

Appendix D
Native Tree Protection Plan

DRAFT

**MALIBU CIVIC CENTER WASTEWATER
TREATMENT FACILITY PROJECT
NATIVE TREE PROTECTION PLAN**

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The City of Malibu (City) is currently undertaking the preliminary design and planning of the Malibu Civic Center Wastewater Treatment Facility Project (proposed Project).

1.1 Project Location

The proposed Project is located in the City of Malibu, Los Angeles County, California (Figure 1). More specifically, the proposed wastewater treatment plant site is located southwest of Civic Center Way, between Winter Canyon Road and Pacific Coast Highway (State Route 1; PCH), east of Malibu Canyon Road (Figure 2). The wastewater collection and recycled water distribution systems for Phase 1 would follow along existing street alignments, including Civic Center Way, Stuart Ranch Road, Cross Creek Road, Web Way, Malibu Road, and a small portion of Pacific Coast Highway. The service area for the proposed Civic Center wastewater treatment system would match the boundaries of the Los Angeles Regional Water Quality Control Board (RWQCB) septic tank Prohibition Zone (Figure 2), which is generally bounded by Malibu Canyon Road to the west, Malibu Creek and Lagoon to the east, the Pacific Ocean to the south, and the southerly portion of the Santa Monica Mountains to the north. The proposed Project occurs within the United States Geological Survey (USGS) 7.5-minute Malibu Beach quadrangle within Section 31 of Township 1 South, Region 17 West.

1.2 Wastewater Treatment Facility Site Background

The proposed location of the Malibu Civic Center Wastewater Treatment Facility is at 24000 Civic Center Way. Currently, this property is occupied by the existing Winter Canyon Treatment Facility site, which is privately-owned and serves the Malibu Colony Plaza shopping center, located on the south side of PCH. Existing facilities on the site include five buried tanks, four above-grade trickling filters, leach pits, aboveground electrical facilities, and an effluent distribution header. Access to the site is provided via a gated driveway from Civic Center Way on the southeast side of the site. A dirt driveway runs through the site in a u-shaped configuration. Several of these facilities, including the buried tanks and recycled water storage, would be reused as part of the proposed new treatment facility.

The wastewater treatment facility site was burned during the Canyon Fire in Malibu in October 2007. Signs of the fire are still evident on some of the native trees on the site.

1.3 Project Description

The proposed Project consists of the Civic Center Wastewater Treatment Facility (CCWWTF), six pump stations, and approximately 13.3 miles of pipeline. The proposed Project would reduce the City's reliance on on-site wastewater and/or sewage disposal systems (OWSDs), also known as "septic systems". The proposed Project would develop a centralized wastewater treatment facility

that would collect, treat, reuse, and/or dispose of the City's projected wastewater flow from the "Prohibition Zone," as described in the RWQCB's Memorandum of Understanding with the City dated August 25, 2011.

The City is proposing to build a wastewater treatment facility on an approximate 4.8-acre site (i.e., the limits of disturbance) (Figure 3). The proposed treatment plant would consist of various below-ground elements, including aeration basins, concrete anoxic basins, post-anoxic basins, and recirculation facilities. The above-ground elements would include an operations building, a crane for removing membrane bioreactor filters for maintenance, ultraviolet (UV) disinfection facility, recycled water storage tank, pump station, landscape screening, and a driveway for vehicles. In addition, an off-site collection system would convey wastewater flows within the Prohibition Zone to the proposed wastewater treatment facility (Figure 4). An off-site recycled water distribution system would be constructed to distribute disinfected tertiary-treated effluent from the treatment facility to various land uses for reuse purposes. Additionally, a portion of the treated effluent would be percolated and/or injected in the lower aquifer of the Malibu Valley Groundwater Basin. The collection and distribution systems would consist of underground pipelines that would, generally, run beneath public rights-of-way or within easements. Both the collection and recycled water distribution systems would follow existing street alignments, including Civic Center Way, Stuart Ranch Road, Cross Creek Road, Web Way, Malibu Road, and a small portion of PCH.

The proposed Project, as described herein, is the preferred alternative; therefore, no other alternatives are analyzed in this report.

1.4 Current Conditions

The proposed wastewater treatment facility site occurs near the mouth of Winter Canyon. The site is relatively flat with the exception of a hill slope along the southern edge of the proposed site and a drainage feature that conveys flows near the southeast corner.

The proposed site is currently operational as part of the Winter Canyon Treatment Plant and its vegetation is currently disturbed through most of the survey area. Dirt driveways provide access to the existing facility. Portions of the survey area are regularly mowed, and there are several tanks and other infrastructure associated with the existing treatment plant.

The Project site supports three vegetation communities: Disturbed, Chaparral, and Southern Willow Scrub (Figure 3). The chaparral community is limited to the sloped portion of the site along the western edge of limits of disturbance. This area consists of young shrubs, including lemonade berry (*Rhus integrifolia*), laurel sumac (*Malosma laurina*), canyon sunflower (*Venegasia carpesioides*), and various non-native grasses. A few sporadic California walnuts (*Juglans californica*) and black elderberry (*Sambucus nigra*) are also found in this area. The southern willow scrub community is found only in the southeastern corner of the Project site where the Winter Canyon Creek flows intermittently through the survey area. This community is dominated by arroyo willow (*Salix lasiolepis*) with a few sporadic California walnuts and some non-native species including fountain grass (*Pennisetum setaceum*) and pampas grass (*Cortaderia jubata*). The majority of the site is dominated by a disturbed community. This community consists of bare ground and non-native grasses that are frequently mowed. Along the fence line near Civic Center Way, the community contains a variety of native and non-native species, including various non-native grasses, canyon sunflower, eucalyptus trees, tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), and black elderberry.



Figure 1
Project Location Map
Malibu Civic Center Wastewater Treatment Facility Project



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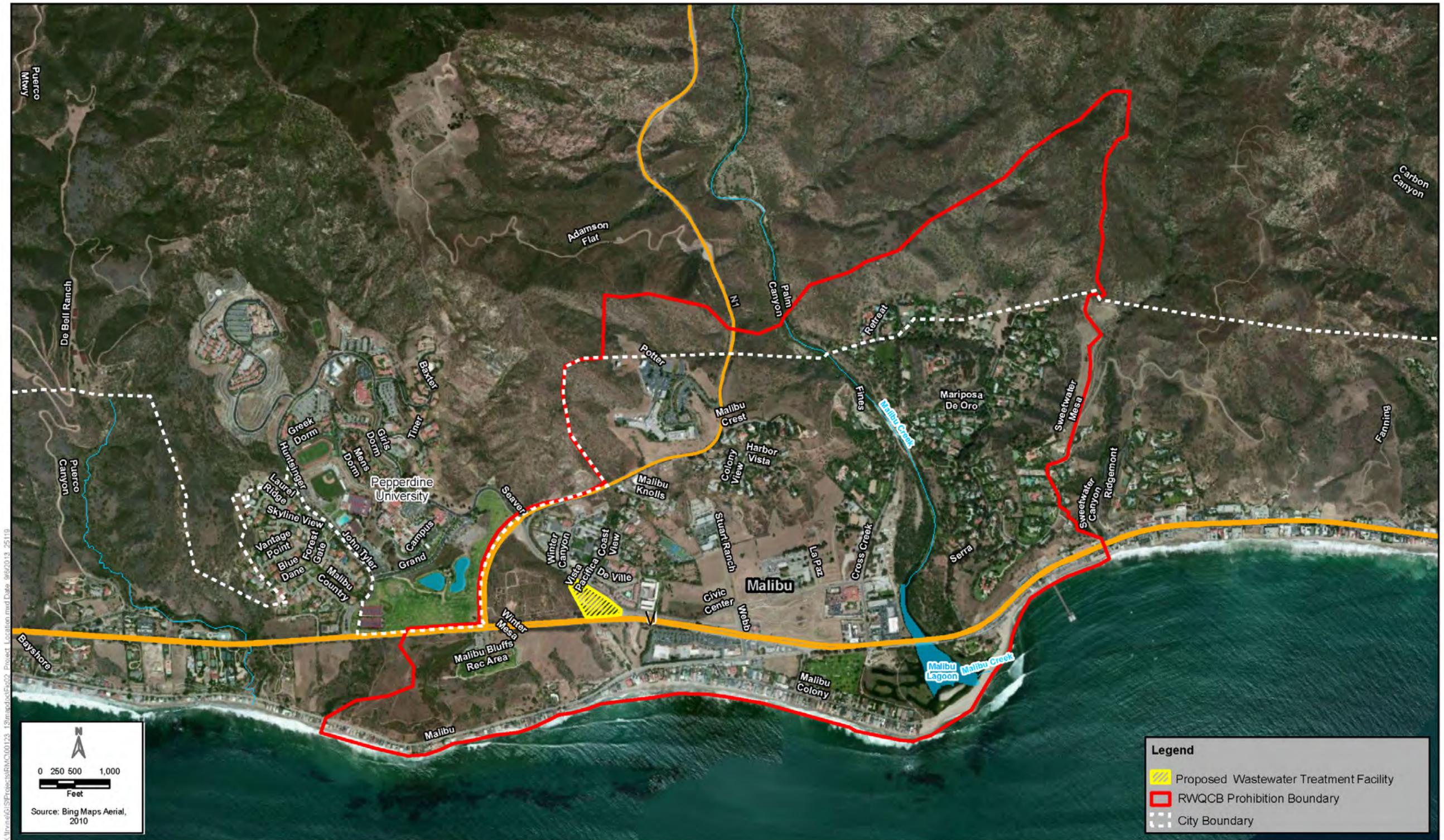


Figure 2
Project Location Map
 City of Malibu's Civic Center Wastewater Treatment Facility Project

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Figure 3
Tree Inventory Results
Malibu Civic Center Wastewater Treatment Facility Project



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This chapter describes the regulatory framework and methods for conducting the inventory of native trees.

2.1 Regulatory Requirements

The City of Malibu Local Coastal Program Local Implementation Plan (LCP/LIP), adopted on September 13, 2002, provides guidance for the preservation of native trees in the City of Malibu. The purpose of the Native Tree Ordinance (Ordinance), as stated in Chapter 5 of the City of Malibu LCP/LIP, is to... “1) recognize the importance of native oak, walnut, sycamore, alder and toyon trees in preventing the erosion of hillsides and stream banks, moderating water temperatures in streams through shading, contributing nutrients to streams, supporting a wide variety of wildlife species through the provision of food, nesting, and roosting cover, and contributing to the scenic quality of the community and 2) provide protection and preservation of native trees.” The “Protected Zone” for these native trees is either that area within the dripline of the tree plus five feet beyond the dripline, OR 15 feet from the trunk of the tree, whichever is greater.

Under Section 5.4 of the Malibu LCP/LIP, specific development standards during construction for the preservation and/or removal of native trees are required as conditions of approval for the coastal development permit. The development standards are summarized below:

- The proposed project must be sited and designed to avoid protected native trees to the maximum extent feasible.
- Removal of protected native trees is prohibited except where no other feasible alternative is present and will be mitigated as described in Section 5.5 of the Malibu LCP/LIP (see Chapter 4 in this report).
- Structures and roads will be sited to prevent any encroachment into the protected zone of protected native trees and an adequate buffer outside of the protected zone, except where no alternative is feasible. The coastal development permit will include mitigation measures if approved encroachments result in the death or worsened health or vigor of the affected trees as a result of the proposed project.
- Drainage will be directed away from all root zones of native trees.
- Project construction measures will include 1) protective fencing around the outermost protection zone of protected native trees or adjacent to the construction area, 2) any approved development within the protected zone of a protected native tree will be constructed using only hand-held tools, and 3) a qualified biologist or arborist will be retained to monitor protected native trees within the construction area.

Details regarding the mitigation measures required under the development standards are provided in Chapter 4.

2.2 Tree Inventory Methodology

On July 26, 2013, Senior Regulatory Specialist R.C. Brody and Biologist Marisa Flores conducted an inventory and assessment of the health of native trees on the wastewater treatment facility site. Under the requirements of the Ordinance, native trees are defined as native oak (*Quercus* sp.), California walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), alder (*Alnus rhombifolia*), or toyon (*Heteromeles arbutifolia*). To be considered a protected native tree, the tree must have at least one trunk that measures six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter at breast height (DBH). The DBH is the measurement of the trunk at 4.5 feet above the natural grade.

The data collected for each tree included the species, DBH for each trunk, height, and diameter of the canopy. The DBH was measured using a diameter tape, which when measuring the circumference of the tree, converts the circumference into a diameter measurement in inches. Tree height measurements were visually estimated. The diameter of the tree canopy was measured by using a standard tape measure, however where steep topography or dense vegetation were present, the tree canopy was visually estimated. Due to the 2007 Canyon Fire, a majority of the trees onsite showed signs of being burned. Only living trees were measured. Dead trunks that were burned and no longer producing new growth were not measured.

All native trees on the proposed site were mapped using a Garmin GPS map 60CSx Global Positioning System (GPS) unit. In addition, tree locations and canopy were hand drawn onto aerial imagery. Any trees that are rooted or had a canopy within 20 feet of the wastewater treatment facility limits of disturbance were documented.

Native trees were evaluated for overall health. Health was rated as *good*, *fair*, or *poor* with a *good* rating representing a tree with no health issues and a *poor* rating was a tree with severe health issues or condition. Attributes that were considered included damage by insects, fungi or pathogen, mechanical damage from humans, fire damage (including regrowth), dead or wilted leaves, and canopy density. Where conditions were between ratings of good and fair or fair and poor, intermediate ratings of fair-good and fair-poor were given. Photographs of each individual tree were also taken to document the condition of the tree during the inventory (Appendix A). Finally, each native tree that was assessed was tagged with a tin disk that was numbered and placed on the trunk of each tree.

The collection and distribution pipeline alignments and pump station areas of the Project were not evaluated for native protected trees since a majority of the work associated with collection and distribution systems would occur within existing roadways and easements. These areas were cursorily evaluated using GoogleEarth aerial imagery to determine if there would be potential impacts on trees.

Chapter 3

Results and Impacts Analysis

This chapter provides the data and results of the tree inventory and includes an analysis of potential impacts that could occur due to the proposed Project.

3.1 Results

Thirty-one native trees occur within or directly adjacent to the limits of disturbance for the wastewater treatment facility site during this inventory. The location of each tree is shown in Figure 3. All of the native trees inventoried were California walnut (*Juglans californica*). No other native tree species protected under the Ordinance is present within 20 feet of the proposed wastewater treatment facility site limits. Of the 31 California walnuts inventoried, 15 (48 percent) meet the measurement requirements to be considered trees protected under the Ordinance. The remaining California walnuts were saplings or stump sprouts.

There were a total of nine “stump sprouts” inventoried. Stump sprouts consist of the new sprout growth from the living stump or roots of the tree after the entire tree crown dies. The stump sprouts have the structure and function as shrubs. These are not likely to ever meet the DBH measurement criteria (at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter) for a tree under the City Tree Protection Ordinance. The California walnuts that are stump sprouts are currently not protected under the Ordinance.

The remaining seven walnut trees inventoried were saplings and are also not protected under the City Native Tree Protection Ordinance.

Twelve of the 31 California walnuts that were inventoried showed signs of damage from past fire(s). Seven protected trees survived the fire(s) intact with some damage, while four trees had complete dieback of the crown and are now classified as stump sprouts and do not meet the Ordinance measurement requirements for protection. One sapling showed signs of fire damage and is also not protected under the Ordinance. The seven intact trees range in health from fair-poor to good (refer to Table 1 below).

Data collected for each inventoried plant is provided in Table 1, below, including location, DBH, diameter of the canopy, tree health, and protection status. Based on a cursory evaluation of aerial imagery, no potential native trees occur within the area immediately surrounding the collection and distribution system alignments.

3.2 Impacts Analysis

Based on the best available and current information on the wastewater treatment facility design, the proposed Project would remove five protected California walnut trees (tree tag ID #16, 19, 20, 21, and 30). Refer to Chapter 4 of this report for mitigation measures and best management practices.

Table 1. Tree Inventory Data

Tree Tag ID¹	Photo #	Latitude/ Longitude	DBH (per trunk in inches)²	Canopy Diameter (ft)	Health Rating	Height (ft)	Type	Protected Under LCP/LIP	Damage Type
1	1	34°02'07.7" N 118°41'50.3" W	11 @ 1.1", 2 @ 1.7", 4 @ 0.75"	21	fair-poor	15	Stump Sprout	No	Fire
2	2	34°02'08.3"N 118°41'51.0"W	2 @ 1", 1 @ 1.5", 1 @ 2", 1 @ 3", 1 @ 0.4"	15	good	14	Stump Sprout	No	None
3	3	34°02'08.1"N 118°41'51.2"W	1 @ 6"	25	good	22	Tree	Yes	None
4	26	34°02'08.8"N 118°41'51.8"W	2 @ 2", 1 @ 2.6", 1 @ 3", 2 @ 2.6", 1 @ 4", 1 @ 5", 1 @ 6", 1 @ 3.7"	18	good	22	Tree	Yes	None
5	4	34°02'07.7"N 118°41'52.3"W	1 @ 2.3"	9	good	12	Sapling	No	None
6	5	34°02'07.5"N 118°41'52.3"W	1 @ 3", 1 @ 2.6", 1 @ 2.3", 1 @ 1.3", 2 @ 2.2"	13	good-fair	13	Sapling	No	None
7	6	34°02'07.6"N 118°41'52.4"W	1 @ 1.1", 1 @ 0.5"	4	good-fair	9	Sapling	No	Fire
8	7	34°02'07.6"N 118°41'52.4"W	3 @ 1.2"	11	good	12	Sapling	No	None
9	8	34°02'07.7"N 118°41'52.8"W	3 @ 1.8", 1 @ 1.5", 1 @ 2.3", 1 @ 2.5", 1 @ 3.5", 1 @ 4.5", 1 @ 5", 2 @ 5.7"	24	good	21	Tree	Yes	None
10	9	34°02'08.00"N 118°41'53.1"W	2 @ 3.2", 1 @ 5.2", 1 @ 4.6"	30	good	18	Tree	Yes	None
11	10	34°02'08.00"N 118°41'53.1"W	1 @ 1.3", 1 @ 3.4"	18	good	13	Sapling	No	None
12	11	34°02'08.00"N 118°41'53.4"W	1 @ 5.6"	10	good-fair	13	Stump Sprout	No	None
13	11	34°02'07.09"N 118°41'53.5"W	1 @ 4.5"	10	good-fair	13	Stump Sprout	No	None

Tree Tag ID ¹	Photo #	Latitude/ Longitude	DBH (per trunk in inches) ²	Canopy Diameter (ft)	Health Rating	Height (ft)	Type	Protected Under LCP/LIP	Damage Type
14	11	34°02'07.9"N 118°41'53.5"W	1 @ 5.4", 1 @ 3.5"	12	good-fair	16	Stump Sprout	No	None
15	12	34°02'12.1"N 118°41'57.8"W	2 @ 1.3"	9	good	11	Sapling	No	None
16	13	34°02'10.1"N 118°41'56.3"W	1@ 11.3", 2 @ 2.5", 1 @ 15.5" , 1 @ 11.2", 1@ 11.8"	51	good	28	Tree	Yes	None
17	29	34°02'07.6"N 118°41'54.1"W	2 @ 4.8", 1 @ 4.9"	17	fair-poor	18	Tree	Yes	Fire
18	15	34°02'07.6"N 118°41'54.5"W	1 @ 17.6" , 1 @ 9.6", 2 @ 12.3	45	fair	40	Tree	Yes	Fire
19	16	34°02'08.3"N 118°41'54.1"W	1 @ 5.4", 1 @ 4.5", 1 @ 7.1" , 1 @ 5.5	33	good	22	Tree	Yes	None
20	18	34°02'08.5"N 118°41'54.8"W	1 @ 7"	24	fair-poor	13	Tree	Yes	Fire
21	19	34°02'09.0"N 118°41'55.2"W	1 @ 7.2" , 1 @ 6.3", 1 @ 5.1"	30	good-fair	14	Tree	Yes	Fire
22	17	34°02'08.5"N 118°41'54.9"W	1 @ 3.6", 1@ 3.4"	11	good	13	Stump Sprout	No	None
23	21	34°02'08.3"N 118°41'55.3"W	3 @ 2" , 1 @ 1.3", 3 @ 1"	12	fair	41	Stump sprout	No	Fire
24	20	34°02'08.3"N 118°41'55.5"W	4 @ 2", 1 @ 1.6", 1 @ 1.8", 2 @ 2.7"	12	fair	18	Stump sprout	No	Fire
25	22	34°02'08.3"N 118°41'55.7"W	3 @ 2", 1 @ 2.5", 1 @ 9.1" , 1 @ 2.3", 1 @ 5.1", 2 @ 3.6",	26	fair	18	Tree	Yes	Fire
26	26	34°02'08.7"N 118°41'55.9"W	1 @ 7.4" , 1 @ 2.6"	15	good	30	Tree	Yes	Fire
27	26	34°02'08.8"N 118°41'55.9"W	1 @ 4.7", 1 @ 6.3" , 1@ 6.8"	18	good	14	Tree	Yes	Fire

Tree Tag ID ¹	Photo #	Latitude/ Longitude	DBH (per trunk in inches) ²	Canopy Diameter (ft)	Health Rating	Height (ft)	Type	Protected Under LCP/LIP	Damage Type
28	27, 28	34°02'08.8"N 118°41'56.0"W	1 @ 7.2"	9	fair	11	Tree	Yes	None
29	23	34°02'10.0"N 118°41'56.7"W	1 @ 3.9"	7	good	9	Sapling	No	None
30	24	34°02'10.1"N 118°41'57.2"W	3 @ 2", 1@ 1.5", 2@ 2.6", 2 @ 3"	15	fair	10	Stump sprout	No	Fire; stumps trimmed back for utilities.
31	25	34°02'10.2"N 118°41'53.8"W	1 @ 16.5"	27	good	21	Tree	Yes	None

Source: ICF, 2013.
¹ All trees inventoried are *Juglans californica*.
² Number of trunks at each DBH measurement are provided. **Bold** indicates the measurements used to determine if plant is classified as a protected tree.

The remaining nine trees and their protected zones within the limits of disturbance would be avoided during construction of the project and during operation of the proposed wastewater facility. Figure 4 identifies the trees that will be removed by the proposed project and the tree protection zones for all trees within the limits of disturbance.

Removal of the stump sprouts or saplings is not regulated by the Ordinance and no saplings or stump sprouts are proposed for removal, thus no impact analysis is provided.

Potential impacts on protected native trees within the areas surrounding the collection and distribution system are not anticipated since the proposed work would be restricted to the roadway and existing easements. However, if a native protected tree is found to be present and would be impacted or have encroachment, the measures identified in Chapter 4, below, would apply.

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Figure 4
Native Tree Impacts
Malibu Civic Center Wastewater Treatment Facility Project



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Chapter 4

Mitigation and Monitoring

The following mitigation measures shall be implemented during construction and are required to minimize and avoid residual impacts to protected native trees. These measures will ensure full avoidance of native trees outside of the limits of disturbance and provides the compensatory requirements for impacts and encroachments to protected native trees.

- Standard Best Management Practices (BMPs) shall be implemented. In addition, to ensure potential temporary impacts do not reduce the health of trees that will remain on-site, the following shall be implemented, as applicable:
 - Drainage shall be directed away from the root zones of all native trees.
 - Poisonous chemicals or materials that could be potentially deleterious to tree health shall be discarded in approved storage containers.
 - Tree trunks shall not be used for winch support, an anchor, sign posts, or any other function.
 - Storage or parking of vehicles, building materials, refuse, or excavated soil materials shall not occur within protected zone of tree.
 - Use, access, or parking of heavy vehicles or equipment (i.e. backhoes, tractors) shall not occur within protected zone of tree.
- Prior to construction along the pipeline alignment, collection system areas, and distribution system areas, a qualified biologist or arborist shall examine these areas to determine if there are any other protected native trees within the direct impact area. If any other protected native trees are within the direct impact area, these trees shall be reported to the City and all mitigation measures in the tree protection plan shall be implemented for these trees.
- Prior to construction, protective fencing (i.e., Environmentally Sensitive Area (ESA) fencing) shall be installed around the wastewater treatment plant limits of disturbance to avoid direct impacts on native trees adjacent to the construction area. In addition, ESA fencing shall be installed around the outermost limits of the tree protection zones of the native trees within or adjacent to the construction area that will not be removed but that have a potential to be disturbed during construction or grading activities. ESA fencing shall be placed around each applicable tree and inspected by a qualified biologist or arborist, prior to the commencement of any clearing, grading, or other construction activities. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any native trees. This includes around any native trees, (if present) potentially occurring within the collection and distribution system areas.
- Any construction-related activity that encroaches into the tree protection zone of a native tree must be completed using only hand-held tools (i.e., pruning). Prior to encroachment into the tree protection zone, the tree must be inspected by a qualified arborist to ensure the activity would not result in the loss or worsened health of the tree. This includes around any native trees (if present) potentially occurring within the collection and distribution system areas.

- Pruning of stump sprouts and treatment of the unwanted sprouts may encourage the native plant to develop into a tree as defined in the Ordinance.
- A qualified arborist or biologist shall monitor native trees that are within or adjacent to the construction area. The monitor shall be present during installation of ESA fencing and shall ensure that construction personnel or equipment do not encroach into sensitive areas. The monitor shall also oversee work with hand tools in the protected zone, and shall check ESA fencing weekly to ensure the fencing remains intact during all construction phases of the Project, including directing construction personnel when the fencing needs repair or replacement.
- The proposed wastewater treatment facility design shall avoid the removal of and temporary impacts on native trees to the maximum extent feasible. If the proposed design does not prevent tree removal or encroachment, then the fewest or least significant impacts shall be selected. Adverse impacts to native trees shall be fully mitigated, with priority given to on-site mitigation. The coastal development permit shall include the mitigation requirements as conditions of approval.
- Any California walnut trees proposed for removal or where development encroaches into the protected zone of the native tree, resulting in the loss or worsened health of the tree, shall be replaced on-site (if suitable habitat is present) at a ratio of 10:1. Seedlings (less than one year old) shall be planted in an area of the proposed wastewater treatment facility site where suitable habitat is present.
- If on-site mitigation through planting replacement trees is not feasible, mitigation shall be provided by one of the following methods:
 - Off-site mitigation: Planting of at least 10 replacement trees for every 1 tree removed, can occur off-site on a site with suitable habitat and that is restricted from development or consists of public parklands. Seedlings (less than one year old) shall be planted in an area where there is suitable habitat; OR
 - In Lieu Fee Program: For unavoidable impacts resulting in the loss of native trees and native tree habitat, payment of an in-lieu fee shall be provided. The fee shall be paid into the Native Tree Impact Mitigation Fund, administered by the Santa Monica Mountains Conservancy. The fee shall be based on the type, size and age of the trees removed.

In addition, long-term maintenance and monitoring shall be required to ensure long-term protection and health for trees that are temporarily affected and replacement trees.

Trees with Encroachments

- If the proposed wastewater treatment facility encroaches in the tree protection zone of the native tree, each affected tree shall be monitored annually for a period of not less than ten years. An annual monitoring report shall be submitted for review by the City for each of the ten years. If any of the trees is lost or suffers worsened health or vigor as a result of the proposed wastewater treatment facility, the impact shall be mitigated by replanting at a ratio of 10:1 on-site, or through the off-site mitigation, or in-lieu fee payment (as described above).

Replacement Trees

- Each replacement tree shall be monitored annually for a period of not less than ten years. An annual monitoring report shall be submitted for the review and approval of the City each year for at least ten years. The monitoring report shall include measurements of the tree (i.e., DBH,

approximate height, and canopy width) and the relative health of each of the replacement trees, including noting any damage from fire, insects, and disease, or other vectors affecting health. If at any time, the health of a replacement tree begins to decline beyond recovery, that tree shall be replaced in kind with an equal healthy replacement.

Monitoring reports shall be provided to the City annually and at the conclusion of the ten-year monitoring period documenting the success or failure of the mitigation. If performance standards are not met by the end of ten years, the monitoring period shall be extended until the standards are met.

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Chapter 5 Conclusion

Prior to any tree removal or encroachment into a protected tree zone, a coastal development permit must be obtained. The proposed Project shall incorporate the mitigation measures prescribed by LCP/LIP Chapter 5 for the removal of five native trees protected by the City Native Tree Protection Ordinance and to address potential encroachment to three protected native trees within the limits of disturbance on the proposed wastewater treatment facility site. The BMPs provided in Chapter 4 of this report will ensure the remaining native trees within the limits of disturbance of the proposed wastewater treatment facility are not affected. A long-term monitoring program will also ensure the success and health of trees planted to replace those that were removed.

Potential impacts to protected native trees shall be mitigated in accordance with the Malibu LCP. With replacement of protected native trees that will be removed on a 10:1 ratio, the proposed wastewater treatment facility would have a less than significant impact on protected native trees within the service area.

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