Appendix C

Protected Oak Tree Report and Review Letter

Kimley»Horn

PROTECTED OAK TREE REPORT

Ladyface Vista

Office Project

PREPARED FOR:

Ladyface Vista, LP

569 Constitution Avenue, Suite H
Camarillo, California 93012
Attn: Mr. Martin Teitelbaum
(805) 383-2221

PREPARED BY:

ENVICOM CORPORATION

4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, California 91362
Contact: Ms. Erin Roberts
ISA Certified Arborist (WE-10365A)
(818) 879-4700

May 2021

PROTECTED OAK TREE REPORT
LADYFACE VISTA OFFICE PROJECT

Prepared for:

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May 2021

I. BACKGROUND INFORMATION

Property Owner/Applicant Information

The property owner/applicant for this project is:

Ladyface Vista, LP
569 Constitution Avenue, Suite H
Camarillo, CA 93012
Mr. Martin Teitelbaum
(805) 383-2221
martin@mtconstruct.com

Preparer Information

The preparer of this Oak Tree Report is:

Erin Roberts, Arborist/Biologist
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Project Location and Assessor Parcel Number

The "Project Site" is an approximately 3.45-acre property located in the City of Agoura Hills on Los Angeles Assessor Parcel Number 2053-001-008. The Project Site comprises an undeveloped lot located on the north side of Canwood Street, approximately 0.42-mile west of Kanan Road. Uses surrounding the Project Site include the Los Angeles County Fire Department Station No. 89 and residential properties to the west, medical offices and medical care facilities to the east, Canwood Road and the 101 Freeway to the south, and residential properties and undeveloped parcels to the north. The location of the Project Site is provided on **Figure 1, Project Location Map**.

Project Description

Ladyface Vista, LP proposes to develop the site with five (5) office buildings and a 109-space aboveground parking lot and associated landscaping ("the Project"). It is anticipated that the five (5) buildings will be arranged in the central portion of the property and the parking lot will be constructed along the perimeter of the subject buildings. There will be one (1) main driveway providing access to the Project Site from Canwood Road. The Project Site Plan showing the anticipated development (prepared by pk:architecture, received April 22, 2021) is provided as **Appendix 1, Project Site Plan**.

Assignment

In anticipation of Project development, an arborist survey of protected trees growing within the Project Site parcel ("Project Survey Area") was conducted February 11, 2021. The City of Agoura Hills Oak Tree Preservation Guidelines (City of Agoura Hills Municipal Code Article IX, Chapter 6, Part 2, Division 7, Section 9657) defines "Protected Trees" as all oak (*Quercus* sp.) trees 2″ in diameter or larger as measured 3.5′ above natural grade. In addition, any Protected Trees measuring 48 inches or more in diameter must be identified as Landmark Oaks. Pursuant to the City's Oak Tree Preservation Guidelines. This report

Source: ESRI, World Street Map, 2021.

LADYFACE VISTA OFFICE PROJECT – PROTECTED OAK TREE REPORT

envicom

Project Location Map

FEET 0 750 1,500

FIGURE 1

provides the data collected for the Protected Trees growing within the Project Survey Area, as well as an impact analyses based on the Project Site Plan provided as Appendix 1.

Method of Field Evaluation

Envicom Corporation's certified arborist Erin Roberts (ISA #WE-10365A) conducted a survey and evaluation of Protected Trees within the Project Survey Area. A silver aluminum tree tag marked with an identifying number was affixed to the north side of each surveyed tree, approximately 3.5 feet above normal grade. Visual inspections and measurements recorded during the survey 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 2, Field Observation Definitions**.

II. SITE OBSERVATIONS

The Project Survey Area comprises an undeveloped lot that appears to be disked periodically for fuel modification purposes. During the February 11th survey, the vegetation within the lot was dominated by non-native grasses and herbaceous species, including brome grass (*Bromus* sp.), wild oats (*Avena* sp.), tocalote (*Centaurea melitensis*), and black mustard (*Brassica nigra*), as well as a scattered distribution of native herbaceous species predominately comprising the annual common fiddleneck (*Amsinckia intermedia*). In addition, Peruvian pepper trees (*Schinus molle*), pine trees (*Pinus* sp.) large mats of ice plant (*Carpobrotus edulis*) and scattered non-native ornamental shrubs dominate the western boundary of the Project Survey Area.

There are a total of seven (7) oak trees addressed in this report either growing within or have a canopy/PZ that overlaps the Project parcel, including four (4) valley oaks (*Quercus lobata*) and three (3) coast live oaks (*Quercus agrifolia*). The total estimated live canopy area of the seven (7) ordinance size Protected Trees recorded within the Project Survey Area is approximately 5,158.5 square feet (0.1 acre). No Landmark Oaks were recorded within the Project Survey Area. The results of the survey for individual Protected Trees are documented on the survey forms provided in **Appendix 3, Tree Survey Data Forms**. Photographs provided in **Appendix 4, Photographs of Protected Trees** document the visual condition of each tree. **Appendix 5, Protected Tree Location and Project Impacts Map** provides the anticipated impacts to Protected Trees resulting from the development of the Project.

III. PROJECT IMPACTS

The proposed Project would allow for three (3) Protected Trees to remain in place without being impacted. Anticipated Project development would result in the encroachment into the Protected Zone ("PZ") of four (4) Protected Trees. The PZ is defined as the area within the dripline and extending a minimum of 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). No Protected Trees will need to be removed to allow for the development of this Project. **Table 1, Trees to Remain Without Impacts** and **Table 2, Trees to Remain With Protection Zone Impacts** provide a summary of the potential impacts to the seven (7) Protected Trees growing within the Project Survey Area. Additionally, Appendix 5 illustrates the impacts with respect to the proposed construction activities. Discussions related to potential impacts associated with changes in site hydrology and fuel modification activities are provided below.

It is anticipated that the seven (7) Protected Trees growing within the Project Survey Area will be retained in place during Project development. Based on the location where the trees are growing and the surrounding conditions it is likely that these trees are predominately supported by seasonal rainfall and it is not anticipated that that development of the Project will adversely affect the existing hydrology that supports the seven (7) trees. For instance, Tree # 1 is growing along the eastern perimeter of the Project Site and based on the topography of the site likely receives inputs from the seasonal flows that travel through a vegetated depression located between the Project Site and the neighboring property to the east. Similarly, because the northern perimeter Tree #s 2 - 4, and 7 are growing upslope of the Project, the seasonal rains that support these trees will not be hindered by the development of the Project. Lastly, because Tree #s 5 and 6 are growing within a flat, landscaped area associated with the adjacent Fire Department that appears to be watered by an irrigation system, it is also unlikely that these trees receive substantial inputs of water originating from the Project Site.

It is anticipated that fuel modification activities will be conducted per the requirements of the Los Angeles County Fire Department, which typically includes up to 200 feet from structures. Fuel thinning activities will result in the allowable removal of deadwood and understory vegetation that may present a laddering affect; no live tissue from the Protected Trees is anticipated for removal to allow for these activities. In addition, during the site visit performed on February 11, 2021, the vegetation within the dripline and the Protected Zone of the seven (7) Protected Trees predominately comprised non-native plant species, including annual bromes (*Bromus* sp.), wild oats (*Avena* sp.), and black mustard (*Brassica nigra*). Based on these assumptions, fuel clearance activities are not anticipated to significantly impact the heath of the seven (7) Protected Trees or the result in the removal of habitat beneficial to the long-term health of these trees.

Trees to Remain without Impacts

Anticipated Project development will allow for three (3) Protected Trees to remain in place without PZ encroachments, including one (1) valley oak and two (2) coast live oaks. Information relating to these trees, including the assigned survey number, the species, the trunk diameter, Landmark status, and health rating as defined in Appendix 2 are listed below in **Table 1, Trees to Remain Without Impacts**.

Table 1
Trees to Remain Without Impacts

Tree Number	Species	Trunk Diameter (in.)	Landmark	Hazard	Health Rating
3	*Quercus lobata*	2.9	No	No	C
4	*Quercus agrifolia*	7.0	No	No	C
7	*Quercus agrifolia*	24.8, 31.2	No	No	C

Trees to Remain with Tree Protection Zone Impacts

A total of four (4) Protected Trees would remain in place with PZ impacts, including two (2) valley oaks and two (2) coast live oaks. It is anticipated that Proposed Project activities would encroach into less than 20 percent of the PZ associated with these four (4) trees. A detailed discussion of anticipated PZ encroachments during Project construction is provided below and summarized in **Table 2, Trees to Remain with Protection Zone Impacts.**

Table 2
Trees to Remain With Protection Zone Impacts

Tree #	Species	Trunk Diameter (in.)	Landmark	Health Rating	PZ Impacts	Reason for Disturbance
1	*Quercus lobata*	14.6	No	B	PZ Incl. Canopy – 12.1% Canopy Impact – 0.05%	Grading and construction activities associated with the retaining wall proposed along the eastern edge of the Project Site.
2	*Quercus lobata*	35.3	No	C	PZ Incl. Canopy – 0.9% Canopy Impact – 0.0%	Grading and construction activities associated with the terraced retaining walls proposed along the northern edge of the Project Site.
5	*Quercus agrifolia*	11.1	No	B	PZ Incl. Canopy – 15.2% Canopy Impact – 3.5%	Project grading activities and a parking lot proposed along the southwestern edge of the Project Site.
6	*Quercus agrifolia*	12.4	No	B	PZ Incl. Canopy – 24.2% Canopy Impact – 14.3%	Project grading activities and section of a sidewalk ramp and a parking lot proposed along the southwestern edge of the Project Site.

Retaining Wall

Tree #s 1 and 2

It is anticipated that proposed activities associated with construction of the retaining walls along the northern and eastern perimeter of the Project Site will encroach into the western portion of the canopy and PZ associated with Tree #1 and encroach into the southern portion of the canopy and PZ associated with Tree # 2.

To allow for these activities, it is anticipated less than 1 linear foot (0.05 percent) of canopy along the southwestern edge of Tree #1 will need to be raised to allow for equipment clearance during grading for the proposed retaining wall beneath this portion of the dripline. Because these activities will occur approximately 20 feet from the trunk, will impact less than 10 percent of the PZ, and allow for approximately 99 percent of the existing canopy and grade beneath the dripline to be retained, these resulting PZ impacts are not anticipated to significantly affect the health of Tree #1.

It is anticipated that proposed activities associated with construction of terraced retaining walls along the northern perimeter of the Project Site would encroach into approximately 0.9 percent of the southern edge of the PZ associated with Tree # 2. These will occur approximately 29 to 31 feet from the trunk and the design of the terraced retaining walls will allow for both the canopy and grade within the dripline to be retained and will not require the canopy to be trimmed. Based on these assumptions the resulting PZ impacts are not anticipated to significantly affect the health of Tree # 2.

Project Grading

Tree #s 5 and 6

It is anticipated that proposed activities associated with Project grading and construction of the parking lot and sidewalk ramp along the southwestern edge of the Project Site will encroach into the eastern portion of the canopy and PZ associated with Tree #s 5 and 6.

During Project grading activities, it is anticipated that approximately 2 linear foot (3.5 percent) of canopy along the eastern edge of Tree #5 will need to be removed or raised for equipment clearance to allow for grading beneath this portion of the dripline. Because these activities will occur approximately nine (9) feet east from the trunk, will impact less than 20 percent of the PZ, and allow for approximately 85 percent of the existing canopy and grade beneath the dripline to be retained, these resulting PZ impacts are not anticipated to significantly affect the health of Tree #5.

During Project grading activities, it is anticipated approximately 6 linear feet (14 percent) of canopy along the eastern edge of Tree #6 will need to be removed or raised to allow for equipment clearance beneath this portion of the dripline. Because Project grading will occur approximately 7 feet east from the trunk, and the impermeable materials used to construct the parking lot and sidewalks will be installed outside the dripline allowing for the porosity of the soils within the PZ to remain unaffected, it is anticipated that the resulting PZ impacts will not significantly affect the health of Tree # 6. However, to minimize impacts to these subject trees during construction, it is recommended that the Project arborist monitor canopy pruning and grading within the PZ.

The vertical heights of the canopy from the existing grade were measured for the four (4) trees with canopy encroachments. These measurements are summarized below in **Table 3, Trees With Canopy Encroachments – Canopy Height Above Existing and Proposed Grade**. The canopy to be removed refers only to portion of the canopy that will need to be removed to allow for the anticipated encroachment activities. The remainder of the canopy outside the anticipated encroachment is to remain intact.

Table 3
Trees With Canopy Encroachments -
Canopy Height Above Existing and Proposed Grade

Tree #	Species	Height (ft.)	Canopy Impacts	Canopy Height Above Existing Grade		Canopy Height Above Proposed Grade	
1	*Quercus lobata*	23	0.8%	N = 9.0 E = 17.0 S = 16.0 W =11.0	NE = 17.0 SE = 4.0 NW = 3.5 SW = 6.0	N = 9.0 E = 17.0 S = 16.0 W = Raise	NE = 17.0 SE = 4.0 NW = 3.6 SW = Raise
2	*Quercus lobata*	30	2.9%	N = 3.0 E =1.0 S = 6.0 W = 1.0	NE =1.0 SE = 8.0 NW = 7.0 SW = 10.0	N = 3.0 E =1.0 S = 6.0 W = 1.0	NE =1.0 SE = 8.0 NW = 7.0 SW = 10.0
5	*Quercus agrifolia*	18	3.5%	N = 6.0 E = 6.0 S = 5.5 W = 6.0	NE = 5.5 SE = 6.0 NW = 6.0 SW = 6.0	N = 6.0 E = Raise S = 5.5 W = 6.0	NE = 5.5 SE = 6.0 NW = 6.0 SW = 6.0
6	*Quercus agrifolia*	17	0.3%	N = 6.0 E = 5.5 S = 5.5 W =6.0	NE = 6.0 SE = 6.0 NW = 6.0 SW = 6.0	N = 6.0 E = Raise S = 5.5 W =6.0	NE = 6.0 SE = 6.0 NW = 6.0 SW = 6.0

IV. TOTAL PROJECT CANOPY IMPACTS

The seven (7) Protected Trees within the Project Survey Area comprise a total canopy area of 5,158.5 square feet. The proposed Project pruning activities would result in the removal of approximately 72.5 square feet of canopy/dripline understory area associated with the four (4) encroached trees. Based on these assumptions, the proposed project would result in the removal of approximately 1.4 percent of total canopy area within the Project Survey Area (**Table 4, Total Project Canopy/Dripline Understory Impacts**).

Table 4
Total Project Canopy/Dripline Understory Impacts

Tree #	Canopy Area to be Removed (sf.)
1	1.0
2	5.1
5	13.5
6	52.9
TOTAL	***72.5***

V. MITIGATION MEASURES

It is anticipated that development of the proposed Project will be limited to the disturbed lot that appears to have been disked previously for fuel modification purposes prior to the February 11th survey. This design will allow for three (3) Protected Trees (Tree # 1, 2, and 5) to remain in place without Project impacts and encroach into less than the 20 percent of the PZ associated with three (3) and greater than 20 percent of the PZ associated with one (1) tree (Tree #6). No Protected Trees will be removed to allow for the development of this Project.

Although the Project will impact greater than 20 percent of the PZ associated with Tree #6, it is anticipated that impermeable materials used to construct the parking lot and sidewalks will be installed outside the dripline allowing for the porosity of the soils within the PZ to be retained. Based on these assumptions, no mitigation offsets are recommended for encroachments to Tree #6. In conclusion, no mitigation offsets for Project Protected Tree impacts are recommended at this time.

Avoidance and Minimization Measures

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

1) Prune deadwood, broken branches and recommended structural pruning in accordance with International Society of Arboriculture, Pruning Standards and ANSI A-300 Pruning Guidelines.
2) Protective fencing (minimum five-foot chain-link) shall be installed around the oak at the edge of the PZ for all oak trees prior to construction mobilization. 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.
3) 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.

4) All work performed within the PZ of any oak shall be accomplished by utilizing hand tools only and must be monitored by the Project Arborist.
5) All roots exposed during project grading shall be clean cut at a 45-degree angle and treated by the Project Arborist.
6) 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.
7) Do not remove the tags numbering each oak on this site.
8) No construction materials are to be stored or discarded within the PZ 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.
9) No vehicles shall be parked within the PZ of an oak.
10) Planting within the protected zone is discouraged. However if necessary, only drought tolerant plantings will be permitted. Moreover, if such plants are allowed, no spray type irrigation systems will be permitted. Plants should be selected from those normally found beneath an oak tree in its natural setting. Use caution to avoid plants which are susceptible to either *Phytophthora cinnamomi* (root rot) or *Armillaria mella* (oak root fungus).
11) Operate in conformance with the City of Agoura Hills Oak Tree Preservation Guidelines.

VI. RECOMMENDATIONS

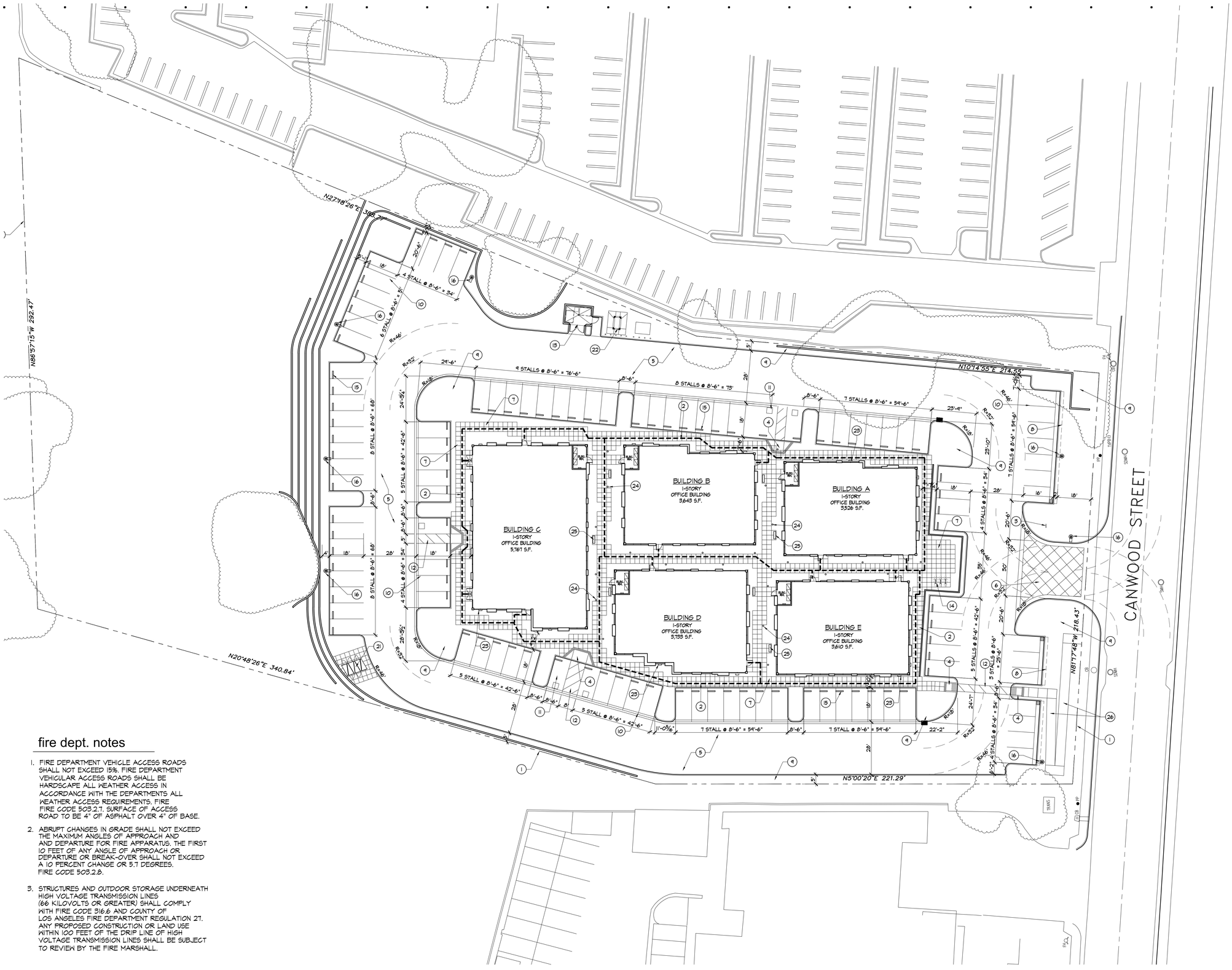
Pruning Recommendations

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
Project Site Plan



site plan keynotes

1. PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
2. ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN, REFER TO CIVIL DRAWINGS
3. SITE ACCESSIBLE ENTRANCE SIGN REFER TO DETAIL A ON SHEET ap2.1
4. ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE
5. PARKING AREA PAVING AND DRIVE AISLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
6. ENHANCED ENTRY PAVING AND PEDESTRIAN CROSSWALK - SCORED COLORED CONCRETE REFER TO L/ap2.1
7. ON-SITE CONCRETE SIDEWALK
8. LINE OF PARKING STALL OVERHANG
9. LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
10. SITE PARKING STRIPING PER CITY OF AGOURA HILLS STANDARDS
11. ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
12. CLEAR SPACE STRIPING, PAINT 4" WIDE 45 DEGREE DIAGONAL STRIPING SPACED AT 3'-0" O.C. WITH (2) COATS HIGHWAY PAINT, COLOR PER LOCAL AGENCY
13. TRASH AND RECYCLE ENCLOSURE, SEE c4d/ap2.1
14. BICYCLE RACKS, (6) BICYCLE SPACES
15. CONCRETE WHEEL BUMPER, SEE k/ap2.1
16. PARKING LOT LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 20 FT HIGH MEASURED FROM GROUND TO LENS - LIGHT FIXTURE F3
17. FIRE BACKFLOW PREVENTOR
18. CONCRETE SWALE AND CATCH BASINS, REFER TO CIVIL DRAWINGS
19. POST-CONSTRUCTION STORMWATER TREATMENT SYSTEM, REFER TO CIVIL DRAWINGS
20. NEW WATER METERS AND BACKFLOW DEVICE
21. BICYCLE LOCKERS, (6) LOCKERS
22. NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS.
23. EXTERIOR WALL MOUNTED WALL PACK BY: LITHONIA LIGHTING, TYPE IV SHORT BUG
24. LIGHT BOLLARDS BY: LITHONIA LIGHTING
25. BENCH - REFER TO p/ap2.1
26. RAMP - REFER TO CIVIL DRAWINGS
27.
28.
29.
30. NEW LANDSCAPE WATER METER AND BACKFLOW DEVICE
31. NEW SEWER MANHOLE
32.
33. EXISTING FIRE HYDRANT TO REMAIN.
34. NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
35. VINE POCKET AT TRASH ENCLOSURES

site plan general notes

1. REMOVE ALL EXISTING ON-SITE CHAIN-LINK FENCING
2. IF THE UNITS ARE EVENTUALLY SOLD TO TENANTS AS PART OF A CONDOMINIUM MODEL, THE WASTE MANAGEMENT WILL NEED TO BE MANAGED CENTRALLY. EACH UNIT WILL NOT BE ABLE TO SIGN UP FOR WASTE SERVICE INDIVIDUALLY.
3. IF SECURITY CAMERA OR ALARM SYSTEMS ARE TO BE ADDED BY THE PERMITTEE, A SECURITY PLAN WILL BE NEEDED IDENTIFYING THESE FEATURES.

site plan legend

- ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- ENHANCED PAVING - SCORED COLORED CONCRETE
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- PARKING LOT LIGHT FIXTURE
- EXISTING OFF-SITE STREET LIGHTING

fire dept. notes

1. FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15%. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENTS ALL WEATHER ACCESS REQUIREMENTS. FIRE FIRE CODE 503.2.7. SURFACE OF ACCESS ROAD TO BE 4" OF ASPHALT OVER 4" OF BASE.
2. ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLE OF APPROACH OR DEPARTURE OR BREAK-OVER SHALL NOT EXCEED A 10 PERCENT CHANGE OR 5.7 DEGREES. FIRE CODE 503.2.8.
3. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHALL.

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CANWOOD OFFICE CAMPUS
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AGOURA HILLS, CALIFORNIA

true north

site plan
scale: 1"=20'-0"

date: 04.14.202
job number: 20-572

ap2

APPENDIX 2
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 oak 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
- Landmark Tree - 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.
- Tree Height - approximate height of tree
- Trunk Circumference / Diameter - circumference / diameter of trunk as measured from 3 ½ feet above natural grade
- Slope - surface the tree is growing on, slope or level.
- Lean - indicates the direction the tree is leaning from vertical

PHYSICAL CONDITION

- Cavity - hollow spaces along the branches
- Trunk Exudation - substance secreting or oozing from the trunk or branches
- Hollow Trunk - hollow area in a trunk
- Evidence of Disease - evidenced by the presence of fruiting bodies
- Weak Crotch - poorly formed branch attachments
- Insect Damage - evidenced by presence of insect frass, boring holes, chewed leaves, etc.
- Parasites - evidenced by presence of parasites, including mistletoe, in the canopy and branches
- Fire Damage - the extent of structural damage caused from fire
- Excessive Branching - tree exhibiting increased levels of horizontal branching not characteristic of the species
- Epicormic Growth - shoots growing from the trunk, stem, or branch of a tree
- Sparse Foliage - canopy defoliation and/or twig dieback
- Unbalanced Crown - asymmetrical canopy
- Leaf Scorch - A non-infectious condition caused by unfavorable environment. Symptoms include brown or yellow leaf margins caused by water stress.
- Soil Buildup - the type of soil or material found at the base of the tree
    - Alluvial Fill - detrital material or soils deposited by waters
    - Colluvial Fill - detrital material or soils deposited by gravity
    - Woodrat Nest - woodrat nest or nesting material built up at the base of the tree
- Deadwood - evidenced by the presence of singular and / or groupings of dead branches in the canopy
- Exfoliating Bark - the flaking off of bark on the trunk

RATINGS

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.
- **F (Dead/Dying)** = Dead

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 (Outstanding)** = A healthy and vigorous tree typical of species. Individual shows no visible signs of disease or pest infestation. Canopy density 90 - 100%.
- **B (Above Average)** = A healthy and vigorous tree with minor 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.

CANOPY CLASSIFICATION

- Co-dominant - trees with canopies forming the general level of the adjacent canopy cover and receiving full light from above but comparatively little from the sides; usually with medium-sized canopies, more or less crowded on the sides.

- Dominant - trees with canopies extending above the general level of the adjacent canopy cover and receiving full light from above and partly from the side; larger than the average trees in the associated stand, and with canopies well developed but possibly somewhat crowded on the sides.
- Intermediate - trees shorter than those in the preceding classes, but with canopies either below or extending into the canopy cover of adjacent trees with dominant and co-dominant canopies; canopy receives little light from directly overhead, but none from the sides, usually with small canopies considerably crowded on the sides.
- Open Grown - tree growing isolated from surrounding tree stands; receives full sunlight
- Over-topped - trees with canopies entirely below the general level of adjacent tree canopies; canopy receives no direct light either from above or from the sides.

APPENDIX 3
Tree Survey Data Forms

LADYFACE VISTA OAK TREE SURVEY

FORM							PHYSICAL CONDITION														TREATMENT								RATING				CODES
NUMBER	SPECIES	HERITAGE	HEIGHT (FT)	TRUNK DIAMETER (IN)	SLOPE	TRUNK LEAN	CAVITY	TRUNK EXUDATION	HOLLOW TRUNK	EVIDENCE OF disease	WEAK CROTCH	INSECT DAMAGE	PARASITES	FIRE DAMAGE	EXCESSIVE BRANCHING	EPICOMIC GROWTH	SPARSE FOLIAGE	UNBALANCED CROWN	LEAF SCORCHING	SOIL BUILDUP	DEADWOOD	EXFOLIATING BARK	CABLE BRACE	CROWN REDUCTION	REMOVE DEADWOOD	REPLENISH NUTRIENTS	disease TREATMENT	INSECT TREATMENT	RAISE CANOPY	STRUCTURAL pruning	AESTHETIC	HEALTH	VIGOR	STRESS RATING	QA = Quercus agrifolia QL = Quercus lobata X- =Minor, X =Yes, X+ =Excessive Aesthetic: A=Outstanding, B=Good C=Average, D=Below Avg., F=Dead Health: A=Outstanding, B=Good, C=Average, D=Below Avg., F=Dead Vigor: G=Good, M=Moderate, P=Poor N:North, NE:Northeast, E:East, SE:Southeast, S:South, SW:Southwest, W:West, NW:Northwest, LVL:Level
1			23	14.6		N						X-			X																B	B	G		
2			30	35.3		N	X			X		X									X										C	C	G		scale insects on leaves; burl at trunk base; pit scales and lumpy lower stems
3			9	2.9 1.9	N																										C	C	G		
4			10	7.0		N				X		X			X																C-	C	M		
5			18	11.1		N						X-					X-														B	B	G		squirrel nest in canopy; trunk lean is slight; slightly sparse in canopy interior

FORM							PHYSICAL CONDITION															TREATMENT								RATING				CODES
NUMBER	SPECIES	HERITAGE	HEIGHT (FT)	TRUNK DIAMETER (IN)	SLOPE	TRUNK LEAN	CAVITY	TRUNK EXUDATION	HOLLOW TRUNK	EVIDENCE OF disease	WEAK CROTCH	INSECT DAMAGE	PARASITES	FIRE DAMAGE	EXCESSIVE BRANCHING	EPICOMIC GROWTH	SPARSE FOLIAGE	UNBALANCED CROWN	LEAF SCORCHING	SOIL BUILDUP	DEADWOOD	EXFOLIATING BARK	CABLE BRACE	CROWN REDUCTION	REMOVE DEADWOOD	REPLENISH NUTRIENTS	disease TREATMENT	INSECT TREATMENT	RAISE CANOPY	STRUCTURAL pruning	AESTHETIC	HEALTH	VIGOR	STRESS RATING	QA = Quercus agrifolia QL = Quercus lobata X- =Minor, X =Yes, X+ =Excessive Aesthetic: A=Outstanding, B=Good C=Average, D=Below Avg., F=Dead Health: A=Outstanding, B=Good, C=Average, D=Below Avg., F=Dead Vigor: G=Good, M=Moderate, P=Poor N:North, NE:Northeast, E:East, SE:Southeast, S:South, SW:Southwest, W:West, NW:Northwest, LVL:Level
6			0	12.4																										B	B	G		squirrel nest in canopy
7			0	24.8 31.2						X+		X+																		C-	C-	G		

LADYFACE VISTA OAK SURVEY:
DRIPLINE MEASUREMENTS

	DIRECTION OF MEASUREMENT															
	NORTH (FEET)	*NORTH (INCHES)*	*NORTHEAST (FEET)*	*NORTHEAST (INCHES)*	*EAST (FEET)*	*EAST (INCHES)*	*SOUTHEAST (FEET)*	*SOUTHEAST (INCHES)*	*SOUTH (FEET)*	*SOUTH (INCHES)*	*SOUTHWEST (FEET)*	*SOUTHWEST (INCHES)*	*WEST (FEET)*	*WEST (INCHES)*	*NORTHWEST (FEET)*	*NORTHWEST (INCHES)*	CANOPY CLASS
TREE NUMBER: **1**	24	0	15	1	10	10	15	7	16	5	18	4	21	9	22	2	OPEN GROWN
TREE NUMBER: **2**	30	10	37	10	36	0	23	6	29	4	24	2	30	6	32	8	OPEN GROWN
TREE NUMBER: **3**	4	0	4	0	4	0	4	0	4	0	4	0	4	0	4	0	OVER-TOPPED
TREE NUMBER: **4**	9	0	11	0	12	0	9	0	10	0	7	0	11	0	11	0	OPEN GROWN
TREE NUMBER: **5**	11	0	11	0	11	0	11	0	11	0	11	0	11	0	11	0	CO-DOMINANT
TREE NUMBER: **6**	10	0	7	0	14	0	13	0	13	0	10	0	12	0	10	0	CO-DOMINANT
TREE NUMBER: **7**	11	0	10	0	13	0	15	0	19	0	15	0	11	0	10	0	

APPENDIX 4
Photographs of Protected Trees

Tree 1

Tree 2

Tree 3

Tree 4

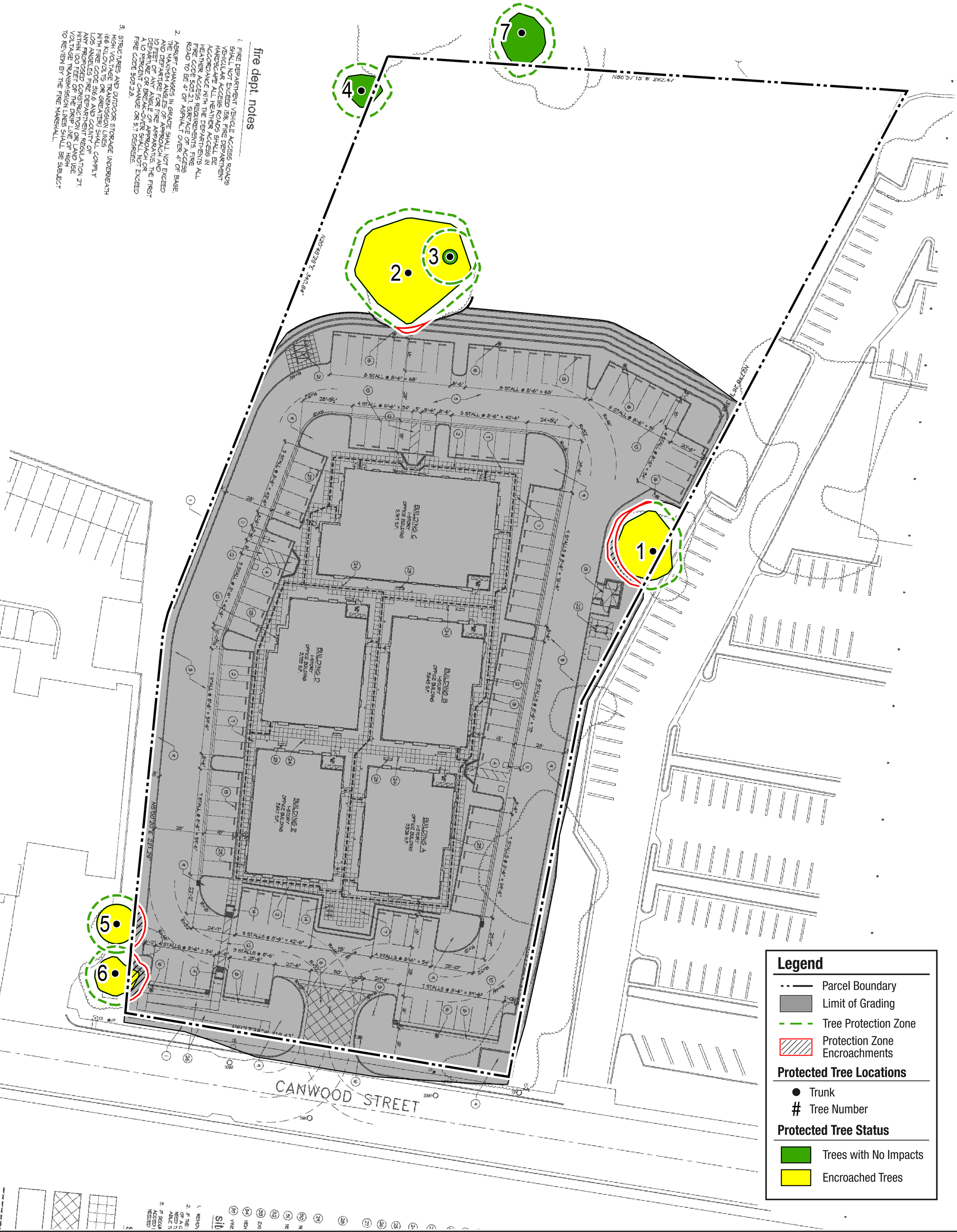
Tree 5

Tree 6

APPENDIX 5
Protected Tree Location and Project Impacts Map

fire dept. notes

1. FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15%. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENTS ALL WEATHER ACCESS REQUIREMENTS. FIRE FIRE CODE 503.2.7. SURFACE OF ACCESS ROAD TO BE 4" OF ASPHALT OVER 4" OF BASE.
2. ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLE OF APPROACH OR DEPARTURE OR BREAK-OVER SHALL NOT EXCEED A 10 PERCENT CHANGE OR 5.7 DEGREES. FIRE CODE 503.2.8.
3. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHALL.



Site Plan Source: pk:architecture, received, April 22, 2021.

Protected Tree Location and Project Impacts Map

0 20 40 Feet

Appendix 5

May 23, 2022

City of Agoura Hills
Department of Planning and Community Development
30001 Ladyface Court
Agoura Hills, CA 91301

Attn: Ms. Valerie Darbouze

Subj: Ladyface Vista Professional Center (APN 2053-001-008) - Arborist Site Plan Review Letter

Dear Ms. Darbouze:

We are providing you this letter to inform you that Envicom Corporation's (Envicom) arborist, Ms. Erin Roberts, (ISA arborist certification #WE-10365A) reviewed the Precise Grading and Drainage Plan for Ladyface Vista Professional Center (Delane Engineering, received May 17, 2022) to determine whether additional impacts to protected oak trees not discussed in the Ladyface Vista Office Project Protected Oak Tree Report (prepared by Envicom, dated May 2021) and the Ladyface Vista Office Project (APN 2053-001-008) - Arborist Site Plan Review Letter (prepared by Envicom, dated November 2, 2021) will occur. The results of this grading plan review are provided below.

Based on the May 17th grading plan, Project construction will encroach into the protection zone (PZ) associated with two (2) protected oak (Tree #s 1 and 2) and allow for five (5) protected oaks (Tree #s 3, 4, 5, 6, and 7) to remain in place without being impacted. No protected oaks will need to be removed to allow for the development of this Project. These anticipated impacts are consistent with those discussed in the November 2, 2021 letter. However, the portions of the grading plan that have been updated within the proximity of onsite protected oak trees include the removal of the masonry retaining wall east of Tree #s 5 and 6 and the replacement of the masonry retaining wall along the northern portion of the site with a soil nail wall. A detailed discussion related to the PZ encroachments associated with Tree #s 1 and 2 are provided below.

Tree #1

It is anticipated that proposed activities associated with construction of the retaining wall along the eastern perimeter of the Project will encroach into the western portion of the PZ associated with Tree #1. As previously reported, it is anticipated that less than 1 linear foot (0.05 percent) of the canopy along the southwestern edge of Tree #1 will need to be raised to allow for equipment clearance during grading for the proposed retaining wall beneath this portion of the dripline. Because these activities will occur approximately 20 feet from the trunk, will impact approximately 12.1 percent of the PZ, and allow for approximately 99 percent of the existing canopy and grade beneath the dripline to be retained, these resulting PZ impacts are not anticipated to significantly affect the health of Tree #1.

Tree #2

It is anticipated that proposed activities associated with construction of terraced soil nail walls along the northern perimeter of the Project will encroach into 1 percent of the southern portion of the PZ associated with Tree #2. To construct each soil nail wall, 1- to 2-inch holes will be drilled at a 30-degree angle

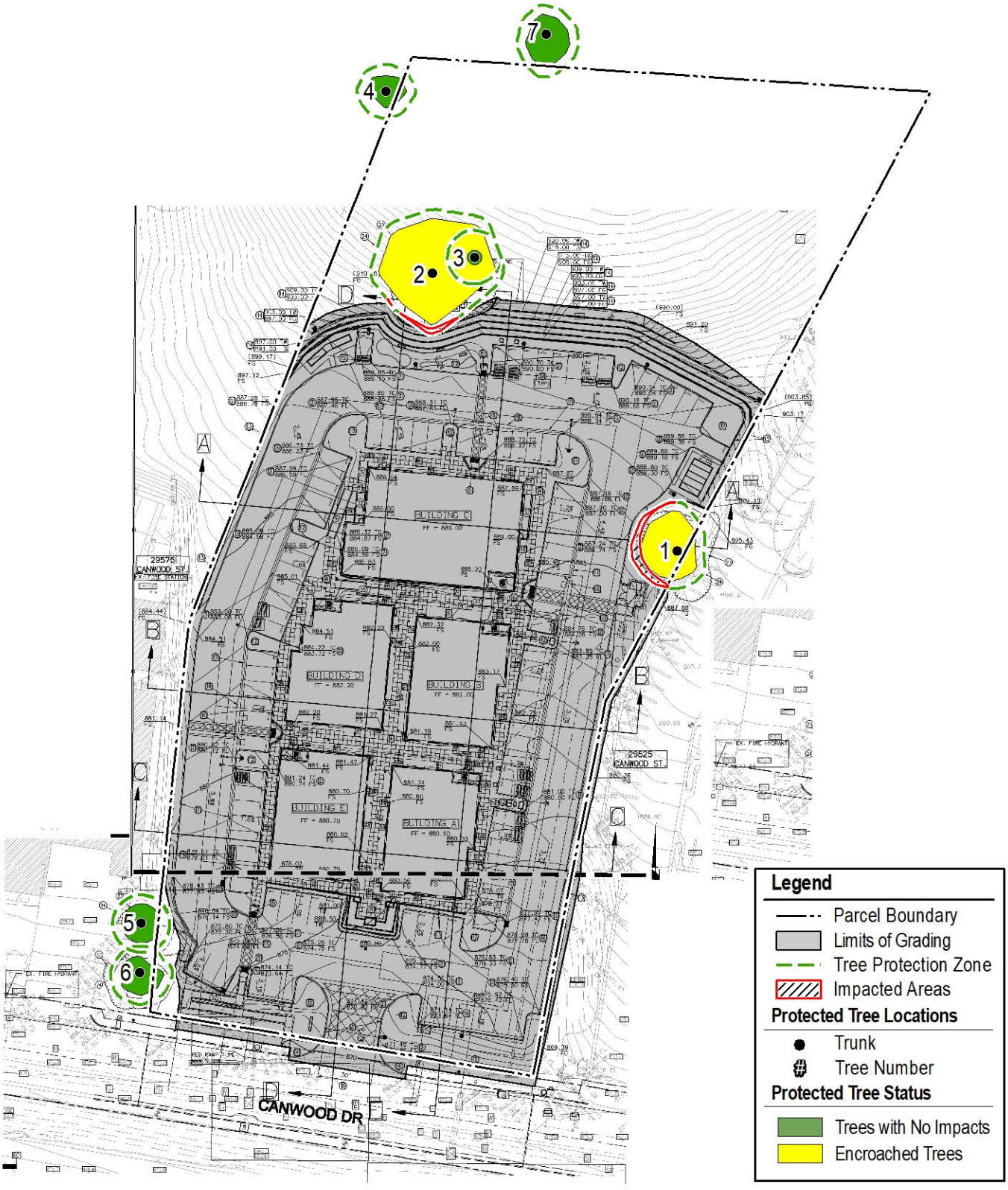
approximately every 8-feet and a 20-foot steel rod or "nail" measuring ¾- to 1-inch in diameter will be inserted. Once the nail is inserted, the hole will be filled-in with grout. Lastly, once the installation of the soil nails are completed, shotcrete will be installed on the surface of each wall segment. Because the uppermost soil nail wall will be installed approximately 29 to 31 feet from the trunk and at existing grade, it is anticipated that the angle of the uppermost nail will result in the soil nail passing approximately 15- to 20-feet below the location of Tree #2's trunk. Additional soil nails will not be placed above this point. Based on these assumptions, the terraced soil nail walls will allow for both the canopy and grade within the dripline to be retained and will not require the canopy to be trimmed or the roots to be removed. Therefore, the resulting PZ impacts are not anticipated to significantly affect the health of Tree # 2.

If you have any questions, please do not hesitate to contact me directly at Envicom at (818) 879-4700.

Sincerely,

Erin Roberts
ISA Certified Arborist WE-10365A

Attachment:
Attachment 1, Protected Tree Location and Project Impacts Map



Site Plan Source: Precise Grading and Drainage Plan for Ladyface Vista Professional Center (Delane Engineering, received May 17, 2022).

envicom

Protected Tree Location and Project Impacts Map

0 40 80 Feet

Attachment 1