Protected Tree Report

Project:

Single-Family Residence
Minor CDP RPPL2021010380
24772 Mulholland Highway
Calabasas, California 91302

Prepared for:

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Prepared by:

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Date:

Amended December 20, 2024

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INTRODUCTION

This Protected Tree Report was prepared at the request of Mr. Mohammad Samadi. Mr. Samadi proposes to construct a single-family residence on the property located at 24772 Mulholland Highway which currently contains an abandoned single-family residence. The site is in an unincorporated area within the County of Los Angeles.

In addition, the property owner was cited for the removal of protected oak trees growing on the property. Regional Planner Lauren De La Cruz stated that it was reported that approximately eight protected oak trees, later clarified by the County of Los Angeles Biologist to seven protected oak trees, one California sycamore tree (*Platanus racemosa),* and one southern California black walnut (*Juglans californica*), were removed without a permit during weed abatement operations. Retroactive permits for the alleged removals are being sought as part of this proposed project. There was also a London plane tree (*Platanus acerifolia*) removed, but that tree is not a protected species.

There are three native coast live oaks (*Quercus agrifolia*) located on the site that are protected under the County of Los Angeles Local Implementation Program of the Santa Monica Mountains Local Coastal Program. No other protected trees overhang the site from adjacent properties. The purpose of this Protected Tree Report is to document findings related to a ground level visual analysis of the trees and to provide a project impact analysis, tree photographs, a Tree Location Map, and a mitigation plan, for the subject trees in relation to the proposed construction. In addition, this report documents the trees impacted during prior grading operations and specifies a mitigation planting program for the site.

The Santa Monica Mountains Local Coastal Program consists of the Land Use Plan (LUP) and implementing actions including the Local Implementation Program (LIP), a series of ordinance sections added to the Zoning Ordinance, Title 22 of the County Code. Implementing actions also include a zoning consistency program. The LUP, which is a component of the Los Angeles County General Plan, replaced the Malibu Land Use Plan, which was certified by the Coastal Commission in 1986. The LUP includes some of the policies of the 1986 Land Use Plan, new policies, and many policies from the Santa Monica Mountains North Area Plan.

The LIP is the primary implementation mechanism for the LUP and a part of the County's Zoning Ordinance. The LIP establishes district-wide, zone-specific, and area-specific regulations for new development and for the protection and management of the Coastal Zone's unique resources. The zoning consistency program is also necessary to implement the LUP. Zoning changes, which include a new zone (Rural-Coastal), ensure

that zoning designations for properties are consistent with the land use categories of the Plan. These changes were mandated by State law to eliminate potential conflicts between the Plan and zoning designations. Now that the Santa Monica Mountains LCP is certified by the Coastal Commission, the County has the authority to issue coastal development permits. Certain native trees including coast live oak, California sycamore, and southern California black walnut, are protected under the LCP.

SCOPE OF WORK

Kay J. Greeley, Board Certified Master Arborist, originally inspected the site on August 29, 2019 to document the trees impacted during weed abatement operations. Due to the amount of site disturbance, potential remains of only four coast live oak trees were observed. No southern California black walnut remains were apparent on the property.

The species, trunk diameter, canopy diameter, height, health, appearance, and condition of three remaining oak trees were observed and recorded on May 26, 2022 by associate Certified Arborist Ann Burroughs. Photographs for reference and record purposes are included in Appendix B. An Oak Tree Location Map is included in Appendix C. This map was prepared using the grading plan provided electronically by Sayah Engineering Inc. All information provided by the preparer is certified to be true and correct as of the date of the field observations.

TREE CHARACTERISTICS AND SITE CONDITIONS

The subject property is approximately 1.9 acres in size. The terrain slopes steeply downward from the northerly property line to the center of the site and an existing, flat building pad. South of the building pad the site slopes downward first gradually, then steeply toward the southerly property line. The property currently contains a single-family residence that appears to be abandoned.

As shown on the Oak Tree Location Map in Appendix C, the oak trees appear to have been self-generated. Three oaks are located on the property, one within the southwesterly corner of the site and two near the northerly property line in the westerly half of the site. As noted in Table 1 in Appendix A, all three trees are mature coast live oaks. The trees were tagged on their northerly sides using round aluminum tags numbered ‘12’, ‘91’ and ‘1733’. The site also contains additional non-protected California native shrubs and perennials.

A summary of the diameter(s), average canopy width, height, health rating, appearance rating, and significant notes of interest is provided for each of the subject trees in Table 2 in Appendix A.

TREE HEALTH

All trees exhibit normal foliage color, leaf size and canopy density. Annual shoot growth is average and wound wood development ranges from average to none.

Issues of particular concern were noted as follows:

Tree #1733 – The root crown of this tree is buried. The root crown, or root flare, is the point where the tree transitions from trunk to root and the trunk widens as it enters the soil to become roots. This flare should be visible at grade.

The soil beneath the tree should be removed to restore the natural grade at the root crown which should just be visible. Create positive drainage away from the trunk to prevent standing water at the root crown. Soil should be removed using hand shovels under the direct observation of this office to ensure that the tree is not inadvertently damaged. The soil should be dry when this work is performed since damp soil is easily compacted.

Place a 4-inch thick layer of arborist wood chips throughout the drip line of the tree where feasible and permit natural leaf litter to accumulate. Mulch and/or leaf litter should be kept several inches away from the trunk, not in direct contact, to prevent excess moisture at the root crown.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The project includes construction of a new two-story single-family residence with attached garage. This work is being requested under active Minor CDP RPPL2021010380. None of the three protected trees would be removed. One protected tree would be encroached upon by the construction. The remaining two protected trees would be preserved in place with no direct impacts.

In addition, the property owner was cited for the removal of protected oak trees growing on the property. Regional Planner Lauren De La Cruz stated that it was reported that approximately eight protected oak trees, later clarified by the County of Los Angeles Biologist to seven protected oak trees, one California sycamore tree (*Platanus racemosa),* and one southern California black walnut (*Juglans californica*), were removed without a permit during weed abatement operations. Retroactive permits for the alleged removals are being sought as part of this proposed project. There was also a London plane tree (*Platanus acerifolia*) removed, but that tree is not a protected species.

In determining whether a tree could be preserved, guidelines contained in the International Society of Arboriculture Best Management Practices (BMP) for Managing Trees during Construction and BMP for Root Management were utilized. Coast live oaks are known to have a relatively high tolerance to construction impacts.

The disposition, general location, and reason for the encroachment at each protected tree, if any, are summarized in Table 3 in Appendix A. Specific comments with respect to potentially impacted trees are as follows:

Trees #12 and #19 – These two coast live oaks are outside the proposed work limits and are not expected to experience any direct impacts.

Tree #1733 – This mature coast live oak is located within the southwesterly corner of the site. The Tree Protection Zone (TPZ), as would be calculated in accordance with the BMP's for a mature coast live oak of this size, would occur approximately 17.33 feet from the trunk.

Site grading will occur and soil remediation will occur approximately 17.22 feet from the trunk. It would occur within 19% of the tree's County-defined protected zone. Although

the encroachment is large, it is within the area of existing fill and outside the tree's TPZ, therefore the tree should be able to withstand the remediation successfully. As noted above, the TPZ is calculated using industry Best Management Practices, and is different that the County-defined protected zone. The TPZ was used solely to determine whether the tree would be likely to withstand the project impacts. The County-defined protected zone was utilized to determine the number of mitigation trees due to the grading encroachment, in accordance with the County ordinance.

If the above specific recommendations and the following general recommendations are followed, the subject trees should remain an asset to the site for many years to come.

The following additional specific recommendations should be followed to further mitigate any potential impacts from construction at the site:

1. All work will need to be performed in strict accordance with the provisions contained in the following General Recommendations section. Special attention should be paid to the recommendations relating to site grading within the tree protection zone. The tree protection zone is an extremely sensitive root area. Changes in grade, excessive summer water and incompatible plant materials can lead to decline and failure of California native trees.
2. The approved tree permit must be on-site during construction activities. The Permittee will provide a copy of the permit and performance standards to all responsible parties who will be performing work on the site.
3. Tree protection fencing shall be installed prior to any clearing, grubbing, trenching, grading, or land disturbances.

   To prevent soil from migrating downhill and burying tree root crowns, secure straw wattles with 18- to 24-inch stakes every 3 to 4 feet along the downhill side of the tree protection fencing. Secure with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2 to 3 inches of stake extending above the wattle. Stakes should be driven perpendicular to slope face.
4. Unanticipated damage to the protected trees or areas within their protected zones is to be reported to the project arborist within 24 hours.
5. No vehicles, equipment, materials, spoils, or other items should be used or placed within the protected zones of the protected trees at any time.
6. Locate wash-out retention areas as far away from trees' protected zones as possible.
7. Prior to occupancy, mulch the trees where feasible throughout the driplines with 4 inches of arborist wood chips as needed to supplement natural leaf litter, keeping mulch from direct contact with the trunks.
8. Monitor annually for symptoms of stress or decline such as abnormally small or wilting leaves, pale coloration of leaves, early leaf drop, thinning foliage, defoliation, epicormic shoots, poor annual twig growth, twig, and branch dieback, peeling bark, or attack by borers or other opportunistic pests. Trees that are stressed should be dealt with as soon as possible. Consult with a tree care professional to evaluate the health and condition, diagnose problems, and recommend the proper treatment for the stressed trees.

REPLACEMENT TREES

Based on conversations with the County of Los Angeles and Mitch Beauchamp, the project biologist, the following plantings, included on the attached Fuel Modification Plan, are appropriate as mitigation for the trees removed.

- Ten five-gallon container size southern California black walnuts, to represent a 10:1 replacement for the tree that was removed;
- Ten five-gallon container size California sycamores, to represent a 10:1 replacement for the tree that was removed;
- Seventy fifteen-gallon container size coast live oaks to represent a 10:1 replacement for the seven trees that were removed. The County of Los Angeles prescribed that the replacement oak trees were to be placed no closer than 40 feet on center and that the canopies should be shown with a 30 foot diameter. An additional five 15-gallon container size coast live oaks are also required to mitigate the encroachment on tree #1733. Only 47 coast live oaks could be placed on the plan based on the area available and the above spacing guidelines provided by the County of Los Angeles. Thirty-eight trees will need to be placed elsewhere in the county.

A temporary drip irrigation system will be required to establish these trees for a period of up to three years, after which they may be weaned off supplemental irrigation.

In addition to the above, the entire disturbed area should be hydroseeded with S&S Seeds Santa Monica Mountain cover mix at 48 pounds per acre. This mix contains a blend of grasses, flowers, and shrubs for revegetation of soil and slopes with plant types that belong in the Santa Monica area. There is a quick start grass to protect soil and slower perennials to provide for their permanent cover in years to come. It is designed as a non-irrigated mix. The standard S&S Seeds mix will need to be adjusted to exclude California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*), as these plants are not permitted in high severity fire zones by the County of Los Angeles Fire Department.

GENERAL RECOMMENDATIONS

The following general recommendations are provided for educational purposes and should be followed to establish and maintain a healthy cultural environment for native oak trees. These recommendations apply to native trees in general; specific questions should always be referred to the project arborist or the County of Los Angeles. The recommendations also apply to the care of most ornamental trees.

WORK WITHIN THE PROTECTED ZONE

The protected zone is an area surrounding a tree, defined within the County of Los Angeles Oak Tree Ordinance. It includes all area within the dripline of the tree, plus 5 feet beyond the dripline. This distance must be no less than 15 feet from the trunk.

Given the high sensitivity of native trees, great care must be taken when work is conducted within the protected zone. Specifically:

Observation -- All work conducted within the protected zone of a protected oak tree should be performed within the presence of a qualified arborist. This work will also require a permit from the County of Los Angeles. This will help to ensure that work is performed in a manner that will not harm the tree.

Notice – A minimum of 48 hours' notice should be provided to the project arborist prior to the planned start of work. This notification must also be provided to the County of Los Angeles. The notice will ensure that the project receives the highest possible scheduling priority and avoid delays.

Hand Tools -- All work should be accomplished with the use of hand tools only. Except under special circumstances, tractors, backhoes, and other vehicles cannot be operated in a manner that will preserve major tree roots, minimize soil compaction, and ensure the safety of both the vehicle operator and the tree.

Certification -- All work conducted within the protected zone should be certified by the project arborist. For work performed under a permit, this may be a requirement of the County of Los Angeles.

WORK OUTSIDE OF THE PROTECTED ZONE

To protect trees within the vicinity of major construction, trees should be temporarily fenced at the edge of the protected zone prior to the beginning of construction operations on a site. The fence should be constructed of chain link material, a minimum of 5 feet in height. The project arborist should be contacted to develop a fencing plan, generally required by the County of Los Angeles. The fence may be removed at the completion of the construction upon approval by the County.

PLANTING WITHIN THE PROTECTED ZONE

Planting within the protected zone of native trees is generally discouraged. Ideally, natural leaf litter should be allowed to collect beneath the tree, creating natural mulch and fertilizer. If planting is necessary or the natural leaf litter is removed, the following should be considered:

Plant Material -- Only compatible plantings should be utilized. A good reference planting under oak trees is Compatible Plantings Under and Around Oaks by the California Oak Foundation.

Irrigation -- No spray-type irrigation systems should be used within the protected zone. It is important that sprinkler systems do not throw water against the trunk of a native tree. A continuously wet soil condition near the root crown (the area where the tree trunk meets the ground) favors the growth of predatory disease organisms. The two most prominent organisms in southern California are avocado root rot (*Phytophthora cinnamomi*) and oak root fungus (*Armillaria mellea*). At a minimum, all spray irrigation should be kept at least 15 feet from the trunk to prevent drift onto the root crown.

Resistant Varieties -- Avoid plants that are susceptible to either avocado root rot or oak root fungus. Oak trees are particularly susceptible to these diseases in developed areas. Avoiding other plants susceptible to these diseases will also help to keep the diseases in

a dormant state. Consult publications by the University of California Cooperative Extension for plant lists.

Mulch -- Place a 4-inch thick layer of organic mulch throughout the protected zone of each tree. Arborist wood chips perform well in terms of moisture retention, temperature moderation, weed control, and sustainability. Wood chips should not be incorporated into the soil. All mulch should be kept from direct contact with the tree. These mulches are beneficial when natural leaf litter is not available.

TREE MAINTENANCE AND PRUNING OPERATIONS

Most native trees require little pruning, except for periodic dead wooding. However, if a tree has a major defect, the employment of proper pruning practices may be more desirable than uncontrolled damage that could otherwise occur. Always consult qualified professionals for advice.

Ornamental or Aesthetic Pruning -- Removal of live tissue for altering the appearance of a protected oak tree is not desirable and is generally not allowed by the County of Los Angeles. Activities such as thinning out, heading up, lion's tailing or other such practices contribute to the onset of insect and disease attacks.

Dead wooding -- Removal of dead tissue, regardless of size, may usually be performed without a permit. All pruning should follow standards endorsed by the International Society of Arboriculture.

Other Pruning Operations -- Branches that are unsafe due to decay, cavities, cracks, physical imbalance, fire damage, disease, or insects should be referred to a qualified arborist for inspection, especially if the branches exceed 2 inches in diameter. The County of Los Angeles generally require a permit to remove such branches. A brief written report will be prepared by the project arborist to provide the basis for the request.

Cavities and Hollows -- Cavities and hollows should be kept free of loose debris. Some contain decayed wood; these should generally be referred to a qualified arborist for treatment. Concrete or other materials should not be used to seal or fill cavities or hollows. These materials create a haven for diseases and insects over time. Openings may be covered with screening to prevent debris build-up and habitation by bees.

Wound Seal -- Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A proper pruning cut will heal naturally over a short period of time.

WATERING AND FERTILIZATION

Winter rains should be sufficient to provide the water needed for oak trees in natural areas. Oak trees in landscaped areas will usually receive enough water from adjacent plantings. If it is suspected that a tree needs supplemental water, contact a qualified arborist for advice.

Watering -- If supplemental water is required, use a water probe, such as a "Ross Root Feeder" to apply the water. Alternatively, a low volume soaker hose can be utilized. Apply the water at various locations, just outside the dripline of the tree. A total of 15 to 20 hours of low-volume application should suffice. Repeat this watering cycle every one

to two months as needed. Water should generally not be applied to oak trees in the summer, as they are effectively dormant and cannot accept the water.

Fertilization -- Fertilizer can be applied along with the water. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. However, ask your local certified nurseryman for a specific recommendation and follow the manufacturer's directions carefully. Over-fertilization can be deadly and is generally not required for native trees.

Aeration -- Ventilation of the root system can be beneficial in areas where soil has been compacted. Hand dig holes 6 inches in diameter to a depth of 2 feet. Do not cut any roots more than 1 inch in diameter. Dig the holes 2 feet on-center, in concentric circles around the trunk, throughout the dripline. If possible, add holes outside of the dripline. Fill the holes with organic matter. If oak leaf litter is not available, organic mulch will be beneficial. This organic matter will be decomposed, producing a year-round source of fertilizer for the tree. Note that the County of Los Angeles may require a permit to complete such work under a protected oak tree.

DISEASES AND INSECTS

Effective pest control starts with regular observation by the property owner. Issues such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed, and expert inspection is required. Property owners should be very careful when using pesticides around trees. Herbicides should never be utilized within 100 feet of a protected oak tree, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

GRADE CHANGES

Any change to the grade at the root crown of a tree can have a negative impact. As little as 6 inches can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If excess material builds up at the root crown, use a small shovel to remove the excess soil and debris. The flare at the root crown should just be visible.

INSPECTION

Trees should be inspected on a periodic basis by a qualified arborist. The inspection basis should be determined by the relative hazard value of the tree. For example, trees near a residence should be inspected on a quarterly basis, whereas trees located within a low-use open space might only require bi-annual inspection. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by the qualified arborist.

The trees planted as part of the mitigation program for this site will be placed on an initial inspection program to be specified by the County of Los Angeles. It is likely the County will establish an inspection and reporting period as part of the conditions of approval for this project.

WARRANTY

The trees discussed herein were generally reviewed for physical, biological, functional, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures: an at-grade, macro-visual observation only. No extensive microbiological, soil/root excavation, upper crown examination, nor internal tree investigation was conducted and therefore, the reportings herein reflect the overall visual appearance of the trees on the date reviewed. No warranty is implied as to the potential failure, health, or demise of any part or the whole of any tree described in this report.

Clients are advised that should physical or biological concerns be evidenced for any specimen within this report, prudent further investigation, detailed analysis, or remedial action may be required.

As living organisms, plants continually exhibit growth and response to environmental changes that influence the development, health, and vigor of the specimen. These influences may not be externally visible and may be present or develop over various time periods depending on the site conditions.

It is recommended that due to the general nature of plant development and continued environmental and physical influences on vegetation at a specific site, regular monitoring by a qualified arborist is scheduled.

Locations of property lines or exact tree locations, site amenities, structures or easements are assumed to be as illustrated on any enclosed maps. They are a composite of information provided by the client, records of fact and/or on-site field review. No investigation was made to verify these conditions.

This report represents the independent opinion of the preparer and was conducted per the client's scope of request. The report is therefore limited to the extent described herein.

Respectfully submitted,

Kay J. Greeley

Kay J. Greeley
Board Certified Master Arborist WE-1140B

APPENDIX A – OAK TREE DATA SUMMARY

TABLE 1
SPECIES LIST

Species		
Scientific Name	Common Name	Quantity
Quercus agrifolia	coast live oak	3
	Total	**3**

TABLE 2
OAK TREE DATA SUMMARY

Tree Number	Species		dBH (inches)	Canopy (feet)	Height (feet)	Health	Appearance	Comments
	Scientific Name	Common Name						
12	*Quercus agrifolia*	coast live oak	8 (est.)	14	15	A	A	opuntia growing under canopy
91	*Quercus agrifolia*	coast live oak	10, 10	29	32	A	A	co-dominant trunks
1733	*Quercus agrifolia*	coast live oak	26 (est.)	62	65	B	B+	buried root crown

Rating Scale:

A: excellent

B: above average

C: average

D: below average

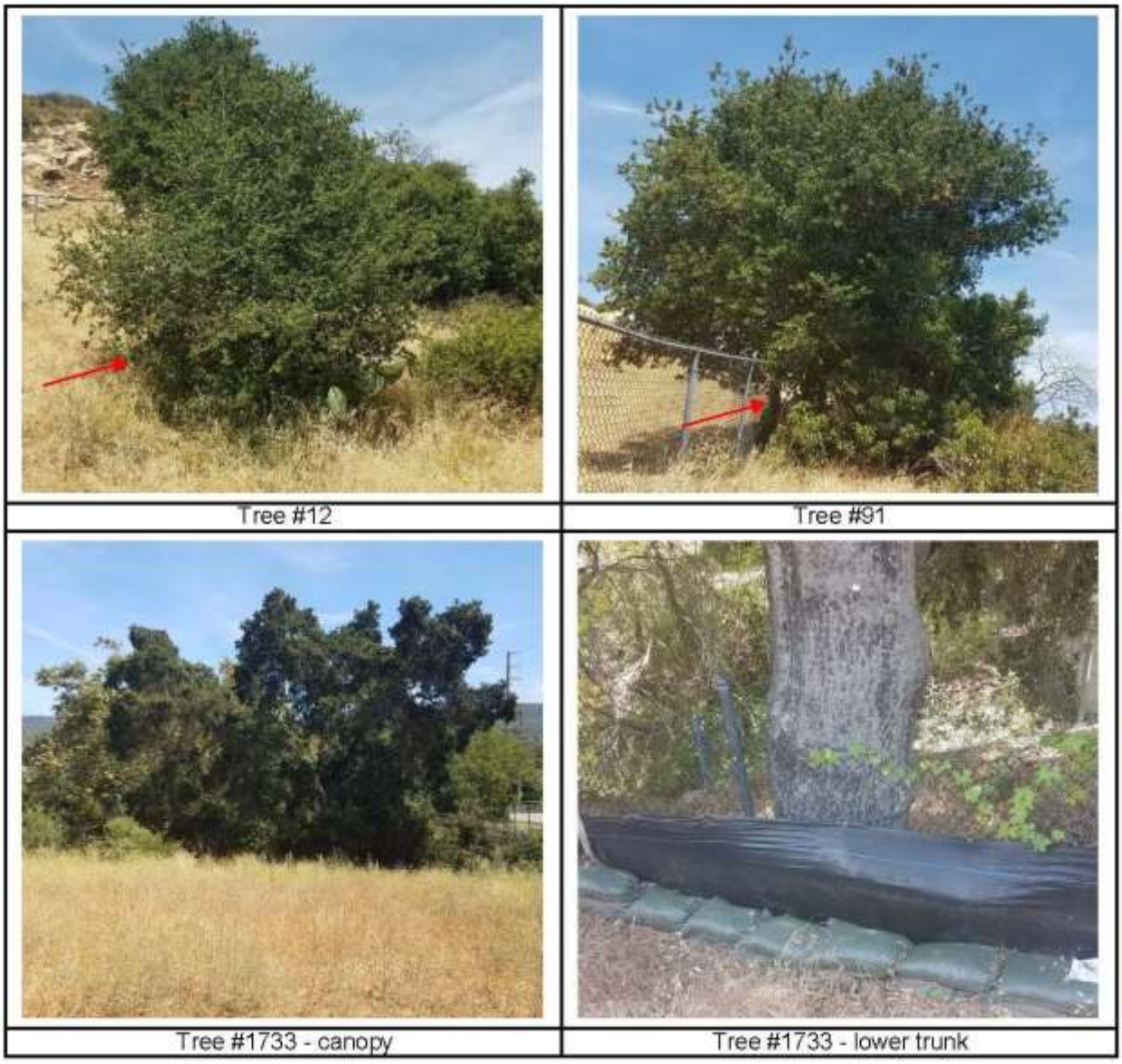
F: dead

TABLE 3
IMPACT ANALYSIS SUMMARY

Tree Number	Scientific Name	Disposition	General Location	Comments
12	*Quercus agrifolia*	preserve	near northerly property line	no direct impacts anticipated
91	*Quercus agrifolia*	preserve	near northerly property line	no direct impacts anticipated
1733	*Quercus agrifolia*	encroach	southwestern corner of site	site grading

Impact Summary:	
Preserve	2
Encroach	1
Remove	0
Total	3

APPENDIX B - PHOTOGRAPHS



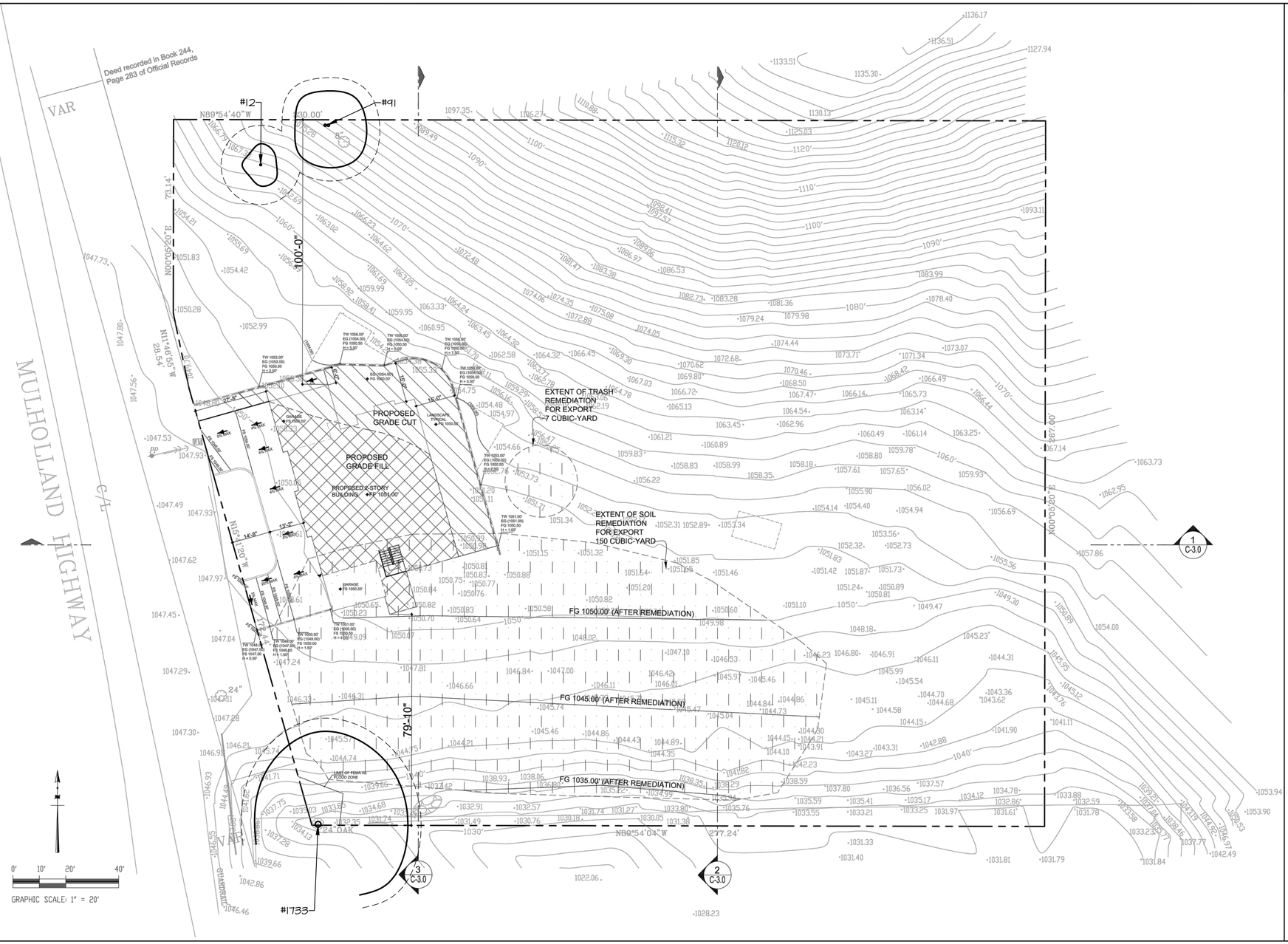
Tree #12

Tree #91

Tree #1733 - canopy

Tree #1733 - lower trunk

APPENDIX C – OAK TREE LOCATION MAP



EARTH QUANTITIES (estimate *)		
CUT(Grading) =	155	CU. YDS.
FILL(Grading) =	107	CU. YDS.
EXPORT(Grading) =	48	CU. YDS.
EXPORT(Remediation)	52	CU. YDS.
EXPORT(Trash)	7	CU. YDS

(*) volume does not include footing spoils

LEGEND

- 12" CATCH BASIN PER NDS OR EQ.
- 6" POP-UP EMMITTER PER NDS OR EQ.
- 4" AREA DRAIN PER NDS OR EQ., U.N.O.
- ROOF DOWNSPOUT PER ARCH
- 4" ACO TRENCH DRAIN OR EQ.
- DIRECTION OF FLOW
- DRAIN PIPE - 4" PVC, S=2% U.N.O.
- SUB-DRAIN PERFORATED PIPE - 4" PVC, S=0.5% U.N.O.
- CLEANOUT, TYPICAL U.N.O.
- GB GRADE BREAK
- RB RIDGE LINE
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- NG NATURAL GRADE
- EG EXIST'G GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STEP
- BS BOTTOM OF STEP
- INV INVERT GRADE
- FL FLOW LINE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- TG TOP OF GRATE
- DS DOWN-SPOUT
- AD AREA-DRAIN
- ELEVATION POINT
- PLANTER WALL BY OTHER(S)
- RETAINING WALL PER STRUCTURAL
- HARDSCAPE PER ATCHITECTURAL
- DRIVEWAY PER ATCHITECTURAL
- LAWN PER LANDSCAPE
- 18" CONC. SWALE, S=2% U.N.O.
- CONCRETE PILE PER STRUCTURAL
- GRADED CUT AREA AS NOTED PER PLAN
- GRADED FILL AREA AS NOTED PER PLAN
- REMEDIATION AREA AS NOTED PER PLAN

GRADING SITE PLAN & REMEDIATION 1" = 20'-0"

NOTES:

1. GRADING SLOPES NOT TO EXCEED 2H:1V (26.6 °)
2. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED.
3. NO FILL TO BE PLACED,UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEPPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
6. THIS SITE IS A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD AREA. ALL FUTURE BUILDINGS, ADN OTHER STRUCTURES (INCLUDING WALLS AND FENCES) PROPOSED WITHIN THIS ZONE MUST MEET REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), TITLE 44, SECTION 60.3 AMD TITLE 26, SECTIONS 110.1 AND 110.2 OF THE LOS ANGELES BUILDING CODE.
7. ANY SOIL REMEDIATION WITHIN THE FLOOD ZONE IS TO BE REMOVED AND GRADED BACK TO THE ORIGINAL NATIVE SOIL

TREE LOCATION MAP
PREPARED BY:
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REGISTERED PROFESSIONAL ENGINEER
DANIEL H SAYAH
C 67905
EXP:06-30-23
CIVIL
STATE OF CALIFORNIA

24772 Mulholland Hwy
24772 Mulholland Hwy
Calabasas, Ca 91302

Sheet Contents:
Grading Site Plan

Scale: AS SHOWN
0' 1' 3' 8'

Revisions:

Date: 2023.02.28
Project No.: S20195
File Name: S20195_C
Sheet No.:

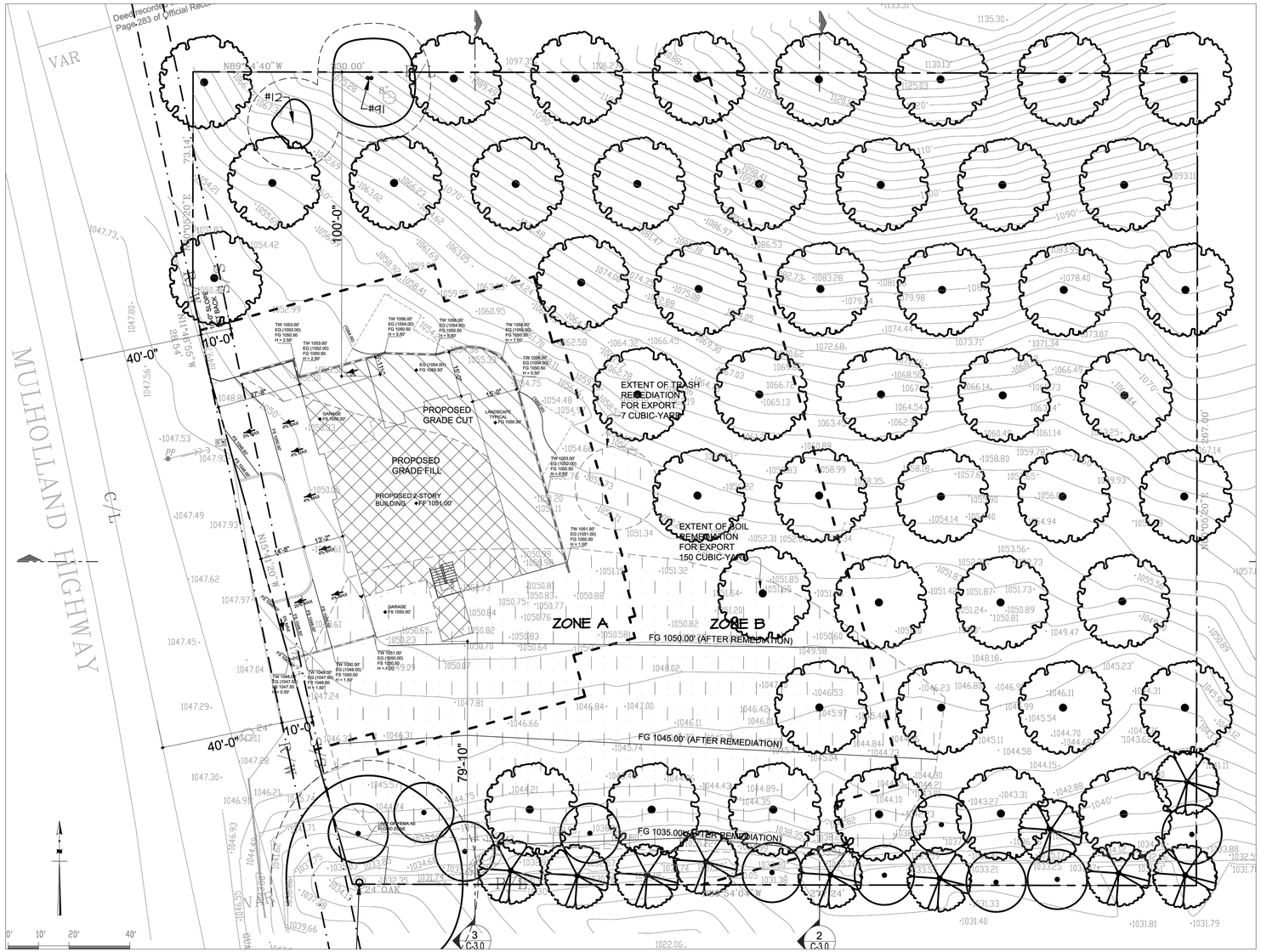
C-2.0

Total Sheets: 3 of 9

APPENDIX D – FUEL MODIFICATION PLAN

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	WATER USAGE
TREES				
	JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT	15-GAL	10	L
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	15-GAL	10	M
	QUERCUS AGRIFOLIA / COAST LIVE OAK	15-GAL	47	VL
GROUNDCOVER				
	S&S SEEDS - SANTA MONICA MOUNTAIN COVER MIX	HYDROSEED	40 LB/ACRE	NATURAL RAINFALL

ALL REPLACEMENT TREES SHALL MEASURE AT LEAST 1 INCH IN DIAMETER AT 1 FOOT ABOVE GRADE.



S&S SEEDS SANTA MONICA MOUNTAIN COVER MIX

This mix is a blend of grasses, flowers, and shrubs for revegetation of soil and slopes with plant types that belong in the Santa Monica area. There is a quick start grass to protect soil and allow slower perennials to provide their permanent cover in the years to come. Designed as a non-irrigated mix, irrigation will foster establishment and prolong the blooming period.

Mix contains:

- Artemisia californica (California sagebrush) - NOTE: TO BE EXCLUDED FROM MIX
- Bromus carinatus (California brome)
- Bromus carinatus 'Cucamonga' (cucamonga brome)
- Camissoniopsis cheiranthifolia (beach evening primrose)
- Clarkia purpurea (wine cup clarkia)
- Encelia californica (bush sunflower)
- Eriogonum cinerum (coastal buckwheat)
- Eriogonum fasciculatum (California buckwheat) - NOTE: TO BE EXCLUDED FROM MIX
- Eriophyllum confertiflorum (golden yarrow)
- Eschscholzia californica (California poppy)
- Lupinus succulentus (arroyo lupine)
- Melica imperfecta (coast range melic)
- Mimulus aurantiacus longiflorus (sticky monkeyflower)
- Penstemon spectablilis (royal penstemon)
- Stipa lepida (foothill needlegrass)
- Stipa pulchra (purple needlegrass)
- Verbena lasiostachys (common vervain)

TO BE APPLIED TO ALL DISTURBED AREAS - APPROXIMATE AREA SHOWN FOR REFERENCE ONLY

811 Know what's below. Call before you dig.

GRAPHIC SCALE
20 0 10 20
FEET

General Notes

LICENSED LANDSCAPE ARCHITECT
KAY J. GREELEY 4035
08/31/25
02/08/24
STATE OF CALIFORNIA

PLANTING PLAN

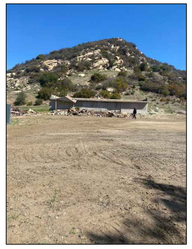
Firm Name and Address

Seven Elk Ranch Design Inc.
Kay J. Greeley, ASLA
Landscape Architect 4035
5328 Alhama Avenue
Woodland Hills, California 91364
(805) 577-8432
kaygreeley@earthlink.net

Project Name and Address

MOHAMMAD SAMADI
24772 MULHOLLAND HIGHWAY
CALABASAS, CALIFORNIA 91302
APN: 4455-019-004

Project	Sheet
Date 02/08/24	1 OF 3
Scale 1" = 20'-0"	



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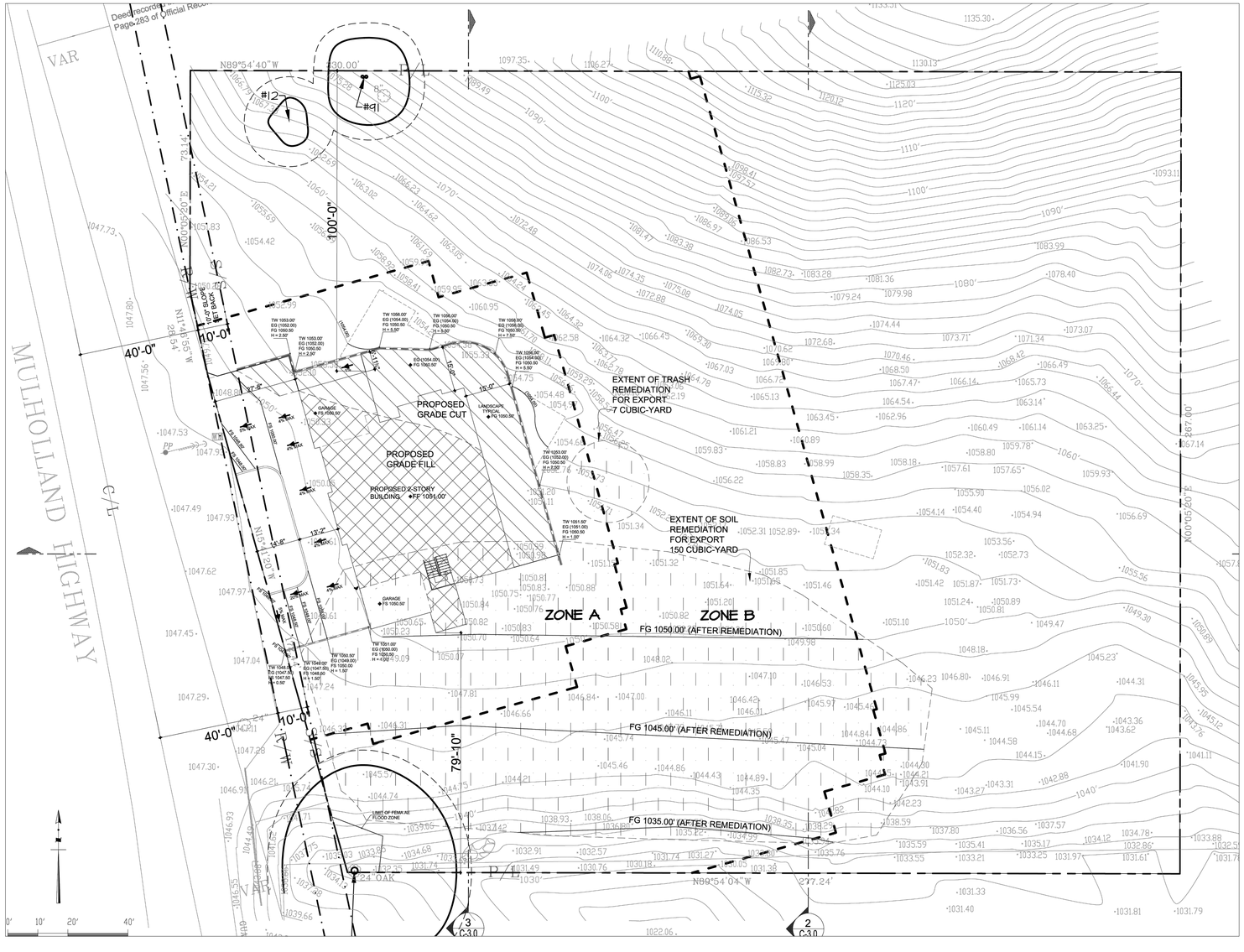

General Notes

LICENSED LANDSCAPE ARCHITECT
KAY J. GREELEY #4035
Kay J. Greeley
Signature
08/31/25
Renewal Date
02/08/24
Date
STATE OF CALIFORNIA

PHOTO LOCATION MAP

Firm Name and Address

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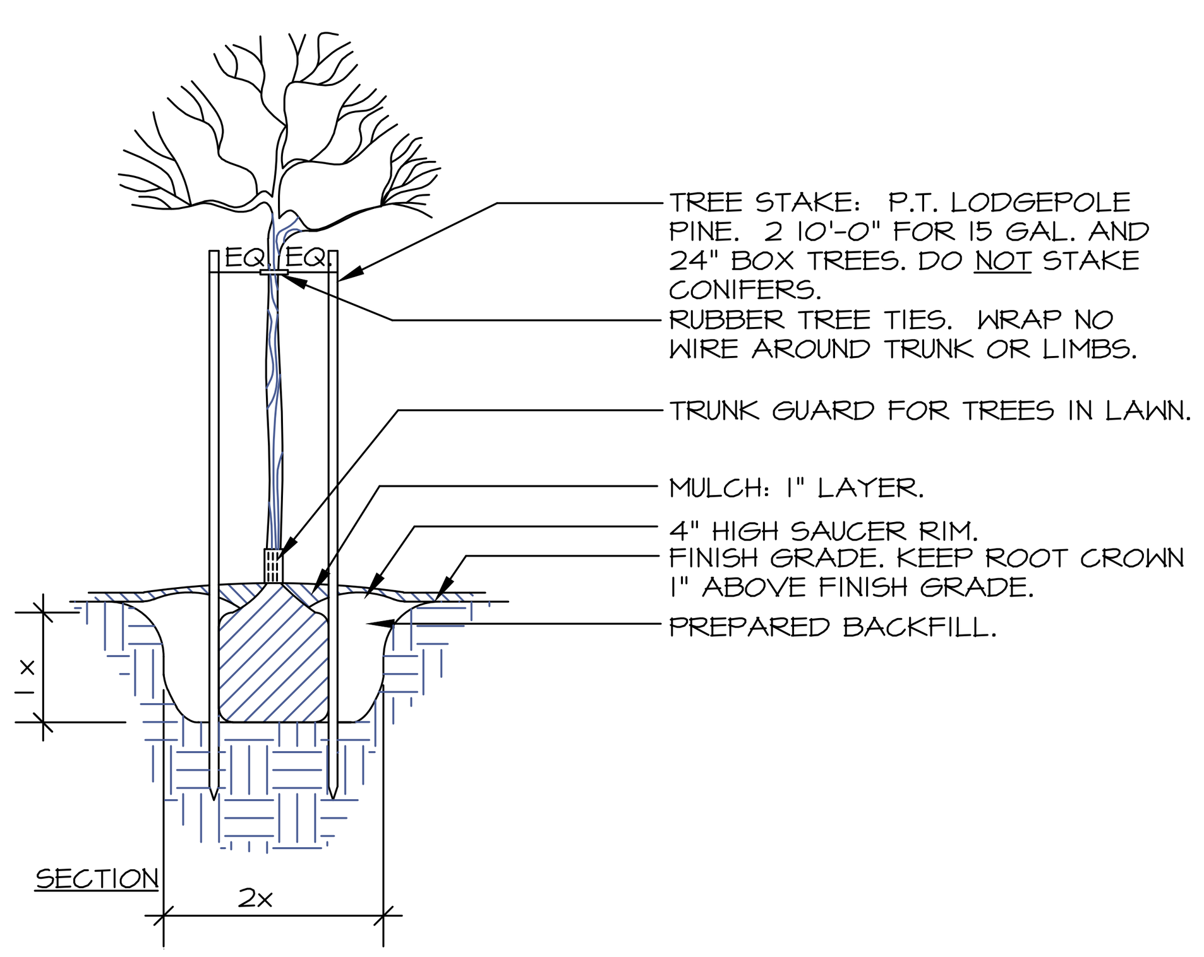
Project	Sheet
Date 02/08/24	3
Scale 1" = 20'-0"	OF 3

PLANTING NOTES

1. All trees shall be set out as shown on plans. Final location shall be approved by Landscape Architect.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. The work to be performed under this contract shall include all labor, services, equipment, materials, and services necessary to complete the finish grading, soil preparation, planting, and maintenance specified.
4. The contractor shall comply with all state and local codes and regulations governing or relating to any portion of this work.
5. All soil used during the grading operation shall be loose, friable soil of the same quality as existing soil.
6. All plants shall be healthy, vigorous, well-rooted plants grown under climatic conditions similar to the conditions in the locality of the project, free from disease and insect infestation, and not rootbound.
7. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
8. All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees".
9. Plants shall be subject to inspection and approval. The plants will be rejected by the owner or his representative if deemed unsatisfactory.
10. Finish grade is final grade, with smooth, uniform surface, weed free, ready for planting.
11. See specifications for planting requirements, soil preparation testing, materials and execution. Prior to starting work Contractor shall take soil samples where different soil types are encountered on the project site. Soil shall by analyzed by an approved commercial soil testing laboratory (Wallace Laboratories, LLC (310) 615-0116) or equal, for suitability for native planting. A copy of the results of this analysis shall be submitted to the Landscape Architect. Contractor shall follow the recommendations of the soils lab as to the rate and analysis of fertilizer and amendments to provide a suitable medium for planting. The Contractor shall notify the Owner and Landscape Architect or any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for damage to plants.
12. See details and specifications for staking method, plant pit dimensions and backfill requirements.
13. After setting plants, back-fill materials shall be soaked to settle. The top of the root ball shall be 1 inch above finished grade after settling occurs.
14. The owner or his representative shall be notified 48 hours prior to the following stages of construction inspection:
    a. After tree and shrubs have been spotted - prior to excavation of planting holes.
    b. Upon completion of all planting for approval to begin maintenance.
    c. One week prior to end of maintenance.
15. After all work has been completed and approved by the owner, the contractor shall maintain the project for a 90 day maintenance period by watering, weeding, mulching, cultivating at 30, 60, and 90 days into the maintenance period. Water weekly during establishment period or more frequently if weather dictates. Use any other operation necessary for the upkeep of the project.
16. Landscape Contractor shall guarantee all trees for a period of 1 year.
17. The guarantee specified above does not hold for plant loss due to poor maintenance by the owner or vandalism before or after final acceptance.
18. Existing plants that are removed, damaged or destroyed during construction shall be replaced with trees and shrubs of the same species at the contractor's expense.
19. All planter areas to receive a three-inch layer of approved organic mulch.



1 TREE PLANTING DETAIL

NO SCALE

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current *Fuel Modification Plant List,* available from the Fuel Modification Unit.
- Trees are generally **not recommended,** except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.

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

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

- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

General Notes

LICENSED LANDSCAPE ARCHITECT ★ STATE OF CALIFORNIA ★
KAY J. GREELEY #4035
Signature
08/31/25
Renewal Date
02/08/24
Date

PLANTING AND FUEL MODIFICATION PLAN NOTES AND DETAILS

Firm Name and Address

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NTS