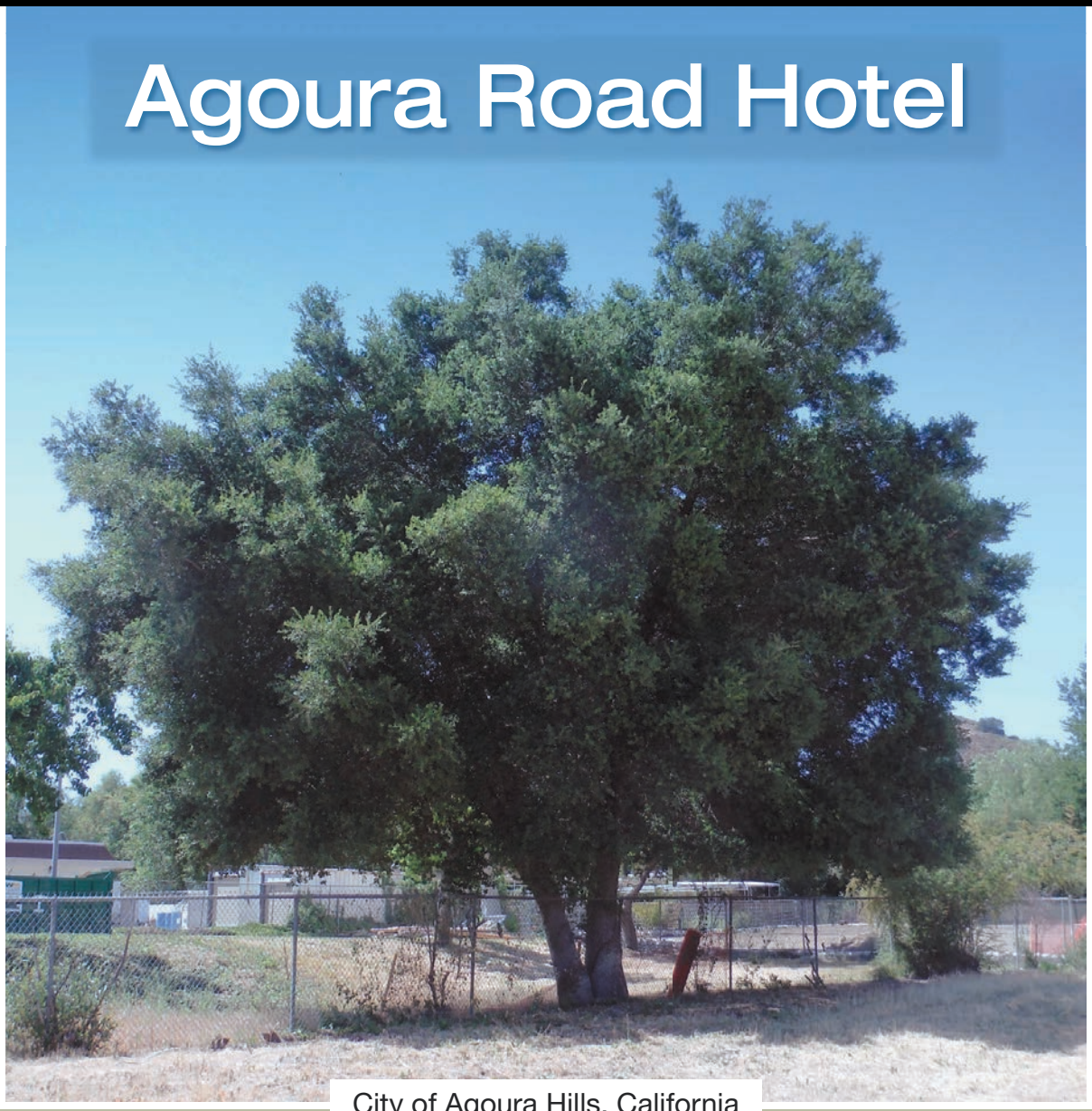
OAK TREE REPORT

Agoura Road Hotel



City of Agoura Hills, California

PREPARED FOR:

Agoura Hills HHG Hotel Development LP

105 Decker Court, Suite 500
Irving, Texas 75602
Attn: Ms. Patricia Santini

PREPARED BY:

envicom CORPORATION

4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, California 91362
Attn: Ms. Erin Roberts
(818) 879-4700

August 2015

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I. BACKGROUND INFORMATION

Property Owner/Applicant Information

The property owner/applicant for this project is:

Agoura Hills HHG Hotel Development LP
105 Decker Court, Suite 500
Irving, TX 75602

Preparer Information

The preparer of this Protected Tree Survey is:

Erin Roberts, Arborist/Biologist
ISA arborist certification #WE-10365A
Envicom Corporation
4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362
(818) 879-4700
eroberts@envicomcorporation.com

Project Location and Assessor Parcel Number

The project site is located on the north side of Agoura Road, south of the 101 freeway, approximately 0.3 mile west of Kanan Road, within the City of Agoura Hills. The subject property is Los Angeles County Assessor Parcel Number 2061-004-030.

Assignment

The applicant has proposed to construct a hotel and associated structures, including retaining walls, walkways, and a parking lot. Pursuant to the Agoura Hills Oak Tree Preservation Guidelines, this report provides survey results for protected trees located within and adjacent to the areas of the proposed activities as well as an impact analyses based on Site Plans prepared by Aubrey Cook Rogers McGill Architects provided August 7, 2015. The contents of this report have been prepared in accordance with the content requirements for the City of Agoura Hills Oak Tree Report (Oak Tree Preservation Guidelines Section IV.F).

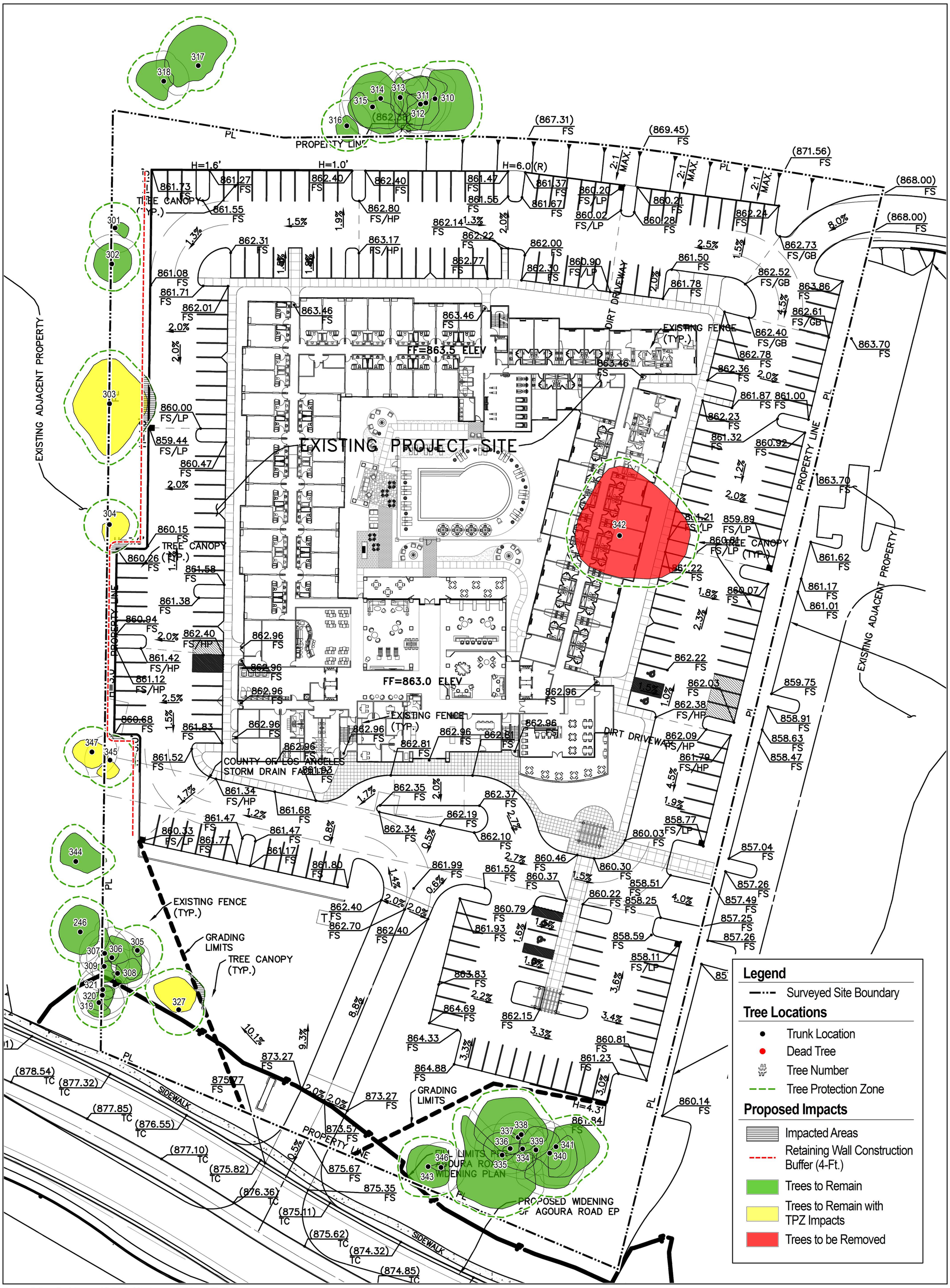
Method of Field Evaluation

The City of Agoura Hills defines protected trees as all oak trees 2″ in diameter or larger as measured 3.5′ above natural grade. Pursuant to the City's Ordinance, registered arborist Ms. Erin Roberts (ISA # WE-10365A) conducted a survey and evaluation of protected trees within and adjacent to the subject project site that may potentially be impacted by the proposed project activities. A blue aluminum tree tag marked with an identifying number was affixed to the north side of each surveyed tree, approximately 4.5 feet above normal grade. Visual inspections and measurements recorded on May 4, 5, and July 31, 2015 included the following:

- The trunk diameter at 3.5 feet above grade;
- The canopy extent; and
- Tree health, balance, and aesthetic values. These values were evaluated by visually inspecting the tree for signs of disease and pests, evidence of new growth and continued survival, and overall balance and value to the surrounding landscape. Field observation definitions are provided in **Appendix 1.**

II. SITE OBSERVATIONS AND TREE CONDITIONS

The subject property is undeveloped with one small concrete pad (approximately 1,100 square feet) located near the northeast edge of the property. The site consists of dirt and scattered herbaceous vegetation that appears to be disked periodically to maintain brush clearance. The perimeter of the parcel is lined with native and non-native trees. There are no existing structures onsite. Other uses surrounding the property include the Los Angeles Department of Animal Care and Control facility to the west and a concrete building pad and several single-story office buildings to the east. There are a total of 38 oak trees of ordinance size within the survey area that are protected by the Agoura Hills Oak Tree Preservation Guidelines (**Figure 1**). There is one (1) valley oak (*Quercus lobata*) of ordinance size that has been excluded from this report. The subject tree (Tree # 193) is a located within a tree-of-heaven (*Ailanthus altissma*) stand growing near the eastern property boundary. This tree has been included in the protected tree report prepared for the neighboring property to the east. Ergo, the remaining 37 trees within the survey area are subject to this report including, one (1) Landmark designated valley oak , 28 coast live oaks (*Quercus agrifolia*), 8 valley oaks, and 1 scrub oak (*Quercus berberidifolia*). The Landmark oak (Tree # 342), is located on the east side of the property approximately 75 feet from the eastern parcel boundary. Four (4) coast live oaks (Tree #s 301, 302, 303, and 304) and one (1) scrub oak (Tree # 345) are located directly adjacent to the western fence-line denoting the property line and nine (9) coast live oaks (Tree #s 310, 311, 312, 313, 314, 315, 316, 317, and 318) are located along the northwestern edge of the property just north of the parcel boundary. A large cluster of trees comprising five (5) coast live oaks (Tree #s 306, 307, 308, 319, and 320) and four (4) valley oaks (Tree #s 305, 309, 321, and 327) are located on the southwestern edge of the property. Another large cluster of eight (8) trees, including five (5) coast live oaks (Tree #s 334, 336, 337, 339, and 341) and three (3) valley oaks (Tree #s 335, 338, and 340), are located on the southeast edge of the subject property. Two (2) coast live oaks (Tree #s 343 and 346) are located directly west of this cluster of trees directly adjacent to the southern property boundary. Three (3) coast live oaks (Tree #s 344, 347, and 246) are located just west of the surveyed boundary on the Los Angeles Department of Animal Care and Control facility property. The results of the survey for each of these trees are documented on the survey forms provided in **Appendix 1**. The visual condition of each tree has been documented by photographs provided in **Appendix 2**. The 37 protected trees receive variable sun exposure and differ in terrain and surrounding environment. **Table 1** outlines the current site conditions that support each tree.



Source: Aubrey Cook Rogers McGill Architects, provided August 7, 2015.

envicom

Tree Location and Project Impacts Map

0 20 40 Feet

FIGURE 1

Table 1
Site Conditions

Tree #	Species	Trunk Diameter (in.)	Exposure	Topography	Location Description
301	Qa	2.1	Full Sun	Level	Located on the northwest edge of the property directly adjacent to the western fence line.
302	Qa	9.4	Full Sun	Level	Located on the northwest edge of the property directly adjacent to the western fence line.
303	Qa	16.2, 12.4	Full Sun	Level	Located on the west edge of the property directly adjacent to the western fence line.
304	Qa	5.7, 1.8	Full Sun	Level	Located on the west edge of the property directly adjacent to the western fence line.
305	Ql	2.0	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
306	Qa	7.0	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
307	Qa	7.9	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
308	Qa	5.3	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
309	Ql	4.6	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
310	Ql	12.6, 12.6, 12.4	Full Sun	Slope	Growing amongst the cluster of trees located along the north edge of the property just outside the property boundary.
311	Qa	6.3, 3.6	Partial Sun	Slope	Growing amongst the cluster of trees located along the north edge of the property just outside the property boundary.
312	Qa	10.5, 6.0	Partial Sun	Slope	Growing amongst the cluster of trees located along the north edge of the property just outside the property boundary.
313	Qa	7.1, 4.8, 0.9	Partial Sun	Slope	Growing amongst the cluster of trees located along the north edge of the property just outside the property boundary.
314	Qa	5.8	Full Sun	Slope	Growing amongst the cluster of trees located along the north edge of the property just outside the property boundary.
315	Qa	3.0, 4.0, 3.8, 3.9	Partial Sun	Slope	Growing amongst the cluster of trees located along the north edge of the property just outside the property boundary.
316	Qa	2.5	Full Sun	Level	Growing amongst the cluster of trees located along the north edge of the property just outside the property boundary.
317	Qa	14.5	Full Sun	Slope	Located along the northwest edge of the property outside the property boundary.
318	Qa	8.8	Full Sun	Level	Located along the northwest edge of the property outside the property boundary.
319	Qa	4.9	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
320	Qa	4.1	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
321	Q1	3.8	Partial Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.

Tree #	Species	Trunk Diameter (in.)	Exposure	Topography	Location Description
327	Ql	5.6	Full Sun	Level	Growing amongst the cluster of trees located on the southwest edge of the property.
334	Qa	8.8	Partial Sun	Slope	Growing amongst the cluster of trees located on the southeast edge of the property.
335	Ql	13.3	Partial Sun	Level	Growing amongst the cluster of trees located on the southeast edge of the property.
336	Qa	9.5	Partial Sun	Level	Growing amongst the cluster of trees located on the southeast edge of the property.
337	Qa	2.4	Partial Sun	Level	Growing amongst the cluster of trees located on the southeast edge of the property.
338	Ql	1.9, 3.2	Partial Sun	Slope	Growing amongst the cluster of trees located on the southeast edge of the property.
339	Qa	13	Partial Sun	Slope	Growing amongst the cluster of trees located on the southeast edge of the property.
340	Ql	4.6, 4.7	Partial Sun	Slope	Growing amongst the cluster of trees located on the southeast edge of the property.
341	Qa	15.1	Partial Sun	Slope	Growing amongst the cluster of trees located on the southeast edge of the property.
342	Ql	64.0	Full Sun	Level	Landmark tree located on the eastern half of the property.
343	Qa	10.2, 12.6	Full Sun	Slope	Located on the southern edge of the property directly west of cluster of trees on the southeast edge of the property.
344	Qa	10.8	Partial Sun	Slope	Located just west of the surveyed boundary on the Los Angeles Department of Animal Care and Control facility property.
345	Qb	2.7	Partial Sun	Level	Located on the west edge of the property directly adjacent to the western fence line.
346	Qa	2.5	Partial Sun	Slope	Located on the southern edge of the property directly west of cluster of trees on the southeast edge of the property.
347	Qa	6.7	Partial Sun	Level	Located just west of the surveyed boundary on the Los Angeles Department of Animal Care and Control facility property.
246	Qa	11.5	Partial Sun	Slope	Located just west of the surveyed boundary on the Los Angeles Department of Animal Care and Control facility property.

III. PROJECT IMPACTS

The Tree Protection Zone (TPZ) is defined as the area within the dripline and extending a minimum of five (5) feet outside the dripline or 15 feet from the trunk of a tree; whichever is greater (Agoura Hills Oak Tree Preservation Guidelines Appendix A.II). Impacts to protected trees as a result of the proposed activities are qualitatively described and quantitatively measured based on the type and amount of encroachment that would occur within the TPZ. The proposed project would result in removal of one (1) landmark tree (Tree # 342) and anticipated encroachments within the TPZ of five (5) trees including three (3) coast live oaks (Tree #s 303, 304, and 347), one (1) valley oak (Tree #s 327), and one (1) scrub oak (Tree # 345). **Tables 2 - 4** provide a summary of the proposed impacts to all 37 of the protected trees. Additionally, Figure 1 illustrates the impacts with respect to the proposed construction activities.

Trees to Remain without Impacts

A total of 31 protected trees would remain in place and would not be impacted by project activities. These are listed in **Table 2**.

Table 2
Trees Not Impacted

Tree #	Species	Trunk Diameter (in.)	Landmark	Hazard	Health Rating
301	Qa	2.1	No	No	A
302	Qa	9.4	No	No	A
305	Qa	5.7, 1.8	No	No	A
306	Ql	2.0	No	No	A
307	Qa	7.9	No	No	A
308	Qa	5.3	No	No	A
309	Ql	4.6	No	No	B/C
310	Qa	12.6, 12.6, 12.4	No	No	A
311	Qa	6.3, 3.6	No	No	A
312	Qa	10.5, 6.0	No	No	A
313	Qa	7.1, 4.8, 0.9	No	No	A
314	Qa	6.9, 5.1, 5.3, 6.4	No	No	A
315	Qa	3.0, 4.0, 3.8, 3.9	No	No	A
316	Qa	2.5	No	No	A
317	Qa	2.5	No	No	A
318	Qa	8.8	No	No	A
319	Qa	4.9	No	No	A
320	Qa	4.1	No	No	A
321	Ql	3.8	No	No	A
334	Qa	8.8	No	No	B
335	Ql	13.3	No	No	A
336	Qa	9.5	No	No	A
337	Qa	2.4	No	No	C
338	Ql	1.9, 3.2	No	No	A
339	Qa	13.0	No	No	A
340	Ql	4.6, 4.7	No	No	A
341	Qa	15.1	No	No	A
343	Qa	10.2, 12.6	No	No	A
344	Qa	10.8	No	No	A
346	Qa	2.5	No	No	B
246	Qa	11.5	No	No	A

Trees to be Removed

Grading and construction activities associated with the eastern section of the parking lot and hotel will require the removal of one (1) valley oak (Tree # 342) located within the development footprint. The tree proposed for removal, including the reason for this action, is listed in **Table 3**.

Table 3
Trees to be Removed

Tree #	Species	Trunk Diameter (in.)	Landmark	Hazard	Health Rating	Reason for Disturbance
342	Ql	64.0	Yes	Yes	D	This tree is located in the central eastern portion of the site and is well within the proposed grading footprint. The project proposes to raise the grade at this location by approximately five feet and would be constructing the proposed hotel rooms over the areas currently occupied by the tree.

Trees to Remain with Tree Protection Zone Impacts

Five (5) trees will remain in place with TPZ impacts (Tree #s 303, 304, 327, 345, and 347). Proposed project activities will encroach into approximately 8% or less of the TPZ associated with each of these trees. Anticipated grading and construction activities will remain outside the dripline of four (4) trees (Tree#s 304, 327, 345, and 347) and encroach approximately 3.5 feet into the east edge of the canopy associated with Tree #303. These minor encroachments will allow the existing grade within the dripline and vertical height of the canopies for the subject trees to be maintained. Based on these assumptions it is not anticipated that these TPZ impacts will significantly affect the health or vigor of the subject trees. Trees anticipated to have TPZ impacts, including the reason for the disturbance, are listed in **Table 4**.

Table 4
Trees to Remain With Tree Protection Zone Impacts

Tree #	Species	Trunk Diameter (in.)	Heritage	Health Rating	TPZ Impacts	Reason for Disturbance
303	Qa	16.2, 12.4	No	B	7.7%	To allow for grading activities associated with the western section of the parking lot and construction of the associated retaining wall, which includes a four (4) foot construction buffer.
304	Qa	5.7, 1.8	No	A	6.5%	To allow for grading activities associated with the western section of the parking lot and construction of the associated retaining wall, which includes a four (4) foot construction buffer.
327	Ql	5.6	No	A	5.6%	To allow for grading activities associated with the development of the property.
345	Qb	2.7	No	A	4.8%	To allow for grading activities associated with the western section of the parking lot and construction of the associated retaining wall, which includes a four (4) foot construction buffer.

Tree #	Species	Trunk Diameter (in.)	Heritage	Health Rating	TPZ Impacts	Reason for Disturbance
347	Qa	6.7	No	A	1.4%	To allow for grading activities associated with the western section of the parking lot and construction of the associated retaining wall, which includes a four (4) foot construction buffer.

IV. MITIGATION MEASURES

The proposed project will result in the removal of one (1) protected Landmark oak tree equaling 64 inches in diameter. The subject tree was given a health rating of D in accordance to the Oak tree rating system defined within the Oak Tree Preservation Guidelines (Section IV.F.3) Accordingly, trees given a D rating "exhibit a greater degree of disease and/or pest infestation that normal and appears to be in a state of rapid decline. The degree of decline may vary greatly in signs of dieback, disease, and pest infestation and appears to be in a state of decline." During the May 5th survey, it was found that a large hollow cavity comprised the lower 5-feet of the trunk. The top of this extensive cavity was covered in a white fungus, was lined with decayed wood, and was being used by rodents as a nest, evidenced by nesting materials and abundance of scat. Also, an animal burrow was found at base on the north side of tree. The combination of these factors within the base of the tree compromises the tree's ability to support the massive 3,370ft^2 canopy, making this tree a hazard based on structurally instability.

In accordance with Section 9657.5.C.3.c (c) of the Agoura Hills Municipal Code, in no case shall less than four (4) native oaks be provided for any oak tree removed or relocated. The subject tree was given a health rating of D and was deemed hazardous based on structural instability. Based on these conclusions we recommend replacement planting pursuant to the Oak Tree Planting and Replacement Program outlined in the City's Oak Tree Preservation Guidelines (Section V.C.1.1). Accordingly, removal of a Dead or Hazardous Tree located on commercial property requires that one (1) 36-inch box tree shall be planted for each approved removal. As required by the City, the permittee shall ensure that the replacement trees live and maintain a healthy condition in perpetuity. The exact species, planting sizes, and planting locations shall be subject to review and approval by the City Oak Tree Consultant. **Table 4** identifies the mitigation offsets for the proposed removal.

Table 5
Tree Mitigation

Tree Number	Species	Total Trunk Diameter (in.)	Health Grade	Mitigation Offsets
Trees To Be Removed				
342	Ql	64	D	1 - 36" box specimen

Avoidance and Minimization Measures

The following avoidance and minimization measures are required to preserve the long-term health of all protected oak trees on-site:

1) Soil levels within the TPZ shall be maintained at natural grade within the TPZ of Tree #s 303, 304, 347, and 345.
2) Prune deadwood, broken branches and recommended structural pruning in accordance with International Society of Arboriculture, Pruning Standards and ANSI A-300 Pruning Guidelines.
3) Remove all concrete, trash, and debris located within the oak's Protection Zone. The oak Protection Zones shall be kept free of the construction materials in the future.
4) Protective fencing shall be installed at the edge of the TPZ around the protected oak trees to remain in place in the proximity of the proposed activities. Fencing can be taken down or moved to the edge of canopy or edge of grading only when approved work is being carried out under the observation of the applicant's oak tree consultant. The location of the fencing may be adjusted on a day-to-day basis as agreed to by the City of Agoura Hills' oak tree consultant and the applicant's oak tree consultant.
5) The fences must be installed prior to the commencement of any grading operations. Signs must be installed on the fence in four (4) locations around each tree, or at 50-foot intervals around an oak grove. The signs must be two (2) feet by two (2) feet and contain the following language: WARNING; THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORITY FROM THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
6) All work performed within the TPZ of any oak shall be accomplished by utilizing hand tools only and must be monitored by the Project Arborist.
7) Minor roots under 1" in diameter exposed during project grading shall be treated with an approved compound by the Project Arborist before the improvements are installed. Root pruning cuts shall be clean cut at a 45-degree angle with the cut surface facing downward.
8) Roots over 3" in diameter exposed during project grading may only be cut with City approval, shall be clean cut at a 45-degree angle with the cut surface facing downward, and must treated with an approved compound by the Project Arborist before the improvements are installed.
9) The leaf-litter build-up under the canopy of the oak is ideal for healthy tree growth and root development. Do not alter or remove if possible. A 3-inch layer of mulch may be advisable in settings where leaf-litter has been lost.
10) Do not remove the tags numbering each oak on this site.
11) No construction materials are to be stored or discarded within the Protection Zone of any oak. Rinse water, concrete residue, liquid contaminates (paint, thinners, gasoline, oils, etc.) of any type shall not be deposited in any form at the base of an oak.
12) No vehicles shall be parked within the Protection Zone of an oak.
13) The Project Arborist will be overseeing the care of mitigation oaks and existing oaks that remain on-site through the completion of the construction phase of the project.
14) Operate in conformance with the City of Agoura Hills Oak Tree Preservation Guidelines.

V. RECOMMENDATIONS

Pruning Recommendations

When larger oaks become fixtures in public areas, regular maintenance pruning for end-weight reduction is imperative for safety. Healthy oaks, if not maintained, will eventually grow beyond their ability to support themselves and fail at a weak point. This commonly occurs at a branch union or the main crotch. Weight reduction pruning and/or cabling is vitally important in an oak tree preservation program.

It is advised that mature oaks in public areas be inspected on an annual basis for tree health and safety (structural integrity).

Frequency of Watering

Care should be taken to avoid placing any sprinklers within watering distance to the trunk of an oak tree. Generally, sprinklers should not reach within 15' of a mature oak trunk. Grass or ground covers must never be planted next to the trunks. Too much moisture near the base of an oak is generally believed to be their leading cause of death in public settings. Oak Root Fungus tends to thrive in an over-irrigated setting. Oak trees survive and thrive on annual rainfall alone and generally do not need supplemental irrigation except during periods of extended drought. Watering should take place at or near the dripline only. Landscape plans should leave the area within the dripline of an oak tree in a native or natural setting where feasible.

Appendix 1
Field Observation Definitions

SUMMARY OF FIELD OBSERVATIONS DEFINITIONS

The following provides a reference for terms and ratings used on the survey datasheet and criteria used during the evaluation process of the native tree survey.

FORM

- Tree Number - each tree of ordinance size surveyed within the field has been assigned a number. This assigned number corresponds to a tree location on the "Protected Tree Location Map".
- Species - the identity of the tree being evaluated
- Tree Height - approximate height of tree
- Lean - indicates the direction the tree is leaning from vertical
- Trunk Diameter - diameter of trunk as measured from 3.5' above natural grade

PHYSICAL CONDITION

- Trunk Cavity - hollow area in a trunk
- Trunk Exudation - substance secreting or oozing from the trunk or branches
- Trunk Damage - damaged area on a trunk
- Buried Root Collar - root collar of tree is covered with soil or other material
- Exposed Roots - roots belonging to the subject tree are exposed unnaturally above the soil
- Weak Crotch - poorly formed branch attachments
- Fungal Disease - evidenced by the presence of fruiting bodies
- Insect Damage - evidenced by presence of insect frass, boring holes, chewed leaves, etc.
- Fire Damage (New/Old) - the extent of structural damage caused from fire
- Branch Cavities - hollow spaces along the branches
- Mainstem Dieback - death of the mainstem(s) from the tips towards the center
- Twig/Branch Dieback - death of twigs or branches in the tree crown from the tips towards the center
- Epicormic Growth - shoots growing from the trunk, stem, or branch of a tree
- Thin Foliage - canopy defoliation and/or twig dieback
- Drought Stressed - thin canopy, wilted and/or yellowed leaves, marginal necrosis in leaves, etc.
- Unbalanced Crown - asymmetrical canopy
- Excessive Horizontal Branching - tree exhibiting increased levels of horizontal branching not characteristic of the species
- Vigor - capacity to grow and resist stress
- Terrain - surface the tree is growing on, slope or level.

RATINGS

Landmark

In accordance with the City of Agoura Hills Oak Tree Preservation Guidelines, Landmark oak trees are any oak tree measuring 48 inches or more in diameter, measured three feet, six inches above the natural grade.

Health

Tree health was determined by visually inspecting the tree for signs of disease and pests and canopy density. The following rationale for determining health grades is as follows:

- **A (Excellent)** = A healthy tree typical of species. Individual shows no visible signs of disease or pest infestation. Canopy density 90 - 100%.
- **B (Above Average)** = A healthy tree typical of species with minimal visible signs of disease or pest infestation. Canopy density 80 - 100%.
- **C (Average)** = Although healthy in overall appearance there is an abnormal amount of stress or disease and/or pest infestation. Canopy density 60 - 79%.
- **D (Below Average/Poor)** = Exhibits a greater degree of disease and/or pest infestation than normal and appears to be in a state of rapid decline. The degree of decline may vary in signs of dieback, disease and pest infestation and appears to be in an advanced state of decline. Canopy density 20 - 59%.
- **F (Dead/Dying)** = Exhibits no signs of new growth or evidence of live tissue.

Vigor

The vigor of a tree is the capacity for growth and continued survival. Observable growth characteristics used to determine the following vigor ratings are described below.

- **Good** = Evidence of new growth, healthy leaf color, and bark is relatively free of uncharacteristic cracks and decay.
- **Moderate** = Very little evidence of new growth, minor unseasonal browning and thinning of foliage, and galls may be present.
- **Poor** = No evidence of new growth, unhealthy leaf and bark color, large amounts of deadwood, and severely unseasonal thinned canopy.

Aesthetics and Conformity

The aesthetics of a tree is an overall inspection of the appearance based on type specimens of the subject species and value it adds to the surrounding landscape. The ratings and characteristics used during this process include the following:

- **A (Excellent)** Visually symmetrical and balanced, exhibits the ideal appearance and form for this species.
- **B (Average)** = Although, not symmetrical is visually appealing exhibiting very little canopy dieback and deadwood.
- **C (Below Average)** = Non-symmetrical and/or is visually unappealing exhibiting substantial canopy dieback and deadwood.
- **D (Poor)** = Displays few characteristics that are visually appealing.

Appendix 2
Tree Survey Data Forms

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	301		302		303	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	15.5		34.9		45.7	
	LEAN	EAST				WEST	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	2.1/6.5		9.4/29.5		16.2/51	
						12.4/39	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION					X	
	TRUNK DAMAGE	X		X		X	
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE			X			
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK					X	
	EPICORMIC GROWTH						
	THIN FOLIAGE					X	
	DROUGHT STRESSED						
	UNBALANCED CROWN	X					
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		LEVEL		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		B	
	AESTHETICS & CONFORMITY	B		A		A	

NOTES: Trunk damage is old and superficial; Heavy lean and dominant growth on east side.

NOTES: Bore holes; west side of trunk is growing into fence, recommend removing this section of fence to accommodate growth.

NOTES: Bore holes; west side of trunk is growing into fence, recommend removing this section of fence to accommodate growth; chlorosis of leaves and thinning of lower canopy; trunk exudation at 2 crotches; trunk damage from fencing.

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	304		305		306	
SPECIES	*Quercus agrifolia*	X				X	
	Quercus lobata			X			
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	22.5		12.9		28.9	
	LEAN	EAST				NE	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	5.7/18		2/6.3		7/22	
		1.8/5.5					
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE			X		X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH	X					
	THIN FOLIAGE						
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		LEVEL		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		A	

NOTES: Trunk damage is old and superficial.

NOTES: Leaf blotch insect damage; growing in cluster.

NOTES: Leaf miner insect and foliar feeding insect damage; white flies present; leaf chlorosis; growing in cluster.

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	307		308		309	
SPECIES	*Quercus agrifolia*	X		X			
	Quercus lobata					X	
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	32.8		23.7		31.4	
	LEAN	NE		EAST		NE	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	7.9/24.7		5.3/16.8		4.6/14.4	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X		X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK	X				X	
	EPICORMIC GROWTH						
	THIN FOLIAGE	X		X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		LEVEL		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		B/C	
	AESTHETICS & CONFORMITY	B		A		B	

NOTES: Heavy lean; galls; leaf miner insect and foliar feeding insect damage; ; chlorosis of leaves and thinning of lower canopy

NOTES leaf miner insect and foliar feeding insect damage; thinning of lower canopy; silver tag# 240; growing in cluster.

NOTES: thinning of canopy in lower canopy; galls; growing in cluster.

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	310		311		312	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	29.3		38.5		37	
	LEAN	SOUTH		NORTH		N/SW	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	12.6/39.5		6.3/19.7		10.5/33	
		12.6/39.5		3.6/11.2		6/19.4	
		12.4/39					
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X		X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK	X					
	EPICORMIC GROWTH						
	THIN FOLIAGE	X		X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		A	

NOTES: foliar feeding insect damage; galls; thinning of lower canopy; growing in cluster.

NOTES: foliar feeding insect damage; leaf chlorosis; thinning of lower canopy; growing in cluster.

NOTES: foliar feeding insect damage; thinning of lower canopy; growing in cluster.

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	313		314		315	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	33		35		18.2	
	LEAN	NORTH				N/S	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	7.1/22.3		6.9/21.6		3.0/9.4	
		4.8/15		5.1/16		4.0/12.5	
		0.9/2.7		5.3/16.8		3.8/11.9	
				6.4/20		3.9/12.1	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X		X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE			X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		A	

NOTES: white flies; foliar feeding insect damage; leaves browning; growing in cluster.

NOTES: 7.2"/ 22.6," 8/" 25"; foliar feeding insect damage; thinning of lower canopy; leaves browning;; growing in cluster.

NOTES: 4.8"/15"; Leaf miner insect and foliar feeding insect damage; thinning of lower canopy; leaves browning; growing in cluster.

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	316		317		318	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	14		40.5		38.4	
	LEAN			NORTH			
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	2.5/8		14.4/45.1		8.8/27.6	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X		X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE						
	DROUGHT STRESSED						
	UNBALANCED CROWN	X					
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		SLOPE		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		A	

NOTES: Galls

NOTES: Leaf miner insect damage

NOTES: foliar feeding insect damage

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	319		320		321	
SPECIES	*Quercus agrifolia*	X		X			
	Quercus lobata					X	
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	20.7		21.1		23.6	
	LEAN			NE		SW	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	4.9/15.5		4.1/12.8		3.8/12	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X		X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE					X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		LEVEL		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		B	

NOTES: Leaf miner insect and foliar feeding insect damage

NOTES: Leaf miner insect and foliar feeding insect damage

NOTES: Leaf miner insect damage; thinning of lower canopy; leaves browning; growing cluster.

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	327		334		335	
SPECIES	*Quercus agrifolia*			X			
	Quercus lobata	X				X	
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	38.7		22		36	
	LEAN	NORTH		SOUTH		SE	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	5.6/17.6		8.8/27.5		13.3/41.7	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X			
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE			X			
	DROUGHT STRESSED						
	UNBALANCED CROWN	X		X		X	
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		SLOPE		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		B		A	
	AESTHETICS & CONFORMITY	A		C		C	

NOTES: Heavy lean; galls, leaf miners and foliar feeding insect damage;; chlorosis of leaves

NOTES: galls; whiteflies; thinning foliage; heavy lean; foliar feeding insect damage; growing in cluster.

NOTES: Heavy lean & unbalanced crown

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	336		337		338	
SPECIES	*Quercus agrifolia*	X		X			
	Quercus lobata					X	
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	31		8		41	
	LEAN	NW		NW			
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	9.5/29.9		2.4/7.5		1.9/6	
						3.2/10.1	
PHYSICAL CONDITION	TRUNK CAVITY			X			
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X			
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK			X			
	EPICORMIC GROWTH						
	THIN FOLIAGE			X			
	DROUGHT STRESSED						
	UNBALANCED CROWN	X		X			
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		MOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		LEVEL		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		C		A	
	AESTHETICS & CONFORMITY	C		C		A/B	

NOTES: Bore holes; Skeletonizing and foliar feeding insects

NOTES: Heavy lean; bore holes

NOTES

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	339		340		341	
SPECIES	*Quercus agrifolia*	X				X	
	Quercus lobata			X			
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	38		36		24	
	LEAN	NORTH		NE		EAST	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	13/40.8		4.6/14.5		15.1/47.6	
				4.7/14.8			
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X			
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE						
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		B	

NOTES:

NOTES:

NOTES: foliar feeding insect damage; heavy lean

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	342		343		344	
SPECIES	*Quercus agrifolia*			X		X	
	Quercus lobata	X					
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	57.5		30		44.6	
	LEAN					NW	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	64/201		10.2/32.2		10.8/33.8	
				12.6/39.5			
PHYSICAL CONDITION	TRUNK CAVITY	X					
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE			X		X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES	X					
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK			X			
	EPICORMIC GROWTH						
	THIN FOLIAGE						
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		LEVEL		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK	X					
	HEALTH	D		A		A	
	AESTHETICS & CONFORMITY	A		A		A	

NOTES: Animal burrow at base on north side of tree; galls; trunk cavity on east side of trunk is extensive, starts at trunk base measuring 5' tall x 2'9" wide. The cavity has evidence of decayed wood and is being used by rodents as a nest, evidenced by nesting materials and abundance of scat. A white fungus is present at the top of the cavity. The large canopy supported by a diseased trunk with such a large cavity makes this tree structurally unstable

NOTES: Insect damage to leaves from leaf miners

NOTES: Insect damage to leaves from leaf miners

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	345		346		347	
SPECIES	*Quercus agrifolia*			X		X	
	Quercus lobata						
	Quercus berberidifolia	X					
	Other						
FORM	TREE HEIGHT (~ FEET)	19.6		15		23	
	LEAN	S		E			
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	2.7/8.5		2.5/7.8		6.7/21	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE					X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK	X					
	EPICORMIC GROWTH						
	THIN FOLIAGE			X			
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	MOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		SLOPE		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A		B		A	
	AESTHETICS & CONFORMITY	A		C		A	

NOTES:

NOTES:

NOTES: Insect damage to leaves from leaf miners

PROJECT: Agoura Road Hotel **DATE:** 5/4, 5/5, & 7/31/15 **PREPARER:** Erin Roberts

	TREE NUMBER	246					
SPECIES	*Quercus agrifolia*	X					
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	43.5					
	LEAN						
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	11.5/36					
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X					
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE						
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD					
	TERRAIN (SLOPE/LEVEL)	SLOPE					
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	LANDMARK						
	HEALTH	A					
	AESTHETICS & CONFORMITY	A	**NOTES:** Insect damage to leaves from leaf miners		**NOTES:**		**NOTES:**

PROJECT: Agoura Hotel **DATE:** 5/4, 5/5, and 7/31/15 **PREPARER:** Erin Roberts

DRIPLINE MEASUREMENTS

TREE NUMBER	NORTH	NE	EAST	SE	SOUTH	SW	WEST	NW
301	1’5”	4’7”	8’3”	8’3”	1’8”	0’7”	0’8”	0’8”
302	12’6”	12’10”	11’7”	10’0”	10’11”	10’6”	10’11”	12’0”
303	26’9”	21’8”	22’6”	21’2”	31’2”	21’0”	22’0”	21’0”
304	7’5”	10’3”	11’11”	10’10”	11’9”	6’3”	4’0”	2’1”
305	3’4”	3’1”	4’3”	3’7”	3’11”	2’8”	3’0”	3’1”
306	13’0”	13’3”	17’8”	18’3”	3’8”	2’4”	2’5”	6’6”
307	15’0”	7’6”	8’6”	7’0”	4’5”	3’9”	3’6”	6’1”
308	5’7”	12’6”	15’0”	8’5”	5’6”	3’0”	3’3”	1’6”
309	2’5”	4’10”	4’2”	8’9”	9’9”	4’	4’4”	2’9”
310	17’0”	23’0”	22’4”	25’1”	19’5”	21’9”	16’10”	8’0”
311	15’6”	16’3”	7’4”	9’6”	12’8”	16’4”	4’0”	18’7”
312	16’10”	13’0”	5’4”	6’	14’11”	18’11”	10’0”	15’0”
313	11’9”	4’3”	10’7”	7’7”	10’7”	8’0”	5’5”	7’3”
314	16’3”	12’3”	7’7”	21’4”	21’4”	19’5”	18’5”	17’7”
315	3’0”	5’4”	12’4”	17’5”	13’0”	13’0”	14’8”	12’0”
316	6’0”	5’0”	6’0”	8’7”	9’10”	8’0”	6’7”	4’8”
317	24’0”	23’0”	9’3”	7’0”	9’0”	17’11”	19’9”	21’1”
318	13’0”	6’5”	6’0”	4’8”	11’5”	11’3”	16’3”	15’0”
319	5’10”	2’4”	2’5”	9’4”	8’10”	8’6”	6’10”	7’0”
320	5’5”	6’7”	6’6”	7’0”	9’6”	10’6”	2’5”	2’10”
321	2’7”	3’8”	7’3”	7’3”	5’9”	2’6”	2’3”	1’10”
327	19’4”	14’9”	6’10”	2’1”	1’4”	2’4”	4’10”	20’5”
334	2’10”	5’7”	8’3”	10’8”	13’0”	13’9”	11’7”	4’10”
335	0’0”	0’0”	18’0”	28’0”	32’0”	34’0”	22’0”	33’0”
336	10’0”	8’0”	5’8”	4’3”	6’0”	13’0”	16’0”	13’0”
337	6’0”	5’0”	1’9”	0’6”	0’0”	0’0”	2’10”	8’0”
338	22’0”	15’0”	16’0”	10’0”	10’0”	18’0”	28’0”	28’0”
339	14’0”	15’0”	16’0”	16’0”	5’3”	2’8”	10’0”	11’0”
340	0’0”	15’0”	16’0”	18’0”	14’0”	0’0”	0’0”	0’0”
341	11’5”	19’4”	26’0”	20’0”	18’0”	6’0”	4’0”	4’0”
342	41’3”	36’4”	42’0”	35’3”	25’0”	26’0”	26’7”	28’0”
343	13’0”	14’0”	12’10”	15’0”	13’0”	15’0”	12’6”	15’0”
344	16’8”	12’2”	8’10”	4’2”	4’6”	10’2”	18’6”	12’7”
345	0’00”	0’00”	0’00”	11’2”	11’11”	7’11”	0’00”	0’00”
346	3’0”	3’0”	6’0”	3’0”	2’0”	3’0”	2’0”	4’0”
347	7’3”	9’5”	11’6”	8’9”	9’9”	9’0”	10’0”	6’8”
246	15’9”	13’4”	12’8”	13’2”	13’7”	11’8”	10’11”	14’10”

Appendix 3
Photographs of Surveyed Trees

Tree #301

Tree #302

Tree #303

Tree #304

Tree #305

Tree #306

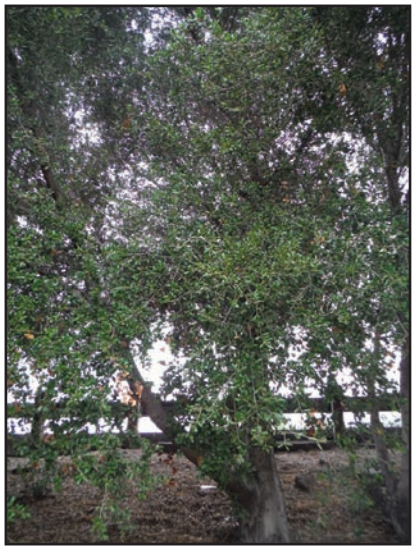
Tree #307

Tree #308

Tree #309

Tree #310

Tree #311



Tree #312

Tree #313

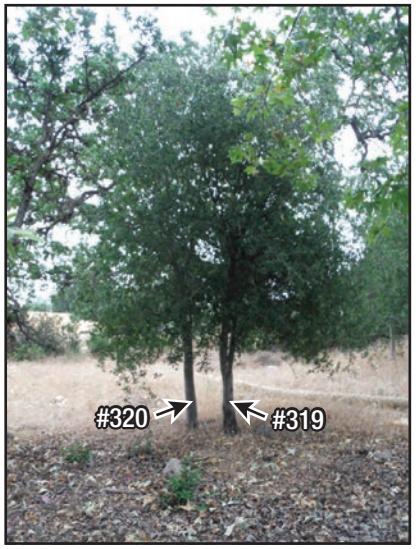
Tree #314

Tree #315

Tree #316

Tree #317

Tree #318



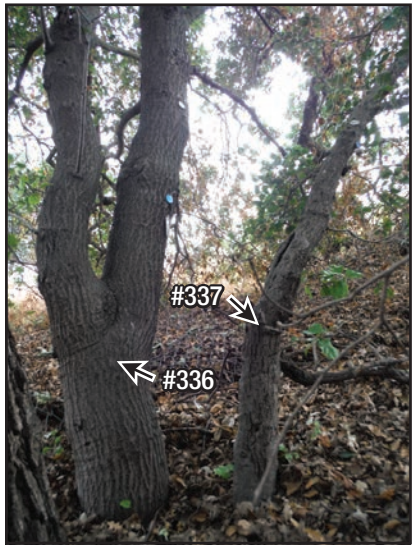
Trees #319 & #320

Tree #321

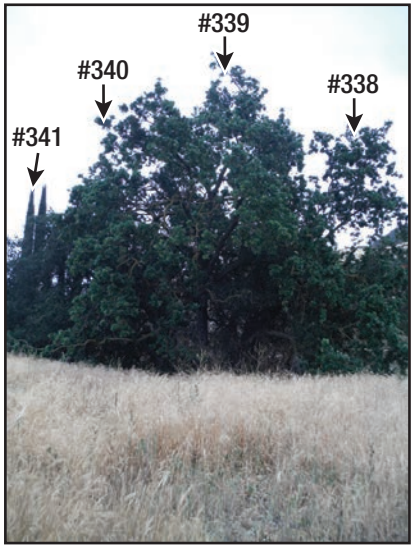
Tree #327

Tree #334

Tree #335



Trees #336 & #337



Trees #338, #339, #340 & #341


Tree #342

Tree #343

Tree #344

Tree #345

Tree #346

Tree #347

Tree #246

November 24, 2015

City of Agoura Hills
Department of Planning and Community Development
3001 Ladyface Court
Agoura Hills, CA 93065

Attn: Mr. Greg Ainsworth

Subj: Response to Memorandum: CUP-01150, VAR-01153-2015, OAK-01153-2015, SIGN-01152-2015 - Kruse Huntington Hotel Group - APN 2062-004-030

Dear Mr. Ainsworth:

Envicom Corporation is providing this letter in response to your comments presented in the memorandum dated October 27, 2015 regarding CUP-01150, VAR-01153-2015, OAK-01153-2015, SIGN-01152-2015 - Kruse Huntington Hotel Group - APN 2062-004-030. A summary of our responses to your comments is provided below. In addition, based on the Grading and Drainage Plan prepared by Stantec provided on November 23, 2015, response #6 addresses additional updates to the impact analyses provided in the Agoura Road Oak Tree Report dated August 2015.

1. Four (4) 36-inch box trees will be provided to offset the removal of Tree 342.
2. Based on my conversation with you, we agreed that Trees 301 and 302 remain outside the 4-foot construction buffer proposed for the retaining wall. Thus, proposed construction activities will not encroach into the TPZ associated with either of these trees.
3. No encroachments will occur within the TPZ associated with Tree 335. Based on our conversation, I understand that your comment more specifically relates to whether the proposed development would provide adequate drainage for trees 334 - 341, 343, 346, and 348. As indicated on the revised Tree Location and Project Impacts Map, the existing grades and topography in the area surrounding the subject trees will be retained. The existing topography provides drainage to the northeast away from the trees to a low area outside the TPZs of the subject trees that is approximately four feet lower in elevation. Here, water will enter a storm drain located along the eastern edge of the property designed to convey flows away from the subject trees and into the existing Los Angeles County storm drain.
4. We concur and the Tree Location and Project Impacts Map has been revised to reflect this change and has been provided on Figure 1.
5. A total of 17 additional trees, one (1) onsite and 16 offsite, were included in this survey and the Tree Location and Project Impacts Map has been revised accordingly. Based on this update, the TPZ of one additional tree, Tree #220, will be encroached into during construction of the retaining wall along the western edge of the property. Specifically, the

construction buffer of the 4' retaining wall is located approximately 4' east outside the dripline, encroaching into approximately 8% of the TPZ. This minor encroachment will not require the existing grade within the dripline nor the height of the canopy to be altered. Based on these assumptions it is not anticipated that these TPZ encroachments will significantly affect the health or vigor of the tree. The proposed Project activities will remain outside the TPZ associated with the other 16 trees. The Tree Survey Data Forms and Photos of Surveyed Trees have been provided as **Appendix 1** and **Plates 1 and 2**.

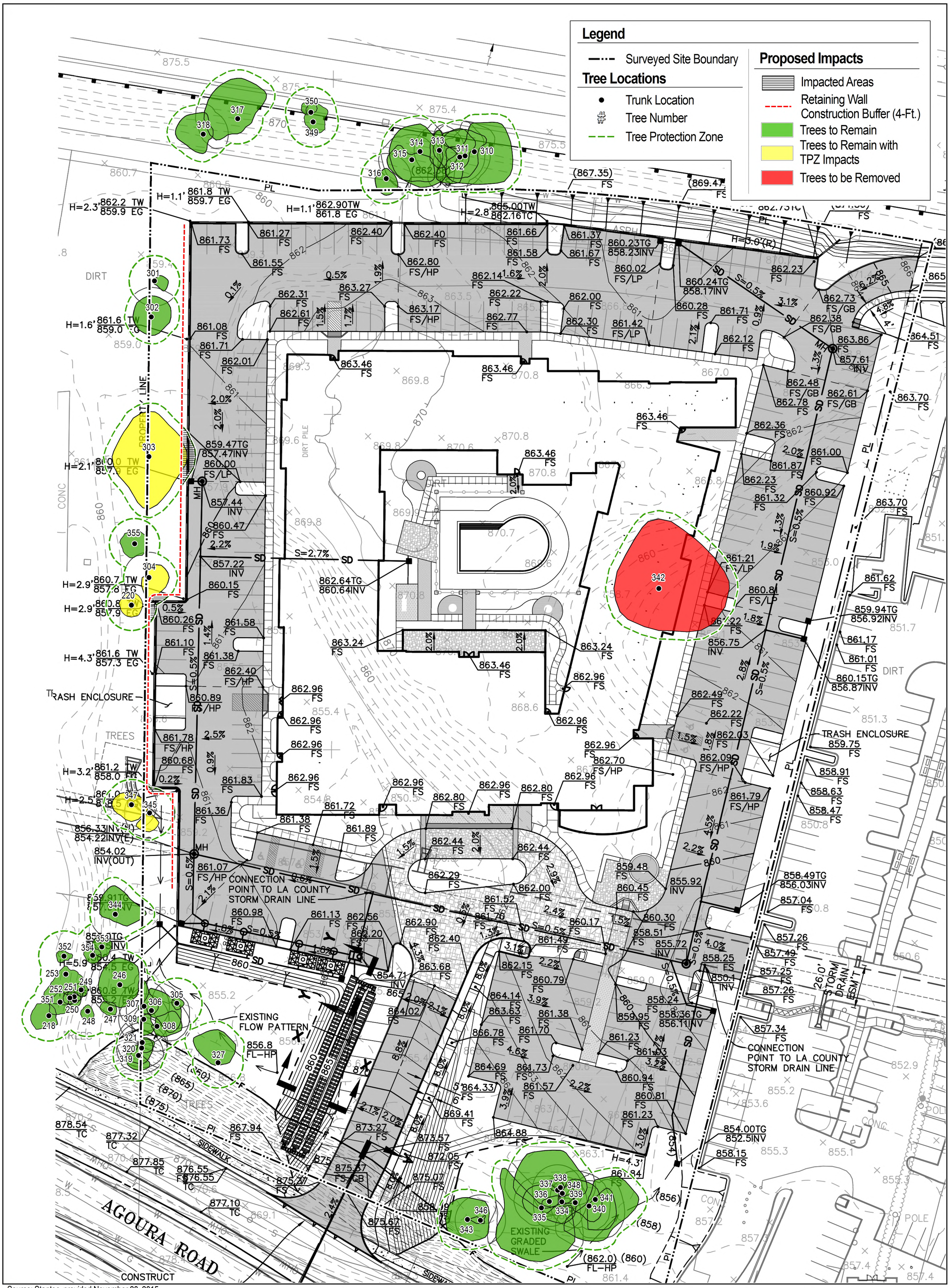
6. Based upon the updated Grading and Drainage Plan, the limits of grading in the southwest corner of the property will no longer encroach into the TPZ associated with Tree #327. The Tree Location and Project Impacts Map has been revised to reflect these changes (Figure 1).

In summary, the proposed project would result in removal of one (1) landmark tree (Tree # 342) and anticipated encroachments within the TPZ of five (5) trees, including four (4) coast live oaks (Tree #s 220, 303, 304, and 347) and one (1) scrub oak (Tree # 345). This analysis does not address potential impacts resulting from construction activities associated with the Agoura Road widening along the southern edge of the property. If you have further questions, please contact me at Envicom Corporation at (818) 879-4700.

Sincerely,

Erin Roberts
Biologist / Certified Arborist WE-10365A

Attachments:
Figure 1 - Revised Tree Location and Project Impacts Map
Appendix 1 - Tree Survey Data Forms
Plates 1 and 2 - Photos of Surveyed Trees



Source: Stantec, provided November 23, 2015.

envicom

Tree Location and Project Impacts Map

0 20 40 Feet

FIGURE 1

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	218		220		247	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	23.0		20.0		23.0	
	LEAN	S				W	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	9.9/31.0		8.0/25.0		7.5/23.5	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE					X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH					X	
	THIN FOLIAGE						
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		LEVEL		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE		**NOTES:**		**NOTES:**		**NOTES:** Located on a slight slope; Scale insects present on underside of leaves.
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		A	

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	248		249		250	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	20.0		15.0		15.0	
	LEAN	N		S		S	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	5.1/16.0		3.8/12.0		3.5/11.0	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE					X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH	X					
	THIN FOLIAGE	X				X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	B		A		B	
	AESTHETICS & CONFORMITY	B		A		B	

NOTES:

NOTES:

NOTES: Galls

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	251		252		253	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	15.0		15.0		18.0	
	LEAN	S		S		SE	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	3.5/11.0		4.5/14.0		11.8/37.0	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE						
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE	X		X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE		**NOTES:**		**NOTES:**		**NOTES:** Heavy lean
	HEALTH	B		B		B	
	AESTHETICS & CONFORMITY	B		B		C	

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	348		349		350	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	8.0		20.0		14.0	
	LEAN	SE		NE & N		N	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	2.2/7.0		11.8/37.0		2.9/9.0	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X				X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE	X		X			
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	MOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	C		B		A	
	AESTHETICS & CONFORMITY	C		B		A	

NOTES: Scale insects present on underside of leaves.

NOTES: Slight dieback of understory branches.

NOTES: Galls

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	351		352		353	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	20.0		10.0		16.0	
	LEAN	W					
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	11.1/35.0		4.1/13.0		4.8/15.0	
				3.8/12.0		5.4/17.0	
				2.5/8.0			
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X			
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH			X			
	THIN FOLIAGE			X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	A		B		A	
	AESTHETICS & CONFORMITY	A		B		A	

NOTES: Evidence of leaf miners.

NOTES: Scale insects present on underside of leaves.

NOTES:

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	354		355			
SPECIES	*Quercus agrifolia*	X		X			
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	15.0		20.0			
	LEAN	S					
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	6.4/20.0		12.1/38.0			
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE						
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE	X					
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD			
	TERRAIN (SLOPE/LEVEL)	SLOPE		LEVEL			
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	B		A			
	AESTHETICS & CONFORMITY	B		A			

NOTES: DBH measured below fork approximately 2.4' from base.

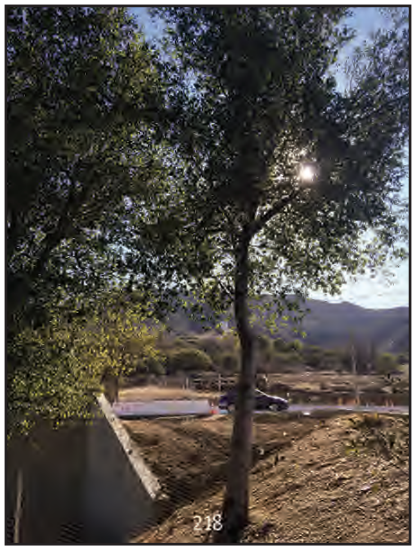
NOTES:

NOTES:

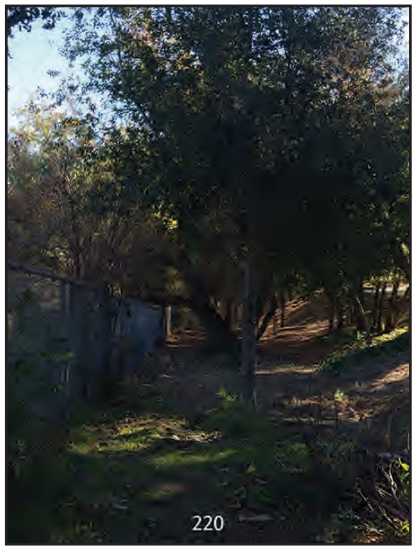
PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

DRIPLINE MEASUREMENTS

Tree Number	**North**	**NE**	**East**	**SE**	**South**	**SW**	**West**	**NW**
218	7’0”	5’0”	4’0”	7’0”	6’0”	11’0”	11’0”	10’0”
220	7’0”	7’0”	7’0”	7’0”	7’0”	7’0”	7’0”	7’0”
247	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	6’0”	6’0”
248	4’0”	3’0”	3’0”	5’0”	5’0”	5’0”	4’0”	3’0”
249	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
250	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
251	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
252	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
253	5’0”	4’0”	8’0”	15’0”	18’0”	18’0”	4’0”	4’0”
348	2’0”	7’0”	7’0”	8’0”	5’0”	2’0”	2’0”	2’0”
349	11’0”	11’0”	7’0”	8’0”	6’0”	4’0”	5’0”	7’0”
350	6’0”	5’0”	2’0”	1’0”	0’0”	1’0”	5’0”	5’0”
351	6’0”	6’0”	5’0”	5’0”	7’0”	9’0”	7’0”	5’0”
352	3’0”	3’0”	5’0”	3’0”	3’0”	5’0”	4’0”	4’0”
353	6’0”	6’0”	6’0”	6’0”	6’0”	6’0”	6’0”	6’0”
354	5’0”	5’0”	5’0”	5’0”	5’0”	5’0”	5’0”	5’0”
355	8’0”	8’0”	8’0”	8’0”	8’0”	8’0”	8’0”	8’0”

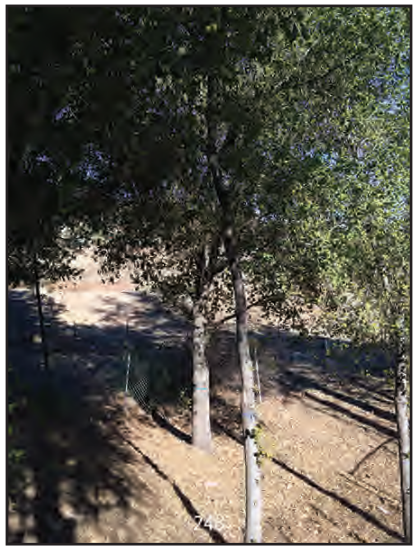


Tree #218



Tree #220

Tree #247


Tree #248

Tree #249

Trees #252, #251, #250

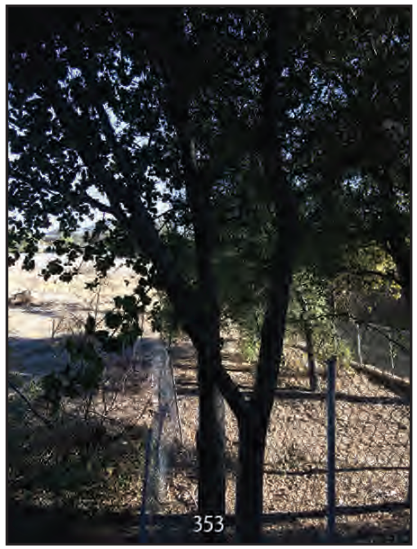
Tree #253

Tree #348

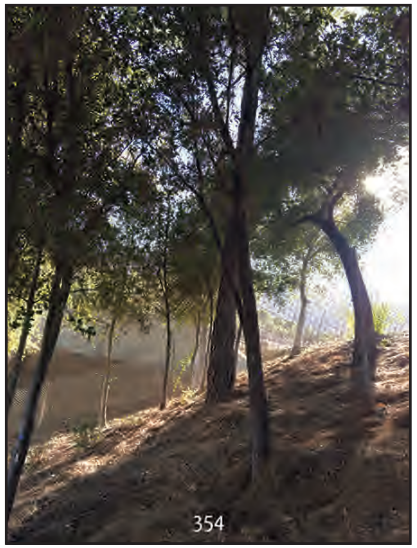
Tree #349

Tree #350

Tree #352



Tree #353



Tree #354

Tree #355

November 24, 2015

City of Agoura Hills
Department of Planning and Community Development
3001 Ladyface Court
Agoura Hills, CA 93065

Attn: Mr. Greg Ainsworth

Subj: Response to Memorandum: CUP-01150, VAR-01153-2015, OAK-01153-2015, SIGN-01152-2015 - Kruse Huntington Hotel Group - APN 2062-004-030

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Sincerely,

Erin Roberts
Biologist / Certified Arborist WE-10365A

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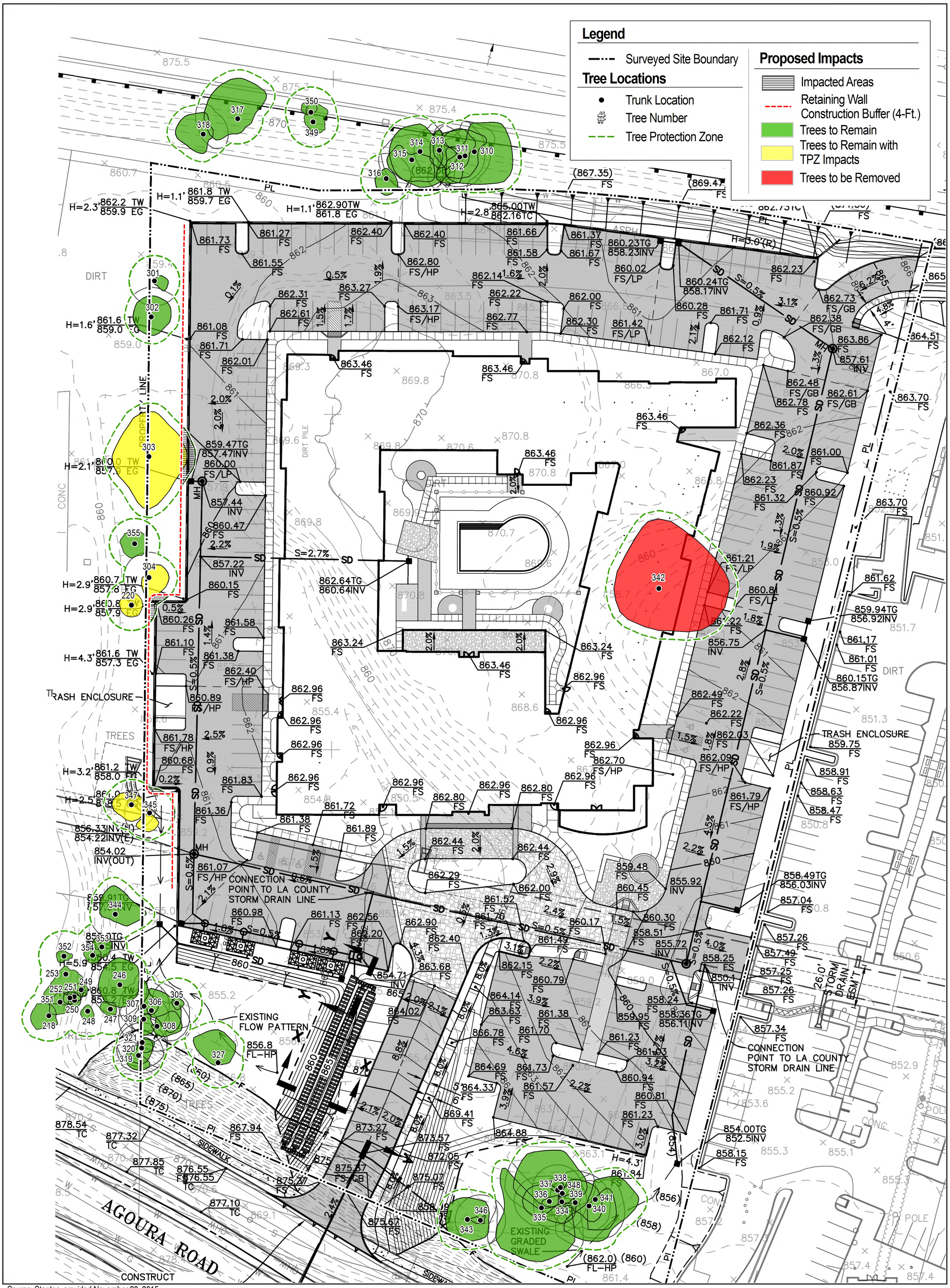


Source: Stantec, provided November 23, 2015.

envicom

Tree Location and Project Impacts Map

0 20 40 Feet

FIGURE 1

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	218		220		247	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	23.0		20.0		23.0	
	LEAN	S				W	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	9.9/31.0		8.0/25.0		7.5/23.5	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE					X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH					X	
	THIN FOLIAGE						
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		LEVEL		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE		**NOTES:**		**NOTES:**		**NOTES:** Located on a slight slope; Scale insects present on underside of leaves.
	HEALTH	A		A		A	
	AESTHETICS & CONFORMITY	A		A		A	

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	248		249		250	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	20.0		15.0		15.0	
	LEAN	N		S		S	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	5.1/16.0		3.8/12.0		3.5/11.0	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE					X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH	X					
	THIN FOLIAGE	X				X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	B		A		B	
	AESTHETICS & CONFORMITY	B		A		B	

NOTES:

NOTES:

NOTES: Galls

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	251		252		253	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	15.0		15.0		18.0	
	LEAN	S		S		SE	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	3.5/11.0		4.5/14.0		11.8/37.0	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE						
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE	X		X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE		**NOTES:**		**NOTES:**		**NOTES:** Heavy lean
	HEALTH	B		B		B	
	AESTHETICS & CONFORMITY	B		B		C	

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	348		349		350	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	8.0		20.0		14.0	
	LEAN	SE		NE & N		N	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	2.2/7.0		11.8/37.0		2.9/9.0	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X				X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE	X		X			
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	MOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	LEVEL		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	C		B		A	
	AESTHETICS & CONFORMITY	C		B		A	

NOTES: Scale insects present on underside of leaves.

NOTES: Slight dieback of understory branches.

NOTES: Galls

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	351		352		353	
SPECIES	*Quercus agrifolia*	X		X		X	
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	20.0		10.0		16.0	
	LEAN	W					
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	11.1/35.0		4.1/13.0		4.8/15.0	
				3.8/12.0		5.4/17.0	
				2.5/8.0			
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X			
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH			X			
	THIN FOLIAGE			X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
	TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		LEVEL	
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	A		B		A	
	AESTHETICS & CONFORMITY	A		B		A	

NOTES: Evidence of leaf miners.

NOTES: Scale insects present on underside of leaves.

NOTES:

PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

	TREE NUMBER	354		355			
SPECIES	*Quercus agrifolia*	X		X			
	Quercus lobata						
	Quercus berberidifolia						
	Other						
FORM	TREE HEIGHT (~ FEET)	15.0		20.0			
	LEAN	S					
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	6.4/20.0		12.1/38.0			
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE						
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE	X					
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD			
	TERRAIN (SLOPE/LEVEL)	SLOPE		LEVEL			
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	B		A			
	AESTHETICS & CONFORMITY	B		A			

NOTES: DBH measured below fork approximately 2.4' from base.

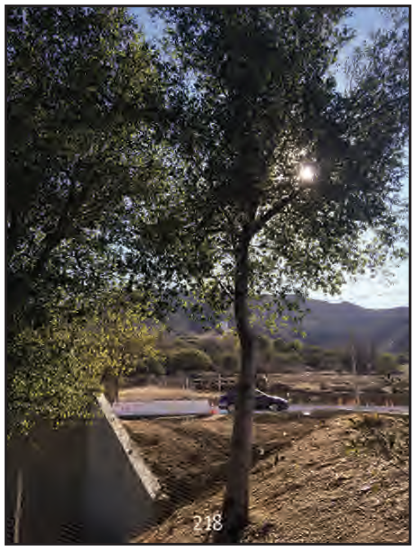
NOTES:

NOTES:

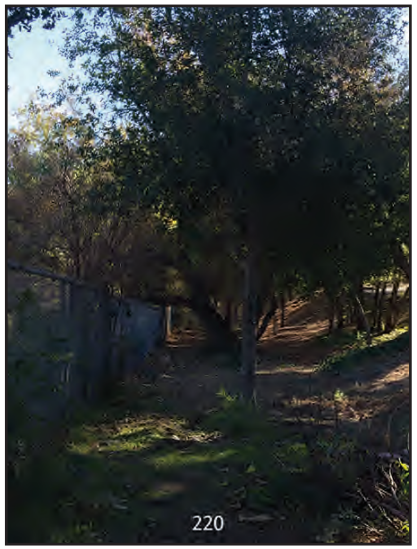
PROJECT: Agoura Rd. Hotel **DATE:** November 2015 **PREPARER:** E. Roberts

DRIPLINE MEASUREMENTS

TREE NUMBER	NORTH	NE	EAST	SE	SOUTH	SW	WEST	NW
218	7’0”	5’0”	4’0”	7’0”	6’0”	11’0”	11’0”	10’0”
220	7’0”	7’0”	7’0”	7’0”	7’0”	7’0”	7’0”	7’0”
247	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	6’0”	6’0”
248	4’0”	3’0”	3’0”	5’0”	5’0”	5’0”	4’0”	3’0”
249	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
250	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
251	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
252	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”	4’0”
253	5’0”	4’0”	8’0”	15’0”	18’0”	18’0”	4’0”	4’0”
348	2’0”	7’0”	7’0”	8’0”	5’0”	2’0”	2’0”	2’0”
349	11’0”	11’0”	7’0”	8’0”	6’0”	4’0”	5’0”	7’0”
350	6’0”	5’0”	2’0”	1’0”	0’0”	1’0”	5’0”	5’0”
351	6’0”	6’0”	5’0”	5’0”	7’0”	9’0”	7’0”	5’0”
352	3’0”	3’0”	5’0”	3’0”	3’0”	5’0”	4’0”	4’0”
353	6’0”	6’0”	6’0”	6’0”	6’0”	6’0”	6’0”	6’0”
354	5’0”	5’0”	5’0”	5’0”	5’0”	5’0”	5’0”	5’0”
355	8’0”	8’0”	8’0”	8’0”	8’0”	8’0”	8’0”	8’0”

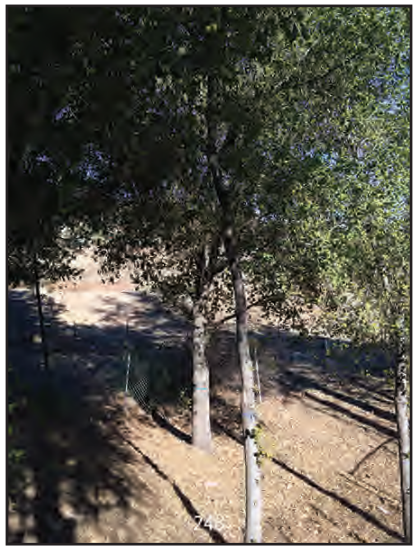


Tree #218



Tree #220

Tree #247


Tree #248

Tree #249

Trees #252, #251, #250

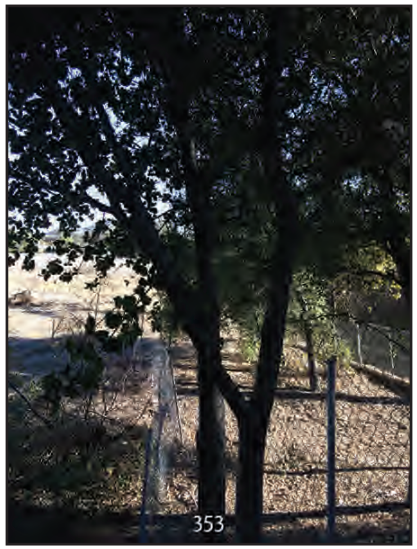
Tree #253

Tree #348

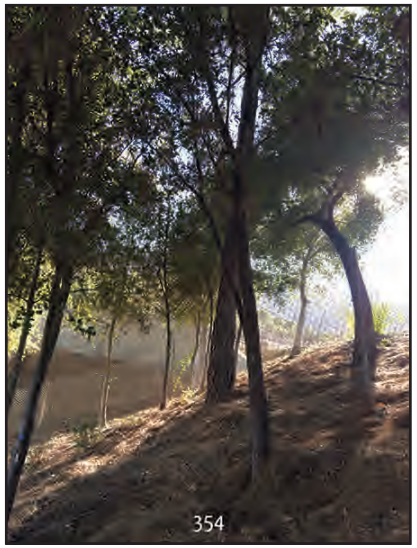
Tree #349

Tree #350

Tree #352



Tree #353



Tree #354

Tree #355

Greg C. Ainsworth

Memo

To: Valerie Darbouze, City Planner

From: Greg Ainsworth, Oak Tree Consultant

Date: April 27, 2016

Re: CUP-01150, VAR-01151-2015, OAK-01153-2015, SIGN-01152-2015
Kruse for Huntington Hotel Group – APN 2061-004-030

Background

The proposed project includes the construction of a hotel and associated structures including retaining walls, walkways and a parking lot. 37 protected oak trees are located within the property including one (1) Landmark valley oak (*Quercus lobata*), 28 coast live oaks (*Q. agrifolia*), eight (8) non-Landmark valley oaks and one scrub oak (*Q. berberidifolia*). Envicom Corporation prepared an oak tree report to address potential impacts to oak trees as a result of proposed construction at the proposed hotel site located at APN – 2061-044-030.

Previous Landscape and Oak Tree Consultant Kay J. Greeley reviewed the document (June 23, 2015) and outlined various inconsistencies and recommended that the report be revised and resubmitted. Envicom Corporation addressed the comments and submitted a revised report dated August 24, 2015. On September 22, 2015, a site assessment and report review was conducted by the City's current Oak Tree Consultant to ensure that the revised document adequately addresses Ann's concerns as well as the City's regulations outlined in Appendix A – Oak Tree Preservation Guidelines as outlined in the Agoura Hills Municipal Code. The city's current Oak Tree Consultant Greg Ainsworth prepared a comment memorandum, dated October 27, 2015, that included five comments on the revised Oak Tree Report that were addressed by Erin Roberts (Envicom Corporation) in a letter dated November 24, 2015.

Oak Tree Impact Summary

Based on the Oak Tree Report (Envicom Corporation, November 24, 2015) and subsequent responses to comments, the following impacts to oak trees would occur:

- Removals: Proposed activities require the removal of one (1) Landmark valley oak (#342).
- Encroachments: Proposed activities would encroach into the Protected Zone of five (5) protected oak trees: four (4) coast live oaks (#220, 303, 304, and 347) and one scrub oak (#345).

  **It should be noted that the encroachments shown on the Site Plan at trees 319-321, 327, 343 and 346 are from the Agoura Road widening project and not related to the proposed hotel project.*

Conditions of Approval

The following Conditions of Approval shall be implemented to allow for the removal and encroachments into the protective zone of oak trees identified in the Response to Memorandum (Envicom Corporation, November 24, 2015).

1. All tree replacement, monitoring, and avoidance and minimization measures outlined in the Oak Tree Report shall be implemented. As stated in the Response to Memorandum (Envicom Corporation, November 24, 2015), four (4) 36-inch box valley oaks (*Quercus lobata*) will be planted onsite to offset the removal of tree #342.

2. The Final Landscape Plan shall depict the locations of the four (4) mitigation valley oak trees that will be planted onsite.

3. All oak trees located on the property that would be encroached or otherwise avoided shall be preserved in perpetuity in accordance with the Mitigation Measures outlined in the Oak Tree Report (Envicom Corporation, August 24, 2015).

4. All new subsurface ground disturbance that will occur within the protective zone of an oak tree shall be performed using only hand tools under the direct observation of the applicant's oak tree consultant. If vegetation clearing or grading is not feasible within the protective zone with the use of hand tools, mechanical equipment may be allowed so long as a certified arborist is present to ensure that no impacts occur to the oak tree.

5. Prior to the start of any work or mobilization at the site, protective fencing shall be installed at the protective zone of preserved oak trees. The applicant or their consulting arborist shall consult the City's Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City's Oak Tree Consultant.

6. The applicant shall provide a minimum of 48 hours notice to the City Oak Tree Consultant prior to the start of approved work within the protected zone of any oak tree.

7. No grading, scarifying or other soil disturbance shall be permitted within the portion of a protected zone of any oak tree except as specifically required to complete the approved scope of work and in accordance with this oak tree permit.

8. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.

9. No irrigation or ground cover shall be installed within the Protective Zone of any existing oak tree unless specifically approved by the City Oak Tree Consultant and the Planning Director.

10. Prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.

11. No pruning of live wood of an oak tree (including branches and roots) shall be permitted unless specifically authorized by the City Oak Tree Consultant and/or following an approved oak tree permit. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. All pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.

12. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

13. The applicant's consulting arborist shall submit certification letters for all work completed within the protected zone of an oak tree within five working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

14. In accordance with Section 9389.6 of the Municipal Code, one (1) native oak tree, twenty-four-inch box in size, per fifteen thousand (15,000) square feet of building area shall be provided on site or at alternative locations as approved by the city. The location of the oak tree(s) shall be depicted on the landscape plan and shall be planted prior to final construction inspections and field verified by the city's consulting arborist.

END

Appendix E

Phase I Cultural Resources Study

City of Agoura Hills

Courtyard and Townplace Suites Hotel Project

Phase I Cultural Resources Study

U.S.G.S. *Thousand Oaks* quadrangle

Prepared for:
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Prepared by:
Rincon Consultants
180 North Ashwood Avenue
Ventura, CA 93003

Authors: Breana Campbell, M.A.,
and Christopher Duran, M.A., RPA,

March 15, 2016

Keywords: Thousand Oaks, CA quadrangle; City of Agoura Hills; Los Angeles County; intensive pedestrian survey;

rincon

Environmental Scientists Planners Engineers

Campbell, B. and C. Duran
2016 Phase I *Cultural Resources Study for the Courtyard and Townplace Suites Hotel, Agoura Hills, Los Angeles County, California*. Rincon Consultants Project No. 16-02403. Report on file at the South Central Coastal Information Center, Fullerton, California.

Courtyard and Townplace Suites Hotel Project

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EXECUTIVE SUMMARY

Rincon Consultants, Inc. (Rincon) was retained by the City of Agoura Hills to conduct a Phase I cultural resources study for the proposed Courtyard and Townplace Suites Hotel Project (project) located in the City of Agoura Hills, Los Angeles County, California. This study has been prepared in accordance with the California Environmental Quality Act (CEQA) statutes and guidelines. This cultural resources study presents the results of a cultural resources records search of the project site and a 0.5-mile buffer, an intensive pedestrian survey of the project site, and preparation of this technical report.

Two prehistoric isolates (P-19-100209 and P-19-100210) were identified within the southeastern portion of the project site and one prehistoric habitation site (P-19-001027) was identified adjacent to the project site as a result of the records search. Cultural resource P-19-001027 was recorded as a habitation site, with associated burials and midden that exceeds 1 meter in depth. At the time of recordation, the boundaries for the site were drawn using Agoura Road as the most northern boundary for the site. It is possible that the site may extend north past the existing road and that the two isolates found within the project site are associated with P-19-001027. Eight additional resources are located within a 0.5-mile radius of the project site. At the time of survey, a portion of the project site had been used as a dump site for fill and fill material severely hindered Rincon's ability to identify any cultural material that may be present on the surface of the project site. Due to the limited surface visibility at the time of survey (dense vegetation and fill cover), the previous identification of two isolates within the project site, and the proximity of known cultural resources to the project site, Rincon recommends that archaeological and Native American monitoring take place during all ground disturbances for the proposed project. Prior to construction, a Cultural Resources Mitigation Monitoring and Reporting Plan should be prepared. These recommendations are discussed in greater detail below.

ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING

Rincon recommends archaeological and Native American monitoring of all project-related ground-disturbance activities for the proposed Courtyard and Townplace Suites Hotel Project under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If archaeological resources are encountered during ground-disturbing activities, all earth disturbing work within 50-feet of the discovery shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds typically do not qualify as historical resources under CEQA and therefore require no management consideration under CEQA. Should any resource(s) be identified, an evaluation of eligibility for the CRHR may be required through the development of a treatment plan including a research design and subsurface testing through the excavation of test units and shovel test pits. After effects to the find have been appropriately mitigated, work in the area may resume. Mitigation of effects to the find may include a damage assessment of the find, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist.

UNANTICIPATED DISCOVERY OF HUMAN REMAINS

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

1.0 INTRODUCTION

Rincon Consultants, Inc. (Rincon) was retained by the City of Agoura Hills (Agoura Hills) to conduct a Phase I cultural resources study for the proposed Courtyard and Townplace Suites Hotel Project (project) located within the City of Agoura Hills, Los Angeles County, California. This study has been prepared in accordance with the California Environmental Quality Act (CEQA) statutes and guidelines. This cultural resources study included the results of a cultural resources records search of the project site and 0.5-mile buffer, an intensive pedestrian survey of the project site, and preparation of this technical report.

1.1 PROJECT LOCATION

The project site is located within the City of Agoura Hills in western Los Angeles County in the eastern Conejo Valley between the Simi Hills and Santa Monica Mountains. The project site is depicted in Township 1 North, Range 18 West of the U.S. Geographical Survey (USGS) Thousand Oaks 7.5-minute topographic quadrangle (Figure 1). The project site consists of one irregularly shaped parcel (Assessor Parcel Number 2061-004-030) on the north side of Agoura Road west of Roadside Drive. The project site includes 5.65 acres and is currently undeveloped.

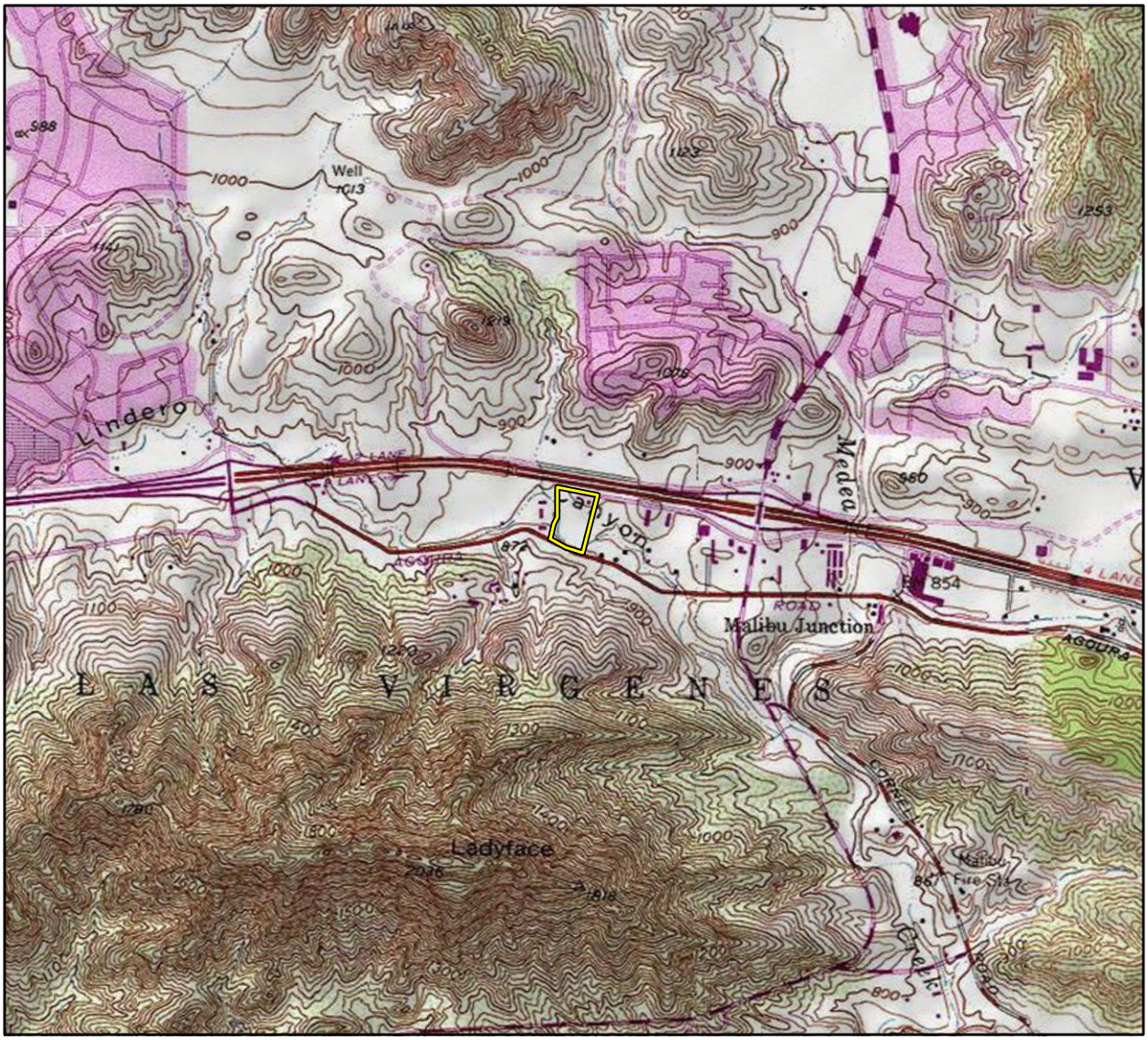
1.2 REGULATORY SETTING

1.2.1 State

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A *historical resource* is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be *historically significant* (State CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered *historically significant* if it:

1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2) Is associated with the lives of persons important in our past;
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4) Has yielded, or may be likely to yield, information important in prehistory or history.



Imagery provided by National Geographic Society, ESRI and its licensors © 2016. Thousand Oaks Quadrangle. T01N R18W S28. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

Project Location Map

Figure 1

In addition, if it can be demonstrated that a project will cause damage to a *unique archaeological resource*, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b], and [c]. PRC, Section 21083.2(g) defines a *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2) Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

(a) Are associated with events that have made a significant contribution to the broad patterns of our history; or
(b) Are associated with the lives of persons significant in our past; or
(c) Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
(d) Have yielded, or may be likely to yield, information important in prehistory or history.

1.3 PROJECT DESCRIPTION

The Courtyard and Townplace suites hotel project would involve the construction of a 225-room, dual brand, hotel on a 5.65-acre, vacant parcel in the City of Agoura Hills. The site is generally situated between the 101 Freeway and Agoura Road west of Roadside Road.

1.4 PERSONNEL

Rincon Cultural Resources Principal Investigator Christopher Duran, M.A., Registered Professional Archaeologist (RPA), served as principal investigator for this study, provided program-level oversight for this project, and conducted the intensive pedestrian survey of the project site. Mr. Duran meets the Secretary of the Interior's *Professional Qualification Standards* for prehistoric and historic archaeology (NPS 1983). Rincon Cultural Resources Specialist Breana Campbell, M.A., served as the primary author of this report and conducted the cultural resources records search. Rincon GIS Analyst Doug Carreiro prepared the figures found in the report. Rincon Vice President Joe Power, AICP CEP, reviewed this report for quality control.

2.0 ENVIRONMENTAL SETTING

The project site is situated at an elevation of approximately 265 meters (872 feet) above mean sea level (AMSL). The project site is bounded by residential neighborhoods to the northwest, northeast, and southeast, Chumash Park to the southeast and public open space to the southwest. Vegetation within the project site includes valley oak, coast live oak, and California sycamore. The project site is roughly 13.4 km (8.3 miles) north of the Pacific Ocean.

3.0 CULTURAL SETTING

3.1 PREHISTORY

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Wallace's chronology was based on early studies and lacked the chronological precision of absolute dates (Moratto 1984:159). Since then, Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983). The APE lies in what is described as the Santa Barbara Subregion of the Southern Coast (Archaeological) Region, one of 18 organizational subdivisions of the state (Moratto 1984:Fig. 1).

3.1.1 Early Man Horizon (ca. 10,000 – 6,000 B.C.)

Numerous pre-8000 B.C. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). One of them, the Arlington Springs site on Santa Rosa Island, produced human femurs dating to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (SMI-261) has been dated to nearly 13,000 years ago. This site also included some of the earliest examples of basketry on the Pacific Coast, dating to over 12,000 years old (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

3.1.2 Milling Stone Horizon (6,000–3,000 B.C.)

Wallace (1955:219) defined the Milling Stone Horizon as "marked by extensive use of milling stones and mullers, a general lack of well[-]made projectile points, and burials with rock cairns." The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources was consumed, including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). The Topanga Canyon site in the Santa Monica Mountains is considered one of the definitive Milling Stone Horizon sites in southern California.

Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and in addition to ground stone tools such as manos and metates, chopping, scraping, and cutting tools are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

3.1.3 Intermediate Horizon (3,000 B.C. – A.D. 500)

Wallace's Intermediate Horizon dates from approximately 3000 B.C.-A.D. 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

3.1.4 Late Prehistoric Horizon (A.D. 500–Historic Contact)

During Wallace's (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small finely worked projectile points associated with the bow and

arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

3.2 ETHNOGRAPHIC OVERVIEW

The project site lies within an area historically occupied by the Ventureño Chumash, so called after their historic period association with Mission San Buenaventura (Grant 1978a). The Chumash spoke six closely related Chumashan languages, which have been divided into three branches—Northern Chumash (consisting only of Obispeño), Central Chumash (consisting of Purisimeño, Ineseño, Barbareño, and Ventureño), and Island Chumash (Jones and Klar 2007:80). The Chumashan language currently is considered an isolate stock with a long history in the Santa Barbara region (Mithun 2004:304). Groups neighboring Chumash territory included the Salinan to the north, the Southern Valley Yokuts and Tataviam to the east, and the Gabrielino (Tongva) to the south.

Early Spanish accounts describe the Santa Barbara Channel as heavily populated at the time of contact. Estimates of the total Chumash population range from 8,000-10,000 (Kroeber 1925:551) to 18,000-22,000 (Cook and Heizer 1965: 21). Coastal Chumash lived in hemispherical dwellings made of tule reed mats, or animal skins in rainy weather. These houses could usually lodge as many as 60 people (Brown 2001). The village of šukuw, (or shuku), at Rincon Point, was encountered by Gaspar de Portola in 1769. This village had 60 houses and seven canoes, with an estimated population of 300 (Grant 1978b).

The tomol, or wooden plank canoe, was an especially important tool for the procurement of marine resources and for maintaining trade networks between Coastal and Island Chumash. Sea mammals were hunted with harpoons, while deep-sea fish were caught using nets and hooks and lines. Shellfish were gathered from beach sands using digging sticks, and mussels and abalone were pried from rocks using wood or bone wedges.

The acorn was an especially important resource. Acorn procurement and processing involved the manufacture of baskets for gathering, winnowing, and cooking and the production of mortars and milling stones for grinding. Bow and arrow, spears, traps and other various methods were used for hunting (Hudson and Blackburn 1979). The Chumash also manufactured various other utilitarian and non-utilitarian items. Eating utensils, ornaments, fishhooks, harpoons, and other items were made using bone and shell. Olivella shell beads were especially important for trade.

The Chumash were profoundly affected by the arrival of Europeans. The Spanish missions and later Mexican and American settlers dramatically altered traditional Chumash lifeways. Chumash population was drastically reduced by the introduction of European diseases. However, many Chumash descendants still inhabit the region.

3.3 HISTORIC OVERVIEW

Post-European contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present).

3.3.1 Spanish Period (1769–1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began. The establishment of the missions marks the first sustained occupation of Alta California by the Spanish. In addition to the missions four presidios and three pueblos (towns) were established throughout the state (State Lands Commission 1982).

During this period, Spain also deeded ranchos to prominent citizens and soldiers, though very few in comparison to the subsequent Mexican Period. To manage and expand their herds of cattle on these large ranchos, colonists enlisted the labor of the surrounding Native American population (Engelhardt 1927a). The missions were responsible for administrating to the local Indians as well as converting the population to Christianity (Engelhardt 1927b). The influx of European settlers brought the local Native American population in contact with European diseases which they had no immunity against, resulting in reduction in native populations throughout the state (McCawley 1996).

3.3.2 Mexican Period (1822–1848)

The Mexican Period commenced when news of the success of the Mexican Revolution (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act enabled Mexican governors in California to distribute mission lands to individuals in the form land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). El Rancho Nuestra Sentora de Las Virgenes, also referred to as Rancho Las Virgenes, was granted to Jose Maria Dominguez in 1837 and later sold to Maria Antonia Machado in 1845. Rancho Las Virgenes encompassed 26,000 acres, including the modern location of Agoura Hills (City of Agoura Hills 2013).

The Mexican Period for Los Angeles County and adjacent areas ended in early January 1847when Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978).

American victory in both of these battles confirmed the capture of Los Angeles by American forces (Rolle 2003). On January 10, leaders of the Pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

3.3.3 American Period (1848–Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico $15 million for the conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of southern California continued to increase during the early American Period. Los Angeles County was established on February 18, 1850, one of the 27 counties established in the months prior to California becoming the 31st state. Many ranchos in the region were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns (Rolle 2003). Maria Antonia Machado filed for petition for the confirmation of the title of Rancho Las Virgenes in 1852 and her claim was confirmed in 1857 (City of Agoura Hills 2013).

The discovery of gold in northern California in 1848 led to the California Gold Rush (Guinn 1977; Workman 1935:26). During the early American period, Southern California was dominated by cattle ranches. This lifeway, however, was supplanted by farming and urban professions during the late 19th century due to droughts and increased population growth. By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to pour into the state, particularly after the completion of the transcontinental railroad in 1869.

The U.S. Congress in 1854 agreed to let San Pedro become an official port of entry. By the 1880s, the railroads had established networks throughout the county, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area by the fabled climate in the 1870s–1880s (Baur 1959).

3.3.4 City of Agoura Hills

The City of Agoura Hills was once part of the Rancho Las Virgenes (see Section 3.3.2). Following the Gold Rush of 1848, the region, then known as Vejar Junction, became a popular stop on the Butterfield Overland Stage Route. In 1924, Ira and Leon Colodny purchased 500 acres in the area and began selling subdivided lots, calling the property "Independent Acres." The town was later called Picture City after Paramount Studios purchased land to produce films. The Picture City Chamber of Commerce petitioned for a permanent local name and post office, and in 1928 the name of Agoura was settled on, after shepherd and area resident Pierre Agoure. Today, Agoura Hills is a prosperous community, popular for its schools and family-oriented environment (Pascal 2013).

4.0 BACKGROUND RESEARCH

4.1 CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

Rincon archaeologist Breana Campbell conducted a search of cultural resource records housed at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC) located at California State University, Fullerton on February 29, 2016. The search was conducted to identify all previous cultural resources work and previously recorded cultural resources within 0.5-mile radius of the project site. The CHRIS search included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historic USGS 7.5- and 15-minute quadrangle maps.

4.1.1 Previous Studies

The SCCIC records search identified 38 previous studies within 0.5-mile radius of the project site the information for these previous studies is provided in Table 1 below. Of these previously conducted studies, two include the current project site. The National Archaeological Database listings for these studies are presented in Appendix A.

Table 1
Previous Studies Within a 0.5-Mile Radius of the Project Site

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
LA-00081	Rosen, Martin D.	1975	Evaluation of the Archaeological Resources for the Areawide Facilities Plan for the Las Virgenes Municipal District	Outside
LA-00241	Singer, Clay A. and John E. Atwood	1988	Archaeological Testing at CA-LAN-1021 in the City of Agoura Hills, Los Angeles County, California	Outside
LA-00243	Greenwood, Roberta S.	1976	Archaeological Investigation Property East of Lindero County	Outside
LA-00264	Love, Bruce	1988	The Middle Ranch Adobe: It's Origins and Significance	Outside
LA-00392	Hector, Susan M.	1977	An Archaeological Resource Survey and Impact Assessment of Trailer Lifer Publishing Co., C.U.P. 1191, Los Angeles County	Outside
LA-00401	Singer, Clay A.	1977	Notes on Sites LAN-671 and LAN-776	Outside
LA-00515	Whitney-Desaultes, Nancy A.	1979	Archaeological Progress Report: Work Through July 1978 on LAN-671 and LAN-776, Located on the Levinson Property, Tract 35031 Agoura, California	Outside

Table 1
Previous Studies Within a 0.5-Mile Radius of the Project Site

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
LA-00521	Day, Donna A.	1979	Cultural Resources Survey for Zone Change 6457	Outside
LA-00556	Singer, Clay A.	1979	Cultural Resource Survey and Impact Assessment for a 1.6 Acre Parcel in Agoura, Los Angeles County, California	Outside
LA-00623	Singer, Clay A.	1979	Systematic Archaeological Testing at LAN-1021-An Evaluation of Potential Impacts from the Proposed Construction of the Miller and Folse Office Complex in Agoura, Los Angeles County, California	Outside
LA-00819	Leach, Melinda	1980	An Archaeological Resources Assessment of the Proposed Medical Office Facility Site Located North of Canwood Street and West of Kanan Road, Agoura, California	Outside
LA-00926	D'Atlroy, Terence N.	1976	Assessment of the Impact on Archaeological Resources of the Proposed Development of Two Parcels of Land West of Agoura, Los Angeles County	Outside
LA-01768	Singer, Clay A. and John E. Atwood	1989	Cultural Resources Survey and Impact Assessment for the Proposed Agoura Canyon Ranch Center in the City of Agoura Hills	Outside
LA-01791	Hatheway, Roger and Jeanette McKenna	1989	Archaeological, Historical, Architectural, and Paleontological Investigation of the Kanan Road Interchange at Route 101 (Ventura Freeway) Project Area, Agoura Hills, Los Angeles County, California	**Within**
LA-01916	McKenna, Jeanette A., Roger G. Hatheway, and Paul E. Langewalter II	1989	Historic Property Survey Report: the Kanan Road Interchange at Route 101 (Ventura Freeway) Project Area	**Within**
LA-01977	Rosen, Martin D.	1980	Archaeological Evaluation of Tract No. 37246, Agoura, California	Outside
LA-03355	Maki, Mary K. and Larry Carbone	1996	A Phase 2 Archaeological Investigation at Site CA-LAN-467 and an Extended Phase 1 Archaeological Investigation at Site CA-LAN-1436 for the Creekside Center Project, Agoura Hills, Los Angeles County, California	Outside
LA-03546	Wlodarski, Robert J.	1996	A Phase I Archaeological Study Bikeway Gap Closure Project Cities of Calabasas, Agoura Hills, Westlake Village and Unincorporated Los Angeles County	Outside
LA-03587	King, Chester	1994	Prehistoric Mative American Cultural Sites in the Santa Monica Mountains	Outside
LA-03674	Brock, James P.	1980	Cultural Resources Survey of a 27 Acre Parcel of Property in Agoura and Subsequent Test Excavation	**Within**

Table 1
Previous Studies Within a 0.5-Mile Radius of the Project Site

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
LA-04246	Wlodarski, Robert J.	1998	A Phase I Archaeological Study: Agoura Hills Riverwalk EIR Project, City of Agoura Hills, County of Los Angeles, California	Outside
LA-06601	King, Chester and Parsons, Jeff	2000	Archaeological Record of Settlement and Activity in the Simi Hills Malu'liwini	Outside
LA-07675	Singer, Clay A.	2004	Phase II Archaeological Investigations at CA-LAN-41, a Prehistoric Deposit in the City of Agoura Hills, Los Angeles County, California	Outside
LA-07679	Wlodarski, Robert J.	2004	A Phase I Archaeological Study for 29515 Canwood Street City of Agoura Hills, County of Los Angeles, California	Outside
LA-8872	Bonner, Wayne H.	2006	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate Sv11183a (agf Kanan Rd. 2107098e), 4856 Kanan Road, Agoura Hills, Los Angeles County, California	Outside
LA-09152	Wlodarski, Robert J.	2008	A Phase I Archaeological Study for Proposed Improvements to APN #2061-033-015, The Proposed Gupta Corporate Offices (Tentative Address: 28760 Agoura Road) City of Agoura Hills, County of Los Angeles, California	Outside
LA-09862	Toren, George A. and John F. Romani	2009	Archaeological Reconnaissance Report: Two Parcels Located within the City of Agoura Hills, Los Angeles County, California	Outside
LA-09902	Toren, George A. and John F. Romani	2009	Results of the Extended Phase I Archaeological Investigation at CA-LAn-1027 located within the Gateway Foursquare Church Property, City of Agoura Hills, Los Angeles County, California	Outside
LA-10092	Singer, Clay A.	2000	Cultural Resources Survey and Impact Assessment for an ~18 Acre Property at the Junction of Kanan Road and Agoura Road in the City of Agoura Hills, Los Angeles County, California: a Status Report on Archaeological Site CA-LAN-41	Outside
LA-10208	Sylvia, Barbara	2001	Negative Archaeological Survey Report: Metal Beam Guardrail (MBGR) Along Sections of Route 101 from Route 134 to the Ventura County Line	Outside
LA-10390	Schmidt, James and John F. Romani	2010	Archaeological Reconnaissance Report: Gateway 2 (Por APN 2061-033-013), located within the City of Agoura Hills, Los Angeles County, California	Outside
LA-10475	Toren, A. George and Gwen R. Romani	2010	Phase I Archaeological Survey: The Las Virgenes Municipal Water District 1235 ft. Backbone System Improvement Program: Agoura Hills Pipeline Alignment	Outside

Table 1
Previous Studies Within a 0.5-Mile Radius of the Project Site

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
LA-10778	King, Chester	2010	Archaeological Backhoe Test Excavation Program to Determine if Cultural Deposits Exist beneath Agoura Road in the Areas of CA-LAN-41 and CA-LAN-467, Las Virgenes Municipal Water District (LVMWD) Backbone System Improvement Program	Outside
LA-10779	McKenna, Jeanette A.	2010	A Phase I Cultural Resources Investigation of Assessor Parcel No. 2061-005-031, 29900 Ladyface Court, in the City of Agoura Hills, Los Angeles County, California	Outside
LA-11835	Grimes, Teresa and Dory, Elysha	2011	Agoura Road Widening, 29008 Agoura Road, Agoura Hills, CA Historic Resource Report	Outside
LA-11836	GPA Environmental	2012	Agoura Road Widening, Draft Initial Study and Mitigated Negative Declaration	Outside
LA-12002	Bonner, Wayne H.	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV00157A (VY157 Foursquare Agoura) 29646 Agoura Road, Agoura Hills, Los Angeles County, California	Outside
LA-12027	McKenna, Jeanette	2013	A Cultural Resources Investigation for the Proposed Kanan Road - Agoura Road Roundabout Project in the City of Agoura Hills, Los Angeles County, California	Outside
LA-12308	Harper, Caprice and Robin Turner	2011	Cultural Resources and Paleontological Resources Assessment for the Agoura Road Widening Project, Agoura Hills, Los Angeles County, California	Outside

Source: South Central Coastal Information Center, February 2016

4.1.2 Previously Recorded Sites

The SCCIC records search identified 11 previously recorded cultural resources within a 0.5-mile of the current project site. Two isolates (P-19-100209 and P-19-100210) have been previously recorded within the current project site and one dense habitation site (P-19-001027) is recorded adjacent to the project site. Information for these cultural resources is provided below in Table 2.

Table 2
Known Cultural Resources Within a 0.5-mile Radius of the Project Site

Resource Designation	Description	NRHP/CRHR Eligibility Status	Recorded/Updated By and Year	Relationship to Project Site
P-19-000041	Habitation site	Insufficient information	S.L. Peck 1951; E. Chandonet, H. Blackburn, and C. King 1961; M. Glassow and J. Hill 1965; C.A. Singer 2000; J. Parsons and C. King 2010; R. Turner 2011	Outside
P-19-000467	Dense lithic scatter	Insufficient information	Coleman 1972; C.A. Singer and J.E. Atwood 1988; L. Carbone, D, McDowell and K. Lotah 1996; R. Turner 2011	Outside
P-19-000776	Possible milling feature	Insufficient information	C.A. Singer 1977	Outside
P-19-001021	Lithic scatter	Insufficient information	D. Day 1979; C. Singer 1979	Outside
P-19-001027	Dense habitation site and associated lithic scatter	Insufficient information	C.A. Singer and J. Karl 1979	Adjacent
P-19-001236	Prehistoric camp with associated artifact scatter	Insufficient information	L. Smith 1985	Outside
P-19-001436	Lithic scatter	Insufficient information	C.A. Singer and J.E. Atwood 1988;L. Carbone, D. McDowell and M. Maki 1996	Outside
P-19-100207	Isolated groundstone	Presumed ineligible	J. McKenna 1989	Outside
P-19-100208	Isolated quartz battered stone	Presumed ineligible	J. McKenna	Outside
P-19-100209	Isolated basalt flake	Presumed ineligible	J. McKenna 1989	**Within**
P-19-100210	Isolated basalt core	Presumed ineligible	J. McKenna 1989	**Within**
P-19-190308	Religious Building	Determined ineligible	K.A. Crawford 2012	Outside

Source: South Central Coastal Information Center, February 2016

5.0 FIELDWORK

Rincon Principal Investigator Christopher Duran conducted a cultural resources survey of the site on March 2, 2016. The survey consisted of walking over the APE in transects oriented east to west and spaced no greater than ten meters apart. During the survey, Mr. Duran examined all areas of exposed ground surface for prehistoric artifacts (e.g., chipped stone tools and production debris, stone milling tools, ceramics), historic debris (e.g., metal, glass, ceramics), or soil discoloration that might indicate the presence of a cultural midden. He recorded site characteristics and survey conditions using a field notebook and a digital camera. Copies of the field notes and digital photographs are on file with Rincon Consultants.

6.0 FINDINGS

The survey identified no previously unrecorded cultural resources within the project site. Surface visibility within the project site was poor. Much of the site has been covered in fill material, preventing any investigation of the original surface grade. In areas with little or no fill cover, the vegetation density obscured approximately 80 percent of the surface area. Several large oak trees were noted within the project site. Other sites within the area have been found in proximity to oak trees where acorns were harvested by the local indigenous populations. The ground cover surrounding the oak trees prevented a thorough investigation of the ground surface.

The southwestern portion of the project site was thoroughly investigated in an attempt to relocate resources P-19-100209 and P-19-100210, but the dense vegetation cover prevented the relocation of either resource. The southern boundary of the project site was also inspected for the continuation of site P-19-001027, but dense vegetation and a berm from Agoura Road obscured much of the ground surface. No cultural resources were identified during the pedestrian survey.

Photograph 1. Overview of the project site.

Photograph 2. Mound of fill material located on the project site.

7.0 RECOMMENDATIONS

The records search identified two prehistoric isolates (P-19-100209 and P-19-100210) within the southeastern portion of the project site and one prehistoric habitation site (P-19-001027) adjacent to the project site. Cultural resource P-19-001027 was recorded as a large scale habitation site, with associated burials and midden that exceeds 1 meter in depth. At the time of recordation, the boundaries for the site were drawn using Agoura Road as the most northern boundary for the site. It is possible that the site may extend north past the existing road and that the two isolates found within the project site are associated with P-19-001027. Eight additional resources are located within a 0.5-mile radius of the project site. At the time of survey, a large portion of the project site had been used as a dump site for fill. The presence of fill material severely hindered Rincon's ability to identify any cultural material that may be present on the surface of the project site.

Due to the sensitivity of the project site and surrounding area, Rincon recommends that monitoring take place during all ground disturbances for the proposed project. Cultural resources deposits may remain under the existing fill areas where the original ground surface was obscured during the pedestrian survey. Prior to construction a Cultural Resources Mitigation Monitoring and Reporting Plan should be prepared. These recommendations are discussed in greater detail below.

7.1 ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING

Rincon recommends archaeological and Native American monitoring of all project-related ground-disturbance activities for the proposed Courtyard and Townplace Suites Hotel Project under the direction of an archaeologist meeting the Secretary of the Interior's Professional

Qualifications Standards for archaeology (National Park Service 1983). If archaeological resources are encountered during ground-disturbing activities, all earth disturbing work within 100-feet of the discovery shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds typically do not qualify as historical resources under CEQA or historic properties under the NHPA and require no management consideration under either regulation. Should any resource(s) be identified, an evaluation of eligibility for the CRHR and NRHP may be required through the development of a treatment plan including a research design and subsurface testing through the excavation of test units and shovel test pits. After effects to the find have been appropriately mitigated, work in the area may resume. Mitigation of effects to the find may include a damage assessment of the find, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist.

7.2 UNANTICIPATED DISCOVERY OF HUMAN REMAINS

If human remains are found, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In accordance with this code, in the event of an unanticipated discovery of human remains, the Los Angeles County Coroner would be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). The MLD would complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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Appendix A

Records Search Summary

Report List

16-02403 Agoura Hills Courtyard Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00081		1975	Rosen, Martin D.	Evaluation of the Archaeological Resources for the Areawide Facilities Plan for the Las Virgenes Municipal District, (Malibu Coast, Western Santa Monica Mountains, Southern Simi Hills), Los Angeles and Ventura Counties.	University of California, Los Angeles Archaeological Survey	19-000018, 19-000019, 19-000028, 19-000029, 19-000031, 19-000032, 19-000093, 19-000129, 19-000133, 19-000187, 19-000189, 19-000190, 19-000195, 19-000215, 19-000246, 19-000265, 19-000266, 19-000268, 19-000269, 19-000314, 19-000331, 19-000352, 19-000450, 19-000505, 19-000506, 19-000517, 19-000707, 56-000008, 56-000012, 56-000123, 56-000176, 56-000177, 56-000180, 56-000181, 56-000267, 56-000270
LA-00241		1988	Singer, Clay A. and John E. Atwood	Archaeological Testing at CA-LAN-1021 in the City of Agoura Hills, Los Angeles County, California	C.A. Singer & Associates, Inc.	19-001021
LA-00243		1976	Greenwood, Roberta S.	Archaeological Investigation Property East of Lindero Canyon	Roberta Greenwood	19-000671, 19-000776
LA-00264		1988	Love, Bruce	The Middle Ranch Adobe: It's Origins and Significance	Pyramid Archaeology	19-001421
LA-00392		1977	Hector, Susan M.	An Archaeological Resource Survey and Impact Assessment of Trailer Lifer Publishing Co., C.u.p. 1191, Los Angeles County	University of California, Los Angeles Archaeological Survey	
LA-00401		1977	Singer, Clay A.	Notes on Sites LAN-671 and LAN-776		19-000671, 19-000776
LA-00515		1979	Whitney-Desautels, Nancy A.	Archaeological Progress Report: Work Through July, 1978 on Lan 671 and LAN-776, Located on the Levinson Property, Tract 35031 Agoura, California	Scientific Resource Surveys, Inc.	19-000671, 19-000776
LA-00521		1979	Day, Donna A.	Cultural Resources Survey for Zone Change 6457,		19-001021
LA-00556		1979	Singer, Clay A.	Cultural Resource Survey and Impact Assessment for a 1.6 Acre Parcel in Agoura, Los Angeles County, California.		19-001021
LA-00623		1979	Singer, Clay A.	Systematic Archaeological Testing at LAN-1021-- an Evaluation of Potential Impacts From the Proposed Construction of the Miller and Folse Office Complex in Agoura, Los Angeles County California. California		19-001021

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16-02403 Agoura Hills Courtyard Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00819		1980	Leach, Melinda	An Archaeological Resources Assessment of the Proposed Medical Office Facility Site Located North of Canwood Street and West of Kannan Road, Agoura, California	University of California, Los Angeles Archaeological Survey	
LA-00926		1976	D'Altroy, Terence N.	Assessment of the Impact on Archaeological Resources of the Proposed Development of Two Parcels of Land West of Agoura, Los Angeles County		19-000846
LA-01768		1989	Singer, Clay A. and John E. Atwood	Cultural Resources Survey and Impact Assessment for the Proposed Agours Canyon Ranch Center in the City of Agours Hills, Los Angeles County, California	C.A. Singer & Associates, Inc.	19-000041, 19-000313, 19-000314, 19-000467, 19-001027, 19-001059, 19-001438
LA-01791	Paleo -	1989	Hatheway, Roger and Jeanette McKenna	Archaeological, Historical, Architectural, and Paleontological Investigation of the Kanan Road Interchange at Route 101 (ventura Freeway) Project Area, Agoura Hills, Los Angeles County, California	Hatheway and McKenna	
LA-01916		1989	McKenna, Jeanette A., Roger G. Hatheway, and Paul E. Langenwalter II	Historic Property Survey Report: the Kanan Road Interchange at Route 101 (ventura Freeway) Project Area, Agoura Hills, Los Angeles County, California	Hatheway & McKenna	
LA-01977		1980	Rosen, Martin D.	Archaeological Evaluation of Tract No. 37246, Agoura, California	University of California, Los Angeles Archaeological Survey	19-000846
LA-03355		1996	Maki, Mary K and Larry Carbone	A Phase 2 Archaeological Investigation at Site CA-LAN-467 and an Extended Phase 1 Archaeological Investigation at Site CA-LAN-1436 for the Creekside Center Project, Agoura Hills, Los Angeles County, California	Fugro West, Inc.	
LA-03546		1996	Wlodarski, Robert J.	A Phase 1 Archaeological Study Bikeway Gap Closure Project Cities of Calabasas, Agoura Hills, Westlake Village and Unincorporated Los Angeles County, California	Historical, Environmental, Archaeological, Research, Team	19-000041, 19-000042, 19-000229, 19-000238, 19-000243, 19-000315, 19-000320, 19-000413, 19-000420, 19-000463, 19-000467, 19-000669, 19-000842, 19-000862, 19-000890, 19-000972, 19-001021, 19-001027, 19-001099, 19-001352, 56-000071, 56-000095, 56-000096, 56-000179, 56-000186, 56-000242, 56-000261, 56-000341, 56-000342, 56-000737, 56-000865

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16-02403 Agoura Hills Courtyard Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-03587		1994	King, Chester	Prehistoric Native American Cultural Sites in the Santa Monica Mountains	Topanga Anthropological Consultants	19-000001, 19-000002, 19-000007, 19-000019, 19-000040, 19-000043, 19-000052, 19-000059, 19-000060, 19-000069, 19-000070, 19-000071, 19-000072, 19-000073, 19-000074, 19-000080, 19-000111, 19-000114, 19-000174, 19-000186, 19-000189, 19-000193, 19-000194, 19-000207, 19-000213, 19-000222, 19-000225, 19-000227, 19-000229, 19-000242, 19-000243, 19-000264, 19-000267, 19-000324, 19-000352, 19-000373, 19-000384, 19-000413, 19-000453, 19-000466, 19-000629, 19-000666, 19-000669, 19-000690, 19-000776, 19-000807, 19-000958, 19-001107, 19-001117, 19-001248, 19-001326, 19-001327, 19-001341, 19-001352, 19-001424, 19-002153, 19-002154, 19-002155, 19-002156, 19-002157, 19-002158, 19-002159, 19-002160, 19-002161, 19-002162, 19-002163, 19-002164, 19-002165, 19-002167, 19-002168, 19-002177, 19-002200, 19-002201, 19-002202, 19-004322, 19-100036, 19-100037, 19-100038, 19-100039, 19-100040, 19-100041, 19-100042, 19-100043, 19-100044, 56-000001, 56-000003, 56-000010, 56-000024, 56-000039, 56-000044, 56-000045, 56-000065, 56-000070, 56-000071, 56-000089, 56-000095, 56-000096, 56-000100, 56-000110, 56-000115, 56-000123, 56-000124, 56-000145, 56-000146, 56-000174, 56-000179, 56-000195, 56-000204, 56-000221, 56-000222, 56-000261, 56-000271, 56-000294, 56-000341, 56-000342, 56-000535, 56-000536, 56-000538, 56-000606, 56-000639, 56-000640, 56-000705, 56-000706, 56-000707, 56-000721, 56-000737, 56-000853, 56-000865, 56-000869, 56-000870, 56-000871, 56-000872, 56-000873, 56-000874, 56-000875, 56-000876, 56-000877, 56-000878,

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16-02403 Agoura Hills Courtyard Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						56-000879, 56-000880, 56-000881, 56-000882, 56-000883, 56-000884, 56-000885, 56-000886, 56-001020, 56-001154, 56-001156, 56-001157
LA-03674		1980	Brock, James P.	Cultural Resources Survey of a 27 Acre Parcel of Property in Agoura and Subsequent Test Excavation	Archaeological Associates, Ltd.	19-000041, 19-000320, 19-000671, 19-000776, 19-001024, 19-001027, 19-001069, 56-000065, 56-000261, 56-000535, 56-000536, 56-000537
LA-04246		1998	Wlodarski, Robert J.	A Phase I Archaeological Study: Agoura Hills Riverwalk Eir Project, City of Agoura Hills, County of Los Angeles, California	Historical, Environmental, Archaeological, Research, Team	
LA-06601		2000	King, Chester and Parsons, Jeff	Archaeological Record of Settlement and Activity in the Simi Hills Malu'liwini	Topanaga Anthropological Consultants	19-000129, 19-000238, 19-000243, 19-000249, 19-000250, 19-000314, 19-000315, 19-000424, 19-000466, 19-000669, 19-000712, 19-000807, 19-000867, 19-000973, 19-001060, 19-001236, 19-001352, 19-001521, 19-001580, 19-001581, 19-001883, 19-001914, 56-000043, 56-000044, 56-000045, 56-000069, 56-000078, 56-000079, 56-000122, 56-000123, 56-000124, 56-000125, 56-000180, 56-000181, 56-000220, 56-000221, 56-000271, 56-000536, 56-000537, 56-000556, 56-000561, 56-000607, 56-000608, 56-000622, 56-000624, 56-000628, 56-000629, 56-000632, 56-000640, 56-000682, 56-000759, 56-000803, 56-000927, 56-001020, 56-001153
LA-07675		2004	Singer, Clay A.	Phase Ii Archaeological Investigations at CA-LAN-41, a Prehistoric Deposit in the City of Agoura Hills, Los Angeles County, California	C.A. Singer & Associates, Inc.	19-000041
LA-07679		2004	Wlodarski, Robert J.	A Phase I Archaeological Study for 29515 Canwood Street City of Agoura Hills, County of Los Angeles. California	Historical, Environmental, Archaeological, Research, Team	
LA-08872		2006	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-mobile Candidate Sv11183a (agf Kanan Rd. 2107098e), 4856 Kanan Road, Agoura Hills, Los Angeles County, California	Michael Brandman Associates	19-000041, 19-000314, 19-001436, 19-002078, 19-002488

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16-02403 Agoura Hills Courtyard Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-09152		2008	Wlodarski, Robert J.	A Phase I Archaeological Study for Proposed Improvements to APN#2061-033-015 The Proposed Gupta Corporate Offices (Tentative address: 29760 Agoura Road) City of Agoura Hills, County of Los Angeles, California	Historical, Environmental, Archaeological, Research, Team	19-000320, 19-000321, 19-000432, 19-000462, 19-000671, 19-000776, 19-000842, 19-000970, 19-000971, 19-001021, 19-001024, 19-001027, 19-001069, 19-001236
LA-09862		2009	Toren, George A. and John F. Romani	Archaeological Reconnaissance Report: Two Parcels located within the City of Agoura Hills, Los Angeles County, CA	Compass Rose	19-000467, 19-001027
LA-09902		2009	A. George Toren and John F. Romani	Results of the Extended Phase I Archaeological Investigation at CA-Lan-1027 located within the Gateway Foursquare Church property, City of Agoura Hills, Los Angeles County, California	Compass Rose Archaeological, Inc.	19-001027
LA-10092		2000	Singer, Clay A.	Cultural Resources Survey and Impact Assessment for an ~18 Acre Property at the Junction of Kannan Road and Agoura Road in the City of Agoura Hills, Los Angeles County, California: a Status Report on Archaeological Site CA-LAN-41.	C.A. Singer & Associates, Inc.	19-000007, 19-000041, 19-000208, 19-000209, 19-000210, 19-000314, 19-000467, 19-001027, 19-001059, 19-001352, 19-002078, 19-002482, 19-002483, 19-100207
LA-10208		2001	Sylvia, Barbara	Negative Archaeological Survey Report: Metal Beam Guardrail (MBGR) Along Sections of Route 101 From Route 134 to the Ventura County Line.	Caltrans District 7	
LA-10390		2010	Schmidt, James and John F. Romani	Archaeological Reconnaissance Report: Gateway 2 (Por APN 2061-033-013), located within the City of Agoura Hills, Los Angeles County, California	Compass Rose Archaeological, Inc.	19-000467, 19-001027
LA-10475		2010	Toren, A. George and Gwen R. Romani	Phase I Archaeological Survey: The Las Virgenes municipal water district 1235 ft. backbone system improvement program: Agoura Hills pipeline alignment	Compass Rose Archaeological, Inc.	19-000041, 19-000467, 19-000671, 19-000726, 19-001069, 19-001352, 19-100207, 19-100208, 19-100209, 56-000040
LA-10778		2010	King, Chester	Archaeological Backhoe Test Excavation Program to Determine if Cultural Deposits Exist beneath Agoura Road in the Areas of CA-LAN-41 and CA-LAN-467, Las Virgenes Municipal Water District (LVMWD) Backbone System Improvement Program... Agoura Hills	Topanga Anthropological Consultants	19-000041, 19-000467