



Legend

- Oak tree sapling planting area
- Outline of (E) area to remain
- Outline of (P) Addition/Remodel

Existing Tree Protection

- All existing plant material to remain and be protected unless otherwise noted.
- (E) tree symbol

Plant List

Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
Trees							
	Quercus agrifolia	California live oak	> 1-year old seedling	10	40'-70'	40-70'	Low

Planting Note

1. The owner/installer shall plant seedlings, less than one year old, in oak tree seedling planting area. In the case of oak trees, the seedlings shall be grown from acorns collected in the area. In addition, an acorn derived from a local Santa Monica Mountains source of the same species as the seedling shall be planted within the irrigation zone of the seedling.

Irrigation Note

- The property Owner shall be responsible for providing supplemental irrigation to all newly planted oak tree seedlings during the establishment period (typically the first 2-3 years after planting), either by hand-watering or by installing a low-flow drip irrigation system.
- Watering shall be provided deep and infrequent, approximately 1-2 times per month during the dry season (May-October), to encourage deep root growth.
- Each watering event shall deliver 10-15 gallons per seedling, ensuring moisture reaches the root zone (8-12 inches deep).
- Avoid overhead irrigation. Drip emitters or a slow-release watering method (e.g., tree gator bag or deep root irrigation stake) are preferred to prevent crown rot and fungal disease.
- Irrigation shall be adjusted or suspended during periods of significant rainfall.
- A 3-4 inch mulch ring (kept 4-6 inches away from the seedling trunk) shall be maintained around each tree to retain soil moisture and reduce evaporation.

Note: Watering shall be monitored and documented as part of the oak tree monitoring schedule. All irrigation infrastructure, if used, shall be removed at the end of the establishment period unless otherwise directed by the project arborist.

Tree Protection, Monitoring, And Mitigation Requirements

All tree protection and mitigation measures shall comply with Los Angeles County LIP Section 22.44.1920.K:

Tree Protection:

- Trim protected trees only as recommended in the Arborist Report.
- Install and maintain protective fencing around the outer limits of each tree's protected zone for the full duration of construction (see Arborist Report, pp. 25-29).
- No grading, trenching, storage, or equipment operation shall occur within fenced areas.

Encroachment Mitigation:

- For development encroaching 10-30% into a protected zone, plant five (5) replacement trees per impacted tree (5:1 ratio).
- This project requires planting ten (10) coast live oak trees at the designated planting area (see Oak Tree Planting Area).

Monitoring:

- All trees with <30% encroachment shall be monitored annually for 10 years by a qualified arborist or biologist.
- Submit annual monitoring reports to the County each year.

Contingency Mitigation:

- If any tree with 10-30% encroachment dies or shows health decline during monitoring, plant additional replacement trees to achieve a total 10:1 mitigation ratio.
- If any tree with <10% encroachment dies or declines, mitigate at a 10:1 ratio with seedling-sized trees.

Note: All tree protection fencing, monitoring, trimming, and mitigation shall be coordinated with the Project Arborist and remain in place until final acceptance by the County.

Monitoring Schedule

Year	Monitoring Activities	Deliverables	Notes
Pre-Construction	- Install protective fencing around all protected trees - Confirm fencing placement and tree health baseline with qualified arborist or biologist	Pre-Construction Monitoring Report	Submit prior to ground disturbance
Year 1	- Conduct annual health assessment of all affected trees - Verify protective measures remain effective	Year 1 Monitoring Report	Submit within 30 days of assessment
Year 2	- Conduct annual health assessment - Document any signs of stress or decline	Year 2 Monitoring Report	
Year 3	- Conduct annual health assessment - Confirm growth and vigor of mitigation plantings	Year 3 Monitoring Report	
Year 4	- Conduct annual health assessment	Year 4 Monitoring Report	
Year 5	- Conduct annual health assessment - Evaluate progress toward performance standards	Year 5 Monitoring Report	May align with restoration success criteria evaluation
Year 6	- Conduct annual health assessment	Year 6 Monitoring Report	
Year 7	- Conduct annual health assessment	Year 7 Monitoring Report	
Year 8	- Conduct annual health assessment	Year 8 Monitoring Report	
Year 9	- Conduct annual health assessment	Year 9 Monitoring Report	
Year 10	- Conduct final annual health assessment - Confirm compliance with mitigation requirements and tree health standards	Year 10 Monitoring Report	Final report to County; if performance standards not met, monitoring may continue until compliance is achieved



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Submittals:

#	DATE	NAME
1	07.08.25	Oak Tree Mitigation Plan and Monitoring Schedule



Type: Preliminary

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Title:

Oak Tree Mitigation Plan and Monitoring Schedule

Sheet Number: