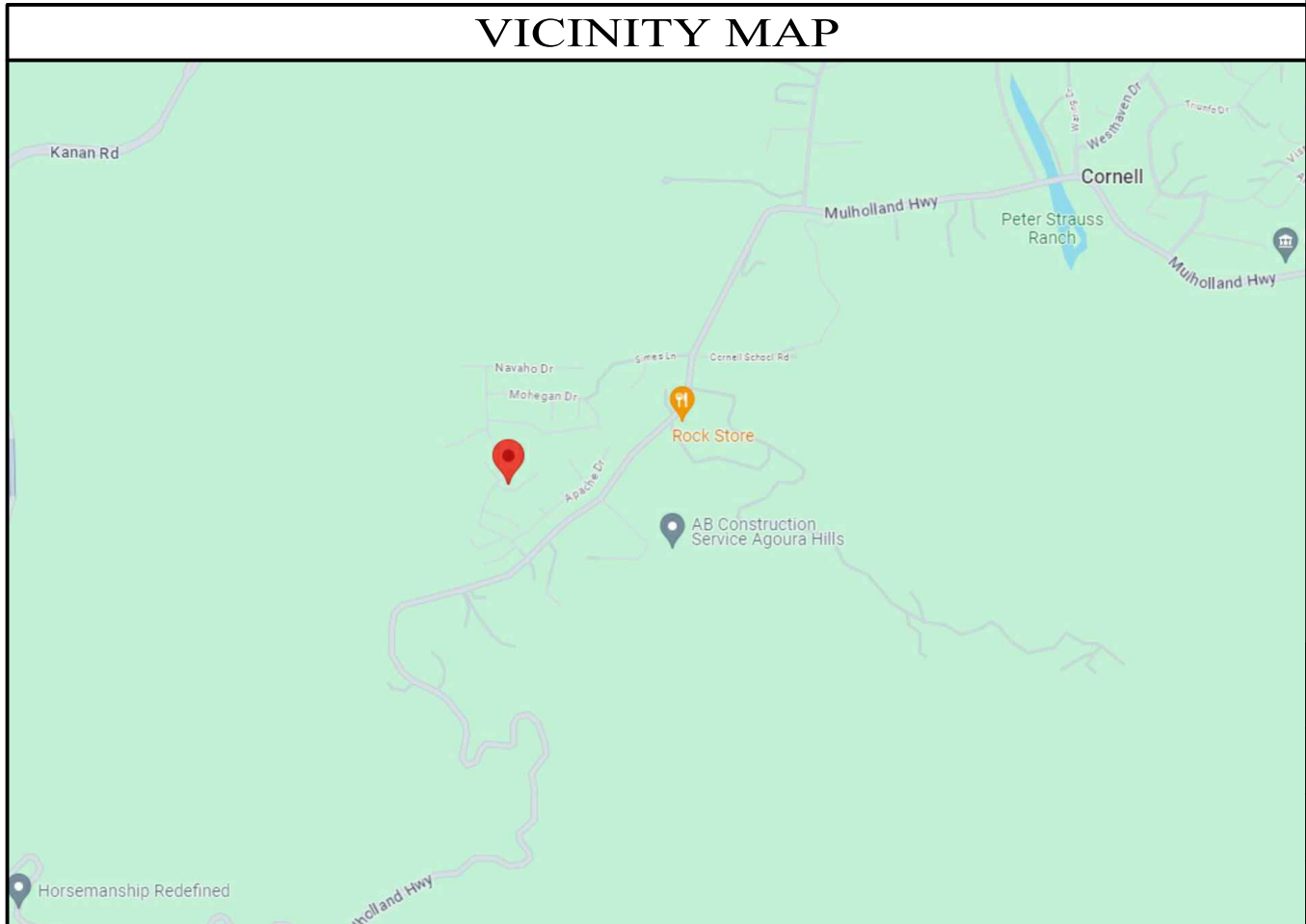
1373 OLD TEMESCAL RD., CORONA, CA. 92881

TEL: 951.277.0800 FAX: 951.277.5300

30473 MULHOLLAND HWY
AGOURA HILLS, CA 91301



MATCH LINE SEE SHEET 1 OF 2



-----	PROP. UNDERGROUND	— e —	EX. POWER		EX. FIRE HYDRANT
-----	EX. UNDERGROUND	— s —	EX. SEWER		EX. WATER METER
-----	PROP. AERIAL	— sd —	EX. STORM DRAIN		EX. ELECTRICAL VAULT
-----	EX. AERIAL	— t —	EX. TELEPHONE		EX. UTILITY POLE
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-----	CURB FACE		PROP. PEDESTAL	C/F	CURB FACE
-----	RIGHT OF WAY		EX. VAULT	EOP	EDGE OF PAVEMENT
— tv —	EX. CATV		EX. PEDESTAL	FOG	FOG LINE
— g —	EX. GAS		EX. POWER SUPPLY	R/W	RIGHT OF WAY

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 - EXISTING PORTLAND CEMENT CONCRETE SHALL BE SAW CUT TO FACILITATE REMOVAL BY THE USE OF A POWER DRIVEN SAW. THE DEPTH OF THE CUT SHALL BE DEEP ENOUGH TO PRODUCE A CLEAN, STRAIGHT BREAK WITHOUT CRACKING, CHIPPING LOOSENING ADJOINING PCC. THE EXISTING PCC SHALL BE CUT BEYOND THE CONFIGURATION OF THE TRENCH OR EXCAVATION AREA AS MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR TO ELIMINATE SMALL "FLOATING" PIECES OF CONCRETE. CONCRETE PANELS SHALL BE REMOVED OR REPLACED FROM SCORE LINE TO SCORE LINE(ENTIRE PANEL) WHERE PCC IS DAMAGED OR CRACKED. THE SAW CUT LIMITS SHALL BE LOCATED NO CLOSER THAN 3 FEET FROM A SCORE LINE OR COLD JOINT. MIN. PCC REMOVAL IS 25 SQUARE FEET, SCORE LINE TO SCORE LINE.
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 - ALL CONDUIT SHALL BE DB 12. UNLESS OTHERWISE SPECIFIED. ALL SWEEPS TO POLES SHALL BE SCHEDULE 80.
 - REMOVE AND REPLACE CURB AND GUTTER ABOVE SWEEPS TO VAULTS IN THE SIDEWALK, OR BORE UNDER CURB AND GUTTER. JETTING IS NOT ALLOWED.
 - THE CONTRACTOR SHALL NOTIFY THE APPLICABLE DEPARTMENTS OF THE CITY AT LEAST TWO DAYS BEFORE START OF THE WORK. DURING THE COURSE OF WORK, THE CONTRACTOR SHALL CALL FOR INSPECTION OF ALL APPLICABLE WORK.
 - ALL SHRUBS, PLANTS, OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK SHALL BE REPLANTED OR REPLACED PER CITY ENGINEER'S DIRECTION.
 - DURING THE COURSE OF THE WORK, PEDESTRIANS AND VEHICULAR ACCESS MUST BE MAINTAINED AT ALL TIMES.
 - NON-SKID CALTRANS APPROVED STEEL PLATES SHALL BE RECESSED IN TRENCH CROSSING MAJOR STREETS (AREA DESIGNATED BY THE CITY ENGINEER) AND INSTALLED PER CALTRANS SPECS. PAVEMENT SHALL BE COLD PLANED TO A DEPTH EQUAL TO THE THICKNESS OF THE PLATE AND TO THE WIDTH AND LENGTH EQUAL TO THE DIMENSIONS OF THE PLATES.
 - STEEL PLATES USED FOR BRIDGING MUST EXTEND A MINIMUM OF 12" BEYOND EDGES OF TRENCH.
 - TEMPORARY PAVING WITH COLD MIX SHALL BE USED TO FEATHER THE EDGES OF THE PLATES TO MINIMIZE WHEEL IMPACT. CONTRACTOR MAY BE REQUIRED TO WELD PLATES TOGETHER TO MINIMIZE RATTLING. CONTRACTOR MAY BE REQUIRED TO SWEEP UP LOOSE GRAVEL SEVERAL TIMES PER DAY AS DEEMED NECESSARY BY CITY ENGINEER.
 - BRIDGING SHALL BE SECURED AGAINST DISPLACEMENT USING ADJUSTABLE CLEATS, SHIMS OR OTHER DEVICES.
 - RESTORE ALL LANDSCAPING, INCLUDING IRRIGATION SYSTEM AROUND VAULTS.
 - INSTALL VAULTS NEXT TO CURB WHERE POSSIBLE.
 - NEW PAVEMENT SHALL BE PER CITY STANDARD
 - TACK COAT SHALL BE APPLIED OVER ROADWAY SURFACE PRIOR TO PAVEMENT INSTALLATION. TACK COAT SHALL BE PG 64-10 PAVING ASPHALT OR SS-1H EMULSIFIED ASPHALT PER "GREEN BOOK" REQUIREMENTS.
 - TWO SACK SLURRY MIX SHALL BE USED FOR BACKFILL. ALL SLURRY BACKFILLS WILL REQUIRE 72 HOURS OF CURE TIME. ALL EXCAVATION.
- GENERAL NOTES**

INLAND ENGINEERING SERVICES DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATIONS OF THE EQUIPMENT, ANCHORS, AERIAL AND UNDERGROUND FACILITIES DUE TO THE FACT THAT A LAND SURVEY WAS NOT USED.

INLAND ENGINEERING SERVICES PERFORMED ITS DUE DILIGENCE IN DETERMINING THE PUBLIC RIGHT OF WAY BY PULLING ASSESSORS MAPS AND CITY MAPS.

SUBSTRUCTURES LOCATION SHOWN MAY NOT BE IN THE EXACT LOCATION. SUBSTRUCTURES LOCATIONS AND DEPTHS MUST BE DETERMINED BY HAND EXCAVATION BY THE CONTRACTOR BEFORE WORK IS TO BE DONE.

EXCAVATION DATA				
OWNER	ASPHALT	DIRT	CONCRETE	BORE
CITY OF XXXX	-	-	-	-
PRIVATE PROPERTY	-	-	-	-
DRAFTED BY: IES		PROJECT TYPE: UNDERGROUND		
		CONTACT NAME: MIKE SYLVESTER		
FIELD ENGINEER: IES		CONTACT NUMBER: (442) 226-9417		
		ADDRESS: 30473 MULHOLLAND HWY		
QC BY: IES		CITY: AGOURA HILLS	ZIP CODE: 91301	
		EXIST AERIAL FTG.: -	TG PAGE: -	
DATE: 8/6/25		NEW AERIAL FTG.: -	SHEET:	
		EXIST UNDERGROUND FTG.: 3,380'		
SCALE: 1"= 60'		NEW UNDERGROUND FTG.: 5,815'		
		TOTAL FTG.: 9,195'	2 OF 2	



PROJECT NUMBER	HEARING DATE
PRJ2025-004454-(3)	August 18, 2026
REQUESTED ENTITLEMENT(S)	
Oak Tree Permit (“OTP”) No. RPPL2025004079	

PROJECT SUMMARY

OWNER / APPLICANT

Irvin Vasquez

MAP/EXHIBIT DATE

August 6, 2025

PROJECT OVERVIEW

OTP to authorize encroachment into the protected zones of 14 oak trees and two designated Santa Monica Mountains North Area Protected Trees (sycamores) in association with the installation of underground utilities, including directional boring to install a three-inch Community Antenna Television (“CATV”) conduit and vault at a depth of five feet, and the placement of 71 new CATV pull boxes within Seminole Springs Mobile Home Park.

LOCATION

30473 Mulholland Highway

ACCESS

Mulholland Highway

ASSESSORS PARCEL NUMBER(S)

2058-010-014 & 2058-009-008

SITE AREA

42.49 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

SD-3

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL1 (Rural Land - One Dwelling Unit Per One Acre Maximum Density)

ZONE

R-R-1 (Rural and Recreation – One-Acre Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

Santa Monica Mountains North Area

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan (22.336)
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.174 (Oak Tree Permits)
 - Section 22.102.070 (Protected Tree Permit)
-

CASE PLANNER:

Monica Gonzalez Jimenez

PHONE NUMBER:

(213) 974 – 0051

E-MAIL ADDRESS:

mgonzalezjimenez@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-004454-(3)
OAK TREE PERMIT NO. RPPL2025004079

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Oak Tree Permit No. RPPL2025004079 ("OTP") on August 18, 2026.
2. **HEARING PROCEEDINGS.** [RESERVED]
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Irvin Vasquez ("Permittee"), requests the OTP to authorize encroachments into the protected zones of 14 oak and two designated Santa Monica Mountains North Area ("SMMNA") Protected Trees(sycamores) in in association with the installation of underground utilities, including directional boring to install a three-inch Community Antenna Television ("CATV") conduit and vault at a depth of five feet, and the placement of 71 new CATV pull boxes within Seminole Springs Mobile Home Park ("Project"). The property is located at 30473 Mulholland Highway (Assessor's Parcel Number ["APN"] 2058-010-014 & 2058-009-008) in the unincorporated community of Santa Monica Mountains North Area ("Project Site") within the R-R-1 (Resort and Recreation – One Acre Minimum Required Lot Area) Zone. The OTP is being requested pursuant to County Code Section 22.174.030 and Section 22.102.070 (Applicability). The Project Site is regulated by the Santa Monica Mountains North Area Plan ("NAP").
4. **ENTITLEMENT(S) REQUIRED.** The OTP is required to authorize the encroachment of 14 oak and two designated SMMNA Protected Trees (sycamores) in association with the installation of underground utilities, including directional boring to install a three-inch CATV conduit and vault at a depth of five feet, and the placement of 71 new CATV pull boxes within Seminole Springs Mobile Home Park pursuant to County Code Section 22.174.030 (Oak Tree Permits) and Section 22.102.070 (Protected Tree Permit). . A separate Protected Tree Permit is not required because authorization for the encroachment of the protected sycamore trees is included as part of the Oak Tree Permit, and the required Protected Tree Permit findings have been incorporated into this permit. The proposed installation of underground utilities will be approved by a site plan review RPPL2025003814 pursuant to County Code Section 22.174.040.E (Application and Review Procedures).

5. **LOCATION.** The Project is located at 30473 Mulholland Highway (APN 2058-010-014 & APN 2058-009-008) within the Santa Monica Mountains Planning Area.
6. **LAND USE DESIGNATION.** The Project Site is located RL1 (Rural Land -One Dwelling Unit Per One Acre) land use category of the Santa Monica Mountains North Area Plan (“Plan”). The existing mobile home park is consistent with RL1 land use designation.
7. **ZONING.** The Project Site is zoned R-R-1. Pursuant to County Code Section 22.174.030 (Applicability) and 22.174.040 (Application and Review Procedures), encroachments into the protected zones of oak trees require an OTP, and encroachment into the protected zone of more than one oak tree requires a public hearing.

8. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL20 (Rural Land - One Dwelling Unit Per 20 Acres Maximum Density), RL5 (Rural Land - One Dwelling Unit Per Five Acres Maximum Density)	A-1-20 (Light Agriculture – 20 Acre Minimum Required Lot Area), R-R-5 (Rural and Recreation – Five Acre Minimum Required Lot Area)	Vacant
EAST	RL5, RL10 (Rural Land-One Dwelling Unit Per 10 Acres), RL20	A-1-5 (Light Agriculture – Five Acre Minimum Required Lot Area), A-1-20, C-2 (Neighborhood Commercial – Two Acre Minimum Required Lot), R-R-5, R-R-10 (Rural and Recreation – 10Acre Minimum Required Lot Area)	Single-family residences, mobile home park, commercial, vacant
SOUTH	RL5, RL10, OS-C (Open Space-Conservation)	R-R-5, R-R-10, O-S (Open Space)	Single-family residences, open space
WEST	OS-C	O-S	Open space

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is approximately 42.49 acres in size, is irregularly shaped, and is developed as a mobile home park with mobile homes distributed throughout the property and served by a network of private streets. The property is located at 30473 Mulholland Highway in the Santa Monica Mountains North Area RL1 (Rural Land- One Dwelling Unit Per One Acre Maximum Density) Zone pursuant to County Code Section 22.336.060.8 (Applicability). The Project Site is regulated by the Santa Monica Mountains North Area Plan ("NAP"). Various native and nonnative trees, in addition to the 14 oak trees and two designated SMMNA Protected Trees (sycamores) to be encroached upon, are located on the Project Site.

B. Site Access

The Project Site is accessed from Mulholland Highway via the private street Seminole Drive, which connects to a network of internal private streets within the southwestern portion of the property.

C. Site Plan

The site plan shows the installation of underground utilities, including 71 new CATV pull boxes, three-inch CATV conduit, and vaults, using directional boring throughout the Project Site. These improvements would result in encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Trees (sycamores) numbered 13, 14, 15, 16, 17, 18, 19, 20, 26, 27, 28, 35, 38, 39, 44, and 47 on the site plan.

10. CEQA DETERMINATION.

This Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project includes encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Tree (sycamores) and approximately 46 cubic yard of grading. Per the requirements of the Class 4 exemption, the Project does not involve the removal of healthy, mature, or scenic trees.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 4 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic

resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances.

The project is not subject to an exception to the CEQA exemptions. The site is mapped as S1 and S4 under the Santa Monica Mountains North Area Plan. All development is proposed within existing developed areas consisting of paved private streets with public access. The County Biologist was consulted and confirmed that the project will not result in impacts to sensitive environmental resources.

No removal of protected oak or sycamore trees is proposed as part of the Project. However, in the event that any protected oak or sycamore tree is removed or dies as a result of the Project, replacement trees shall be provided at a ratio of 2:1. Construction monitoring required by this OTP's conditions of approval will ensure the health of the oak and sycamore trees remaining on the project site.

The Project, due to its minimal footprint, undergrounding, and grading, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply.

Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

11. **COMMUNITY OUTREACH.** The Permittee did not conduct any known public outreach for the Project prior to the public hearing.
12. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, Staff did not receive any comments.
13. **AGENCY RECOMMENDATIONS.** The County Fire Department, Forestry Division, in a letter dated January 13, 2026, states that the Oak Tree Report submitted by the applicant is accurate and complete as to the location, size, condition and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP.
14. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper (Malibu Times). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On June 26, 2026, a total of 27 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record

within a 500-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan, as encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Trees (sycamores), in association with the installation of underground utilities of 71 new CATV pull boxes with three-inch CATV conduit and vault, is consistent with RL1 land use designation. The Project does not alter the existing density of the area and is consistent with the North Area Plan ("NAP") Goals.
16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the NAP:

Santa Monica Mountains North Area Plan

Tree Protections

Policy CO-60: Provide protections for trees that are native to the Santa Monica Mountains, including limiting removal of native trees when feasible. A person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree species specified in a protected native tree list titled, "Protected Trees in the Santa Monica Mountains," maintained by the Department of Regional Planning.

Policy CO-65: Preserve mature native trees by siting and designing development in a manner that prevents removals or encroachment into the protected zone of native trees.

This OTP authorizes encroachment into the protected zones of 14 oak trees and designated two SMMNA Protected Trees (sycamores), in association with 71 new CATV pull boxes with three-inch CATV conduit and vault. The OTP's conditions of approval require that if any protected oak or sycamore tree is removed or dies as a result of the Project, replacement trees must be planted at a 2:1 ratio.

Land Use Element

Policy LU-30: Place support facilities underground, where feasible and would result in a lesser impact on scenic resources and public views, except where it would present or contribute to geologic hazards or if it would be more damaging to biological resources.

Existing communication transmission lines should be relocated underground when they are replaced or when funding for undergrounding is available.

The Project primarily involves underground infrastructure, which minimizes visual impacts to scenic resources and preserves the existing character of the area. By placing the CATV facilities below grade, the Project is consistent with policies that encourage undergrounding of utilities where feasible to reduce aesthetic impacts and protect public views

ZONING CODE CONSISTENCY

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the County's Oak Tree Ordinance as oak tree removals and encroachments are permitted with an OTP pursuant to County Code Section 22.174.030 (Applicability), provided that the OTP Findings are met.

OAK TREE PERMIT FINDINGS

The Hearing Officer finds that:

18. **The proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.** The Project involves encroachments into the protected zones of 14 oak trees associated with 71 new CATV pull boxes with three-inch CATV conduit and vault. The proposed improvements will not significantly endanger the health of the oak trees. The proposed underground installation will be reviewed separately with a Site Plan Review.
19. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.** No oak trees are proposed for removal as part of the Project. The Project will comply with all measures identified in the arborist report, as well as the conditions set forth in the County Fire Department, Forestry Division letter dated January 13, 2026. Directional boring will be utilized to minimize potential impacts to oak trees and satisfactorily mitigate any soil erosion resulting from the diversion or increased flow of surface waters.
20. **That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** No oak trees are proposed for removal. The Project Site contains oak trees distributed throughout the

property. As a result, the proposed improvements have been designed to minimize the number and extent of encroachments into the protected zones of trees.

21. **The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** No oak trees are proposed for removal. A condition of approval requires that any oak tree that dies as a result of the Project be replaced at a 2:1 ratio.

PROTECTED TREE PERMIT FINDINGS

The Hearing Officer finds that:

22. **That the proposed impacts to SEA Protected Tree(s) will be mitigated in compliance with Subsection 22.102.070.F (Mitigation).** No SMMNA Protected Trees are proposed for removal. The Project will comply with all measures identified in the County Fire Department, Forestry Division letter dated January 13, 2026. A condition of approval requires that any sycamore tree that dies as a result of the Project be replaced at a 2:1 ratio, in compliance with Subsection 22.102.070.F (Mitigation).
23. **That the required action is necessary to allow reasonable economic or other enjoyment of the property, and there is no other feasible design alternative that would avoid impact to the SEA Protected Tree(s).** Encroachment into the protected zones of two sycamore trees is necessary to install underground utilities, including directional boring for a three-inch CATV conduit and vault, to provide essential cable service to the residents of Seminole Springs Mobile Home Park. The encroachment is required to allow reasonable use and enjoyment of the property, and no feasible design alternative exists that would avoid impacts to these trees.
24. **That the SEA Protected Tree(s) proposed for removal, encroachment, or pruning interferes with utility services 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 SEA Protected Tree(s).** No SMMNA Protected Trees are proposed for removal or pruning. Encroachment into the protected zones of the two sycamore trees interferes with the installation of underground utility services, including directional boring for a three-inch CATV conduit and vault, necessary to provide cable service to the residents of Seminole Springs Mobile Home Park. No reasonable alternative exists to avoid such interference, and the encroachments have been designed to minimize impacts to the trees.
25. **Grant Term.** Due to the temporary nature of the entitlement, no grant term is necessary for the Project.

ENVIRONMENTAL FINDINGS

26. The Hearing Officer finds that this Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project includes encroachment into the protected zones of 14 oak trees and two designated SMMNA Protected Trees (sycamores) and approximately 46 cubic yards of grading. Per the requirements of the Class 4 exemption, the Project does not involve the removal of healthy, mature, or scenic trees.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 4 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances.

The project is not subject to an exception to the CEQA exemptions. The site is mapped as S1 and S4 under the Santa Monica Mountains North Area Plan. All development is proposed within existing developed areas consisting of paved private streets with public access. The County Biologist was consulted and confirmed that the project will not result in impacts to sensitive environmental resources.

No removal of protected oak or sycamore trees is proposed as part of the Project. However, in the event that any protected oak or sycamore tree is removed or dies as a result of the Project, replacement trees shall be provided at a ratio of 2:1. Construction monitoring required by this OTP's conditions of approval will ensure the health of the oak and sycamore trees remaining on the project site.

The Project, due to its minimal footprint, undergrounding, and grading, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Hearing Officer determines that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

27. LOCATION OF DOCUMENTS. 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 LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed improvements will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property;
- B. The removal of any oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That any removal of any oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. The removal of any oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- E. That the proposed impacts to SEA Protected Tree(s) will be mitigated in compliance with Subsection 22.102.070.F (Mitigation);
- F. That the required action is necessary to allow reasonable economic or other enjoyment of the property, and there is no other feasible design alternative that would avoid impact to the SEA Protected Tree(s); and
- G. That the SEA Protected Tree(s) proposed for removal, encroachment, or pruning interferes with utility services 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 SEA Protected Tree(s).

THEREFORE, THE HEARING OFFICER:

PROJECT NO. PRJ2025-004454-(3)
OAK TREE PERMIT NO. RPPL2025004079
10

EXHIBIT C
DRAFT FINDINGS
PAGE 10 OF

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15304 (Class 4, Minor Alterations to Land); and
2. Approves **OAK TREE PERMIT NO. RPPL2025004079**, subject to the attached conditions.

ACTION DATE: August 18, 2026

RG:MGJ

6/6/26

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-004454-(3)
OAK TREE PERMIT NO. RPPL2025004079**

PROJECT DESCRIPTION

Oak Tree Permit to authorize encroachment into the protected zones of 14 oak trees and two designated Santa Monica Mountains North Area ("SMMNA") Protected Trees (sycamores), in association with the installation of underground utilities, including directional boring to install a three-inch Community Antenna Television ("CATV") conduit and vault at a depth of five feet, and the placement of 71 new CATV pull boxes within Seminole Springs Mobile Home Park ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all the conditions of this grant. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230.
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** 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. **Grant Term.** Due to the temporary nature of the entitlement, no grant term is necessary for the Project.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections may be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to, unmanned aircraft systems (UAS).

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$470.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
12. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** 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 LA County Planning ("Director").
15. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 17, 2026**.
16. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

17. **Forestry Inspection Deposit.** The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$2,632. Such fees shall be used to compensate the County Forester \$376 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and seven (7) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.
18. **Consulting Arborist.** Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

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.

19. **Forestry Conditions.** The Permittee shall comply with all conditions, fees, and requirements contained in the County Forester and Fire Warden, Forestry Division ("County Forester"), letter dated January 13, 2026 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division, and as required here.
20. **Oak Tree Protection.** The Permittee shall provide a plan for protecting oak trees on the subject property during and after future development, which shall include, but not be limited to, the following requirements:
 - a. The installation of chain link fencing not less than four feet in height around the protected zone of oak trees shown on the site plan. Said fencing shall be in place and inspected by the Fire Department prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the Fire Department.

- b. Where grading or any other similar activity is specifically approved within the protected zone, the Permittee shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the County Forester the implementation of all conditions imposed in connection with the Permittee's Oak Tree Permit.
 - c. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of an oak tree, whichever distance is greater, shall be limited to hand tools or small hand-power equipment.
 - d. Oak trees on other portions of the subject property not included within the site plan shall also be protected with chain link fencing, thus restricting storage, machinery storage, or access during construction.
 - e. The oak trees on the site plan shall 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 oak tree shall be similarly designated on the site plan in a manner acceptable to the Director.
 - f. Corrective measures that require remedial action, including pruning, clearing vegetation with hand tools, and similar action are noted in the requirements contained in the County Forester letter dated January 23, 2026 (attached hereto).
 - g. 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.
 - h. 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.
19. **Protected Trees Protection.** The Permittee shall provide a plan for preserving Protected Trees on the subject property during and after development, such as, but not limited to, the following requirements:
- a. The installation of chain-link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall remain in place throughout the entire period of development, and shall not be removed without written authorization from the Director or the County Forester.
 - b. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise

acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor, and certify to the County Forester the implementation of all conditions imposed in connection with the applicant's permit.

- c. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.
 - d. 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 non-corrosive all-weather material and shall be permanently affixed to the tree. All tree locations shall be accurately depicted on the site plan.
 - e. That corrective measures for trees noted on the tree report as requiring remedial action be taken, including pruning, fertilizing, and similar actions.
 - f. 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.
 - g. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which a protected tree permit is required, unless a copy of the tree report, location map, fencing plans, and approved protected tree permit and conditions are in the possession of a responsible person and also available at the site.
20. **Oak Tree Information Manual.** The Permittee shall provide an oak tree information manual prepared by and available from the County Forester to the property owner, subsequent property owner, and any homeowners association. Invasive plant species, such as bamboo and tree-of-heaven, shall not be planted within oak tree protected zones. Any existing invasive plant species within the oak tree protected zones shall be removed.
21. **Copies of the Oak Tree Report.** 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.

PROJECT SITE-SPECIFIC CONDITIONS

22. **Identified Encroachments.** This grant allows encroachment within the protected zone of 14 oak trees of the *quercus* genus of the identified as Trees Number 13, 14, 15, 16, 17, 18, 19, 20, 27, 28, 35, 39, 44, and 47, as well as two SMMNA Protected Trees of the identified as Trees Number 26 and 38 on applicant's site plan and Oak Tree Report. Trenching, excavation,

or clearance of vegetation within the protected zone of an Oak tree and SMMNA Protected Trees shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

23. **Pruning.** In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected tree, including oak, 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.
24. **Care and Maintenance.** 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.
25. **Removals Prohibited.** No oak tree or SMMNA protected trees shall be removed from the property unless another Oak Tree Permit has been properly obtained.
26. **Tree monitoring.** The affected trees shall be monitored for a period of 7 years, and mitigation trees shall be planted at a 2:1 ratio for any tree that dies as a result of the encroachments. Replacement trees shall be planted according to Condition No. 28 below.
27. **Parking under oak trees.** Operating, parking, or storing a vehicle within the protected zones of oak trees and SMMNA protected trees is prohibited.

MITIGATION TREES

28. The permittee shall provide mitigation trees of the oak (*quercus*) and sycamore (*platanus racemosa*) genus at a rate of ten to one (2:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

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.

Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* and *Platanus racemosa*, grown from a local seed source.

Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

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

29. **Additional encroachments prohibited.** Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited. 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."
30. **Irrigation near oak trees prohibited.** No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
31. **Utility trenches.** Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
32. **Equipment storage.** 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.

33. **Violations.** 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.

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.

Attachments:

Exhibit I	Letter from County Forester, dated January 13, 2026
Exhibit J	Oak Tree Report

RG:MGJ
6/6/26

OAK TREE PERMIT WITH PUBLIC HEARING STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

0 Removal 9 Encroachment 62 To Remain 62 Total existing oak trees

Pursuant to County Code Section [22.174.060](#): Findings, the applicant shall substantiate the following:

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

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

The proposed boring within the protected zones of any oak trees shall be at a depth of 5-feet so as not to endanger the health of the trees, as per advice of the arborist who prepared the attached tree report.

B.2 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.

- B.3 In addition to the above facts, at least one of the following findings apply:
- That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
 - That the oak trees proposed for removal or relocation interferes with utility services 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 trees; or
 - That the condition of the oak trees 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.

B.4 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.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	August 18, 2026
PROJECT NUMBER:	PRJ2025-004454-(3)
PERMIT NUMBER(S):	Oak Tree Permit No. RPPL2025004079
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	30473 Mulholland Highway Agoura Hills (Assessor's Parcel Number 2058-010-014 & 2058-009-008)
OWNER:	Isabelle Prugh and Tiffany Woodring
APPLICANT:	Irvin Vasquez
CASE PLANNER:	Monica Gonzalez Jimenez, Regional Planner mgonzalezjimenez@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as a Class 4 – Minor Alterations to Land under State CEQA Guidelines Section 15304.

Staff recommends that this Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption from the CEQA (Public Resources Code section 21000, et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project includes encroachment into the protected zones of 14 oak trees and two designated Santa Monica Mountains North Area ("SMMNA") Protected Trees (sycamores), and approximately 46 cubic yards of grading. Per the requirements of the Class 4 exemption, the Project does not involve removal of healthy, mature, or scenic trees.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 4 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances.

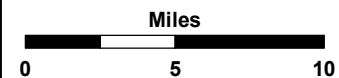
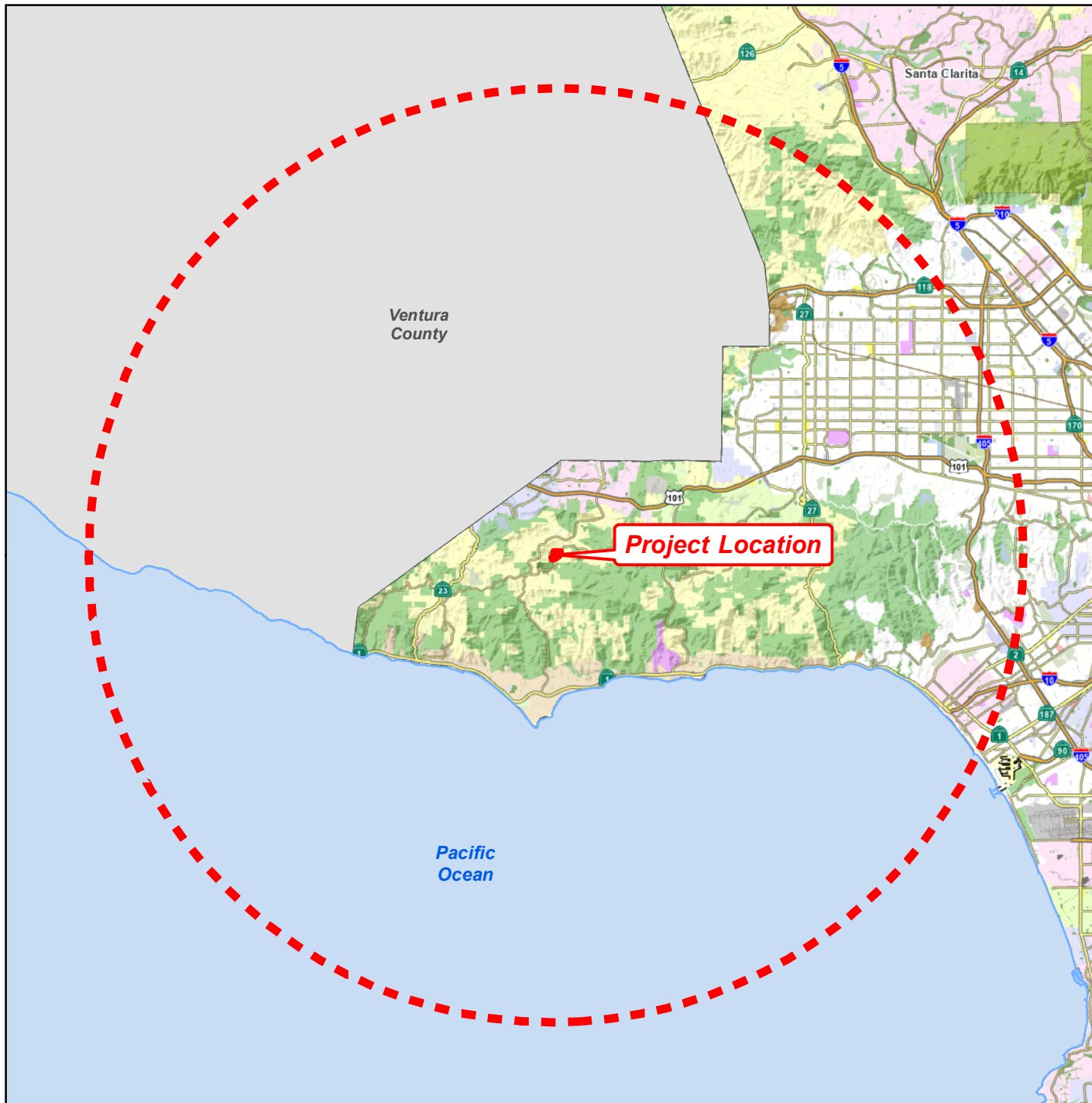
The project is not subject to an exception to the CEQA exemptions. The site is mapped as S1 and S4 under the Santa Monica Mountains North Area Plan. All development is proposed within existing developed areas consisting of paved private streets with public access. The County Biologist was consulted and confirmed that the project will not result in impacts to sensitive environmental resources.

No removal of protected oak or sycamore trees is proposed as part of the Project. However, in the event that any protected oak or sycamore tree is removed or dies as a result of the Project, replacement trees shall be provided at a ratio of 2:1. Construction monitoring required by this OTP's conditions of approval will ensure the health of the oak and sycamore trees remaining on the project site.

The Project, due to its minimal footprint, undergrounding, and grading, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. The Project does not have a cumulative impact or significant effect because it includes undergrounding of utilities within existing developed areas, and the limited encroachment into the protected zones of 14 oak trees and two SMMNA Protected Trees (sycamore) will not disturb the roots or canopy of the remaining protected trees. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

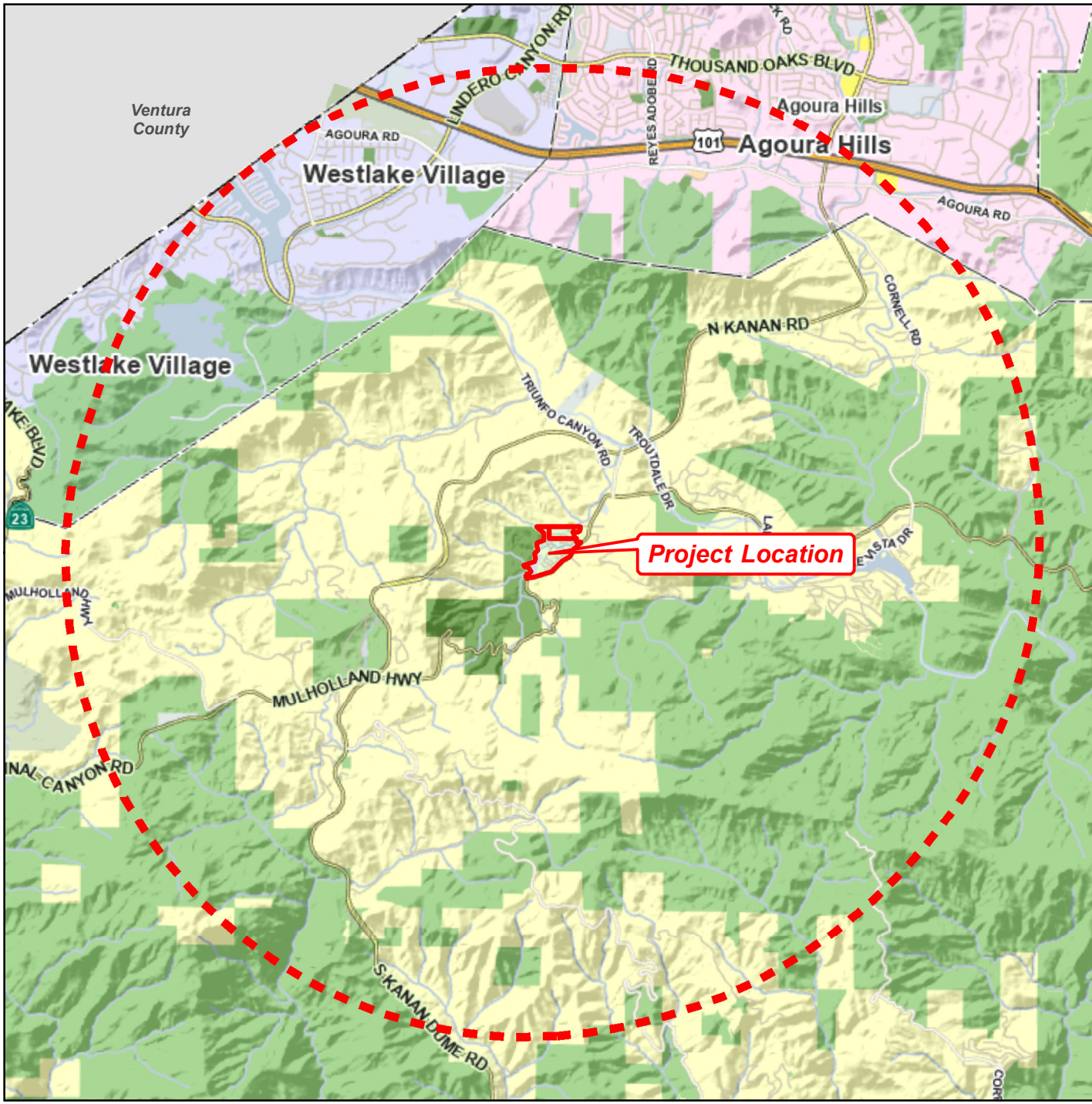
20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2025-004454
OTP RPPL2025004079



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

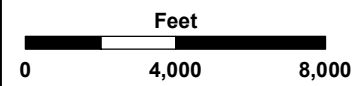


3-MILE RADIUS

LOCATOR MAP

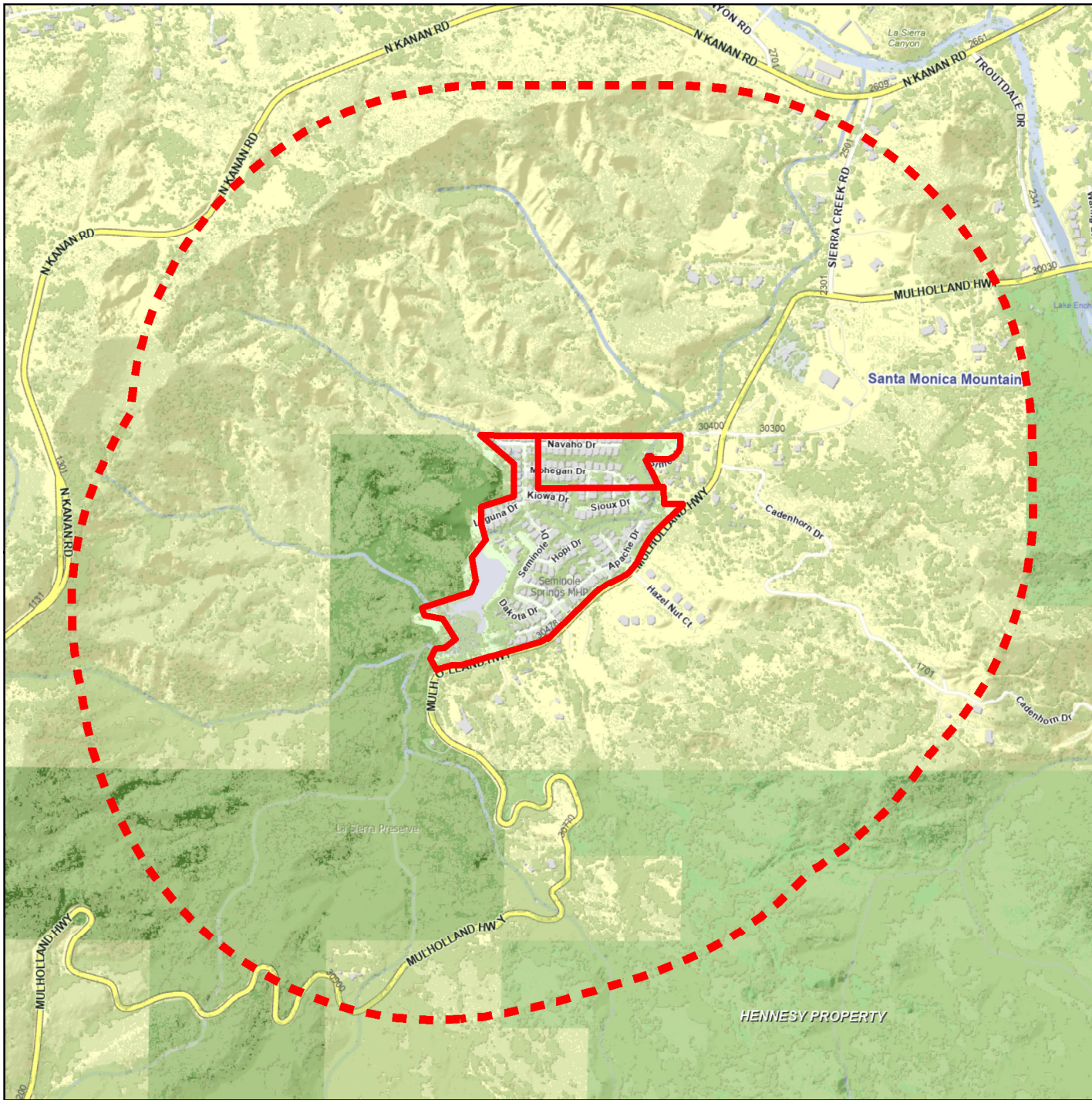
PROJECT NO. PRJ2025-004454

OTP RPPL2025004079



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

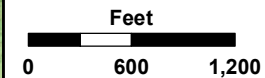


HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-004454

OTP RPPL2025004079



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Los Angeles, CA 90012

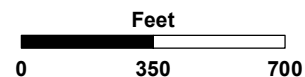
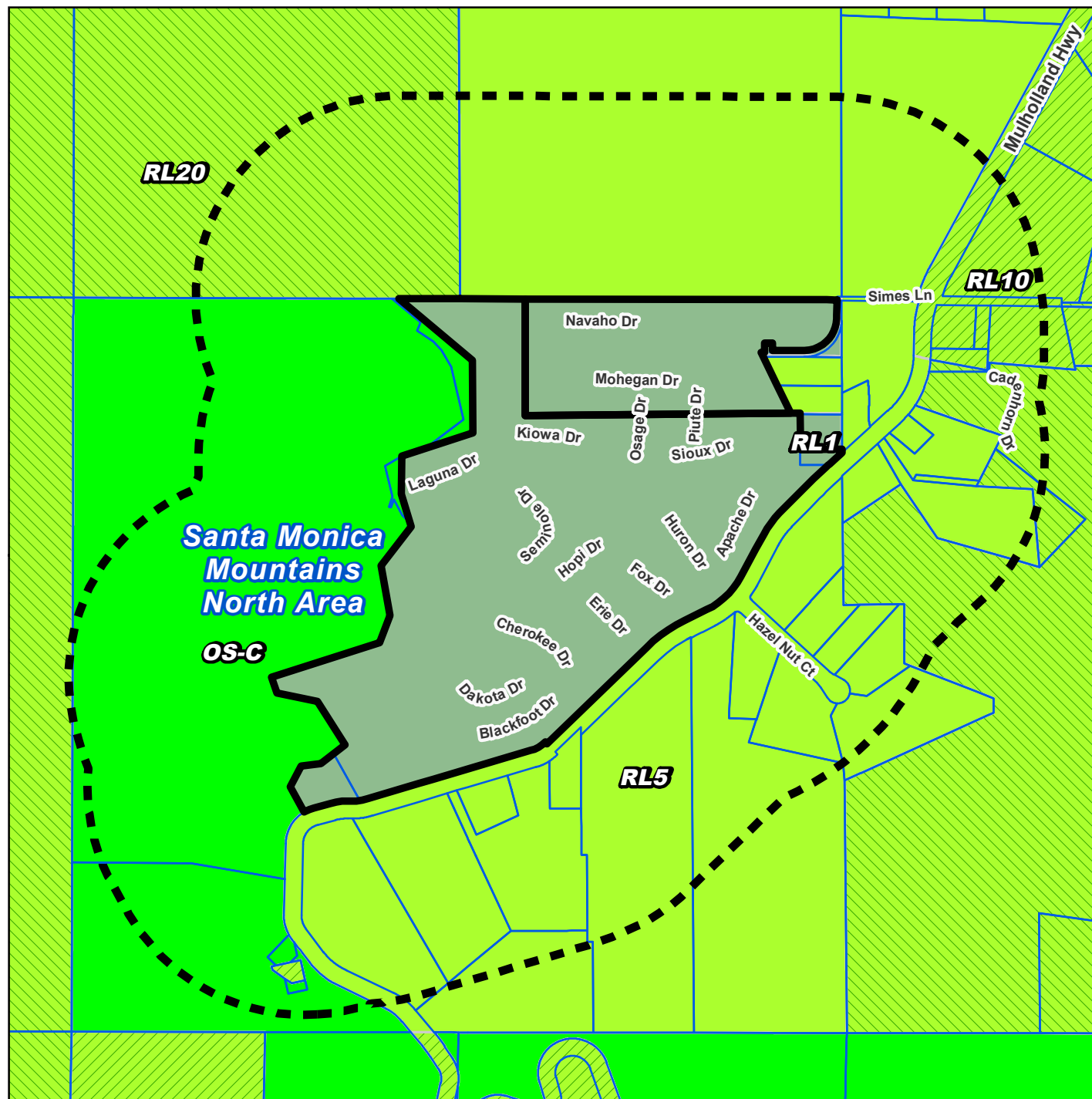
LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. PRJ2025-004454

OTP RPPL2025004079

-  OS-C - Open Space Conservation
-  RL1 - Rural Land 1
-  RL10 - Rural Land 10
-  RL20 - Rural Land 20
-  RL5 - Rural Land 5



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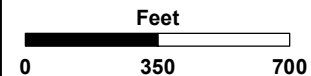
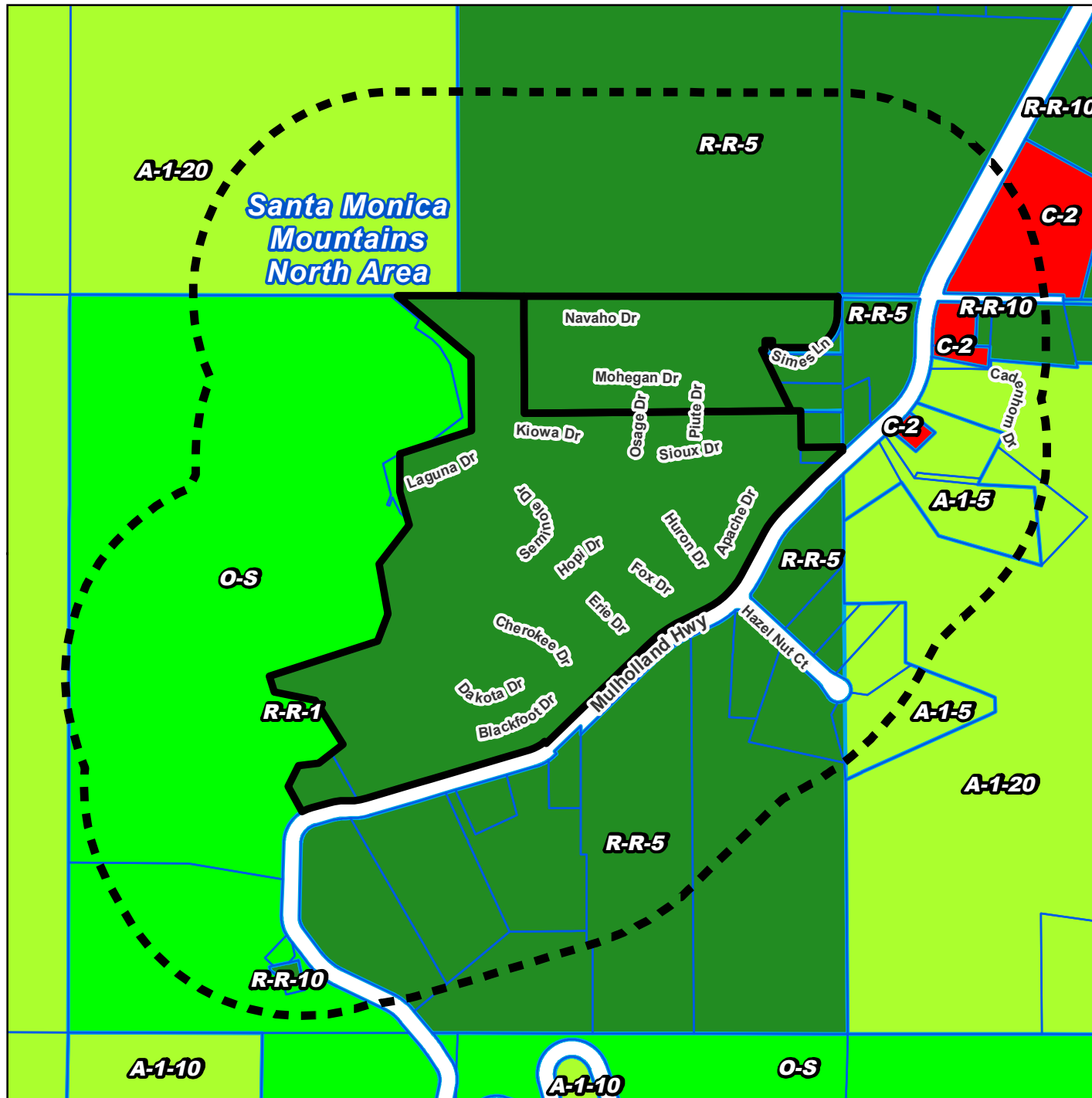
ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2025-004454

OTP RPPL2025004079

-  A-1 - Light Agricultural
-  C-2 - Neighborhood Business
-  R-R - Resort And Recreation
-  O-S - Open Space



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AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-004454

OTP RPPL2025004079

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

Feet
0 250 500



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Los Angeles, CA 90012



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

January 13, 2026

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

Dear Monica Gonzalez:

OAK TREE PERMIT NUMBER RPPL2025004079 30473 MULHOLLAND HIGHWAY, AGOURA HILLS

We have reviewed the "Request for Oak Tree Permit #RPPL2025004079." The project is located at 30473 Mulholland Highway in the unincorporated area of Agoura Hills. 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 Kerry Norman, the consulting arborist, dated December 2, 2025.

We recommend the following:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

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

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRVINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and seven (7) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK AND SYCAMORE TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of fourteen (14) trees of the Oak genus identified as Tree Numbers 13, 14, 15, 16, 17, 18, 19, 20, 27, 28, 35, 39, 44, and 47 and two (2) trees of the Sycamore genus identified as Tree Numbers 26 and 38 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with

the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

REPLACEMENT TREES:

10. The permittee shall provide mitigation trees of the Oak and Sycamore genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
11. Each 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.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia and Platanus racemosa, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. 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:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
Community Risk Reduction Bureau

KT:jl

Enclosure

An illustration of several oak leaves and a branch. The leaves are shown in various shades of gray and white, with detailed vein patterns. A branch with a few leaves extends from the left side of the page.

OAK TREES: Care and Maintenance

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

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

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

The Oak Tree

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

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

The Oak Tree Ordinance

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

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

Permit Requirements:

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

Damage includes but is not limited to :

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

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

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

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

Or contact:

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

Types of oaks commonly found in Los Angeles County:

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

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

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



Valley Oak
QUERCUS LOBATA

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

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

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



Coast Live Oak
QUERCUS AGRIFOLIA

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

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



Interior Live Oak
QUERCUS WISLIZENII

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

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

OTHER COMMON OAKS :

CALIFORNIA BLACK OAK : *QUERCUS KELLOGGII*
CANYON LIVE OAK : *QUERCUS CHRYSOLEPIS*
ENGELMANN OAK : *QUERCUS ENGELMANNII*

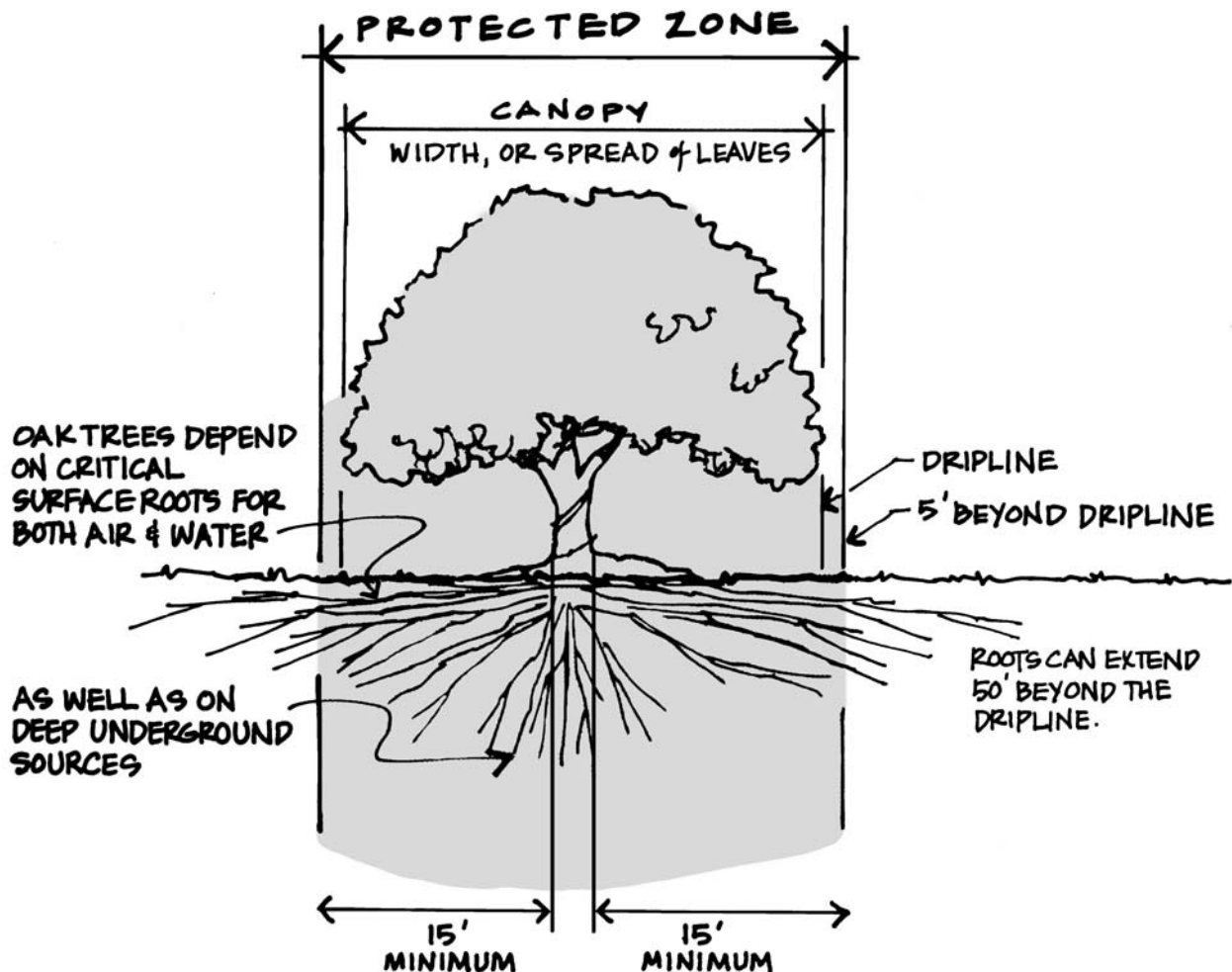
THE PROTECTED ZONE

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

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

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

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



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

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

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

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

Trenching

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

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

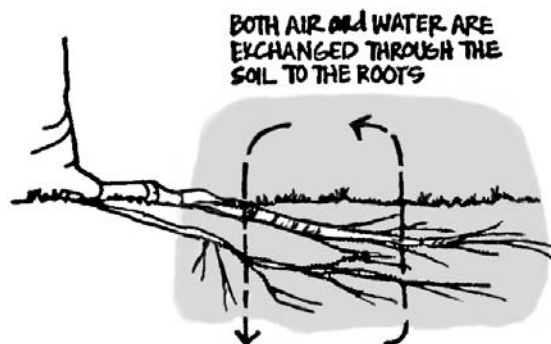
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

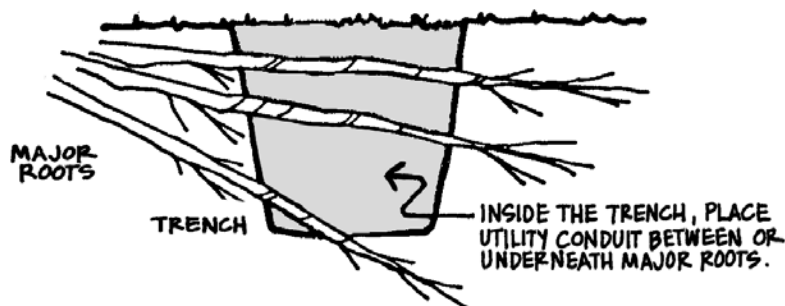
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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

SOIL COMPACTION



TRENCHING



MAINTENANCE

Watering

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

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

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

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

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

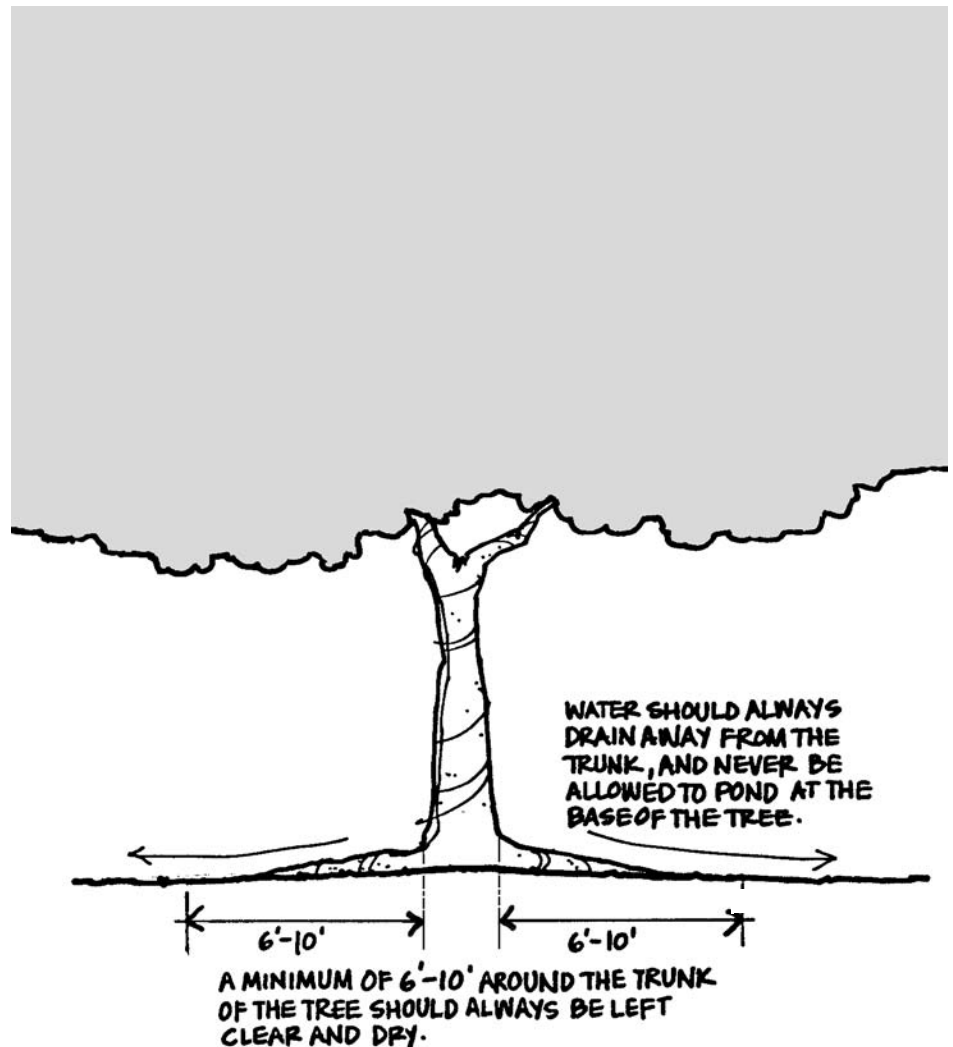
Pruning

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

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

Mulching

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



Disease and Pests

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

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

Indications of the fungus include:

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

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

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

Planting Underneath Oaks

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

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

Avoid plants that require any supplemental water once established.

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

PLANTS TO CONSIDER:

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

NOTES:

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

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

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

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

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

Private Organizations

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

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

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

Arboretums and Botanic Gardens

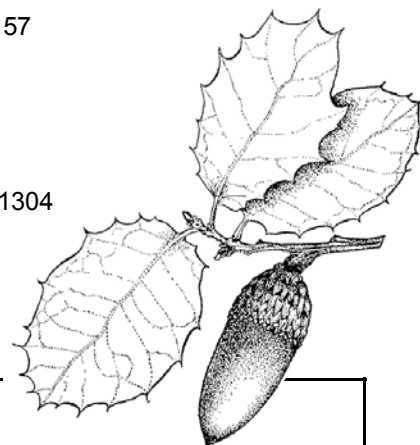
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

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

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

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

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



Publications

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

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



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

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

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

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

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

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

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

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

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

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

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

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

December 2, 2025

Mr. Juan Guerrero
Oakridge Landscape
28064 Avenue Stanford
Valencia, CA 91355

Regarding: Underground Cable Line Installation
 30473 Mulholland Hwy
 Agoura Hills, CA

To Whom It May Concern:

At the request of Oakridge Landscape and Spectrum Communications, I visited the referenced site November 19, 2025, where I was asked to inventory and evaluate protected trees on the property, and assess potential impacts to trees associated with the installation of underground cable lines, and vaults.

Visual inspection of trees is performed from ground level. No extensive or invasive diagnostic procedures are conducted as part of this assessment. Protected tree species include oak (*Quercus* sp.), So. California black walnut (*Juglans californica*), Western sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), Mexican elderberry (*Sambucus mexicana*), and toyon (*Heteromeles arbutifolia*) having trunk diameters of 4" inches and larger.

Trees are inspected and evaluated to assess their current condition, and specifications (height, canopy spread and trunk diameter). Tree location and corresponding number will be indicated on tree site plan provide by client. The report will also include a site description, tree photos, summary of proposed development, and review of tree encroachments and potential impacts. Recommendations and or mitigation measures will also be provided as needed for the preservation or proposed removal of such trees.

A total of 48 trees were inventoried and evaluated as part of this study. Trees are identified by with a numbered tag attached to the trunk. Several trees already had blue numbered tags attached to the trunks; numbered tags used in this study are silver aluminum tags.

Site Description

The site is a 200-unit mobile home community located in the Santa Monica Mountains in the city of Agoura Hills, Los Angeles County.

The site has varied terrain, and contains several protected trees consisting of coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*) and Western sycamore (*Platanus racemosa*)

Proposed Work

Spectrum Communications proposes to install new underground utilities, and vaults in various locations throughout the mobile home park.

The proposed methodology to be used for new underground cable is Directional Boring.

Directional boring is a trenchless method used to install underground infrastructure like pipes, conduits, and cables by drilling a precise, curved path. This method is especially useful in populated areas because it minimizes surface disruption to roads, landscaping/trees, and existing structures. The process involves creating an entry and exit pit, drilling a pilot bore with a computer-guided drill bit, and then expanding the hole and pulling the product back through the bore path.

The directional boring would be 5' in depth, which is below most significant tree roots, which are located in the top 3' of soil. This method of boring allows utilities to be installed with little to no risk to trees, even if running directly beneath a tree.

The highest risk is where proposed vaults are located near trees, which involves open excavation.

Tree Condition Rating System

A – Outstanding: A healthy, sound and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, structural problems, disease or pest infestation

B – Above average: A healthy, sound and vigorous tree with minor signs of stress, disease and or pest infestation

C – Average: Although healthy in overall appearance there exists an abnormal amount of stress, pest infestation or visual signs of minor structural problems.

D – Below Average/Poor: This tree is characterized by exhibiting a great degree of stress, pests or diseases, and appears to be in a rapid state of decline. The degree of decline can vary greatly and may include dieback or advanced stages of pests or diseases. There may also be visual signs of structural problems such as cavities, decay or damaged roots

F – Dead: This tree exhibits no sign of life whatsoever

Conclusions/Recommendations

A total of 12 trees will be encroached upon by directional boring proposed within the tree protection zone (5' outside the dripline), and 5 additional trees will be encroached by excavation for vault installation.

The 12 trees that will be encroached by the directional boring include #15-20, 26-28, 39, 44 & 47.

The 6 trees that will be encroached by vault installation include #13, 14, 15, 20, 35 & 38.

The vault location proposed adjacent to tree #20 appears to be too close to the tree and may need to be relocated farther away to reduce risk.

At a depth of 5 feet for the directional boring, there will be little to no risk to the trees, as significant structural, water-absorbing, and nutrient-absorbing roots occur within the upper 3 feet of soil.

Arborist supervision is recommended during any excavation for vaults located within the TPZ and for boring entry/exit pits or pilot holes situated within tree driplines.

I am pleased to see the use of directional boring for the installation of cable lines; and am confident that the work can be completed with minimal risk to any of the surveyed trees included in this report.

It should be noted that the study of trees is not an exact science, and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

If you have any questions or require other services please contact me at the number listed below.

Respectfully,
Arbor Essence



Kerry Norman
ASCA, Registered Consulting Arborist #471
ISA Board Certified Master Arborist #WC-3643B
ISA Tree Risk Assessor Qualification



Date: November 19, 2025

Job name: 30473 Mulholland Hwy
Agoura Hill, CA

Arbor Essence Tree Survey

Tree #	Description	Diam.	Ht.	Sprd.	Condition	Observations/Comments/Impacts
1	Coast live oak (<i>Quercus agrifolia</i>)	13"	25'	15'	B	No encroachment. Old trunk wounds
2	Coast live oak	15"	30'	25'	B	No encroachment
3	Coast live oak	9"	25'	15'	B	No encroachment
4	Coast live oak	10"	30'	15'	B	No encroachment
5	Coast live oak	17"	40'	40'	B	No encroachment
6	Coast live oak	29"	40'	30'	B	No encroachment. Codominant stems with bark inclusion
7	Coast live oak	23"	50'	30'	B	No encroachment
8	Western sycamore (<i>Platanus racemosa</i>)	33"	60'	50'	B	No encroachment
9	Valley oak (<i>Quercus lobata</i>)	11"	30'	25'	C	No encroachment
10	Coast live oak	11"	15'	14'	B	No encroachment
11	Coast live oak	11"	20'	18'	B	No encroachment, codominant stems with bark inclusion
12	Coast live oak	12"	30'	15'	B	No encroachment

Date: November 19, 2025

Job name: 30473 Mulholland Hwy
Agoura Hill, CA

Arbor Essence Tree Survey

Tree #	Description	Diam.	Ht.	Sprd.	Condition	Observations/Comments/Impacts
13	Coast live oak	16"	40'	20'	B	Vault proposed between trees 13 & 14. Codominant stems, moderate lean to the south
14	Coast live oak	13"	30'	15'	B	Vault proposed between trees 13 & 14
15	Coast live oak	16"	35'	25'	B	Directional boring proposed within Tree Protection Zone (TPZ), vault west side of tree.
16	Coast live oak	13"	30'	20'	B	Directional boring proposed within Tree Protection Zone (TPZ)
17	Coast live oak	16"	40'	25'	B	Directional boring proposed within Tree Protection Zone (TPZ). Codominant stem with bark inclusion
18	Coast live oak	16"	40'	30'	B	Directional boring proposed within Tree Protection Zone (TPZ). Trunk lean to south
19	Coast live oak	22"	45'	35'	B	Directional boring proposed within Tree Protection Zone (TPZ)
20	Coast live oak	20"	45'	30'	B	Directional boring proposed within Tree Protection Zone (TPZ). Proposed vault near tree, may need to relocate.
21	Coast live oak	23"	50'	35'	B	No encroachment
22	Coast live oak, 2 stems	9"/19"	60'	40'	B	No encroachment
23	Coast live oak	14"	35'	20'	B	No encroachment
24	Coast live oak, 2 stems	10"/12"	40'	25'	B	No encroachment

Date: November 19, 2025

Job name: 30473 Mulholland Hwy
Agoura Hill, CA

Arbor Essence Tree Survey

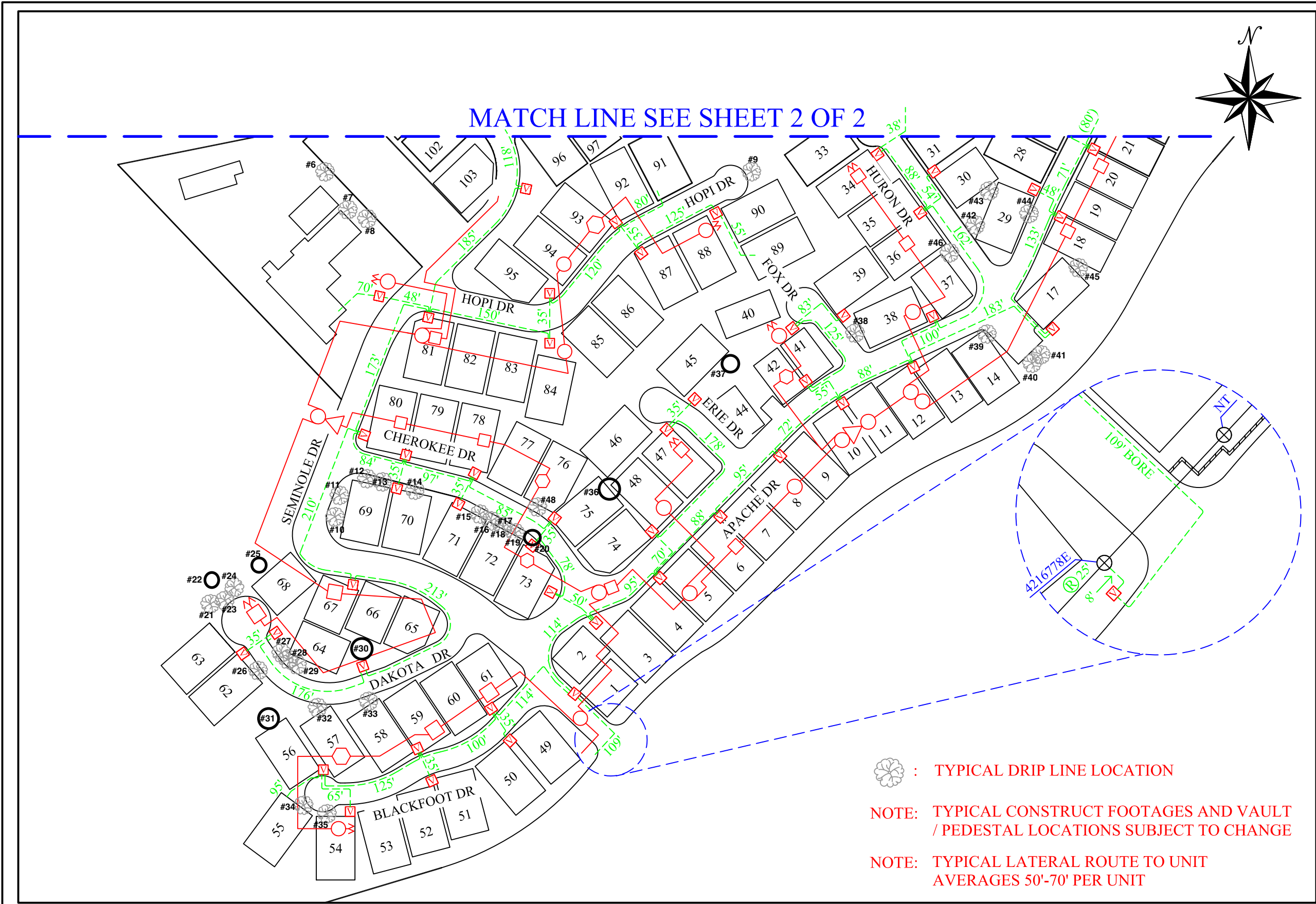
Tree #	Description	Diam.	Ht.	Sprd.	Condition	Observations/Comments/Impacts
25	Coast live oak	22"	40'	30'	B	No encroachment
26	Western sycamore, 3 stems	15"/16" /18"	50'	35'	B	Directional boring proposed within Tree Protection Zone (TPZ)
27	Coast live oak	11"	30'	20'	B	Directional boring proposed within Tree Protection Zone (TPZ). Not tagged, private property
28	Coast live oak, 2 stems	8"/16"	40'	30'	B	Direction boring proposed within Tree Protection Zone (TPZ). Not tagged, private property
29	Coast live oak	10"	20'	15'	B	No encroachment. Not tagged, private property
30	Western sycamore, 2 stems	26"/29"	60'	50'	B	No encroachment. Vault south side of tree
31	Coast live oak	15"	50'	35'	B	No encroachment. Not tagged, private property
32	Coast live oak, 2 stems	22"	50'	40'	B	No encroachment
33	Coast live oak	24"	50'	40'	B	No encroachment
34	Coast live oak, 2 stems	7"/11"	25'	20'	B	No encroachment
35	Coast live oak	24"	40'	30'	B	Vault proposed within TPZ
36	Coast live oak, 2 stems	26"/30"	60'	35'	B	No encroachment. Not tagged, private property
37	Coast live oak	28"	35'	40'	B	No encroachment. Not tagged, private property

Date: November 19, 2025

Job name: 30473 Mulholland Hwy
Agoura Hill, CA

Arbor Essence Tree Survey

Tree #	Description	Diam.	Ht.	Sprd.	Condition	Observations/Comments/Impacts
38	Western sycamore	30"	60'	35'	B	Directional boring and vault proposed within Tree Protection Zone (TPZ)
39	Coast live oak	17"	35'	35'	B	Directional boring proposed within Tree Protection Zone (TPZ)
40	Coast live oak	17"	25'	20'	B	No encroachment
41	Coast live oak	20"	30'	30'	B	No encroachment
42	Coast live oak, 4 stems	6"-16"	45'	35'	B	No encroachment
43	Coast live oak	32"	50'	50'	B	No encroachment
44	Coast live oak	29"	40'	40'	B	Directional boring proposed within Tree Protection Zone (TPZ)
45	Coast live oak	36"	60'	60'	B	No encroachment. Not tagged, private property
46	Valley oak, 2 stems	10"/12"	35'	20'	B	No encroachment
47	Coast live oak	18"	40'	30'	B	Directional boring proposed within Tree Protection Zone (TPZ)
48	Coast live oak	7"	20'	8'	B	No encroachment
	Trees that will be encroached					



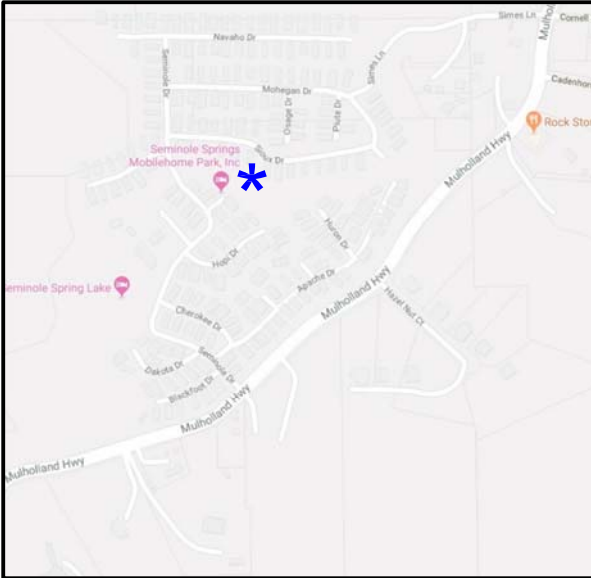
: TYPICAL DRIP LINE LOCATION

NOTE: TYPICAL CONSTRUCT FOOTAGES AND VAULT / PEDESTAL LOCATIONS SUBJECT TO CHANGE

NOTE: TYPICAL LATERAL ROUTE TO UNIT AVERAGES 50'-70' PER UNIT

GENERAL NOTES

Proposed new build out for entire site.
New construction required to place conduit route, new vault and pedestal locations. Site will also require a bridge crossing. All construction to be performed on private property using existing private conduit routes and dedicated bore. Conduit route and hand hole locations are subject to change.



VICINITY MAP

I approve of the work to be performed on private property for this drawing

Property Owner Signature _____ Date _____

Print

PRELIMINARY SOW

MPOE	MAIN POINT OF ENTRY	EXISTING ELECTRICAL VAULT	PROPOSED LOCKBOX	D/T	DIRT TRENCH
#	UTILITY CLOSET	EXISTING CORE DRILL	PROPOSED PEDESTAL		AERIAL OVERLASH
(R)	RISER	EXISTING WEATHERHEAD	PROPOSED PULL BOX		NEW AERIAL
(MH)	MANHOLE	EXISTING TERMINATION BOX	PROPOSED VAULT		EX UG (CHARTER)
■	EXISTING LOCK BOX	EXISTING RACK MOUNT	PROPOSED WEATHERHEAD		EX UG (CUSTOMER)
□	EXISTING PEDESTAL	PROPOSED Y-INTERCEPT	PROPOSED CORE DRILL		EX UG (COMPETITOR)
⊗	EXISTING PULL BOX	PROPOSED WI-FI LOCATION	PROPOSED TERMINATION BOX		NEW UG
⊕	EXISTING TELCO	PROPOSED MODEM LOCATION	PROPOSED RACK MOUNT		NEW UG (EMT)
⊖	EXISTING VAULT	MUX LOCATION	ASPHALT CUT		FIBER
⊕	EXISTING COMM VAULT	PROPOSED RISER	CONCRETE CUT		COAX

Charter
Spectrum

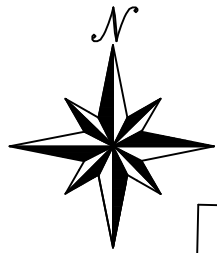
Construction Dept.
2525 Knoll St. Ventura, CA 93003
North Division

30473 Mulholland Hwy
Agoura Hills, CA



1373 Old Temescal Rd.
Corona, CA 92881
Phone 951-277-0800
Fax 951-277-5300

Exist. Aerial Ftg.	0'	Project Type:	Commercial Coax/Fiber Extension
New Aerial Ftg.	0'	Property Name:	Seminole Springs Mobile
Exist. Underground Ftg.	3380'	Contact Name:	-
New Underground Ftg.	5679'	Contact Number:	-
Total Ftg.	9059'	Address:	30473 Mulholland Hwy City: Agoura Hills, CA
Total # Poles	0	Zip Code:	91301
Total # Y-intercepts	0	System:	Zone 2
Drafted By:	IES	Total # Units:	275+
Date:	6/25/2025	Field Engineer:	Hector Valenzuela
Revised By:		QC By:	Tony Revna
		Job#	4888338
		Sheet:	1 of 2
		SCALE:	NOT TO SCALE

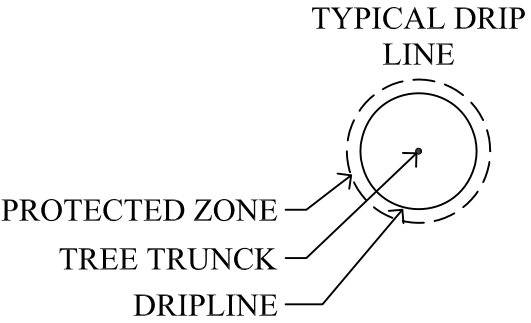


NOTE: TYPICAL CONSTRUCT FOOTAGES AND VAULT LOCATIONS TO MANHOLES SUBJECT TO CHANGE

NOTE: TYPICAL LATERAL ROUTE TO UNIT AVERAGES 50'-100' PER UNIT

NOTE: NEW VAULT LOCATIONS NEXT TO MANHOLES TO ACCOMMODATE NEW ENCLOSURE

 : TYPICAL DRIP LINE LOCATION



PRELIMINARY SOW

MATCH LINE SEE SHEET 1 OF 2

MPOE	MAIN POINT OF ENTRY	EXISTING ELECTRICAL VAULT	PROPOSED LOCKBOX	D/T	DIRT TRENCH
#	UTILITY CLOSET	EXISTING CORE DRILL	PROPOSED PEDESTAL		AERIAL OVERLASH
(R)	RISER	EXISTING WEATHERHEAD	PROPOSED PULL BOX		NEW AERIAL
MH	MANHOLE	EXISTING TERMINATION BOX	PROPOSED VAULT		EX UG (CHARTER)
■	EXISTING LOCK BOX	EXISTING RACK MOUNT	PROPOSED WEATHERHEAD		EX UG (CUSTOMER)
□	EXISTING PEDESTAL	PROPOSED Y-INTERCEPT	PROPOSED CORE DRILL		EX UG (COMPETITOR)
⊗	EXISTING PULL BOX	PROPOSED WI-FI LOCATION	PROPOSED TERMINATION BOX		NEW UG
⊕	EXISTING TELCO	PROPOSED MODEM LOCATION	PROPOSED RACK MOUNT		NEW UG (EMT)
▽	EXISTING VAULT	MUX LOCATION	ASPHALT CUT		FIBER
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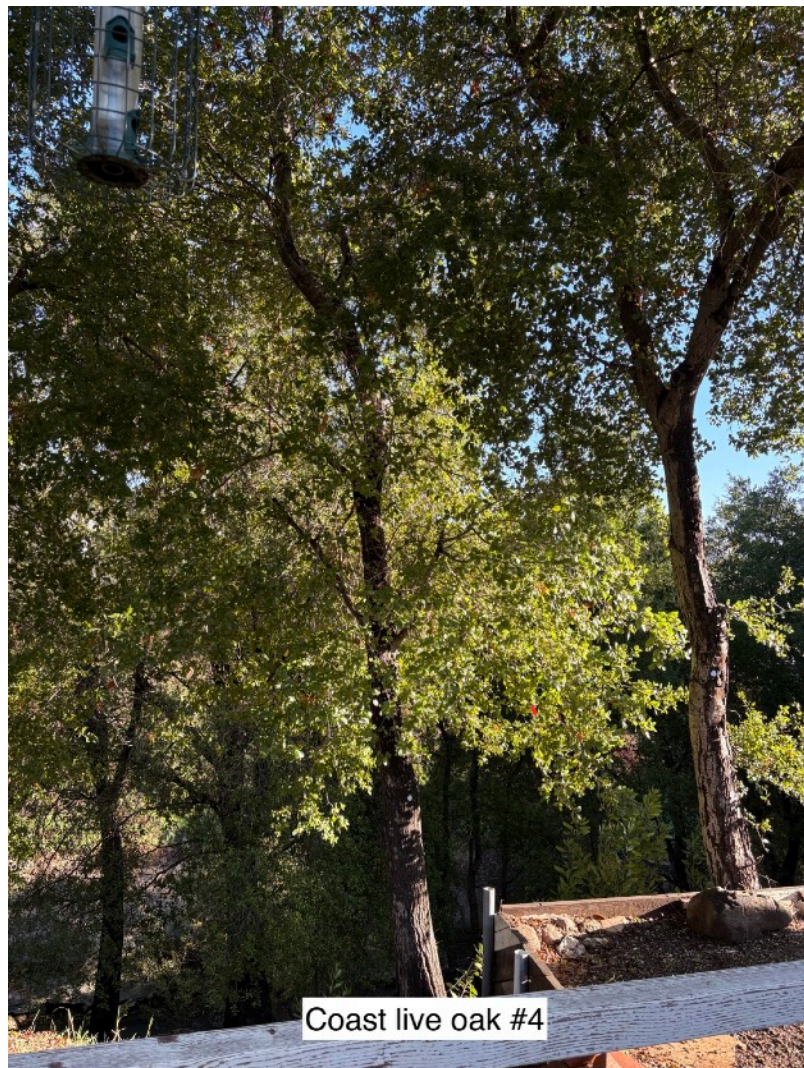
Tree Inventory
30473 Mulholland Hwy
Agoura Hills, CA
November 19, 2025



Tree Inventory
30473 Mulholland Hwy
Agoura Hills, CA
November 19, 2025



Coast live oak #3



Coast live oak #4

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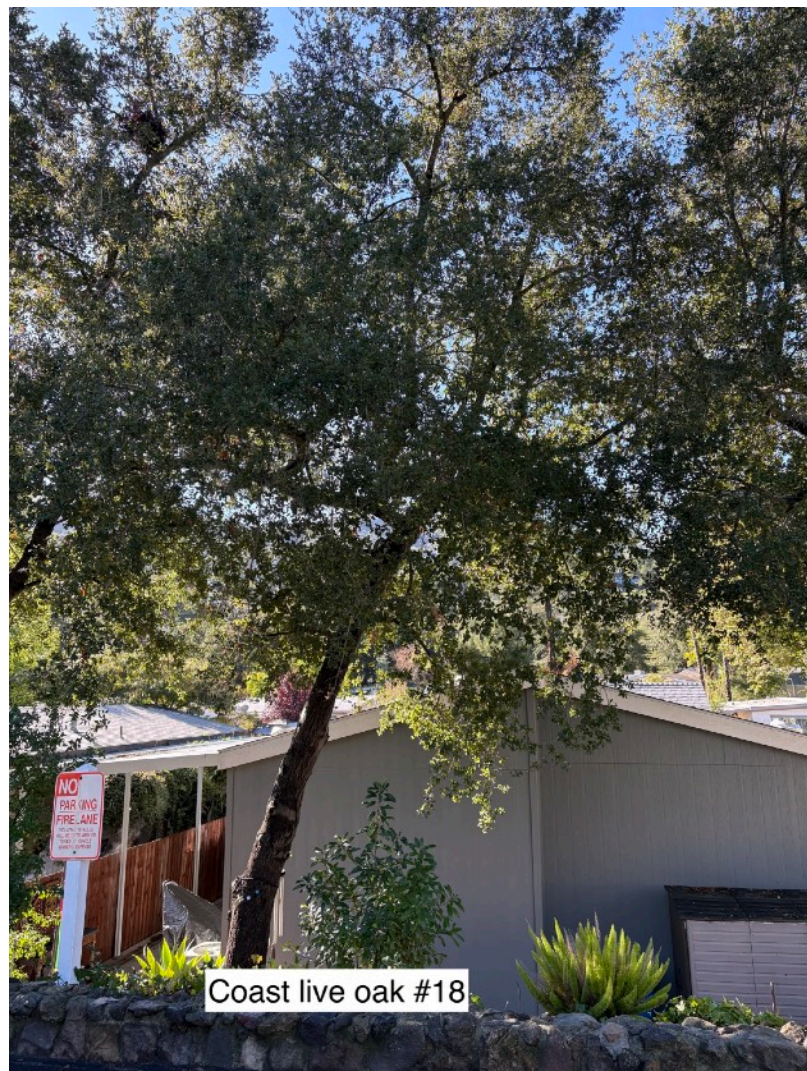


Coast live oak #15



Coast live oak #16

Tree Inventory
30473 Mulholland Hwy
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November 19, 2025



Tree Inventory
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Agoura Hills, CA
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Coast live oak #19



Coast live oak #20

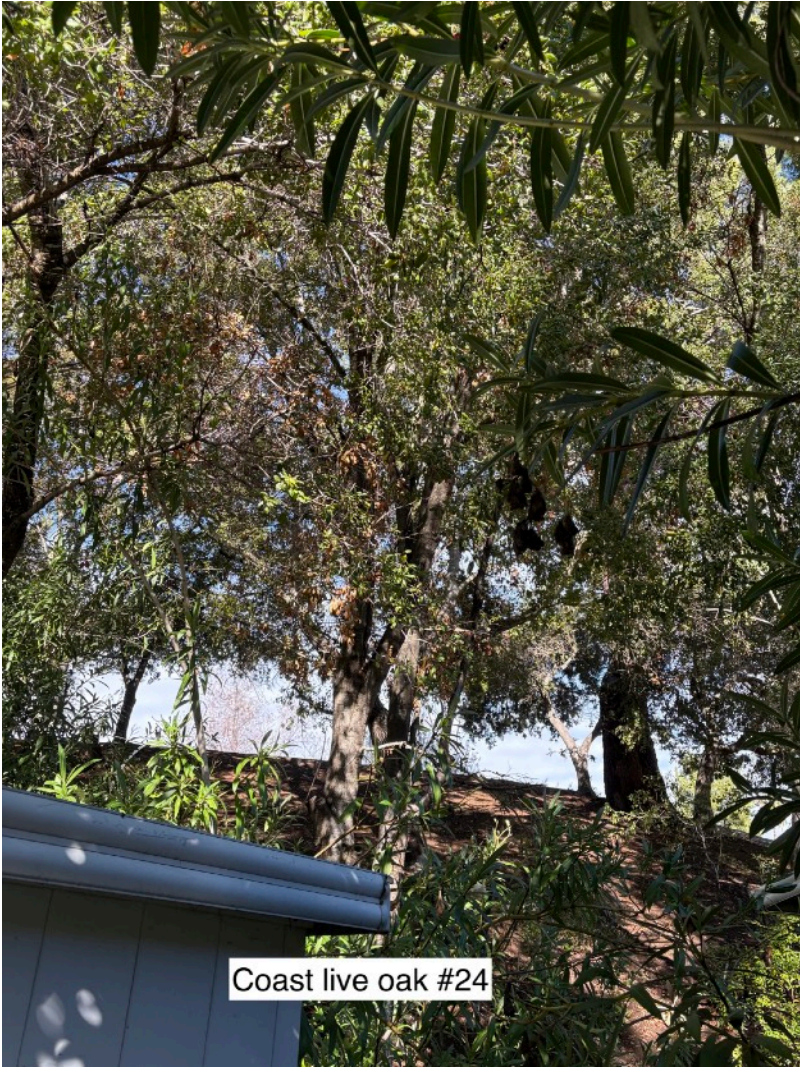
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Tree Inventory
30473 Mulholland Hwy
Agoura Hills, CA
November 19, 2025



Coast live oak #23



Coast live oak #24

Tree Inventory
30473 Mulholland Hwy
Agoura Hills, CA
November 19, 2025

A photograph of a Coast live oak tree with dense green foliage. The tree is partially obscured by a white structure, possibly a fence or building, in the foreground. The leaves are long and narrow, typical of the species.

Coast live oak #25

A photograph of a California sycamore tree with a large, spreading canopy of green and yellowing leaves. The tree is situated in a landscaped area with other vegetation and a building in the background. A person in a bright green shirt is visible in the lower right corner.

CA sycamore #26

Tree Inventory
30473 Mulholland Hwy
Agoura Hills, CA
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Coast live oak #27

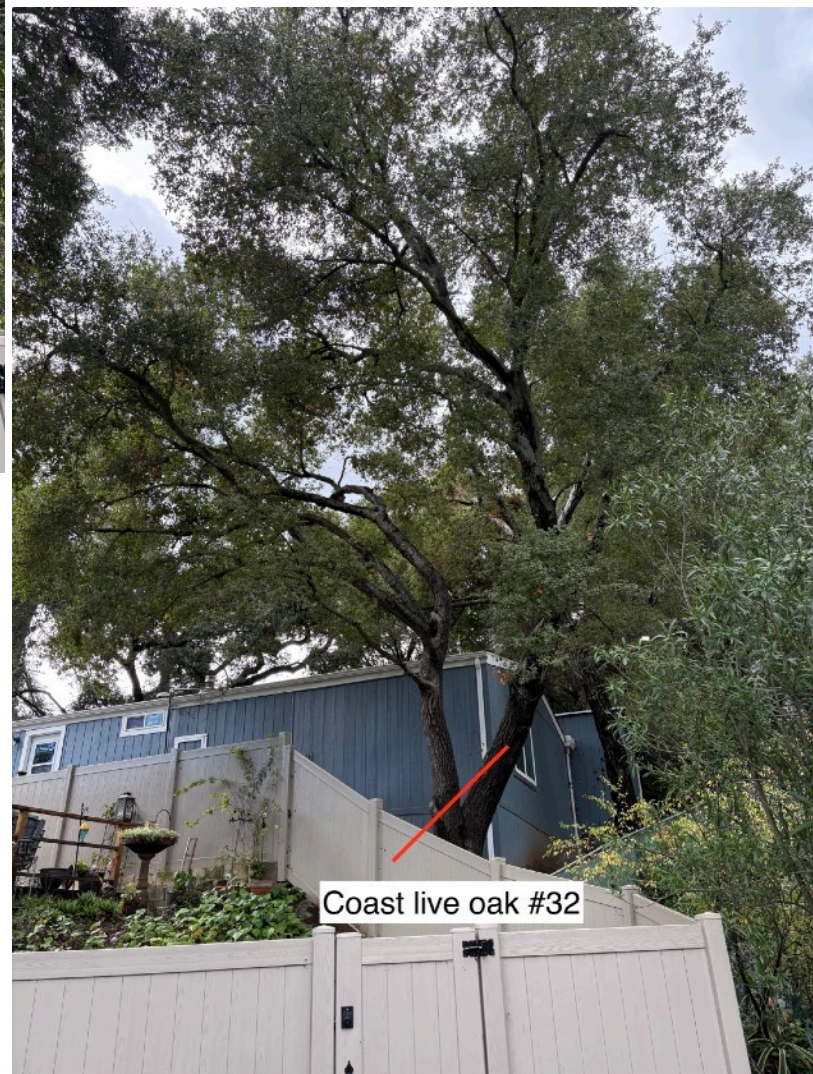


Coast live oak #28

Tree Inventory
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Coast live oak #35



CA sycamore #36

Tree Inventory
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Tree Inventory
30473 Mulholland Hwy
Agoura Hills, CA
November 19, 2025



Coast live oak #39



Coast live oak #40

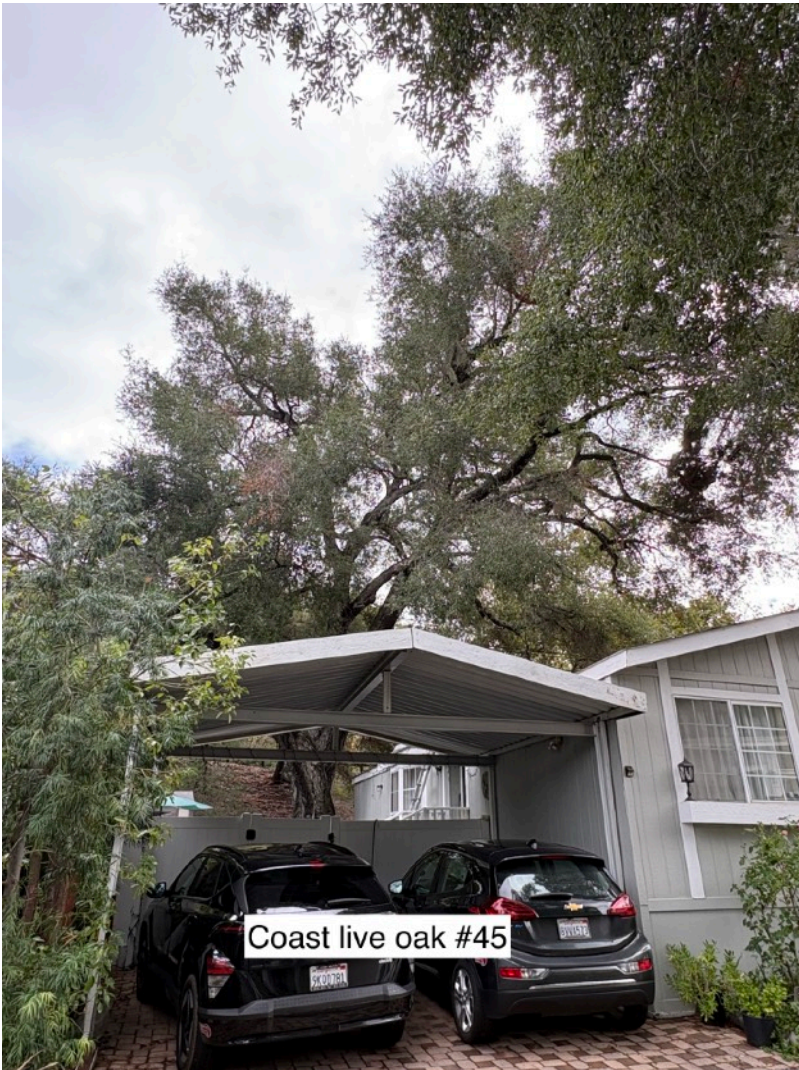
Tree Inventory
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Tree Inventory
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Coast live oak #47



Coast live oak #48