

# Appendix E

*Oak Tree Reports*



# **The Oak Collaborative**

P. O. Box 1752 Thousand Oaks, Ca. 91358 (805) 340-1260

## **OAK TREE REPORT AGOURA HILLS SENIOR HOUSING**

September 1, 2013

### **RCI Builders**

2985 E. Hillcrest Drive, Suite 107  
Thousand Oaks, California 91362

Attn.: Steve Rice

### **SUBJECT SITE**

**AGOURA HILLS SENIOR HOUSING  
PARCEL 2 OF PARCEL MAP 15762 (TT 71742)  
IN THE CITY OF AGOURA HILLS, CALIFORNIA**

### **GENERAL STATEMENT**

Between February 18, 2012 and March 24, 2012, a new Oak Tree "survey" was conducted at the Subject Site. A ground level field inventory and external details (caliper size, health and physical and aesthetic character) were recorded, based upon the existing site conditions. Originally, ninety-three (93) Oak Trees were "surveyed" in 2007 and evaluated for their present conditions based on "owner's" concern for the general health and potential impacts from proposed new site clearing, grading and building construction for a Senior Housing Project. The new "survey" now includes the condition and disposition of one hundred seventy-five (175) Oak Trees. Of the original ninety-three Oak Trees "surveyed", sixty-six were *Quercus agrifolia* (Coast Live Oak) and twenty-seven were *Quercus lobata* (Valley Oak). Since the original "survey", an additional eighty-two (82) Oak Tree seedlings have grown-to-size (2" or greater trunk diameter) making the total of one hundred seventy-five (175) Oak Trees now "protected" by City Ordinance. Of the one hundred seventy-five (175) Oak Trees, seventy two (72) are *Quercus agrifolia* (Coast Live Oak) and one hundred three (103) are *Quercus lobata* (Valley Oak). Three of the Trees are Landmark Trees of "Heritage Oak Status", which are those with a forty-eight inch (48") or greater trunk diameter. The results of the "survey" are shown on the attached Tree Evaluation Forms, EXISTING TREE DRIPLINE EXHIBIT and/or as outlined herein.

The Oak Trees have been "tagged" with aluminum flags at 4'-6" above grade with their corresponding numbers on their northerly sides, for identification purposes. Diameter measurements were taken at 3'-6" (or 42") per City Ordinance. The conditions of the Trees are itemized herein, on the Tree Evaluation forms (DB), Photo Record and their Plan graphics represented on the EXISTING TREE DRIPLINE EXHIBIT.

## PURPOSE AND SCOPE

The purpose and scope of this report, in accordance with the City of Agoura Hills Zoning Ordinance #9657 and #9657.5, Appendix A, **Oak Tree Preservation Guidelines**, is to identify native and "planted" Oak species and evaluate their present condition. A report on impacts, if known, and proposed mitigation measures is required, for submittal to the City for review by the Planning Department, if any work is planned to take place in or within the "PROTECTED ZONE" of any Quercus genus two (2") inches, and over, in diameter at 3'-6" above grade.

## SITE CONDITIONS

The site topography is gently rolling to steeply sloping downward from southeast to northwest, toward a small southwest to northeast arroyo near the western boundary of the site. Another small southeast to northwest arroyo flows along the eastern boundary and previously constructed storm water retention area, at the northeast quarter of the site, was created during the installation of Agoura Road. The high point of the property is located at the southeast corner of the site, the low points where the two culverts allow runoff to pass under Agoura Road. The property is bordered by undeveloped land, generally, to the east and south, a multi-family project to the west and Agoura Road to the north. Other common flora existing at the site and adjacent thereto, include Baccharis, Elymus, Eriogonum, Poison Oak, Rhamnus, Sambucus, Sumac, sage scrub, disturbed grassland and, of course, Mustard & Wild Oats. The Oak Trees recorded in this Report are located on the south side of Agoura Road, across from the Farmers Insurance facility in the "West Agoura Road Area" near the City of Agoura Hills western boundary. A few reported-on Oak Trees, just off-site within the 250' reporting distance, are perceived to be vulnerable to construction activities (unguarded) and are included in this Report. Additional Oak Trees are located off-site, within the 250' reporting distance, which are generally to the east and south, but those are "guarded" by the trees recorded as to remain in place in this Report. Therefore, those off-site Trees are not included in this Report. Each Tree included in this Report has been "tagged" with a numbered aluminum flag on its northerly side, at 4'-6" above grade, for identification purposes. No stands of Scrub Oak (Quercus berberidifolia) were observed within the property.

Tree KT-1 was at the northeast corner of the property and has been previously removed for construction of a storm water retention basin. Trees KT-2 thru KT-4, KT-6 thru KT-14 and KT-16 thru KT-16a are on the westerly side of the easterly storm water retention basin area. Tree KT-5 has died and remnants of dead tissue were observed. Tree KT-15 has been vandalized and is missing. Trees KT-17 thru KT-29a are located in the Southeast corner of the site. Trees KT-30 thru KT-38e are along the southerly boundary of the site. The number KT-38b was not used. Trees KT-39a thru KT-48b are in the southerly center of the site. Trees KT-49 thru KT-58a are located in the center of the site. Trees KT-59 thru KT-60c are in the west central area of the site. Trees KT-61 thru KT-68a are along the south side of Agoura Road. Trees KT-66 and KT-67 have been removed by unknown party, apparently for road repairs. Trees KT-69 thru KT-70a are adjacent to the multi-family project in the westerly quadrant of the site. Trees KT-71 thru KT-81 are along the westerly side of the westerly arroyo. Tree KT-82 is to the northwest of Tree KT-60. Trees KT-83 thru KT-95 are located along the central southwesterly boundary of the site. Trees KT-96 thru KT-103 are in the southerly portion of the west central area of the site. Oak Tree grove KT-104 is south of Tree KT-69, along the boundary with the multi-family housing project. Tree KT-105 is in the southerly portion of the east central area of the site.

Most of the Trees are on moderate to steeply sloping terrain, surrounded by disturbed (disc harrowed) grassland and sage scrub habitats. Trees KT-2, KT-17, KT-18, KT-21, KT-23, KT-25, KT-26, KT-28, KT-33, KT-34, KT-35, KT-36, KT-38, KT-39a, KT-49, KT-58, KT-59, KT-60, KT-65, KT-68, KT-69, KT-70, KT-102 and KT-103 are fully matured Oak Trees and exhibit the normal characteristics of those of a mature age, i.e., fire damage, minor infestations of pit scale/twig girdler, exudation, exfoliation, broken branch scars, rot, etc. Trees KT-17, KT-23 and KT-26 are considered to be "Heritage Oak Status" or Landmark Trees, as their trunk diameters at 3'-6" are forty-eight inches (48") or greater. Trees KT-3 thru KT-16a, KT-17a thru KT-20, KT-21a thru KT-22, KT-24 thru KT-25a, KT-27 thru KT-27c, KT-29 thru KT-32c, KT-37a thru KT-37b, KT-38a thru KT-38e, KT-39a thru KT-48b, KT-49a thru KT-57a, KT-58a, KT-60a thru KT-64a, KT-65a thru KT-67, KT-70a thru KT-101 and the KT-104 grove thru KT-105 are young Oak Trees with minor maladies for their species.

Eight (8) Trees (KT-62 thru KT-68a) are located in the future Agoura Road street widening alignment, and are slated to be removed. Thirty-eight (38) Trees (KT-4, KT-6, KT-6a, KT-7, KT-8a, KT-8b, KT-8c, KT-8d, KT-27, KT-27a, KT-28, KT-29, KT-29a, KT-71, KT-72, KT-73, KT-73b, KT-73c, KT-74, KT-74a, KT-74b, KT-75, KT-75a, KT-75d, KT-75f, KT-78, KT-78a, KT-78b, KT-104, KT-105) are in areas proposed for site clearing, grading and/or construction activities and are proposed to be removed.

Healthy Trees six inches (6") and under in diameter are proposed to be transplanted on-site, as selected and shown per a to-be-approved Landscape Architectural Plan, by others.

Twenty-five (25) Trees (KT-9, KT-10, KT-11, KT-20, KT-27b, KT-27c, KT-28, KT-50, KT-58, KT-58a, KT-61, KT-69, KT-72a, KT-73a, KT-75b, KT-75c, KT-75e, KT-77a, KT-77c, KT-77d, KT-78c, KT-78d, KT-79, KT-80, KT-81) are proposed to be encroached upon. Along with the remaining Oak Trees not in "harm's way", these Trees are proposed to be protected in place.

See EXISTING TREE DRIPLINE EXHIBIT, Oak Tree Evaluation Summary forms and herein for specific notes and comments.

### **WORK PROCEDURES (AS APPLICABLE)**

All work, as applicable, (construction/maintenance activity) around existing Oak Trees is recommended to follow this work procedures program. This program has been developed to minimize the impacts to each Tree and protect them from unscheduled damage and unauthorized treatment.

1. **All work** within the Oak Tree aerial/root ("protected") zone shall be regularly observed by the Oak Tree Preservation Consultant.
2. The extent of all new construction work affecting Oak Trees shall be staked, where applicable, by field survey and reviewed with the Oak Tree Preservation Consultant.
3. Any approved pruning shall be done by a qualified Tree trimmer, and observed by the Oak Tree Preservation Consultant of record.
4. **Hand dig** vertical trench or fence post(s) at the final location to final grade and "bridge-over," move footing/post or cleanly cut and seal with Tree/root seal, as approved by the Oak Tree Preservation Consultant, any and all roots encountered. (This procedure shall protect the root system from unnecessary damage by excavation equipment).
5. All footings for wall construction (as applicable) shall be designed to provide minimal impact to the Tree and backfilled with topsoil. Where roots greater in diameter than one (1") inch are encountered, footings must "bridge" over the affected roots.
6. Unless waived, a minimum five (5') foot high temporary chain link fence shall be constructed at the limit of approved work, prior to the commencement of work, to protect the adjacent Trees from further unauthorized damage and remain in place until completion of construction. A Fencing Plan shall be submitted at the reconstruction meeting. The fence must have four (4) warning signs located equidistant from each other around each Tree or group of Trees. For groves of Oak Trees the signs must be no further than fifty (50') feet apart around the grove.

The signs must be two (2') feet square and contain the following language:

**WARNING**  
**THIS FENCE SHALL NOT BE**  
**REMOVED OR RELOCATED WITHOUT**  
**WRITTEN AUTHORIZATION FROM**  
**THE CITY OF AGOURA HILLS**  
**DEPARTMENT OF PLANNING AND**  
**COMMUNITY DEVELOPMENT**

Should any work be required within the limit of work, and the temporary fence must be opened, the Oak Tree Preservation Consultant **must** direct **all work** at any time the fence is open.

7. No further work within the aerial/root ("protected") zone shall be done beyond that which was approved, without obtaining written approval prior to proceeding.
8. The area within the chain link fence shall not be used at any time for material or equipment storage or parking.
9. No chemicals or herbicides shall be applied to the soil surface within 100' of an Oak Tree's aerial/root ("protected") zone.
10. Copies of the following shall be maintained on the site during any work to or around the Oak Trees, as applicable:
  - OAK TREE REPORT
  - OAK TREE PERMIT
  - OAK TREE LOCATION MAP
  - ENGINEERING PLANS
  - INSPECTION TICKET
  - OAK TREE PRESERVATION AND GUIDELINES
  - OAK TREE ORDINANCE
  - APPROVED SITE PLAN
  - APPROVED PLANTING AND IRRIGATION PLAN
11. Oak Tree preservation devices, such as air ventilation systems, Tree wells, drains, special paving and branch cabling, if required, must be installed prior to completion of grading and prior to the construction phase.
12. A utilities trenching pathway plan must be submitted prior to completion of grading and prior to the construction phase in order to avoid unnecessary damage to the Tree root systems. The plan shall indicate the routing of all trenching, including, but not limited to storm drains, subdrains, sewers, easements, area drains, gas lines, electrical service, cable TV, water mains, irrigation main lines and any other underground installations.
13. In areas where Trees are in or adjacent to walkways or parking areas, pervious paving shall be employed to mitigate the effects of root air space reduction, as approved.
14. As a part of the required 4:1 mitigation, Oak Tree removals shall be replaced as follows:

Commercial properties —

For dead or hazardous Trees, one (1) thirty-six inch box Oak Tree shall be planted on site for each unhealthy Oak Tree approved for removal. For healthy Trees, two (2) twenty-four inch box specimen Oak Trees and one (1) thirty-six inch box specimen Oak Tree shall be planted on site for each healthy Oak Tree approved for removal. For Landmark Trees (forty-eight inch diameter and larger), a nursery grown Oak Tree of equivalent diameter to the Tree removed or two (2) nursery container grown sixty inch box Oak Trees shall be planted on site for each healthy Oak Tree approved for removal.

Residential properties —

For dead or hazardous Trees one (1) thirty-six inch box Oak Tree shall be planted on site for each Tree approved for removal. However, in cases where houses currently exist on the property, the requirement for replacement shall be one (1) fifteen gallon Oak Tree be planted on site for each unhealthy Tree approved for removal. For Landmark Trees (forty-eight inch diameter and larger), one (1) nursery container grown sixty inch box Oak Tree shall be planted on site for each healthy Oak Tree approved for removal.

Agoura Municipal Code 9657.5 C. (c) also states the following:

"In no case shall less than four (4) native oaks be provided for any oak tree removed or relocated."

The Agoura Hills OAK TREE PRESERVATION GUIDELINES, section 10.3 and 10.4 states the following:

"Replacement trees shall be planted in accordance with the procedures established in section V.5 of this resolution (appendix)."

"Unless waived by the department of planning and community development, a refundable security deposit in the amount equal to the cost of the replacement trees shall be deposited in trust with the City of Agoura Hills to guarantee the implementation of section 10.3. The deposit will be refunded upon satisfactory completion of these conditions."

In the case of Trees which are candidates for transplant, a refundable cash deposit in the amount equal to the cost of purchasing an equivalent nursery grown Oak Tree, shall be made with the City. The deposit will be refunded after twelve (12) months if, in the opinion of the City's Oak Tree Consultant, the transplanted Tree has survived and is considered to be in good health. Should the Tree be in marginal health or physical condition, the deposit will be retained for an additional twelve (12) months. At the end of the second twelve month period, should the Tree continue to be in a marginal or poor

health condition, then the Tree shall be removed and replaced with an equivalent nursery grown Oak Tree and the deposit will be retained for at least an additional twelve (12) months.

15. Whenever any construction work is being performed contrary to the provisions of the Oak Tree Permit/Ordinance, a City inspector may issue a written notice to the responsible party, to stop work on the project on which the violation occurred or upon which danger exists. The "Stop Work Order" will state the nature of the violation or danger and no work may proceed until the violation has been rectified and approved by the code enforcement officer or City's Oak Tree Consultant. During any construction and/or treatment, Tree work and impacts must be closely monitored to further mitigate shock symptoms, should they occur. If needed, water must be provided to irrigate the Tree(s) and also to wash the dust from foliage.

## AGOURA HILLS MUNICIPAL CODE 9657.5 Oak Tree Permit pp C. 3. And D

"c... That the removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present location(s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s).

If the applicant has met the above...

## PROTECTION

Per paragraph 6 above, to preserve Oak Trees in a construction area, a minimum 5' height chain link fence must be installed at the limit of work, prior to any clearing, grubbing, demolition, construction and/or treatment, in order to protect the sensitive "Z.O.N.E.," during all work operations. The Oak Tree Preservation Consultant of record must "function" as the fence for any work necessary within the Z.O.N.E. fenced area, while directing or observing work in and near any Oak Trees.

Z.O.N.E. = "Zone of Nutraire Endemic" (the area of natural or amended planting medium which may extend to or beyond the dripline of a native tree). An Oak Tree care and maintenance guideline, as provided by the City of Agoura Hills, should be followed, as well as regular monitoring throughout each Tree's life cycle, by a qualified Oak Tree Preservation Specialist/Consultant.

## EVALUATION CRITERIA

In evaluating Oak Trees, as with any other Trees, the reporting format records the external observation of the Tree(s) at the time of the "survey," including approximate sizes of trunk, height and spread of the branching system to the outer dripline, surface observation of the Trees' condition and other pertinent information. The Rating designation assigns a health and aesthetic value for each Tree. Ratings range from "A" to "F," with "A" as the indicator of a Tree exhibiting the best condition for the species in the area, and the lower letters indicating lesser values. The "C" value represents an average condition for the species. An "F" rating is a candidate for removal for health or hazard reasons. Plus (+) and minus (-) sub-values are assigned where a clear letter designation is not appropriate. The letter "E" is not used in order to avoid confusion with the term "excellent."

## CARE AND SAFETY

It must be noted that the Trees referred to in this report are living organisms, and therefore subject to change. And since internal, crown and subsurface systems could not be investigated, no warranties, neither expressed nor implied, are made that these Trees will be in any condition other than as observed and reported herein, beyond the date of the inventory walk-thru ("survey"). A copy of the OAK TREE CARE AND MAINTENANCE, for the care and maintenance of Oak Trees, is available from the City of Agoura Hills for use in providing guidelines for the "on-going" maintenance of Oak Trees. The preferred maintenance procedure used in caring for native Oak Trees is to promote and encourage proper vigor within the Tree systems. In this way, the natural defenses are better able to ward-off pests and diseases.

## CONSTRUCTION AND MAINTENANCE PROCEDURES

According to the "City" Oak Tree Ordinance, all work, should it be necessary, within the "Protected Zone" (that area enclosed by a line five (5') feet beyond the natural "dripline" of the Oak Tree, but not less than fifteen (15') feet from the trunk), shall be done using hand tools under the observation of the Oak Tree Preservation Consultant. This also includes pruning/trimming for clearance. Pruning for aesthetics is not permitted in the Ordinance.

**Current maintenance/impacts/treatment procedures for the Oak Trees at Agoura Senior Housing, Parcel Map 15762 (TT 71742), consist of the following (also see Oak Tree Evaluation Summary forms and EXISTING TREE DRIPLINE EXHIBIT):**

### GENERAL RECOMMENDATIONS:

It is our recommendation that the following treatment(s) to the appropriate Oak Trees be implemented:

Oak Tree Preservation Specialist is to monitor and direct all work near the Trees to remain protected in place.

Remove deadwood from appropriate specimens.

Clean-cut prior pruning/stub-cuts/broken branch scars, as directed.

Clean out trunk and branch cavities and "screen" openings.

Clean and "screen" water traps.

Clean excess fill from base of trunks (without damaging feeder roots), as directed.

Remove "waterspouts" and crossing branches, as directed.

Protect "Duff" areas to allow seedlings to establish.

The "Protected Zone" of all Trees need not be fenced to protect the canopies and root systems from site improvement activities.

The "Protected Zones" of some of the on-site Oak trees are in direct conflict with grading, building and site construction, and are proposed for removal and/or transplant – see IMPACT NOTES below and EXISTING TREE DRIPLINE EXHIBIT.

Final determination of the treatment(s), as outlined herein, will be as directed in the field by the Oak Tree Preservation Specialist.



## **IMPACT NOTES:**

Direct impacts are proposed to the following Oak Trees - see IMPACT NOTES and EXISTING TREE DRIPLINE EXHIBIT.:

KT-4, KT-6, KT-6a, KT-7, KT-8a, KT-8b, KT-8c, KT-8d, KT-27, KT-27a, KT-28, KT-29, KT-29a, KT-62, KT-63, KT-64, KT-64a, KT-65, KT-65a, KT-68, KT-68a, KT-71, KT-72, KT-73, KT-73b, KT-73c, KT-74, KT-74a, KT-74b, KT-75, KT-75a, KT-75d, KT-75f, KT-78, KT-78a, KT-78b, KT-104, KT-105

Encroachments are proposed to the following Oak Trees - see IMPACT NOTES and EXISTING TREE DRIPLINE EXHIBIT.:

KT-9, KT-10, KT-11, KT-20, KT-27b, KT-27c, KT-28, KT-50, KT-58, KT-58a, KT-61, KT-69, KT-72a, KT-73a, KT-75b, KT-75c, KT-75e, KT-77a, KT-77c, KT-77d, KT-78c, KT-78d, KT-79, KT-80, KT-81,

The following Oak Trees are missing, have been removed by others.:

KT-1, KT-5, KT-15, KT-66, KT-67

### **OAK TREES PROPOSED FOR REMOVAL ARE AS FOLLOWS:**

#### **OAK TREE KT-4 (*Quercus lobata*)**

Oak Tree KT-4 is located within the footprint of Building B and is proposed to be removed. Replacement of this Oak Tree shall be as required by the City of Agoura Hills Municipal Code 9657.5 Oak Tree Permit pp C. 3. and D.

#### **OAK TREE KT-6**

Oak Tree KT-6 is located within the graded slope adjacent to Building B and is proposed to be removed. Replacement of this Oak Tree shall be as required by the City of Agoura Hills Municipal Code 9657.5 Oak Tree Permit pp C. 3. and D.

#### **OAK TREE KT-6a**

Oak Tree KT-6a is located within the graded slope adjacent to Building B and is proposed to be removed. Replacement of this Oak Tree shall be as required by the City of Agoura Hills Municipal Code 9657.5 Oak Tree Permit pp C. 3. and D.

#### **OAK TREE KT-7**

Oak Tree KT-7 is located within the graded slope adjacent to Building B and is proposed to be removed. Replacement of this Oak Tree shall be as required by the City of Agoura Hills Municipal Code 9657.5 Oak Tree Permit pp C. 3. and D.

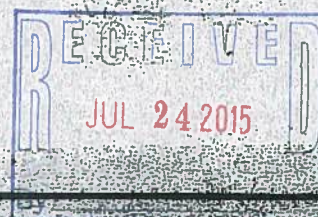
#### **OAK TREE KT-8a**

# AGOURA SENIOR HOUSING

ADDENDUM REPORT

(06-30-15)

## OAK TREE REPORT



**THE OAK COLLABORATIVE**

OAK AND LANDMARK TREE  
PRESERVATION SPECIALISTS

**RICHARD W. CAMPBELL, ASLA, BSLA**  
P. O. Box 16192 Thousand Oaks, Ca. 91359 (805) 375-10101260

**ADDENDUM OAK TREE REPORT**  
**AGOURA HILLS SENIOR HOUSING**

June 30, 2015

**RCI Builders**

2985 E. Hillcrest Drive, Suite 107  
Thousand Oaks, California 91362

Attn.: Steve Rice

**SUBJECT SITE**

**AGOURA HILLS SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 15762 (TT 71742)**  
**IN THE CITY OF AGOURA HILLS, CALIFORNIA**

**GENERAL STATEMENT**

On June 20, 2015 an Oak Tree "survey" was conducted at the Subject Site on twelve (12) newly discovered Trees. A ground level field inventory and external details (caliper size, health and physical and aesthetic character) were recorded, based upon the existing site conditions. Originally, ninety-three (93) in 2007 and later in 2013 sixteen (16) additional Oak Trees were "surveyed" and evaluated for their present conditions based on "owner's" concern for the general health and potential impacts from proposed new site clearing, grading and building construction for a Senior Housing Project. This new "survey" now includes the condition and disposition of the newly discovered twelve (12) Oak Trees near the westerly boundary. Of these new Oak Trees "surveyed", eight (8) are Quercus agrifolia (Coast Live Oak) and four (4) are Quercus lobata (Valley Oak). None of the twelve new Trees are Landmark Trees of "Heritage Oak Status", which are those with a forty-eight inch (48") or greater trunk diameter. The results of the "survey" are shown on the attached Tree Evaluation Form, EXISTING TREE DRIPLINE EXHIBIT and/or as outlined herein.

The Oak Trees have been "tagged" with aluminum flags at 3'-6" above grade with their corresponding numbers on their northerly sides, for identification purposes. Diameter measurements were taken at 3'-6" (or 42") per City Ordinance. The conditions of the Trees are itemized herein, on the Tree Evaluation form (DB), Photo Record and their Plan graphics represented on the EXISTING TREE DRIPLINE EXHIBIT.

## **PURPOSE AND SCOPE**

The purpose and scope of this report, in accordance with the City of Agoura Hills Zoning Ordinance #9657 and #9657.5, Appendix A, **Oak Tree Preservation Guidelines**, is to identify native and "planted" Oak species and evaluate their present condition. A report on impacts, if known, and proposed mitigation measures is required, for submittal to the City for review by the Planning Department, if any work is planned to take place in or within the "PROTECTED ZONE" of any Quercus genus two (2") inches, and over, in diameter at 3'-6" above grade.

## **SITE CONDITIONS**

Oak Trees KT-81a and KT-81b are along the westerly side of the westerly arroyo near the Agoura Road boundary and Tree KT-61. Oak Trees KT-106 and KT-107 are west of Tree grove KT-104, along the boundary with the adjacent multi-family housing project. Trees KT-108 thru KT-114 are along the westerly boundary. Tree KT-115 is directly adjacent to the Agoura Road widening "cut" slope, near the westerly boundary.

Ten of the twelve new Trees (KT-106 thru KT-115) in this Addendum Report are on relatively flat terrain, surrounded by disturbed (disc harrowed) grassland and adjacent multi-family housing project irrigated planting areas. The other two (KT-81a and KT-81b) are along the westerly side of the westerly drainage swale. Trees KT-81a, KT-81b and KT-106 thru KT-114 are young and maturing Oak Trees and exhibit the normal characteristics of those of a youthful age, ie. minor infestations of pit scale/twig girdler, broken branch scars, deadwood, etc. Tree KT-115 is a semi-mature Oak Tree with a few minor maladies and is in relatively good health. Two (2) Trees (KT-81a thru KT-81b) are located in the proposed building access drive, and are proposed to be removed. The other ten Oak Trees (KT-106 thru KT-115) near the westerly boundary are proposed to be encroached upon for site clearing, grading and/or construction activities but will remain in place.

Healthy Trees six inches (6") and under in diameter are proposed to be transplanted on-site, as selected and shown per a to-be-approved Landscape Architectural Plans, by others.

See EXISTING TREE DRIPLINE EXHIBIT, Oak Tree Evaluation Summary forms and herein for specific notes and comments.

## **WORK PROCEDURES (AS APPLICABLE)**

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**WARNING  
THIS FENCE SHALL NOT BE  
REMOVED OR RELOCATED WITHOUT  
WRITTEN AUTHORIZATION FROM  
THE CITY OF AGOURA HILLS  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT**

Should any work be required within the limit of work, and the temporary fence must be opened, the Oak Tree Preservation Consultant **must** direct **all work** at any time the fence is open. **The Oak Tree Preservation Specialist "becomes the fence"**.

7. **No** further work within the aerial/root ("protected") zone shall be done beyond that which was approved, without obtaining written approval prior to proceeding.
8. The area within the chain link fence shall not be used at any time for material or equipment storage or parking.
9. No chemicals or herbicides shall be applied to the soil surface within 100' of an Oak Tree's aerial/root ("protected") zone.
10. Copies of the following shall be maintained on the site during any work to or around the Oak Trees, as applicable:

OAK TREE REPORT  
OAK TREE PERMIT  
OAK TREE LOCATION MAP  
ENGINEERING PLANS  
INSPECTION TICKET  
OAK TREE PRESERVATION AND GUIDELINES  
OAK TREE ORDINANCE  
APPROVED SITE PLAN  
APPROVED PLANTING AND IRRIGATION PLAN

Oak Tree preservation devices, such as air ventilation systems, Tree wells, drains, special paving and branch cabling, if required, must be installed prior to completion of grading and prior to the construction phase.

11. A utilities trenching pathway plan must be submitted prior to completion of grading and prior to the construction phase in order to avoid unnecessary damage to the Tree root systems. The plan shall indicate the routing of all trenching, including, but not limited to storm drains, subdrains, sewers, easements, area drains, gas lines, electrical service, cable TV, water mains, irrigation main lines and any other underground installations.
12. In areas where Trees are in or adjacent to walkways or parking areas, pervious paving shall be employed to mitigate the effects of root air space reduction, as approved.

As a part of the required 4:1 mitigation, Oak Tree removals shall be replaced as follows:

Commercial properties — For dead or hazardous Trees, one (1) thirty-six inch box Oak Tree shall be planted on site for each unhealthy Oak Tree approved for removal. For healthy Trees, two (2) twenty-four inch box specimen Oak Trees and one (1) thirty-six inch box specimen Oak Tree shall be planted on site for each healthy Oak Tree approved for removal. For Landmark Trees (forty-eight inch diameter and larger), a nursery grown Oak Tree of equivalent diameter to the Tree removed or two (2) nursery container grown sixty inch box Oak Trees shall be planted on site for each healthy Oak Tree approved for removal.

Residential properties — For dead or hazardous Trees one (1) thirty-six inch box Oak Tree shall be planted on site for each Tree approved for removal. However, in cases where houses currently exist on the property, the requirement for replacement shall be one (1) fifteen gallon Oak Tree be planted on site for each unhealthy Tree approved for removal. For Landmark Trees (forty-eight inch diameter and larger), one (1) nursery container grown sixty inch box Oak Tree shall be planted on site for each healthy Oak Tree approved for removal.

Agoura Municipal Code 9657.5 C. (c) also states the following:

"In no case shall less than four (4) native oaks be provided for any oak tree removed or relocated.

The Agoura Hills OAK TREE PRESERVATION GUIDELINES, section 10.3 and 10.4 states the following:

"Replacement trees shall be planted in accordance with the procedures established in section V.5 of this resolution (appendix)."

"Unless waived by the department of planning and community development, a refundable security deposit in the amount equal to the cost of the replacement trees shall be deposited in trust with the City of Agoura Hills to guarantee the implementation of section 10.3. The deposit will be refunded upon satisfactory completion of these conditions."

In the case of Trees which are candidates for transplant, a refundable cash deposit in the amount equal to the cost of purchasing an equivalent nursery grown Oak Tree, shall be made with the City. The deposit will be refunded after twelve (12) months if, in the opinion of the City's Oak Tree Consultant, the transplanted Tree has survived and is considered to be in good health. Should the Tree be in marginal health or physical condition, the deposit will be retained for an additional twelve (12) months. At the end of the second twelve month period, should the Tree continue to be in a marginal or poor health condition, then the Tree shall be removed and replaced with an equivalent nursery grown Oak Tree and the deposit will be retained for at least an additional twelve (12) months.

13. Whenever any construction work is being performed contrary to the provisions of the Oak Tree Permit/Ordinance, a City inspector may issue a written notice to the responsible party, to stop work on the project on which the violation occurred or upon which danger exists. The "Stop Work Order" will state the nature of the violation or danger and no work may proceed until the violation has been rectified and approved by the code enforcement officer or City's Oak Tree Consultant. During any construction and/or treatment, Tree work and impacts must be closely monitored to further mitigate shock symptoms, should they occur. If needed, water must be provided to irrigate the Tree(s) and also to wash the dust from foliage.

## **AGOURA HILLS MUNICIPAL CODE 9657.5 Oak Tree Permit pp C. 3. And D**

"c...That the removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present location(s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s).

## **PROTECTION**

Per paragraph 6 above, to preserve Oak Trees in a construction area, a minimum 5' height chain link **fence** must be installed at the limit of work, prior to any clearing, grubbing, demolition, construction and/or treatment, in order to protect the sensitive "Z.O.N.E.," during all work operations. The Oak Tree Preservation Consultant of record must "function" as the **fence** for any work necessary within the Z.O.N.E. fenced area, while directing or observing work in and near any Oak Trees.

Z.O.N.E. = "Zone of Nutraire Endemic" (the area of natural or amended planting medium which may extend to or beyond the dripline of a native tree). An Oak Tree care and maintenance guideline, as provided by the City of Agoura Hills, should be followed, as well as regular monitoring throughout each Tree's life cycle, by a qualified Oak Tree Preservation Specialist/Consultant.

## **EVALUATION CRITERIA**

In evaluating Oak Trees, as with any other Trees, the reporting format records the external observation of the Tree(s) at the time of the "survey," including approximate sizes of trunk, height and spread of the branching system to the outer dripline, surface observation of the Trees' condition and other pertinent information. The Rating designation assigns a health and aesthetic value for each Tree. Ratings range from "A" to "F," with "A" as the indicator of a Tree exhibiting the best condition for the species in the area, and the lower letters indicating lesser values. The "C" value represents an average condition for the species. An "F" rating is a candidate for removal for health or hazard reasons. Plus (+) and minus (-) sub-values are assigned where a clear letter designation is not appropriate. The letter "E" is not used in order to avoid confusion with the term "excellent."

## **CARE AND SAFETY**

It must be noted that the Trees referred to in this report are living organisms, and therefore subject to change. And since internal, crown and subsurface systems could not be investigated, no warranties, neither expressed nor implied, are made that these Trees will be in any condition other than as observed and reported herein, beyond the date of the inventory walk-thru ("survey"). A copy of the OAK TREE CARE AND MAINTENANCE, for the care and maintenance of Oak Trees, is available from the City of Agoura Hills for use in providing guidelines for the "on-going" maintenance of Oak Trees. The preferred maintenance procedure used in caring for native Oak Trees is to promote and encourage proper vigor within the Tree systems. In this way, the natural defenses are better able to ward-off pests and diseases.

## **CONSTRUCTION AND MAINTENANCE PROCEDURES**

According to the "City" Oak Tree Ordinance, all work, should it be necessary, within the "Protected Zone" (that area enclosed by a line five (5') feet beyond the natural "dripline" of the Oak Tree, but not less than fifteen (15') feet from the trunk), shall be done using hand tools under the observation of the Oak Tree Preservation Consultant. This also includes pruning/trimming for clearance. Pruning for aesthetics is not permitted in the Ordinance.

**Current maintenance/impacts/treatment procedures for the Oak Trees at Agoura Senior Housing, Parcel Map 15762 (TT 71742), consist of the following (also see Oak Tree Evaluation Summary form and EXISTING TREE DRIPLINE EXHIBIT):**

### **GENERAL RECOMMENDATIONS:**

It is our recommendation that the following treatment(s) to the appropriate Oak Trees be implemented:

Oak Tree Preservation Specialist is to monitor and direct all work near the Trees to remain protected in place.

Remove deadwood from appropriate specimens.



Clean-cut prior pruning/stub-cuts/broken branch scars, as directed.

Clean out trunk and branch cavities and "screen" openings.

Clean and "screen" water traps.

Clean excess fill from base of trunks (without damaging feeder roots), as directed.

Remove "waterspouts" and crossing branches, as directed.

Protect "Duff" areas to allow seedlings to establish.

The "Protected Zone" of all Trees need not be fenced to protect the canopies and root systems from site improvement activities.

The "Protected Zones" of some of the on-site Oak trees are in direct conflict with grading, building and site construction, and are proposed for removal and/or transplant – see IMPACT NOTES below and EXISTING TREE DRIPLINE EXHIBIT.

Final determination of the treatment(s), as outlined herein, will be as directed in the field by the Oak Tree Preservation Specialist.

#### **IMPACT NOTES:**

Direct impacts are proposed to the following Oak Trees - see IMPACT NOTES and EXISTING TREE DRIPLINE EXHIBIT.:

##### **KT-81a and KT-81b**

Encroachments are proposed to the following Oak Trees - see IMPACT NOTES and EXISTING TREE DRIPLINE EXHIBIT.:

##### **KT-106 thru KT-115**

#### **OAK TREES PROPOSED FOR REMOVAL ARE AS FOLLOWS:**

##### **OAK TREE KT-81a (*Quercus agrifolia*)**

Oak Tree KT-81a is located within the footprint of Building A's easterly access drive and is proposed to be removed. Replacement of this Oak Tree shall be as required by the City of Agoura Hills Municipal Code 9657.5 Oak Tree Permit pp C. 3. and D.

##### **OAK TREE KT-81b (*Quercus agrifolia*)**

Oak Tree KT-81b is located within the footprint of Building A's easterly access drive and is proposed to be removed. Replacement of this Oak Tree shall be as required by the City of Agoura Hills Municipal Code 9657.5 Oak Tree Permit pp C. 3. and D.

**OAK TREES PROPOSED TO BE ENCROACHED UPON, ARE AS FOLLOWS:**

**OAK TREES KT-106 and KT-107 (*Quercus lobata*)**

Oak Tree KT-106 and KT-107 are located near a slope southwest of Building A and are proposed to be protected in place with the required Oak Tree protection fencing as required by the City of Agoura Hills Zoning Ordinance #9657 and #9657.5, Appendix A. Monitoring the protection of this Oak Tree whenever the Oak Tree Protection fencing is "open", is required. Richard W. Campbell will "act-as-the-fence" during all times when a fence is "open" or "down".

**OAK TREES KT-108 thru KT-113 (*Quercus agrifolia*)**

Oak Trees KT-108 thru KT-113 are located near a slope west of Building A and are proposed to be protected in place with the required Oak Tree protection fencing as required by the City of Agoura Hills Zoning Ordinance #9657 and #9657.5, Appendix A. Monitoring the protection of this Oak Tree whenever the Oak Tree protection fencing is "open" is required. Richard W. Campbell will "act-as-the-fence" during all times when a fence is "open" or "down".

**OAK TREE KT-114 (*Quercus lobata*)**

Oak Tree KT-114 is located near a slope west of Building A and are proposed to be protected in place with the required Oak Tree protection fencing as required by the City of Agoura Hills Zoning Ordinance #9657 and #9657.5, Appendix A. Monitoring the protection of this Oak Tree whenever the Oak Tree protection fencing is "open" is required. Richard W. Campbell will "act-as-the-fence" during all times when a fence is "open" or "down".

**OAK TREE KT-115 (*Quercus lobata*)**

Oak Tree KT-115 is located near a slope north of Building A and is proposed to be protected in place with the required Oak Tree protection fencing as required by the City of Agoura Hills Zoning Ordinance #9657 and #9657.5, Appendix A. Monitoring the protection of this Oak Tree whenever the Oak Tree protection fencing is "open" is required. Richard W. Campbell will "act-as-the-fence" during all times when the fence is "open" or "down".

**GENERAL MAINTENANCE NOTES:**

Remove deadwood from larger specimens, as directed.

Clean-cut prune broken branch scars and poor prior pruning cuts, as directed.

Removing fill and relieve of soil compaction with light manual scarifying (without damaging feeder roots) for air/water transference as directed, may also be appropriate.

Note!

Periodic (at least quarterly) monitoring for declining branching systems is also recommended.

Please review this report and return your questions and/or comments to:

Richard W. Campbell, A.S.L.A., B.S.L.A.  
P. O. BOX 6192  
Thousand Oaks, California 91359  
Phone (805) 375-1010

Cordially,



Richard W. Campbell, A.S.L.A., B.S.L.A.  
Landscape Architect & Oak Tree Preservation Consultant  
California License # 1099, Nevada License # 14  
[rwcampbellasla@verizon.net](mailto:rwcampbellasla@verizon.net)  
[www.richardwcampbellasla.com](http://www.richardwcampbellasla.com)

# **OAK TREE EVALUATION SUMMARY**

**AGOURA HILLS SENIOR HOUSING  
OAK TREE ADDENDUM EVALUATION SUMMARY (12 TREES)  
6-20-15**

Tree No.	Tree Name	Trunk Diam.	N	NE	E	SE	S	SW	W	NW	Ht ±	Hlth	Aest	Notes/Remarks
KT-81a	Quercus agrifolia	5'0"	3'//0"	4'0"	5'1"	6'1"	3'0"	5'0"	3'2"	3'2"	14'	A-	A-	BRANCHES ON GROUND, INTERTWINED IN KT-81b, LOW BRANCHING, SHORT SHOOT GROWTH
KT-81b	Quercus agrifolia	2 3/4" "	4'1"	5'0"	4'0"	6'1"	4'0"	3'1"	2'0"	3'3"	14'	C	C	BRANCHES ON GROUND, INTERTWINED IN KT-81a, LOW BRANCHING, SHORT SHOOT GROWTH
KT-106	Quercus lobata	2 1/4", 3/4", 1/8"	5'1"	6'1"	4'1"	3'1"	2'2"	2'2"	3'2"	5'1"	14'	A-	A-	FILL ON TRUNK, GALLS, LEAF SCORCH, LEAF MINERS, LOW BRANCHING,
KT-107	Quercus lobata	3 3/4", 2"	10'1"	10'0"	9'0"	4'1"	4'1"	4'2"	4'2"	5'2"	20'	A-	A-	BRANCHES ON GOUND, LOW BRANCHING, OAK SEEDLINGS IN DUFF
KT-108	Quercus agrifolia	4 1/4"	6'0"	9'0"	7'1"	7'1"	7'1/1"	6'1/1"	6'1' "	7'2"	18'	B+	B+	BRANCHES ON GOUND, CO-DOMINANT TRUNKS, SHORT SHOOT GROWTH, INCLUDED BARK, INTERTWINED IN KT-109, LOW BRANCHING, OAK SEEDLINGS IN DUFF, SQUIRREL HOLE AT BASE

**RICHARD W. CAMPBELL, ASLA, BSLA**

Tree No.	Tree Name	Trunk Diam.	N	NE	E	SE	S	SW	W	NW	Ht ±	Hlth	Aest	Notes/Remarks
KT-109	Quercus agrifolia	2", (2) 1", 1/2"	2'4'	5'3'	4'2'	6'1'	4'2'	4'4'	2'4'	2'3'	13'	B-	B-	FILL ON TRUNK, SHSHORT SHOOT GROWTH, INTERTWINED IN KT-108, LOPSIDED CANOPY, LOW BRANCHING, OAK SEEDLINGS IN DUFF
KT-110	Quercus agrifolia	2 1/2"	3'7'	3'3'	5'10'	4'4'	7'4'	0'0'	0'0'	0'0'	14'	B-	B-	FILL ON TRUNK, SHORT SHOOT GROWTH, LOPSIDED CANOPY, LOW BRANCHING, OAK SEEDLINGS IN DUFF, GROUND SQUIRREL HOLE AT BASE, PIT SCALE
KT-111	Quercus agrifolia	4"	5'1'	6'0'	6'0'	7'1'	7'0'	4'1'	2'4'	4'1'	13'	B-	B-	BRANCHES ON GROUND, CO-DOMINANT SCAFFOLDS, SHORT SHOOT GROWTH, INCLUDED BARK, LOPSIDED CANOPY, LOW BRANCHING, OAK SEEDLINGS IN DUFF, SQUIRREL HOLE AT BASE, TWIG GIRDLER
KT-112	Quercus agrifolia	4 1/2"	0'0'	0'0'	0'0'	18'0'	18'0'	0'0'	0'0'	0'0'	16'	C+	C+	SHORT SHOOT GROWTH, INTERTWINED IN KT-113, LOPSIDED CANOPY, LEANS TO SOUTHEAST, LOW BRANCHING, OAK SEEDLINGS IN DUFF, TWIG GIRDLER

RICHARD W. CAMPBELL, ASLA, BSLA

KT-113	Quercus agrifolia	9 1/2", 2 1/2"	10/4'	12/2'	12/0'	15/0'	18/0'	6/2'	7/3'	9/3'	30'	C-	C-	BRANCHES ON GROUND, BROKEN BRANCH SCARS (TOPPED), CO-DOMINANT TSCAFFOLDS, FILL ON TRUNK, INTERTWINED WITH TREE(S) KT-7, KT-8a AND KT-8c, PIT SCALE
KT-114	Quercus lobata	46"	5/5'	7/4'	10/1'	8/4'	6/4'	0/0'	0/0'	0/0'	36'	C+	C+	BRANCHES ON GROUND, BROKEN BRANCH SCARS (TOPPED) DEADWOOD, SHORT SHOOT GREWTH, INTERTWINED WITH TREES KT-112 & KT-114, LOW BRANCHING, NEST IN TREE, OAK SEEDLINGS IN DUFF, PIT SCALE, WEAK SCAFFOLD CONNECTION
KT-115	Quercus lobata	±11 1/2"	16/15'	18/19'	23/11'	24/6'	22/0'	25/12'	12/16'	18/18'	40'	C-	B-	BRANCHES ON GROUND, CO-DOMINANT SCAFFOLDS, DEADWOOD, SHORT SHOOT GROWTH, LOW BRANCHING, OAK SEEDLINGS IN DUFF, PIT SCALE, PRIOR PRUNING, STRESSED, WEAK SCAFFOLD CONNECTION

**RICHARD W. CAMPBELL, ASLA, BSLA**

# OAK TREE PHOTO LOG



**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 16782 (TT 71742) (12 TREES)**  
**ADDENDUM PHOTO LOG**



KT-81a



KT-81b

**THE OAK COLLABORATIVE**  
**OAK TREE PRESERVATION SPECIALIST**

**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 18762 (TT 71742) (12 TREES)**  
**ADDENDUM PHOTO LOG**



KT-106



KT-107

**THE OAK COLLABORATIVE**  
**OAK TREE PRESERVATION SPECIALIST**

**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 16762 (TT 71742) (12 TREES)**  
**ADDENDUM PHOTO LOG**



KT-108



KT-109

**THE OAK COLLABORATIVE**  
**OAK TREE PRESERVATION SPECIALIST**

**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 16762 (TT 71742) (12 TREES)**  
**ADDENDUM PHOTO LOG**



KT-110



KT-111

**THE OAK COLLABORATIVE**  
**OAK TREE PRESERVATION SPECIALIST**

**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 15762 (TT 71742) (12 TREES)**  
**ADDENDUM PHOTO LOG**



KT-112



KT-113

**THE OAK COLLABORATIVE**  
**OAK TREE PRESERVATION SPECIALIST**

**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 15782 (TT 71742) (12 TREES)**  
**ADDENDUM PHOTO LOG**



KT-114

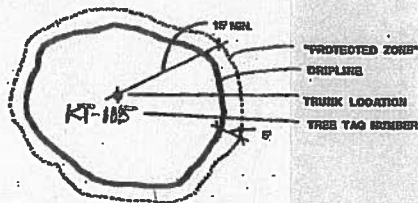


KT-115

**THE OAK COLLABORATIVE**  
**OAK TREE PRESERVATION SPECIALIST**

# OAK TREE MAP

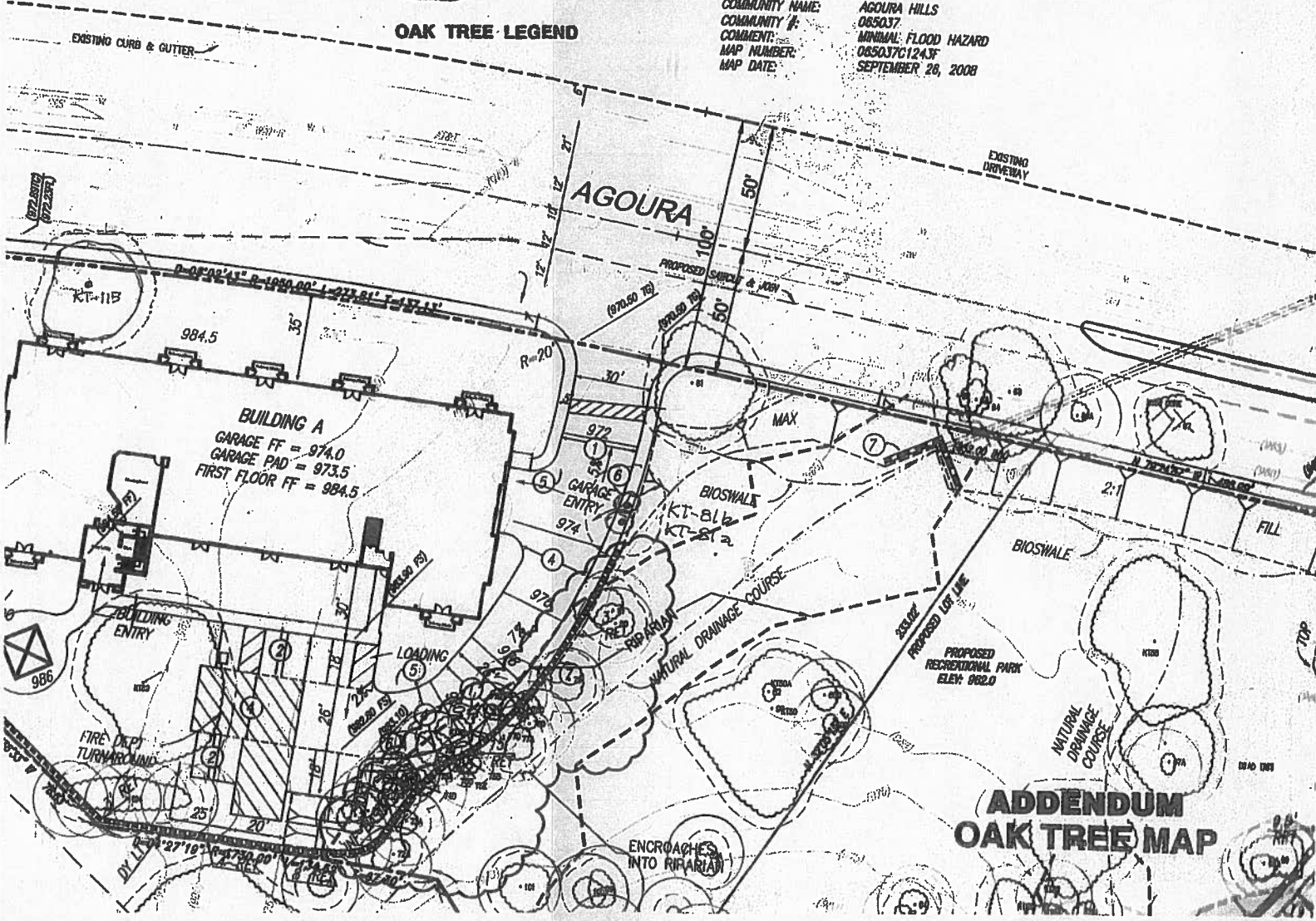
ROBM TAG IN CONC CB 42 FEET WEST OF CENTERLINE OF KANAN ROAD AND 64 FEET NORTH OF CENTERLINE  
 BM NO.: CY100044  
 ELEVATION: 961.97



**OAK TREE LEGEND**

**FLOOD PLAIN NOTE**

COUNTY: LOS ANGELES  
 ASSESSOR PARCEL #: 2081-001-025  
 FLOOD ZONE: X  
 COMMUNITY NAME: AGOURA HILLS  
 COMMUNITY #: 085037  
 COMMENT: MINIMAL FLOOD HAZARD  
 MAP NUMBER: 085037C1243F  
 MAP DATE: SEPTEMBER 28, 2008



**ADDENDUM OAK TREE MAP**



# **AGOURA SENIOR HOUSING**

**ADDENDUM REPORT #2**

**(10-6-15)**

## **OAK TREE REPORT**

**RICHARD W. CAMPBELL, ASLA, BSLA**  
**OAK TREE PRESERVATION SPECIALIST**

# Richard W. Campbell, ASLA, BSLA

P. O Box 6192 Thousand Oaks, California 91359

## ADDENDUM OAK TREE REPORT #2

AGOURA SENIOR HOUSING

October 6, 2015

### RCI Builders

2985 E. Hillcrest Drive, Suite 107  
Thousand Oaks, California 91362

Attn.: Steve Rice

### SUBJECT SITE

**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 15762 (TT 71742)**  
**IN THE CITY OF AGOURA HILLS, CALIFORNIA**

### GENERAL STATEMENT

On September 18, 2015 an Oak Tree "survey" was conducted at the Subject Site on one (1) grown-to-size Oak Tree, located adjacent to and intertwined in Oak Tree KT-80. A field level inventory and external details (caliper size, health and physical and aesthetic character) were recorded, based upon the existing site conditions. In the first Addendum Report, twelve additional oak Trees were discovered added from along the westerly boundary of the property. This new young Coast LiveOak Tree (*Quercus agrifolia*) was evaluated for its present condition based on the Owner's concern for the general health of the Tree and potential impacts from proposed site clearing, grading and building construction for a Senior Housing Project. The new "survey" now includes the condition and disposition of this newly grown-to-size Oak Tree near the previously reported Oak Tree KT-80. The results of the recent "Survey" are shown on the attached Tree Evaluation Form, the separate EXISTING TREE DRIPLINE EXHIBIT and/or as outlined herein.

The Oak Tree has been "tagged" with an aluminum flag at 3'-6" above grade with the "tag" number KT-80a on the northerly side of its trunk, for I, Photo Record and their Plan identification purposes. Diameter measurement was taken at 3'-6" (42") per City Ordinance. The condition of the tree is itemized herein, on the Tree Evaluation Form, Photo Record and the plan graphic as shown on the Engineer's EXISTING TREE DRIPLINE EXHIBIT.

## PURPOSE AND SCOPE

The purpose and scope of this report, in accordance with the city of Agoura hills Zoning Ordinance #9657 and #9657.5, Appendix A, **Oak Tree Preservation Guidelines**, is to identify native and "planted" Oak species and evaluate their present condition. A report on impacts, if known, and proposed mitigation measures is required, for submittal to the City for review by the Planning Department, if any work is planned to take place in or within the "PROTECTED ZONE" of any Quercus genus two inches (2") and over, in diameter at 3'-6" above grade.

## SITE CONDITIONS

Oak Tree KT-80a is located in the northwest quadrant of the property, adjacent to and just southerly and inside the canopy of Oak Tree KT-80. The trunk of Oak Tree KT-80a is on a minimal-moderately easterly descending grade to the Site's westerly drainage swale. The grove of Oak Trees KT-80, KT-81 and KT-80a are surrounded by disturbed (disc-harrowed) grassland and additional riparian vegetation. Oak Tree KT-80a is a young seedling which is intertwined in oak Tree KT-80 and is located outside any proposed construction activity.

## WORK PROCEDURES (AS APPLICABLE)

All work, as applicable (construction/maintenance activity) around existing Oak Trees is recommended to follow this work procedures program. This program has been developed to minimize impacts to each Tree and protect them from unscheduled damage and unauthorized treatment.

All work within the Oak Tree aerial/root ("protected") zone, shall be regularly observed by the Oak Tree Preservation Consultant.

1. The extent of all new construction work affecting Oak Trees shall be staked, where applicable, by field survey and reviewed with the oak Tree preservation Consultant.
2. Any approved pruning shall be done by a qualified Tree Trimmer, and observed by the Oak Tree Preservation Consultant of Record.
3. **Hand dig** vertical trench or fence post(s) at the final location to final grade and "bridge-over", move footing/post or cleanly cut and seal with Tree/root seal, as approved by the Oak Tree Preservation Consultant, any roots encountered. (This procedure shall protect the root system from unnecessary damage from excavation equipment.
4. All footings for wall construction (as applicable) shall be designed to provide minimal impact to the Tree and excavation hole shall be backfilled with topsoil.
5. Unless waived, a minimum five foot (5') high temporary chain link fence shall be constructed at the limit of the approved work, prior to the commencement of work, to protect the adjacent Trees from further unauthorized damage and remain in place until completion of construction. A Fencing plan shall be submitted at the pre-construction meeting. The fence must have four (4) warning signs located equidistant from each other around the Tree or group of Trees. For groves of Oak Trees, the signs must be no further than fifty feet (50') apart around the grove.

The signs must be two feet (2') square and contain the following language:

## WARNING

### THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Should any work be required within the limit of work, and the temporary fence must be opened, the Oak Tree Preservation Consultant, with written approval from the City of Agoura Hills, **must** direct **all work** at the time the fence is open. In essence, the Oak Tree Preservation Consultant "becomes the fence".

6. **No** further work within the aerial/root ("protected") zone shall be done beyond that which was approved by the City of Agoura Hills, without obtaining additional written approval, prior to proceeding.
7. The area within the chain link fence shall not be used at any time for materials or equipment storage or parking.
8. **No** chemicals or herbicides shall be applied to the soil surface or aerial canopies within one hundred feet (100') of an Oak Tree's aerial/root ("protected") zone.
9. Copies of the following shall be maintained on the site during any work to or around the Oak Trees, as applicable:
  - OAK TREE REPORT
  - OAK TREE PERMIT
  - OAK TREE LOCATION MAP
  - ENGINEER'S CIVIL PLANS
  - INSPECTION TICKET
  - OAK TREE PRESERVATION AND GUIDELINES
  - OAK TREE ORDINANCE
  - APPROVED SITE PLAN
  - APPROVED PLANTING AND IRRIGATION PLAN
10. All utilities trenching pathway plan must be submitted prior to completion of grading and prior to the construction phase, in order to avoid unnecessary damage to the Tree root system(s).

11. In all areas where Trees are in or adjacent to walkways or parking areas, pervious paving shall be employed to mitigate the effects of root air space reduction, as approved. Oak Tree preservation devices, such as air ventilation systems, tree wells, area drains, special paving, branch cabling, if required, must be installed prior to completion of grading and prior to the construction phase.
12. 4:1 mitigation requirement - not applicable for this Tree.
13. Whenever any construction work is being performed contrary to the provisions of the Oak Tree Permit/Ordinance, a City Inspector may issue a written notice to the responsible party, to stop work on the project on which a violation occurred or upon which danger exists. The "Stop Work Order" will state the nature of the violation or danger and no work may proceed until the violation has been rectified and approved by the code enforcement officer or City's Oak Tree Consultant. During any construction and/or treatment, Tree work and impacts must be closely monitored to further mitigate shock symptoms, should they occur. If needed, water must be provided to irrigate the Tree(s) and also to wash the dust/debris from the foliar mass.

**AGOURA HILLS MUNICIPAL CODE 9657.5 Oak Tree Permit pp C.3. and D**

"c...That the removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present locatio (s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such Tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak Tree(s) proposed or removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal or relocation of the Tree(s).

**PROTECTION**

Per paragraph 6 above, to preserve Oak Trees in a construction area, a minimum five foot (5') height chain link fence must be installed at the limit of work, prior to any clearing, grubbing, demolition, grading, construction and/or treatment, in order to protect the sensitive "Z.O.N.E.", during all work operations. After written approval from the City of Agoura Hills, the Oak Tree Preservation Consultant-of-record must function as the fence, whenever the fence is "open", to observe and direct work in and near any Oak Tree(s).

Z.O.N.E. = "ZONE OF NATURAL ENDEMIC" ( the natural or amended planting medium which may extend to or beyond the dripline or "Protected Zone" of a native Tree). An Oak Tree Care and Maintenance Guideline, as provided by the City of Agoura Hills should be followed, as well as regular monitoring throughout each Tree's yearly life cycle, by a qualified Oak Tree Preservation Consultant.

**EVALUATION CRITERIA**

In evaluating Oak Trees, as with any other Trees, the reporting format records the external observation of the Tree(s) at the time of the "survey", including approximate size of trunk(s), height and spread of the branching system to the outer dripline and top, surface observation of the Tree's condition and other pertinent information. A rating designation assigns a health and aesthetic letter

value for each Tree. Rating values range from "A" to "F", with "A" as the indication of a Tree exhibiting the best condition or the species in that local area and the lower letters indication lesser values. The "C" rating represents an average condition of the species in that local area. An "F" rating is a candidate for removal for health or hazard reasons. Plus (+) and minus (-) sub-ratings are assigned where a clear letter designation value is not appropriate. The letter "E" is avoided so as not to confuse it with the term "excellent".

## CARE AND SAFETY

It must be noted that the Trees referred to in this Report are living organisms, and therefore, are subject to change. And since internal, crown and sub-surface systems could not be investigated or observed, on warranties, neither expressed or implied, are made that the Tree(s) reported on herein, are or will be in any condition other than as observed beyond the date of the "survey". A copy of the OAK TREE CARE AND MAINTENANCE, or the care and maintenance of Oak Trees is available from the City of Agoura Hills or use in providing guidelines for the on-going maintenance of Oak Trees. The preferred maintenance procedure used in caring for native Oak Trees, is to promote and encourage proper vigor within the Tree systems, In this way, the Tree's natural defenses are better able to ward-off pests and diseases.

## CONSTRUCTION AND MAINTENANCE PROCEDURES

According to the City Oak Tree Ordinance, all work, should it be necessary, within the Protected Zone (that area enclosed by a line five feet (5') beyond the Tree's natural dripline, but not less than fifteen feet (15') from the trunk), shall be done using hand tools, under the observation and direction of the Oak Tree preservation Consultant. This also includes pruning/trimming for clearance reasons. Pruning for aesthetic reasons is not permitted in the Ordinance.

## GENERAL RECOMMENDATIONS

It is our recommendation that no treatment is required for this Oak Tree.

## IMPACT NOTES

No impact is proposed which would affect Oak Tree KT-80a

**Note!** Periodic (at least quarterly) monitoring for declining branching systems, is also recommended.

## The Oak Collaborative

c/o Richard W. Campbell, A.S.L.A., B.S.L.A.

P. O. BOX 6192

Thousand Oaks, California 91359

Phone (805) 375-1010

Email [rwcampbellasla@verizon.net](mailto:rwcampbellasla@verizon.net)

Cordially,



Richard W. Campbell, A.S.L.A., B.S.L.A.  
Landscape Architect and Oak Tree Preservation Consultant  
California License # 1099, Nevada License # 14

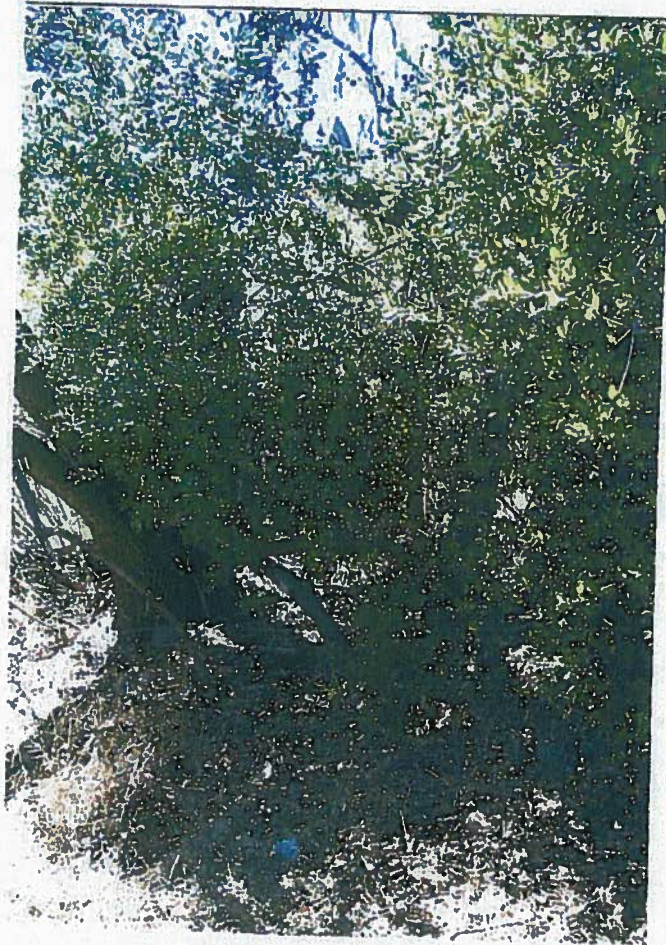
# **OAK TREE EVALUATION SUMMARY**





# OAK TREE PHOTO LOG

**AGOURA SENIOR HOUSING**  
**PARCEL 2 OF PARCEL MAP 15762 (TT 71742) ONE TREE**  
**ADDENDUM #2 PHOTO LOG**



**RICHARD W. CAMPBELL, ASLA, BSLA**  
**OAK TREE PRESERVATION SPECIALIST**

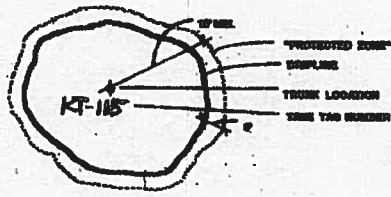
# **OAK TREE MAP**

**AGOURA SENIOR HOUSING  
ADDENDUM #2 (1 OAK TREE)**

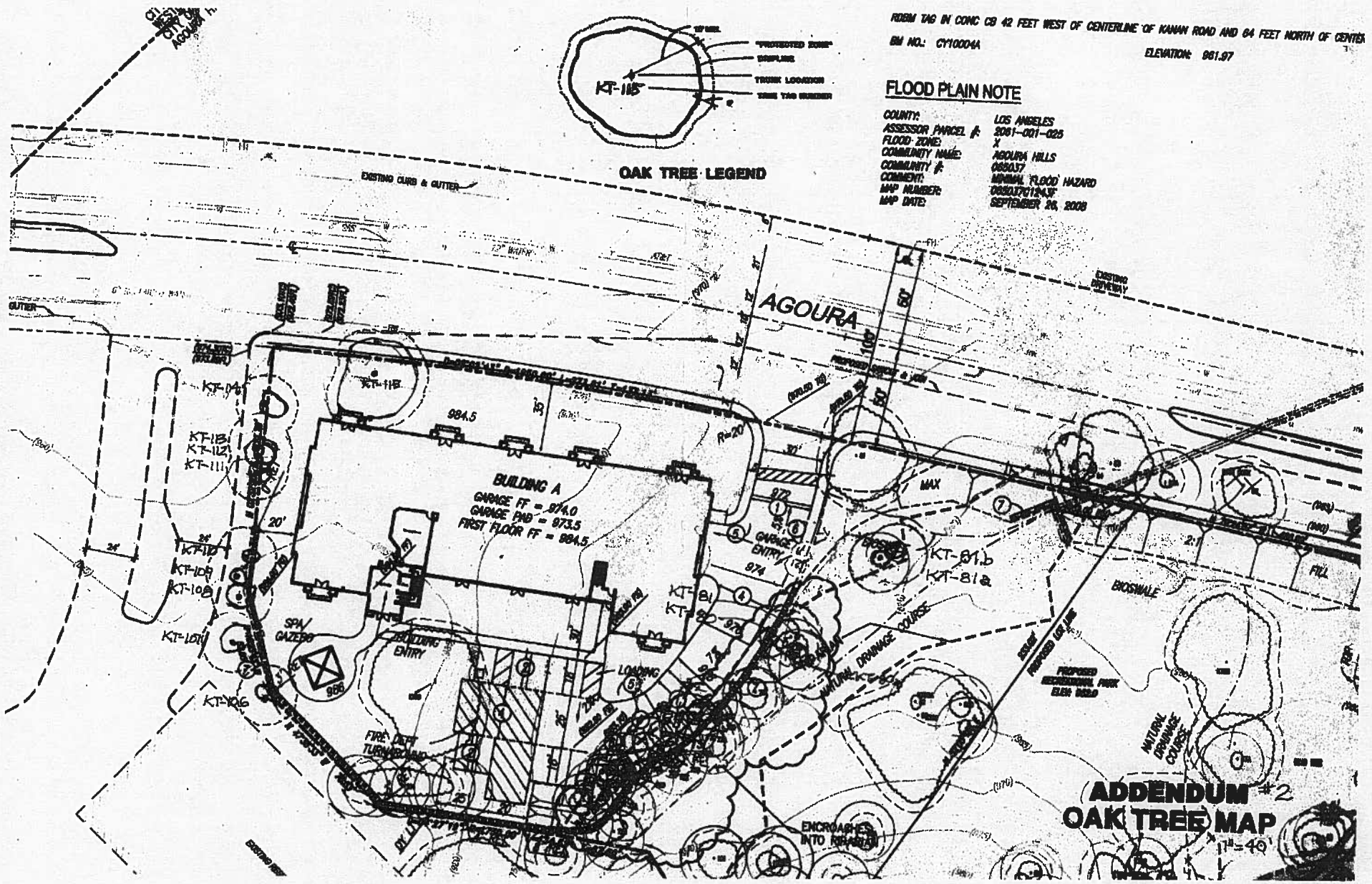
ROOM TAG IN CONC CB 42 FEET WEST OF CENTERLINE OF KANAN ROAD AND 64 FEET NORTH OF CENTER  
 BM NO.: CY10004A ELEVATION: 981.97

**FLOOD PLAIN NOTE**

COUNTY: LOS ANGELES  
 ASSESSOR PARCEL #: 5061-001-025  
 FLOOD ZONE: X  
 COMMUNITY NAME: AGOURA HILLS  
 COMMUNITY #: 08037  
 COMMENT: MINIMAL FLOOD HAZARD  
 MAP NUMBER: 08037/01/04/07  
 MAP DATE: SEPTEMBER 26, 2008



**OAK TREE LEGEND**



**ADDENDUM #2  
 OAK TREE MAP**

11" = 40'