

APPENDIX N

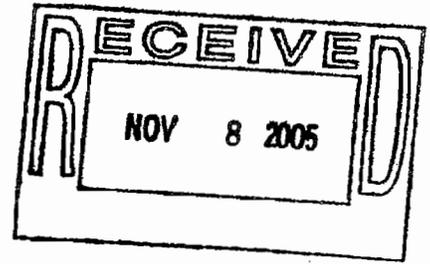
**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
RECOMMENDATIONS LETTER**



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330



P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN
November 3, 2005

Ms. Annie Lin
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Lin:

REVISED OAK TREE PERMIT #99-028, DENTEC HOLDINGS, INC. REACTIVATED
VESTED TENTATIVE TRACT MAP #47449, VISTA VERDE RANCH - "SAN DIMAS"
(FOURTH REVISION)

We have reviewed the "Request for Revised Oak Tree Permit #99-028." The project, Vista Verde Ranch reactivated Tentative Tract Map #47449, is located north of Valley Center Drive, south of Calle Bandera and west of San Dimas Avenue in an unincorporated area of San Dimas. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The revised "Oak Tree Report Addendum" refers to the document prepared by Glen Allen, Arborist, dated April 11, 2005. The initial version was prepared by Don Case and Dentech Holdings Inc, dated August 12, 2003.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

- 1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant.

Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

- 2. 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 \$800. Such fees shall be used to compensate the County Forester \$100 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 of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior

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

Table listing various cities and areas served by the fire department, including A Hills, Brabury, Cudahy, Hawthorne, La Mirada, Malibu, Pomona, Signal Hill, etc.

to the commencement of construction and seven (7) subsequent annual 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, 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. The consulting arborist shall provide quarterly reports to the County Forester describing any work performed and an evaluation of the health and vigor of the remaining Oak trees on site. The quarterly reports shall be submitted even if work is not being performed. This will document the condition of the remaining Oak trees on the property and record any natural decline in their health and vigor and/or record any natural catastrophes (i.e. – fire, earthquake damage, and insect infestation).
5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. Those trees that are permitted for encroachment shall be fenced to allow specific work to be performed and still provide protection from larger equipment. 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 drip line 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 location 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 location map, mitigation planting plan, and conditions of approval. If the conditions of approval are not present on site during a monitoring inspection of an active project, the County Forester will give an immediate "Stop Work Order". This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of one hundred twenty-nine (129) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers: A, B, C, D, M, R, 441, F-3, H-3, 380, 383, 434A, 434B, 437, 99-148, 99-149, 99-150, 99-164A, 99-164C, 99-164D, 99-164E, 99-185, 99-297, 99-298, 99-299, 99-300,

99-301, 99-314, 99-315, 99-316, 99-317, 99-318, 99-319, 99-320, 99-321, 99-322, 99-323, 99-324, 99-325, 99-326, 99-327, 99-328, 99-329, 99-330, 99-331, 99-332, 99-333, 99-334, 99-335, 99-336, 99-337, 99-338, 99-339, 99-340, 99-341, 99-342, 99-343, 99-344, 99-345, 99-346, 99-347, 99-348, 99-349, 99-350, 99-361, 99-362, 99-363, 99-364, 99-533, 99-534, 99-535, 99-536, 99-537, 99-539, 99-542, 99-543, 99-544, 99-660, 99-661, 99-662, 99-664, 99-665, 99-693, 99-694, 99-695, 99-696, 99-697, 99-699, 99-700, 99-701, 99-703, 99-704, 99-705, 99-706, 99-707, 99-709, 99-718, 99-727, 99-740, 99-753, 99-917, 99-918, 99-929, 99-942, 99-943, 99-987, 99-989, 99-990, 99-991, 99-1014, 99-1017, 99-1018, 99-1019, 99-1020, 99-1085, 99-1086, 99-1087, 99-1088, 99-1089, 99-1090, 99-1091, 99-1092, 99-1093, 99-1094, 99-1095, 99-1096, 99-1097, 99-1098, and 99-1099.

This grant also allows encroachment within the protected zone of twenty-four (24) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers: L, H-2, I-2, J-3, 381, 382, 394, 99-151, 99-187, 99-188, 99-365, 99-546, 99-658, 99-666, 99-667, 99-668, 99-702, 99-710, 99-711, 99-728, 99-916, 99-941, 99-992, and 99-1103. 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 or other methods approved by the County Forester prior to any construction. Any major roots encountered shall be conserved to the extent possible 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 the protected Oak trees or to improve their appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches less than two (2) inches in diameter 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 (1) 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, Oak Trees: Care and Maintenance, is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for one hundred twenty (120) trees removed and five to one (5:1) for nine (9) trees removed. Mitigation replacement for one hundred twenty (120) trees removed is two hundred and forty (240) trees. The following list of trees require replacement at the higher rate of five to one (5:1) due to their size and higher tree value: Tree numbers 383, 99-314, 99-326, 99-348, 99-363, 99-542, 99-544, 99-991, and 99-1096 for a total of forty-five (45) trees. Therefore, the total number of mitigation trees required is two hundred eighty-five (285).
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; the combined diameter of the two (2) largest stems of such trees shall 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* grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. The seven-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 for the removals have been planted. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall provide the ISA value for any tree specified above that dies as a result of the approved encroachments within three (3) years after the completion of this project. At the end of the three-year period, the County Forester can extend the monitoring period if the health of any encroached tree is in decline. This will require additional monitoring fees by the County Forester. 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."
15. 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.
16. 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:

17. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.
18. 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 three (3) years of the initial encroachment, 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."
19. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
20. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
21. 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.

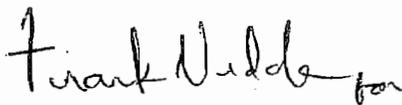
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22. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation.

23. Should any future inspection disclose that the subject property is being used in violation of any one (1) 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.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:sc

Enclosure

c: Daniel Singh/Ron Brown, Dentec Holdings, Inc.
Daryl Koutnik, Department of Regional Planning