City Oak Tree Consultant's Memorandum and Oak Tree Report

APPENDIX E

OAKMONT SENIOR LIVING

AGOURA HILLS

(03-28-16)

OAK TREE REPORT

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OAK TREE REPORT
OAKMONT SENIOR LIVING
March 28, 2016

Oakmont Senior Living
9240 Old Redwood Hwy, Suite #200
Windsor, California 95492

Attn.: James Lawson, AICP

OAKMONT SENIOR LIVING
29353 CANWOOD STREET
ALONG THE "101 FREEWAY CORRIDOR" AREA
OF THE CITY OF AGOURA HILLS, CALIFORNIA

GENERAL STATEMENT

Between February 29, 2016 and March 23, 2016 an Oak Tree "survey" was conducted at the Subject Site, located on the property at 29353 Canwood Street, in the City of Agoura Hills, California. A field level inventory and external details (caliper size, health and physical and aesthetic character) were recorded, based upon the existing site conditions. Seventy-four (74) Oak Trees were "tagged, inventoried and photographed for inclusion in this Report. Thirty (30) Quercus agrifolia (Coast Live Oak) and forty-four (44) Quercus lobata (Valley Oak) Trees were evaluated as an inventory of existing conditions based on the Owner's concern for the general health of the Trees and potential impacts from proposed site clearing, grading, retaining wall and building construction for a Senior Living housing project. The "survey" includes the in-place condition of the Trees and possible encroachment(s) into the "Protected Zone" of any Oak Tree. No Oak Trees are proposed to be removed for the development of the Senior Living housing project. The results of the "Survey" are shown on the attached Oak Tree Evaluation Summary form, the separate Oak Tree Map, Photo Log and/or as outlined herein.

Each of the seventy-four Oak Trees has been "tagged" with a 1" x 3" aluminum flag at 4'-6" above grade with the "tag" numbers OSL-1 thru OSL-60 on the northerly sides of their trunks, for Photo Log and their Plan identification purposes. Diameter measurements were taken at 3'-6" (42") per City Ordinance. The condition of the trees are itemized herein, on the Oak Tree Evaluation Summary form, Photo Log forms and on the Oak Tee Map.

PURPOSE AND SCOPE

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

SITE CONDITIONS

The site is fronted by Canwood Street on the south, a Commercial Building to the west, Single Family properties to the north and a vacant property to the east. An overhead utility line easement separates the Single Family properties from the northerly boundary. Remnants of a former residential structure was observed at the northerly limit of the moderately sloping alluvium on the southerly half of the property. A prominent ridgeline runs from the northeast corner, along the easterly boundary to about midway of the northerly half of the property and thence westerly, toward a westerly "drainage swale". The significant debris-strewn "drainage swale" courses along the westerly boundary between the Subject property and the adjacent Commercial Building property, flowing downward from north to south into a headwall inlet at Canwood Street. Presumably, the inlet delivers the runoff under the 101 Freeway, Roadside Drive and Agoura Road and, as a tributary to Medea Creek, flows into Malibu Lake, after which it outlets to Malibu Creek and then flows to the Pacific Ocean near the Malibu pier. A series of retaining walls are proposed to hold the grade at the rear of the building pad and a interceptor drain line system is proposed to inlet and divert the uphill runoff to the westerly drainage swale. Because of this wall construction, minor encroachments are expected into the Protected Zones of at least Oak Trees OSL-10, OSL-54 and OSL-55.

Oak Trees OSL-1 and OSL-2 are located along the fence line, near the easterly boundary in the northeast quadrant of the property. Oak Trees OSL-3 is on a prominent hilltop at the highest elevation of the property, in the corner of the northeast quadrant. Oak Trees OSL-4 thru OSL-7, OSL-7a, OSL-8, OSL-8a and OSL-9 are located near the northerly boundary in the northeast quadrant of the property. Oak Tree OSL-10 is located near the southerly limit of the northeast quadrant of the property, just northerly from the remnant of a demolished house. Oak Trees OSL-11 and OSL-12 are located in the central area of the northeast quadrant, on a hilltop ridge. Oak Trees OSL-13 thru OSL-14, OSL-15a thru OSL-15f and OSL-16 thru OSL-19 are located in the "grove" in the northwest corner of the northeast quadrant of the property. The remaining Oak Trees, OSL-20 thru OSL-29, OSL-29a, OSL 30 thru OSL-37, OSL-37a, OSL-37b, OSL-38, OSL-38a, OSL-39 thru OSL-47, OXL 47a, OSL-48 thru OSL-50, OSL-501, OSL-51 thru OSL-56, OSL-56a and OSL 57 thru OSL-60 are in the "grove" in the northwest corner of the northwest quadrant of the property.

Most of the Trees in the "grove" and on the sloped areas have fill on their trunks. The slopes are covered with native and introduced grasses, wild mustard and a scattering of native annuals. Within the "grove" and on some trees in the smaller Oak enclaves, wild cucumber was observed climbing into the canopies. Although not observed, small amounts of poison oak are suspected to emerge on the "grove" floor after the dormant season. Young Coast Live Oak and Valley Oak seedlings were found throughout the "grove" and in the smaller Oak enclaves in th northerly half of the property.

WORK PROCEDURES (AS APPLICABLE)

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

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

1. The extent of all new construction work affecting Oak Trees shall be staked, where applicable, by field survey and reviewed with the oak Tree preservation Consultant.

2. Any approved pruning shall be done by a qualified Tree Trimmer, and observed by the Oak Tree Preservation Consultant of Record.

3. **Hand dig** vertical trench or fence post(s) at the final location to final grade and "bridge-over", move footing/post or cleanly cut and seal with Tree/root seal, as approved by the Oak Tree Preservation Consultant, any roots encountered. (This procedure shall protect the root system from unnecessary damage from excavation equipment.

4. All footings for wall construction (as applicable) shall be designed to provide minimal impact to the Tree and excavation hole shall be backfilled with topsoil.

5. Unless waived, a minimum five foot (5') high temporary chain link fence shall be constructed at the limit of the approved work, prior to the commencement of work, to protect the adjacent Trees from further unauthorized damage and remain in place until completion of construction. A Fencing plan shall be submitted at the pre-construction meeting. The fence must have four (4) warning signs located equidistant fro each other around the Tree or group of Trees. For groves of Oak Trees, the signs must be no further than fifty feet (50') apart around the grove.

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

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

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

6. No further work within the aerial/root ("protected") zone shall be done beyond that which was approved by the City of Agoura Hills, without obtaining additional written approval, prior to proceeding.

7. The area within the chain link fence shall not be used at any time for materials or equipment storage or parking.

8. No chemicals or herbicides shall be applied to the soil surface or aerial canopies within one hundred feet (100') of an Oak Tree's aerial/root ("protected") zone.

9. Copies of the following shall be maintained on the site during any work to or around the Oak Trees, as applicable:

OAK TREE REPORT
OAK TREE PERMIT
OAK TREE LOCATION MAP
ENGINEER'S CIVIL PLANS
INSPECTION TICKET
OAK TREE PRESERVATION AND GUIDELINES
OAK TREE ORDINANCE
APPROVED SITE PLAN
APPROVED PLANTING AND IRRIGATION PLAN

10. All utilities trenching pathway plan must be submitted prior to completion of grading and prior to the construction phase, in order to avoid unnecessary damage to the Tree root system(s).

11. In all areas where Trees are in or adjacent to walkways or parking areas, pervious paving shall be employed to mitigate the effects or root air space reduction, as approved. Oak Tree preservation devices, such as air ventilation systems, tree wells, area drains, special paving, branch cabling, if required, must be installed prior to completion of grading and prior to the construction phase.

12. 4:1 mitigation requirement - not applicable for these Trees.

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

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

"c...That the removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present location (s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the

same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such Tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak Tree(s) proposed or removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal or relocation of the Tree(s).

PROTECTION

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

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

EVALUATION CRITERIA

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

CARE AND SAFETY

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

CONSTRUCTION AND MAINTENANCE PROCEDURES

According to the City Oak Tree Ordinance, all work, should it be necessary, within the Protected Zone (that area enclosed by a line five feet (5') beyond the Tree's natural dripline, but not less than fifteen

feet (15') from the trunk), shall be done using hand tools, under the observation and direction of the Oak Tree preservation Consultant. This also includes pruning/trimming for clearance reasons. Pruning for aesthetic reasons is not permitted in the Ordinance.

GENERAL RECOMMENDATIONS

Alluvium fill, more that three inches deep, should be carefully removed from the base of the Oak Tree trunks affected. As production of "deadwood" is a natural occurrence in Oak Trees, it is recommended that removal of "deadwood" need only be necessary on those Oak Trees in close proximity to persons and/or property. Also, as the occurrence of broken branch stubs/scars are a natural resultant of growth in Oak Trees, it is recommended that the removal and clean-cutting of broken branch stubs/scars need only be necessary on those Oak Trees in close proximity to persons and/or property. Removal of bared wire and cucumber vines from Oak Tree trunks and branches is necessary for the continued health of the Oak Trees.

IMPACT NOTES

It is our recommendation that pruning be performed to allow for clearance from the proposed retaining wall construction, as no construction activity is proposed within the Protected Zone of any other Oak Tree(s). Only Oak Trees OSL-10, OSL-54 and OSL-55 appear to be affected by the proposed retaining wall or any other construction activity.

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

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Cordially,

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OAK TREE
EVALUATION SUMMARY

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-1	QUERCUS LOBATA	28	16/15	24/16	34/3	30/15	25/1	23/20	13/17	10/10	40	D+	D+	LOCATED ON HILLTOP, BARBED WIRE AROUND TRUNK, BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, EPICORMIC GROWTH, INTERTWINED IN OSL-2, WOODPECKER ACTIVITY
OSL-2	QUERCUS LOBATA	15 1/4	10/17	11/12	16/8	20/14	14/7	7/6	5/8	3/7	26	D	D	LOCATED ON HILLTOP, BARBED WIRE AROUND TRUNK, BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, EPICORMIC GROWTH, INTERTWINED IN OSL-1, LEANS TO SOUTHEAST, STRESSED
OSL-3	QUERCUS LOBATA	25	24/4	30/1	20/6	19/0	18/0	22/0	18/0	24/4	40	D-	B-	LOCATED ON HILLTOP, BRANCHES ON GROUND, BROKEN BRANCH SCARS, DEADWOOD, EXPOSED ROOTS, EXUDATION STAINS, PIT SCALE, SQUIRREL HOLE AT BASE
OSL-4	QUERCUS AGRIFOLIA	8, 4, (2) 3, 13/4, (2) 1	9/0	8/2	10/4	10/1	10/1	12/0	8/0	10/8	20	B	B	LOCATED ON HILLTOP SLOPE, TWIG GIRDLER
OSL-5	QUERCUS AGRIFOLIA	5 3/4, 3 3/4, 2 1/4, (2) 1 ½, 1	8/3	8/1	12/0	9/0	9/0	9/0	8/0	6/0	20	B	B	BRANCHES ON GROUND, FILL ON TRUNK, INTERTWINED IN OSL-6, LOW BRANCHING, TWIG GIRDLER
OSL-6	QUERCUS AGRIFOLIA	(2) 3.1/8, (2) 1 3/4, (3) 3/4	8/1	7/2	7/2	3/2	4/2	7/2	7/2	7/2	15	B	B	FILL ON TRUNK, INTERTWINED IN OSL-5 &7, LOW BRANCHING, TWIG GIRDLER
OSL-7	QUERCUS AGRIFOLIA	2 ½	7/1	5/1	3/5	3/4	4/8	5/4	4/4	4/4	12	B	B	FILL ON TRUNK, INTERTWINED IN OSL-6&7a, LOW BRANCHING, TWIG GIRDLER
OSL-7a	QUERCUS AGRIFOLIA	1 ½, 1	6/4	6/1	5/2	0/0	2/2	2/4	5/2	6/4	10	D+	C+	FILL ON TRUNK, INTERTWINED IN OSL-7, LOW BRANCHING
OSL-8	QUERCUS AGRIFOLIA	3, 1 1/4	6/3	5/5	5/0	0/0	0/0	0/0	6/10	6/4	16	B-	B	FILL ON TRUNK, INTERTWINED IN OSL-9, LOPSIDED CANOPY, LOW BRANCHING
OSL-8a	QUERCUS AGRIFOLIA	2 ½, 1	8/3	8/4	7/1	4/3	4/2	3/8	4/3	5/1	14	B	B	FILL ON TRUNK, INTERTWINED IN OSL-9, LOW BRANCHING
OSL-9	QUERCUS AGRIFOLIA	21 1/4, 16 3/4, 11 3/4	21/10	12/12	22/0	31/0	23/0	28/1	27/1	20/2	50	B-	B+	BRANCHES ON GROUND, BROKEN BRANCH SCARS, EPICORMIC GROWTH, TWIG GIRDLER, WATER TRAP

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-10	QUERCUS AGRIFOLIA	12	19/2	18/6	16/20	12/20	9/0	10/0	16/5	17/1	32	C-	C-	LOCATED ON STEEP SLOPE, BARBED WIRE AROUND TRUNK, BRANCHES ON GROUND, BROKEN BRANCH SCARS, DEADWOOD, EPICORMIC GROWTH, INTERTWINED IN PEPPER TREE, STRESSED, THINNING CANOPY
OSL-11	QUERCUS LOBATA	29	25/15	25/8	34/8	35/8	22/11	32/2	15/12	18/17	36	C-	C-	LOCATED ON RIDGE, BRANCH CAVITY, BRANCHES ON GROUND, DEADWOOD, EPICORMIC GROWTH, INTERTWINED IN OSL-12 & PEPPER TREE, LEANS TO EAST, STRESSED, THINNING CANOPY, WATER TRAP
OSL-12	QUERCUS LOBATA	21 5/8	30/1	23/2	7/15	5/11	21/2	26/3	25/1	30/14	34	C-	C-	LOCATED ON RIDGE, BRANCH CAVITY, BROKEN BRANCH SCARS, DEADWOOD, EPICORMIC GROWTH, INTERTWINED IN OSL-11, THINNING CANOPY
OSL-13	QUERCUS AGRIFOLIA	6, 3, 2,	11/1	13/1	12/1	15/0	14/0	12/3	9/1	10/1	30	B	B	BRANCHES ON GROUND, FILL ON TRUNK, LOW BRANCHING, REGROWN STUMP
OSL-14	QUERCUS AGRIFOLIA	5 ½	12/4	4/3	4/5	6/2	11/2	15/0	10/3	10/0	10	D+	C-	DEADWOOD, DIEBACK, GALLS, STRESSED,
OSL-15a	QUERCUS AGRIFOLIA	3 3/4, 2 1/4, 1 3/4, 1 1/4	10/1	4/1	2/6	2/6	1/8	8/1	7/1	9/1	18	C+	C+	BRANCHES ON GROUND, CROSSING BRANCHES, FILL ON TRUNK, INTERTWINED IN OSL-15b, LOW BRANCHING
OSL-15b	QUERCUS AGRIFOLIA	3 1/4	5/8	4/12	5/10	8/5	4/14	6/14	4/6	5/11	19	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15a &15c, LOW BRANCHING
OSL-15c	QUERCUS AGRIFOLIA	3 3/8	3/11	0/0	0/0	5/6	8/7	8/12	6/6	6/14	18	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15b &15d, LOW BRANCHING
OSL-15d	QUERCUS AGRIFOLIA	4 1/8, 3, 1 1/4	0/0	0/0	0/0	0/0	10/10	10/10	9/0	5/7	20	C+	C+	BRANCHES ON GROUND, FILL ON TRUNK, INTERTWINED IN OSL-15c, 15e & 15f, LOW BRANCHING
OSL-15e	QUERCUS AGRIFOLIA	2, 1	0/0	0/0	0/0	4/1	4/1	4/1	4/2	0/0	15	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15d, LOPSIDED CANOPY, LOW BRANCHING
OSL-15f	QUERCUS AGRIFOLIA	(2) 1 ½	0/0	3/6	5/5	5/5	5/5	4/2	4/4	2/2	12	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15d, LOW BRANCHING

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-16	QUERCUS AGRIFOLIA	13 7/8	15/1	14/1	16/0	18/0	13/0	9/1	8/0	9/1	35	C+	B	FILL ON TRUNK, LEAF MINRS, LOW BRANCHING, TWIG GIRDLER
OSL-17	QUERCUS AGRIFOLIA	4 3/8	5/6	5/6	4/5	2/8	4/9	4/7	8/8	7/5	11	F	F	**DEAD TREE**, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF, REGROWN STUMP, STRESSED, TRUNK CAVITY
OSL-18	QUERCUS AGRIFOLIA	(2) 4 1/4	9/3	8/1	8/2	6/2	5/2	7/2	7/1	5/3	17	B-	B-	FILL ON TRUNK, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF
OSL-19	QUERCUS AGRIFOLIA	2 ½	2/1	3/8	3/4	9/0	9/0	8/0	5/0	4/4	8	D	D	BRANCHES ON GROUND, BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, FILL ON TRUNK, LEAF MINERS, LEAF SCORCH. REGROWN STUMP,, ROT SUSPECTED, TRUNK CAVITY, TWIG GIRDLER
OSL-20	QUERCUS LOBATA	2 4/3, 1 7/8	4/2	5/1	4/4	6/3	6/4	4/1	4/2	4/4	16	C	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOW BRANCHING, TWIG GIRDLER
OSL-21	QUERCUS LOBATA	3 3/8	0/0	11/11	8/10	5/5	4/2	3/3	5/5	0/0	17	C	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOW BRANCHING, BIRD'S NEST IN CANOPY, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF
OSL-22	QUERCUS LOBATA	2 3/4	6/11	8/4	8/5	0/0	0/0	4/8	7/10	3/7	13	C	C	FILL ON TRUNK, LOW BRANCHING
OSL-23	QUERCUS LOBATA	3 1/8	4/3	5/5	4/1	3/3	3/2	3/4	4/4	2/4	24	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF
OSL-24	QUERCUS LOBATA	6 ½, 4 3/4	11/11	14/6	20/4	14/5	7/3	8/10	5/12	11/14	32	C+	C+	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, EXUDATION STAINS, FILL ON TRUNK, QUERCUS LOBATA SEEDLINGS IN DUFF, WATER TRAP
OSL-25	QUERCUS LOBATA	6 1/4	0/0	20/	18/5	6/5	2/1	0/0	0/0	0/0	30	C+	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-26, LOPSIDED CANOPY, QUERCUS LOBATA SEEDLINGS IN DUFF

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TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-26	QUERCUS LOBATA	4 ½	16/14	23/12	0/0	0/0	0/0	0/0/	0/0	10/14	28	C+	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-25, LOPSIDED CANOPY, QUERCUS LOBATA SEEDLINGS IN DUFF
OSL-27	QUERCUS LOBATA	3 ½	23/18	14/6	0/0	0/0	0/0	0/0	0/0	0/0	28	D	D	FILL ON TRUNK, LOPSIDED CANOPY
OSL-28	QUERCUS LOBATA	3 3/8, 5 3/4	11/24	28/1	6/11	0/0	0/0	5/8	3/7	7/14	35	C	C	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-29 & 30 LOPSIDED CANOPY,
OSL-29	QUERCUS LOBATA	5 3/8	0/0	2/12	0/0	0/0	0/0	0/0	11/18	26/20	22	C	C	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-28 LOPSIDED CANOPY,
OSL-29a	QUERCUS LOBATA	4 3/8	0/0	5/2	20/2	5/3	4/5	0/0	0/0	0/0	40	C+	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY, MECHANICAL DAMAGE, QUERCUS LOBATA SEEDLINGS IN DUFF, WATER TRAP
OSL-30	QUERCUS LOBATA	7 1/4, 6 3/8	20/23	25/21	26/20	6/5	0/0	0/0	0/0	0/0	40	C+	C+	CO-DOMINANT TRUNKS, CROSSING BRANCHES, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-28 & 31, QUERCUS LOBATA SEEDLINGS IN DUFF
OSL-31	QUERCUS LOBATA	8, 7 1/4	13/22	26/20	24/17	12/0	9/24	14/15	16/22	14/14	37	C+	B-	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-30, 34 & 35
OSL-32	QUERCUS LOBATA	2 ½, 1	0/0	7/6	10/12	13/4	1/5	0/0	0/0	0/0	20	C	C	EPICORMIC GROWTH, FILL ON TRUNK,
OSL-33	QUERCUS LOBATA	2 ½	0/0	0/0	16/4	12/3	0/0	0/0	0/0	0/0	10	C	C	BRANCHES ON GROUND, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-35 & 40, LOW BRANCHING, TWIG GIRDLER

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-34	QUERCUS AGRIFOLIA	4	9/0	10/2	4/10	0/0	0/0	3/6	6/6	8/12	28	C	C	FILL ON TRUNK, GALLS, INTERTWINED IN OSL-31 & 35, LEANS TO NORTH, TWIG GIRDLER
OSL-35	QUERCUS AGRIFOLIA	12 7/8	12/0	18/12	14/12	13/0	14/14	5/8	4/1	8/1	46	C+	B-	BRANCHES ON GROUND, CO-DOMINANT SCAFFOLDS, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-31, 34, 36 & 54, LOW BRANCHING, BIRD'S NEST IN CANOPY
OSL-36	QUERCUS AGRIFOLIA	4 1/8, 3 7/8, (2) 2 3/4, 2 1/8, 1	11/12	9/4	10/0	8/0	8/0	10/1	6/10	10/3	30	C+	C	BRANCHES ON GROUND, CO-DOMINANT TRUNKS, CROSSING BRANCHES, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-35, LOW BRANCHING
OSL-37	QUERCUS LOBATA	4	0/0	0/0	85	13/4	13/13	11/11	0/0	0/0	16	C	C	EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING, TWIG GIRDLER, WOOD RAT NEST IN DUFF
OSL-37a	QUERCUS AGRIFOLIA	3 1/4	3/1	4/6	8/1	10/1	10/1	3/1	4/1	4/1	14	C+	C	BRANCH CAVITY, DEADWOOD, FILL ON TRUNK, LOW BRANCHING, TWIG GIRDLER
OSL-37b	QUERCUS LOBATA	2 1/4	0/0	5/8	3/7	5/4	6/5	6/5	1/11	0/0	17	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING
OSL-38	QUERCUS LOBATA	3 1/8	2/6	2/6	4/2	7/3	4/4	5/8	0/0	0/0	25	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING
OSL-38a	QUERCUS LOBATA	3 1/4	3/1	4/6	8/1	10/1	10/1	3/1	4/1	4/1	14	C+	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING
OSL-39	QUERCUS LOBATA	4, 3 3/8	8/12	11/15	13/15	10/10	9/6	6/10	6/12	7/11	20	C	C	CO-DOMINANT SCAFFOLDS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-54
OSL-40	QUERCUS LOBATA	5 3/4	21/25	4/12	0/0	0/0	0/0	0/0	0/0	0/0	40	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-41	QUERCUS LOBATA	5 3/4	11/26	0/0	4/13	0/0	0/0	0/0	5/25	6/25	38	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, QUERCUS LOBATA SEEDLINGS IN DUFF

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-42	QUERCUS LOBATA	7 1/4	24/16	0/0	0/0	0/0	0/0	0/0	0/0	14/14	42	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-43	QUERCUS AGRIFOLIA	3 3/8, 2	19.2	6/6	3/3	4/3	4/4	4/7	6/3	9/3	15	C-	B-	CO-DOMINANT TRUNKS, FILL ON TRUNK, INCLUDED BARK, LOPSIDED CANOPY, LOW BRANCHING, TWIG GIRDLER
OSL-44	QUERCUS LOBATA	5 1/4, 3 1/8	14/15	8/20	4/30	3/20	5/27	14/28	20/30	8/4	42	C-	C	BROKEN BRANCH SCARS, CO-DOMINANT TRUNKS, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-51, LOPSIDED CANOPY
OSL-45	QUERCUS LOBATA	7 1/4	35	94	9/4	8/10	12/6	3/5	3/5	2/5	30	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-46 & 54, LOW BRANCHING
OSL-46	QUERCUS LOBATA	5	8/6	8/13	9/11	6/16	7/12	10/17	14/19	11/23	31	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-45
OSL-47	QUERCUS LOBATA	2 3/8	5/0	0/0	3/5	4/6	4/10	7/13	7/16	7/15	21	C	C	BROKEN BRANCH SCARS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK
OSL-47a	QUERCUS AGRIFOLIA	2 3/8	4/4	6/5	8/5	6/8	3/2	3/2	3/4	3/7	22	C+	C	FILL ON TRUNK, GALLS, LOW BRANCHING, TWIG GIRDLER
OSL-48	QUERCUS LOBATA	3	6/20	7/18	9/20	0/0	0/0	0/0	6/16	6/18	24	D+	C-	BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOPSIDED CANOPY
OSL-49	QUERCUS LOBATA	8	14/34	0/0	0/0	0/0	0/0	0/0	0/0	15/32	48	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-50	QUERCUS LOBATA	3 7/8	15/29	19/17	0/0	0/0	0/0	0/0	0/0	7/16	32	D+	C-	DEADWOOD, DIEBACK, FILL ON TRUNK, LOPSIDED CANOPY
OSL-50a	QUERCUS AGRIFOLIA	2 3/4	15/22	16/4	10/3	0/0	0/0	0/0	0/0	0/0	26	C+	C	BRANCHES ON GROUND, FILL ON TRUNK, LOPSIDED CANOPY, LOW BRANCHING, TWIG GIRDLER
OSL-51	QUERCUS AGRIFOLIA	22	38/3	30/8	22/12	18/0	16/3	24/1	20/1	30/0	70	B	B	DEADWOOD, FILL ON TRUNK, INTERTWINED IN OSL-54, BIRD'S NEST IN CANOPY

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-52	QUERCUS LOBATA	3 1/4, 2	0/0	0/0	0/0	0/0	8/11	7/15	15/6	8/6	23	D+	C-	DEADWOOD, DIEBACK, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-53	QUERCUS AGRIFOLIA	3 3/8, 2 3/4	0/0	0/0	0/0	8/11	9/0	11/4	13/3	5/0	15	C+	C	BRANCHES ON GROUND, CO-DOMINANT SCAFFOLDS, DEADWOOD, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF, TWIG GIRDLER
OSL-54	QUERCUS LOBATA	60	42/22	50/18	44/26	52/0	56/0	48/0	53/24	42/14	60	C-	B+	LOCATED ON RIPARIAN SLOPE, BRANCH CAVITY, BRANCHES ON GROUND, BROKEN BRANCH SCARS, CONJOINED TRUNKS, CROSSING BRANCHES, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-35, 39, 45 AND 51, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF, ROT SUSPECTED, STRESSED, THINNING CANOPY, WATER TRAP
OSL-55	QUERCUS LOBATA	12 1/4, 8 1/4, 5, 2 3/8, 2 1/4	8/5	8/18	11/2	18/18	17/17	30/0	26/4	12/2	50	C	C	LOCATED ON RIPARIAN SLOPE, BRANCHES ON GROUND, CONJOINED TRUNKS, CROSSING BRANCHES, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF, ROT SUSPECTED, STRESSED, THINNING CANOPY
OSL-56	QUERCUS LOBATA	2 1/8	0/0	0/0	0/0	0/0	4/7	13/14	10/12	10/6	32	C-	C	LOCATED ON RIPARIAN SLOPE, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LEANS TO WEST
OSL-56a	QUERCUS LOBATA	2 1/4	3.4	3/12	4/4	4/3	5/3	3/3	4/3	4/4	18	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOW BRANCHING
OSL-57	QUERCUS LOBATA	23	16/22	21/35	12/17	35/14	30/36	32/0	37/1	28/35	32	C-	C	LOCATED ON RIPARIAN SLOPE, BRANCHES ON GROUND, C0-DOMINANT SCAFFOLDS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INCLUDED BARK, LEANS TO WEST, LOW BRANCHING

OAKMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	TREE NO.
OSL-58	QUERCUS LOBATA	11 1/4, 5 1/4	0/0	0/0	0/0	8/8	7/2	34/5	32/4	0/0	34	C+	C+	LOCATED ON RIPARIAN SLOPE, BROKEN BRANCH SCARS, CONJOINED TRUNKS, GALLS, LEANS TO WEST, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF
OSL-59	QUERCUS LOBATA	26	48/16	44/30	20/28	18/22	18/33	25/35	010	45/2	65	C+	C+	LOCATED ON RIPARIAN SLOPE, CROSSING BRANCHES, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LEANS TO WEST, BIRD'S NEST IN CANOPY, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF
OSL-60	QUERCUS LOBATA	3 1/4	0/0	0/0	0/0	0/0	5/13	10/0	11/1	0/0	14	C-	C	BRANCHES ON GROUND, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK. GALLS, LEANS TO SOUTHWEST, LOPSIDED CANOPY, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF

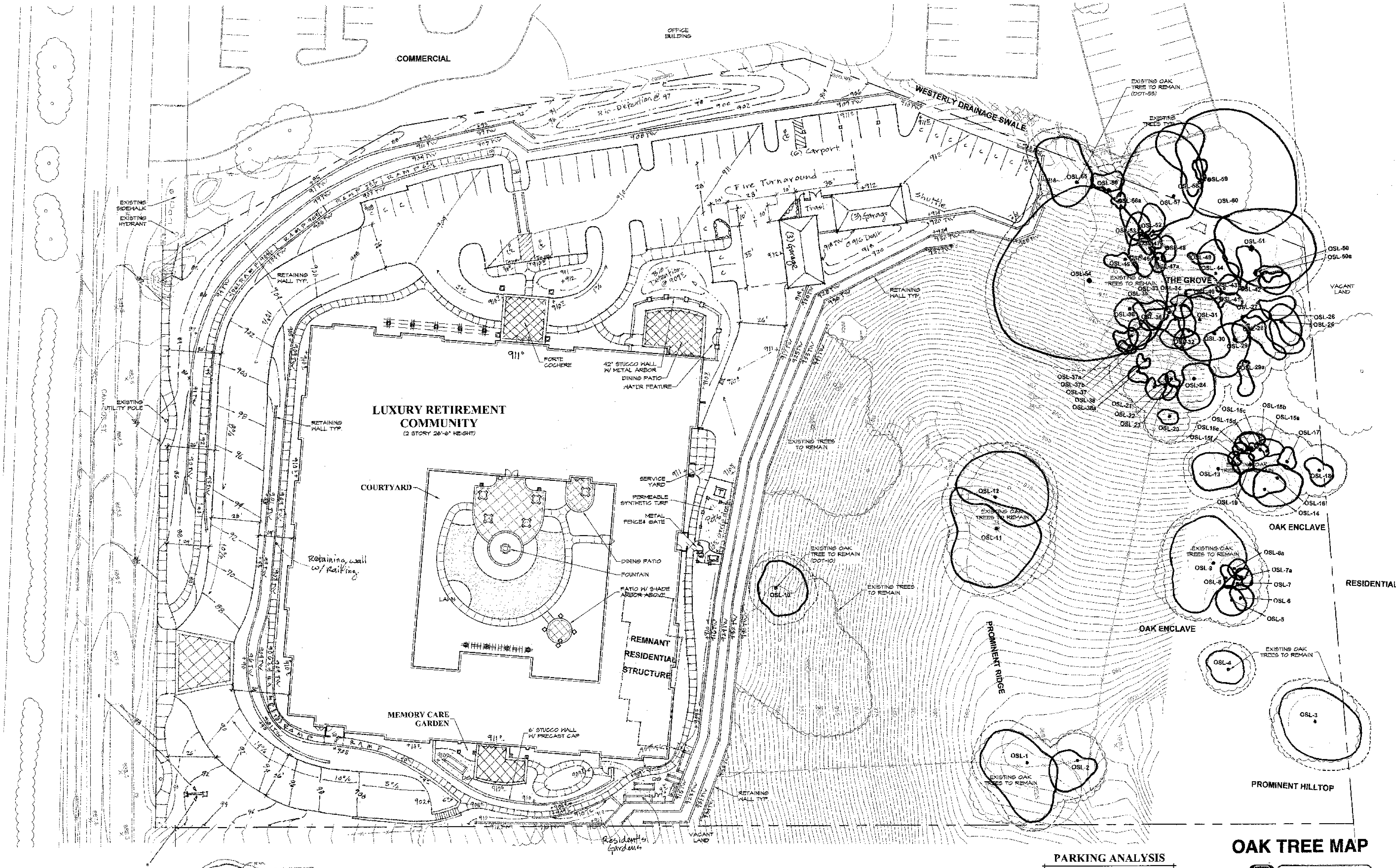
PHOTO LOG

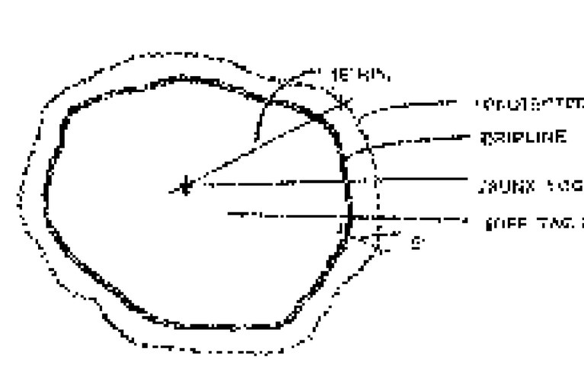
(74 OAK TREES)

OAK TREE MAP

OAKMONT SENIOR LIVING

(74 OAK TREES)





OAK TREE LEGEND

OAK TREE MAP

PARKING ANALYSIS

SURFACE:	42
GARAGE:	6
CARPORT:	6
TOTAL:	54

NORTH

SCALE: 1" 30'

RICHARD W. CAMPBELL asla
LANDSCAPE ARCHITECT
P.O. BOX 6192
THOUSAND OAKS, CALIF. 91359

SHEET: 1

OAKMONT OF AGOURA HILLS

SITE PLAN

FEBRUARY, 2016

29353 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

OAKMONT SENIOR LIVING

LANDESIGN GROUP
3344 GRAVENSTEIN HWY. N. SEBASTOPOL, CA
(707) 829-2580

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-1

OSL-2

OSL-3

OSL-4

OSL-5

OSL-6

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-7

OSL-7a

OSL-8

OSL-8a

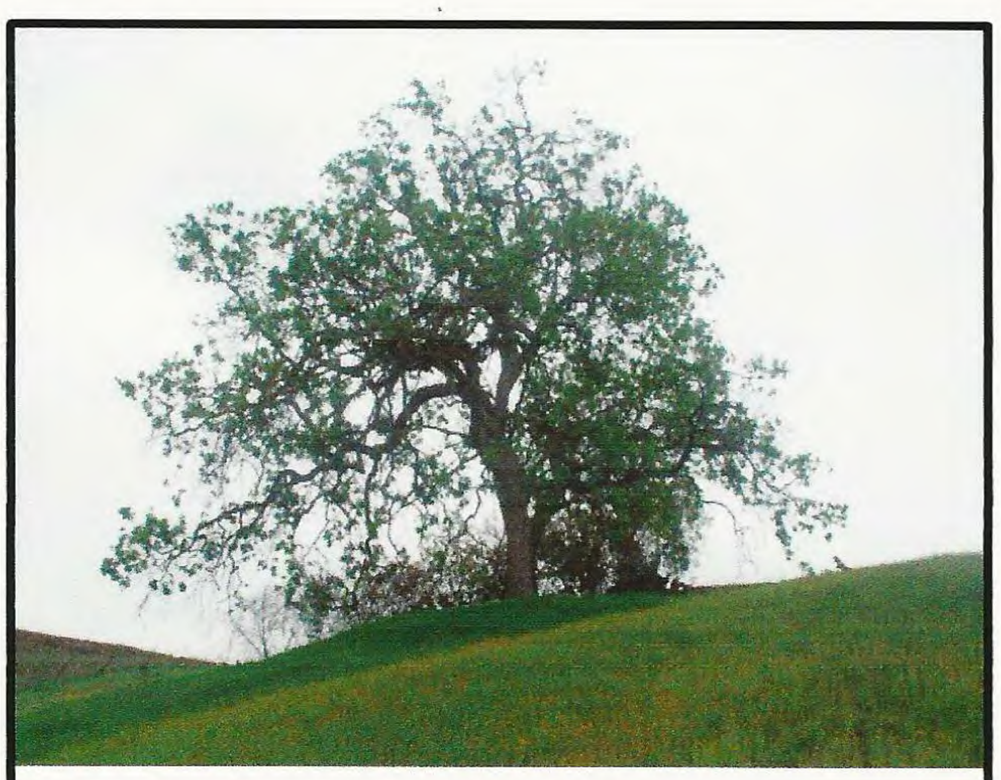
OSL-9

OSL-10

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-11



OSL-12

OSL-13

OSL-14

OSL-15a

OSL-15b

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-24

OSL-25

OSL-26

OSL-27

OSL-28

OSL-29

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

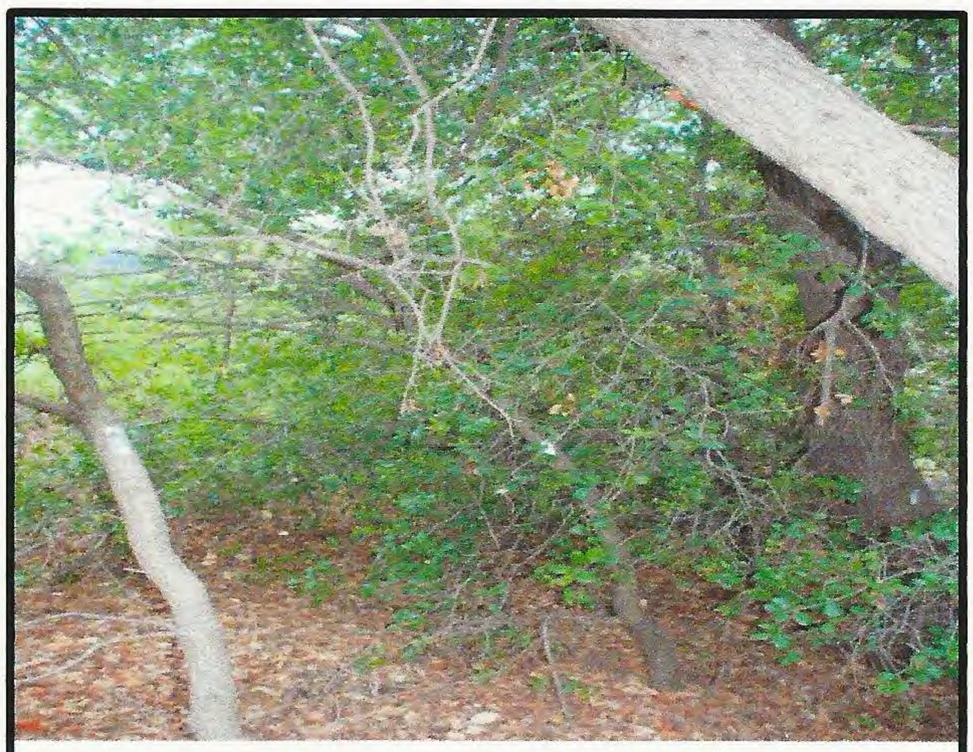
OSL-29a

OSL-30

OSL-31

OSL-32

OSL-33



OSL-34

OAKMONT SENIOR LIVING-AGOURA HILLS

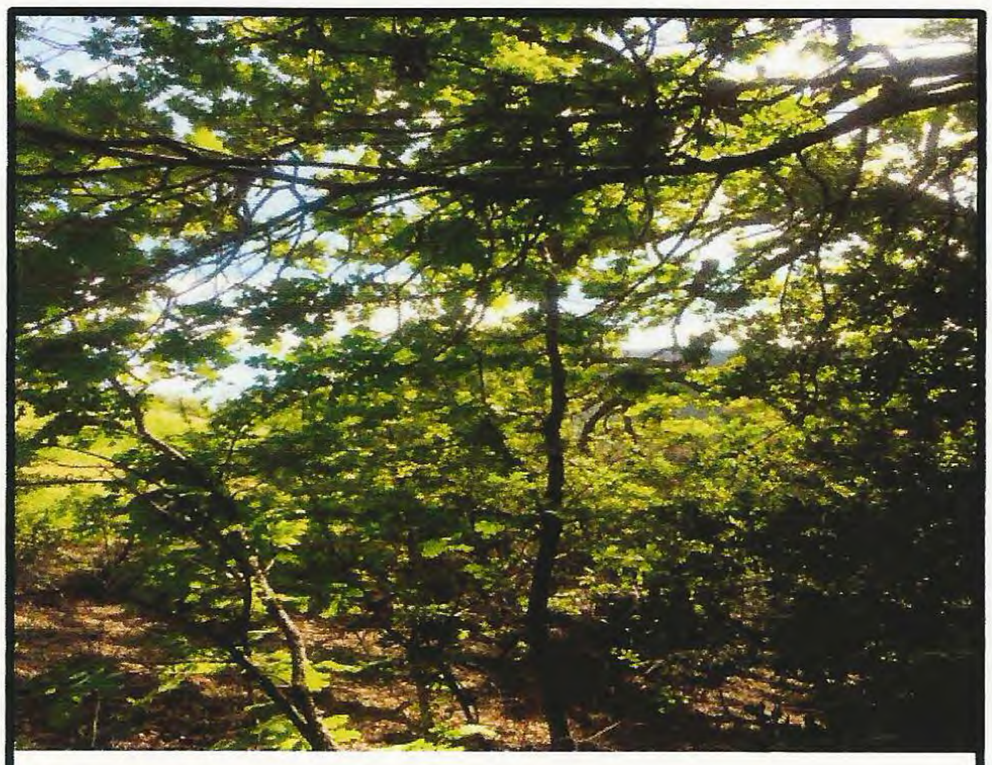
PHOTO LOG

OSL-35

OSL-36

OSL-37

OSL-37a



OSL-37b

OSL-38

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

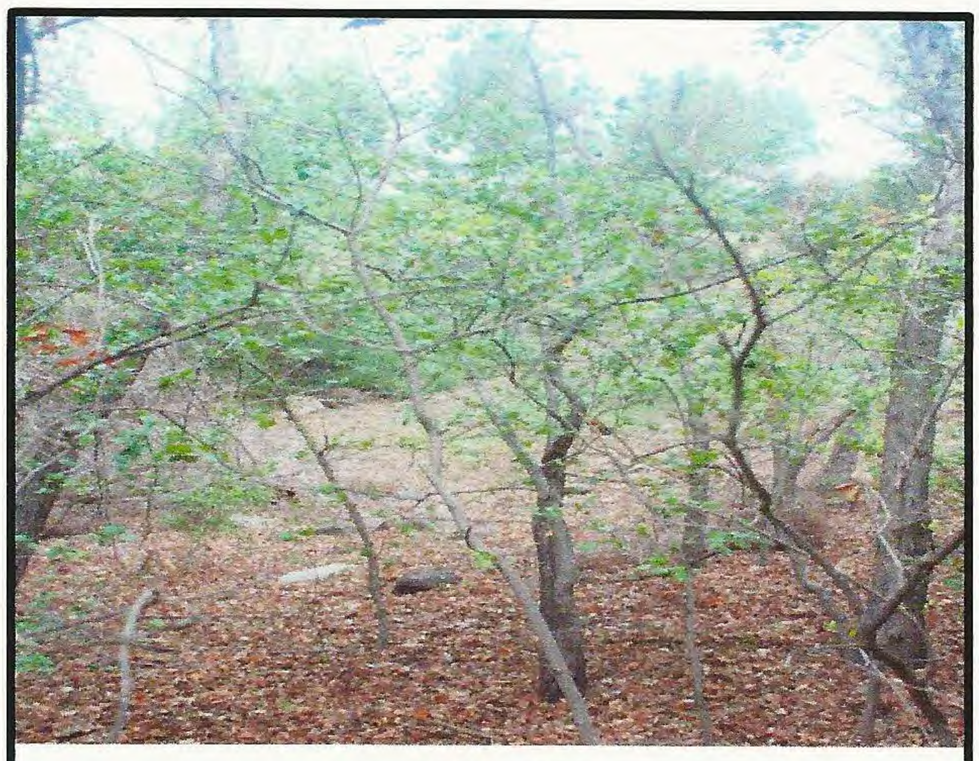
OSL-38a

OSL-39

OSL-40

OSL-41

OSL-42



OSL-43

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-44

OSL-45

OSL-46

OSL-47

OSL-47a

OSL-48

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-49

OSL-50

OSL-50a

OSL-51

OSL-52

OSL-53

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-54

OSL-55

OSL-56

OSL-56a

OSL-57

OSL-58

OAKMONT SENIOR LIVING-AGOURA HILLS

PHOTO LOG

OSL-59

OSL-60

Greg Ainsworth

Memo

To: Allison Cook, Assistant Planning Director

From: Greg Ainsworth, Oak Tree Consultant

Date: May 26, 2016

Re: Oakmont Senior Living Oak Tree Assessment

I reviewed the Oak Tree Report and Site Plan packet (e.g., grading and landscape plans) for the proposed Oakmont Senior Living project. In addition, I visited the site on May 18, 2016 to verify the oak trees located on the property, which includes verifying if any oak trees could potentially be affected by the demolition and removal of a cement building foundation.

The Oak Tree report indicates that no oak trees would be removed, which appears to be true based on my review of the report, site plans, and field verification. As indicated in the Oak Tree Report, Oak Trees OSL-10, OSL-54, and OSL-55 would be encroached by the proposed retaining wall. The site plans (e.g., landscape plan) does not include tree numbers or the protective zones of the trees; therefore, I am unable to verify which trees would be encroached, and to what extent. The Oak Tree Report does not include a tree map, nor does it include ANY data on the trees, such as species, trunk diameter, height, canopy spread, protective zone, physical condition, health, etc.

The applicant must include the tree numbers and protective zones on a site plan map, so that the amount of encroachment to each tree can be estimated. Moreover, data on each tree, especially those that would be encroached, must be provided with the Oak Tree Report. The Oak Tree Report must be prepared in accordance with the guidelines set forth in the Oak Tree Preservation Guidelines.

Greg Ainsworth

Memo

To: Allison Cook, Assistant Planning Director

From: Greg Ainsworth, Oak Tree Consultant

Date: August 3, 2016

Re: Oakmont Senior Living Oak Tree Assessment

An initial review of the Oak Tree Report and Site Plan packet (e.g., grading and landscape plans) for the proposed Oakmont Senior Living project was conducted in May 2016, and a memorandum dated May 26, 2016 was prepared by Greg Ainsworth that outlined missing information needed to provide a thorough assessment of proposed impacts to protected oak trees. The missing information indicated in the May memorandum included the following:

- All tree numbers and protective zones must be depicted on a site plan map, so that the amount of encroachment to each tree can be estimated.
- Data on each tree, especially those that would be encroached, must be provided with the Oak Tree Report. The Oak Tree Report must be prepared in accordance with the guidelines set forth in the Oak Tree Preservation Guidelines.
- The Oak Tree Report must be prepared in accordance with the guidelines set forth in the Oak Tree Preservation Guidelines.

A revised Oak Tree Report for the Oakmont Senior Living project was submitted, which includes an Oak Tree Map that accurately depicts the tree numbers and protective zones of all City-protected trees located on the property. In addition, the revised tree report includes a summary of the oak tree data that was collected for each City-protected oak tree located on the property. In summary, the recently submitted Oak Tree Report has been prepared in accordance with the City's Oak Tree Preservation Guidelines.

The Oak Tree report indicates that no oak trees would be removed, which appears to be accurate based on my review of the report, site plans, and field verification. As indicated in the Oak Tree Report, Oak Trees OSL-10, OSL-54, and OSL-55 would be encroached by the proposed retaining wall. The following condition will be required to protect and preserve all oak trees located on the property.

Oak Tree Protection and Preservation

1. All oak trees located on the property that would be encroached or otherwise avoided shall be preserved in perpetuity.

2. An Oak Tree Permit Application and associated fees shall be submitted to the city, and approved, prior to the initiation of any ground disturbance activities.

3. All 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.

4. 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 that are located within a minimum of 100 feet of areas where ground disturbance will occur. 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.

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

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.