City of Agoura Hills

Agoura Landmark Project

Addendum to the Agoura Oaks Plaza Final Initial Study/Mitigated Negative Declaration

October 2009

AGOURA LANDMARK PROJECT

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INTRODUCTION

This document is an addendum to the Agoura Oaks Plaza Project Initial Study/Mitigated Negative Declaration (IS/MND) that was adopted by the Agoura Hills Planning Commission in April 2006. The name of the project has changed from the Agoura Oaks Plaza Project to the Agoura Landmark Project. The addendum is required to address the possible environmental effects associated with an increase of 6,684 square feet of building space and a new building layout compared to the original Agoura Oaks Plaza project. The building layout of the site would break up the development into 5 buildings around an oak tree courtyard characterized by a "Heritage" size oak tree. Primary access to the site would still be taken from Agoura Road and building heights and setbacks would be generally similar to those of the Agoura Oaks Plaza project.

According to Section 15164 of the *California Environmental Quality Act (CEQA) Guidelines*, an addendum to a previously adopted Final IS/MND is the appropriate environmental document in instances when "only minor technical changes or additions are necessary" and when the new information does not involve new significant environmental effects beyond those identified in an adopted IS/MND. The change being contemplated involves a minor revision to the previously proposed site plan. In addition, as discussed below, the proposed revision would have no new significant environmental effects. As such, the addendum is the appropriate environmental document under CEQA.

This addendum includes a description of the currently proposed plans (Agoura Landmark) by the applicant and a comparison of the impacts of these plans to those identified for the applicant's previously approved project (Agoura Oaks Plaza), which was studied in the 2006 Final IS/MND.

PROJECT DESCRIPTION

The proposed site plan (herein referred to as "proposed project" or "Agoura Landmark"), shown on Figure 1, involves increasing the total building area by 6,684 square feet as compared to the previously studied 93,950 square foot development and changing the building layout to include five buildings at 29621 Agoura Road. The previously studied Agoura Oaks Plaza project included one 93,950 square foot building. Details of the previous and current proposals are compared in Table 1.

The proposed project involves the construction of five business park office buildings and widening of the south side of Agoura Road, opposite the project site. The buildings would be two and three stories with a height no higher than 35 feet. The total building area of the development would be 97,754 square feet. The project would include 336 parking spaces with 49 below grade parking spaces. Similar to the previously studied project, the proposed project's focal point would be around an existing oak tree and would include a 20-foot landscaped setback from the Agoura Road and U.S. 101 property lines. Figure 1 illustrates the currently proposed site plan.

Table 1
Comparison of Previous and Current Site Plans

Use	Agoura Oaks Plaza (as studied in the Final IS/MND)	Proposed Agoura Landmark
Building Square Footage	93,950 square feet	100,634 square feet
Number of Buildings	1	5
Number of Parking Spaces	308	336
Total Grading (Cut/Fill)	59,300 cy /55,890 cy	37,804 cy [a]/3,481 cy
Net Development Acreage	4.30 acres	4.30 acres

[a] *Includes overexcavation*

Site preparation for the proposed project would involve less grading than the approved project that was studied in the 2006 Final IS/MND. The current proposed project would include 32,873 cubic yards (cy) of cut, 3,481 cy of fill, with 4,038 cy of exported material. This is approximately 21,500 cy less of cut than for the previously approved project.

The currently proposed project would continue to include the widening of the southside of Agoura Road as part of the project. The 2006 Final IS/MND analyzed the widening of this roadway which includes providing an island median, an additional west bound traffic lane, and a left turn lane/pocket added eastbound turning lane. The currently proposed project includes all of these components in roughly the same locations as those originally analyzed. Cut slopes would remain the same as previously studied. Grading quantities for street construction would require 4,921 cy of cut and 4,270 cy of exported material. This is greater than the approximate 3,660 cy of cut and export for the previously approved project by about 1,250 cy. There is more street grading for the proposed project due to a slightly wider footprint at the west and east ends of the road widening.

Access to the currently proposed project would continue to be taken from Agoura Road as the primary access point. An additional component not found in the previous plans includes a parking lot driveway connector to the development located immediately to the east. The proposed project would require the removal of four onsite oak trees and encroachment into the protected zone of nine onsite oak trees. The removal of three offsite oak trees and encroachment into the protected zone of two offsite oak trees would occur.

ENVIRONMENTAL IMPACTS

This section addresses each of the environmental issues studied in the Final IS/MND, comparing the effects of the proposed Agoura Landmark plans currently proposed by the applicant to the effects of the Agoura Oaks Plaza site plan that was the subject of the adopted Final IS/MND.

Aesthetics

The proposed Agoura Landmark project would have aesthetic impacts similar to those described in the 2006 Final IS/MND. As indicated in the previous document, both U.S. Highway 101 and Agoura Road are considered Local Scenic Highways. Although the proposed project includes more buildings than what was previously analyzed, the project would have similar buildings heights that would not block views of local mountains or other scenic resources. Breaking up the total massing into smaller buildings, such as those proposed by the Agoura Landmark project, would reduce the appearance of a monolithic building. Additionally, the proposed project includes landscaped buffers similar to the Agoura Oaks Plaza project.

As indicated in the project description, the Agoura Road widening component is similar to the widening planned in the previously studied project. Potential impacts found in the Agoura Oaks Plaza project were that the cut slopes could affect views from Agoura Road both during construction and project operation. Similarly, the proposed project would have the same issues and impacts. Therefore, all mitigation measures (AES-1 through AES-4) found in the aesthetic section identified in the Agoura Oaks Plaza IS/MND would continue to apply to the proposed Agoura Landmark project. Impacts would remain less than significant with mitigation incorporated.

Comparable to the previous project, the proposed project would require the removal of vegetation and oak trees. The previous project proposed to remove a total of 3 oak trees, while the proposed project would remove 7 oak trees. Additionally, the proposed project would encroach into the protected zone of 10 additional oak trees. Oak tree loses will be mitigated according to City regulations and mitigation measures.

Similar to the previously studied project, the proposed project would include the installation of exterior light fixtures on the project site with a height no higher than 16 feet tall. Further, a photometric site lighting plan (available from the City upon request) submitted indicates that the proposed project would not introduce night lighting to an unlit nighttime area. Therefore, impacts would remain less than significant and no mitigation is required.

Agricultural Resources

Similar to the previously studied project, the proposed project would be located on land that is currently not zoned or used for agricultural production. Therefore, no impacts would occur.

Air Quality

The currently proposed project would have impacts similar to those of the previously studied Agoura Oaks Plaza project. The proposed project is consistent with the City's population and growth forecasts as it does not include a residential component. Therefore, similar to the previous project, the current proposal would not result in impacts to the adopted Air Quality Management Plan (AQMP). Further, the proposed project would not result in impacts associated with odors.

Temporary Construction Impacts

Temporary construction impacts would be similar to, but incrementally lower than identified in the 2006 Final IS/MND. Grading volumes for the proposed project are 73,905 cubic yards lower than for the Agoura Oaks Plaza, resulting in decreased emissions associated with grading activities. Air quality modeling was completed similar to the previous analysis' methodology, except that the updated URBEMIS 2007 v.9.2.4 modeling software was used. Temporary construction emissions for the currently proposed project are illustrated on Table 2.

Table 2
Unmitigated Project Construction Emissions (lbs/day) and Comparison to Agoura Oaks Plaza Project

Construction Phase	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Phase 1 (Mass Grading, Fine Grading, Trenching)	9.17	78.44	40.35	150.84	34.27
Phase 2 (Building Construction, Paving)	7.16	35.85	31.62	2.83	2.57
Phase 3 (Coatings)	53.91	0.04	0.68	0.01	0.00
SCAQMD Threshold	*75*	*100*	*550*	*150*	*55*
Significant Impact?	***No***	***No***	***No***	***Yes***	***No***
Previous Project Significant Impact?	**Yes**	**No**	**No**	**Yes**	**Not studied**

Source: URBEMIS 2007, V.9.2.4, See Attachment A for worksheets.

As indicated above, as compared to the previous proposal, the currently proposed project would continue to have a significant impact with respect to Particulate Matter (PM_{10}) emissions and would not have a significant impact in regards to Reactive Organic Compounds (ROG) emissions. As a result, mitigation measure AQ-1 from the Final IS/MND would not apply to the proposed project because construction activities would not exceed the 75 lb/day threshold for ROG/Volatile Organic Compounds (VOC) emissions. However, the required SCAQMD construction practices pursuant to SCAQMD Rule 403 found in the Final IS/MND would apply to the construction of the proposed project to reduce PM emissions. Table 3 summarizes the reduced construction emissions per adherence to the above mentioned recommended practices.

Table 3
Mitigated Project Construction Emissions (lbs/day) and Comparison to Agoura Oaks Plaza Project

Construction Phase	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Phase 1	9.17	78.45	40.35	42.73	11.70
Phase 2	7.16	35.85	31.62	2.83	2.57
Phase 3	53.91	0.04	0.68	0.01	0.00
SCAQMD Threshold	*75*	*100*	*550*	*150*	*55*
Significant Impact with Mitigation?	***No***	***No***	***No***	***No***	***No***
Previous Project Significant Impact with Mitigation?	**No**	**No**	**No**	**No**	**Not studied**

Source: URBEMIS 2007, V.9.2.4, See Attachment A for worksheets.

Implementation of the recommended construction practices would reduce PM emissions to a less than significant level. Therefore, temporary construction impacts would remain less than significant.

Operational Impacts

Operational impacts associated with the proposed project would be similar to, but incrementally lower than those of the previous proposal despite the 6,684 square foot increase in project size. This is primarily a result of an updated air quality model (URBEMIS 9.2.4 vs. URBEMIS 7.5) that takes into account current air quality regulations and a factor that assumes future fleet mixes would have cleaner air emissions. As indicated in Table 4, emissions associated with the operational phase of the proposed project would not exceed SCAQMD thresholds and would be similar to the impacts identified in the 2006 Final IS/MND. $PM_{2.5}$ was not studied in the previous project, however, as SCAQMD has established thresholds for the pollutant, the proposed project has included an analysis of the pollutant; which has indicated no significant impact. Therefore, impacts would remain less than significant.

Table 4
Project Operational Emissions and
Comparison to Agoura Oaks Plaza Emissions

Emission Source	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Area Source	0.76	0.69	2.11	0.01	0.01
Mobile Source	11.20	15.81	141.01	23.77	4.63
SCAQMD Threshold	*55*	*55*	*550*	*150*	*55*
Significant Impact?	***No***	***No***	***No***	***No***	***No***
Previous Project Significant Impact?	**No**	**No**	**No**	**No**	**Not Studied**

Biological Resources

The proposed project includes the same type and similar intensity of development as the previous project. Therefore, implementation of the currently proposed project would not result in increased impacts to wildlife movement or any adopted Conservation Plan and would not result in any new significant impacts.

As discussed in the 2006 Final IS/MND, the potential to affect sensitive species either onsite or the Agoura Road expansion area is low. The previously identified mitigation measure BIO-1 from the 2006 Final IS/MND would continue to apply to the proposed project. Therefore, impacts would remain less than significant with mitigation incorporated. Impacts related to habitats and oak trees are discussed below.

Riparian or Wetland Habitat

Impacts associated with implementation of the proposed project would have impacts similar to those of the previous project analyzed in the 2006 Final IS/MND with respect to riparian and

wetland habitat. As identified in the 2006 Final IS/MND, the current proposal would affect wetlands and two existing jurisdictional drainage areas. The proposed Agoura Landmark project would result in the same disruption of these waters. Accordingly, implementation of the currently proposed project would require permits and consultation with the agencies identified in the previously studied project, which include the following; a 404 Nationwide Permit, RWQCB 401 Certification, and CDFG Administrative Approval. Additionally, mitigation measures BIO-2, BIO-3, and BIO-4 identified in the 2006 Final IS/MND would continue to apply to the currently proposed project. Therefore, impacts would remain less than significant with mitigation incorporated.

Oak Trees

Oak tree impacts are based on information from a revised oak tree report prepared by Envicom (July, 2009; Attachment B) and the subsequent Memorandum (September 22, 2009) for the proposed project.

Impacts associated with the currently proposed project would be similar to, but incrementally higher than, those of the previous proposal. The currently proposed project would require the removal of seven oak trees, while the previous project identified three oak trees for removal. The previously studied project required the removal of one onsite protected oak tree (#85), the removal of two protected offsite oak trees (#6 and #7) associated with street reconstruction, and the encroachment upon one offsite oak tree (#133). Implementation of the currently proposed project would result in the removal of 3 additional onsite oak trees (#59, #60, #61) in addition to oak tree #85, encroachment within the protected zone of 9 additional onsite oak trees (#58, 62, 63, 64, 77, 78, 83, 84, and 86). Street reconstruction associated with the proposed project would also require the removal of one additional offsite tree (#133) which was originally identified as being encroached upon, in addition to oak trees #6 and #7. The street reconstruction would also encroach upon 2 additional offsite oak trees (#134 and #135).

Mitigation for the previous project was proposed to reduce potential significant impacts. Likewise, the proposed project requires mitigation to reduce impacts. The project does not require new mitigation, but alteration of the mitigation found in the 2006 Final IS/MND. Deletions are marked by ~~strikethrough~~, while additions are marked by using underline.

BIO-5 The applicant shall obtain a permit from the City of Agoura Hills to remove ~~three~~seven ~~protected~~oak trees in accordance with the findings of the ~~two~~ oak tree surveys completed for the project by Envicom Corporation, dated ~~July 22, 2005 and September 15, 2005~~July 27, 2009. Based on the City of Agoura Hills Oak Tree Preservation Guidelines, the applicant shall mitigate the loss of both onsite and offsite oak trees.

The applicant shall mitigate the loss of onsite oak trees numbered 59, 60, 61, and 85 with including fourteen inches (14") of diameter of oak trees on the landscape plan and by planting at least sixteen (16) oak trees within the site, to include the following twelve trees (12) trees:

a. Eight (8) twenty-four inch (24″) box-size oak trees
b. Four (4) thirty-six inch (36″) box-size oak trees

The applicant shall mitigate the loss of offsite oak trees numbered 6, 7, and 133 with including ninety inches (90″) of diameter of new oak trees within the landscape by planting at least sixteen (16) oak trees within the site, to include the following twelve (12) trees:

a. Eight (8) twenty-four inch (24″) box-size oak trees
b. Four (4) thirty-six inch (36″) box-size oak trees

~~#85 with at least four oak trees of the same species, at least three of which must meet the following criteria:~~

~~1) Two twenty-four inch box specimen oak trees; and~~
~~2) One thirty-six inch box specimen oak tree.~~

The trees shall be shown on final landscape plans, with the location approved by the City's Oak Tree and Landscape Consultant. The applicant shall also implement the additional recommendations found in the revised Envicom (2009) Oak Tree Report as acceptable to the City's standards and Oak Tree Consultant. ~~The applicant shall mitigate the loss of trees #6, #7, and encroachment into #133 with the payment of an in-lieu fee to the City's oak tree mitigation fund as calculated by the City's Oak Tree Consultant. The City's Oak Tree Consultant has prepared a tentative valuation, per industry standards (International Society of Arborculture), of the trees located on the south side of the street to be removed – a total of $29,030. The final fee shall be determined by the City's Oak Tree Consultant.~~

Implementation of the above mitigation measure would reduce impacts to oak trees to a less than significant level.

Cultural Resources

Grading and development associated with the proposed Agoura Landmark project would entail grading of incrementally less undeveloped land as compared to the previous project. The 2006 Final IS/MND did not result in any impacts to potential historic or cultural resources. However, the possibility of exposing unknown cultural resources during grading would be similar to that identified in the Final IS/MND. Therefore, Mitigation measure CR-1 would apply to the currently proposed project. Because the project would occur on the same site as previously studied, impacts would remain less than significant with mitigation incorporated.

Geology and Soils

The currently proposed project would be on the same site as the previous proposal and would include similar construction and building density as compared to the Agoura Oaks Plaza project. Geological conditions are the same as those studied in the 2006 IS/MND. Potential

impacts associated with seismic ground shaking, earthquakes, liquefaction, and landslides would continue to have no impacts or less than significant impacts. Erosion potential at the Agoura Road widening site would be the same as studied in the 2006 Final IS/MND as the slopes would remain to be 1.5:1. As indicated in the previous analysis, the slopes have been confirmed by the City's consulting geologists. As such, the mitigation measure GEO-1 would continue to apply to the proposed project to reduce any erosion impacts to less than significant with mitigation incorporated.

Impacts associated with expansive soils would be similar to those previously studied. Geologic studies used in the 2006 Final IS/MND includes recommendations to reduce impacts associated with erosion and expansive soils. As a result, mitigation measure GEO-2 would apply to the proposed project to reduce any potential impacts associated with these conditions. Therefore, impacts would remain less than significant with mitigation incorporated.

Hazards and Hazardous Materials

The proposed project would have hazards and hazardous materials impacts similar to those of the Agoura Oaks Plaza project studied in the 2006 Final IS/MND. The currently proposed project would have the same land uses and geographic location as the previous project, which found no hazards or hazardous material impacts associated with the project or project site. Therefore, no impacts would occur with implementation of the proposed project.

Hydrology and Water Quality

Hydrology and water quality impacts would be similar to, but incrementally lower than, those identified in the 2006 Final IS/MND. This is a result of reduced grading volumes and potential erosion for uncovered soils to escape into stormwater infrastructure. The currently proposed project also has incrementally less impervious surface area, thus allowing for greater infiltration than the previously studied project.

Similar to the previous project, the proposed project would require the following permits or actions to be in compliance with applicable laws or regulations:

- *National Pollutant Discharge Elimination System (NPDES)*
- *File a Notice of Intent with the Los Angeles Regional Water Quality Control Board (LARWQCB)*
- *Prepare a Storm Water Pollution Prevention Plan (SWPPP)*
- *Develop and implement a Storm Water Management Plan (SWMP)*
- *Meet the Los Angeles County Flood Control District (LACFCD) requirement of no increase in peak stormwater flows and retain additional runoff*
- *Acquire an easement from the LACFCD to cap the flood channel*

As with the previous project, the project applicant would also need to consult with the following agencies:

- *U.S. Army Core of Engineers (USACOE)*
- *California Department of Fish and Game (CDFG)*

- *LARWQCB*

In addition to the above mentioned permits/actions, the project would be required to incorporate mitigation measure HYD-1 identified in the 2006 Final IS/MND to further reduce potential impacts which includes development and approval of a final drainage plan. The drainage plan will include a detailed design and hydraulic analysis of the drainage facilities. Therefore, impacts would remain less than significant with mitigation incorporated. Groundwater supplies would not be affected because the Las Virgenes Water District does not use groundwater resources.

Flooding

Similar to the Agoura Oaks Plaza project, the currently proposed project would not include any residential uses, nor is it located within a FEMA 100-year floodplain or in a tsunami or seiche hazard zone. The periodic overflows from Lindero Canyon Creek during peak flow identified in the 2006 Final IS/MND would not be located on a proposed building footprint. Therefore, impacts would remain less than significant.

Land Use and Planning

The proposed Agoura Landmark project would have similar land use impacts as compared to the previously studied Agoura Oaks Plaza project. While the Agoura Landmark project would be approximately 6,684 square feet larger than the Agoura Oaks Plaza project, it would have the same land uses and would be required to be in compliance with the same land use regulations and provisions as identified in the 2006 Final IS/MND, including the Freeway Corridor Overlay District (FC), Ladyface Mountain Specific Plan (LMSP), the City of Agoura Hills General Plan, and City Resolution 329 of the City of Agoura Hills General Plan Scenic Highways element. As with the approved Agoura Oaks Plaza project, the proposed Agoura Landmark project includes the same roadway configuration changes and would similarly require Planning Commission approval. Further, the currently proposed project would not divide an established community nor does it conflict with a habitat plan. Therefore, impacts would continue to be less than significant.

Mineral Resources

Implementation of the proposed Agoura Landmark Project would have the same impacts to mineral resources as identified in the 2006 Final IS/MND, which found that the project site is located in an area that has little likelihood for significant mineral deposits. Therefore, no impact would occur.

Noise

The proposed Agoura Landmark project would have noise impacts similar to those of the previously adopted Agoura Oaks Plaza project. The proposed project would increase the total building area of onsite development and would include 5 buildings as compared to the one building previously proposed.

Similar to the previously studied project, the currently proposed project would be located in a "conditionally acceptable" location according to the Noise Compatibility Standards of the Agoura Hills Noise Element. Therefore, similar to the previous proposal, the currently proposed project would be would require mitigation to reduce potential impacts to a less than significant level. As such, mitigation measure N-1, found in the 2006 Final IS/MND would apply to the proposed project.

Noise associated with increased traffic would be slightly higher than that of the adopted Agoura Oaks Plaza project. The Agoura Landmark project would exceed the previously studied project's square footage by about 6,684 square feet. Using the Institute of Transportation Engineers trip generation rates used in the 2006 Final IS/MND, the added building area would result in an increase of approximately 56 additional trips per day (1,354 trips – 1,298 trips). However, the 2006 Final IS/MND found that the traffic associated with the previously studied project would result in an estimated 0.5 dB increase in noise. For a significant impact to occur, the ambient noise level would need to increase by 3 dB or more. Such impacts would be possible if there were a doubling of traffic as a 3 dBA increase is equivalent to a doubling of sound energy (in this case traffic noise). Therefore, the 56 additional trips amount to an increase of about 4% as compared to the previous proposal and, therefore, would not result in a noise increase that exceeds thresholds. Therefore, impacts would remain less than significant and no mitigation measures are required.

Maximum noise generated by construction activities for the proposed Agoura Landmark project would be similar to that of the approved project. Since the Agoura Landmark project would have 6,684 additional square feet as compared to the previous proposal, the duration of construction could be incrementally longer. However, the current proposal would not result in a significant noise increase above that previously analyzed. Nonetheless, similar to the Agoura Oaks Plaza project, mitigation measure N-2 would be required to mitigate construction noise impacts by putting a limit on construction hours. As with the previous proposal, impacts would be less than significant with mitigation incorporated.

Impacts associated with groundbourne vibration and the proximity to airstrips would be the same as those found in the Final IS/NOP. No impact would occur.

Population and Housing

Impacts associated with population and housing for the Agoura Landmark project would be similar compared to impacts identified in the 2006 Final IS/MND. Neither project contains a residential component and neither would displace people or housing. Therefore, no impacts to residential displacement would occur.

Implementation of the Agoura Landmark project would have similar impacts associated with employment figures compared to the Agoura Oaks Plaza project. The currently proposed project would result in an increase of 13 jobs above what was analyzed in the Final IS/MND (6,684 net sf X 1 employee/500 sf). These jobs would be within the 11,942 jobs projected by Southern California Association of Governments (SCAG) for the City. The increase in jobs could be considered beneficial to the City by improving the jobs/housing balance the predominantly residential community (Agoura Hills Housing Element, 2001). Therefore, impacts would remain less than significant.

Public Services

The currently proposed project would result in similar, but incrementally higher impacts to public services than analyzed for the Agoura Oaks Plaza Final IS/MND. The addition of 6,684 square feet of office space would incrementally increase the need for public services such as police protection, fire protection, and school impact fees. However, the additional demand would not significantly affect public services above what was previously analyzed because of the relatively small increase and the fact that the area is currently served with police and fire protection. As with the approved Agoura Oaks Plaza project, the current applicant would have to pay school impact fees based on the size of the development. Additionally, as the previous project, the Agoura Landmark project would not have impacts associated with added park demand due to its commercial land use. Therefore, impacts would remain less than significant.

Recreation

Similar to the Agoura Oaks Plaza project, the proposed Agoura Landmark project would have less than significant impacts with respect to recreation. The 2006 Final IS/MND identified the project site as a private recreational site. Both projects would replace the existing recreational facility with a commercial development and would not generate park demand. Therefore, impacts would remain less than significant.

Transportation/Circulation

Transportation and circulation impacts for the proposed project would be similar to those identified in the Final IS/MND. Although the currently proposed project is incrementally larger than the previously analyzed project, impacts are or can be reduced to a level of less than significant through mitigation.

Implementation of the proposed project would have no impacts on air traffic patterns. Additionally, similar to the previously adopted project, the Agoura Landmark project would be required to comply with the California Fire Code and LACFD standards so as to reduce potentially hazardous roadway features and to provide appropriate emergency access. Impacts would remain less than significant for the currently proposed project.

Traffic Increase

Trip generation would be slightly greater for the currently proposed project as compared to the project studied in the 2006 Final IS/MND. Based on rates used in the 2006 Final IS/MND, the proposed Agoura Landmark project would generate approximately 54 additional trips per day (1,354 trips – 1,298 trips), including 7 additional A.M. and about 5 P.M. peak hour trips. This would incrementally increase impacts.

Traffic reports prepared for the Agoura Oaks Plaza project found that project-added traffic would significantly impact the intersection of Kanan Road and Agoura Road. Further, the analysis found that total cumulative growth would result in significant impacts at seven of the eight study intersections. Trips associated with the proposed Agoura Landmark project would incrementally increase traffic impacts at these affected intersections.

Similar to the previous project, the currently proposed project would be required to pay its "pro rata" share of the infrastructure improvements as part of the Agoura Hills Arterial Street System Development Fee (Resolution No. 493). Improvements listed in Resolution No. 493 have been determined to accommodate additional future traffic. Additionally, similar to the Agoura Oaks Plaza project, the proposed project would be required to mitigate impacts through Mitigation Measure TRF-1 in the 2006 Final IS/MND. Mitigation Measure TRF-1 identifies the widening of the west side of Kanan Road and the project's associated development fees. As a result, the proposed project development fees would be higher than the previously studied project due to the increase in vehicle trips associated with a larger project. Therefore, impacts would remain less than significant but mitigable for traffic generation.

Congestion Management Plan

The currently proposed project would incrementally increase the amount of trips to a freeway segment above what was studied in the 2006 Final IS/MND. The Los Angeles County Congestion Management Program (CMP) requires a regional traffic impact if a project would add 150 or more trips in each direction to a freeway segment. The traffic impact analysis for the previous Agoura Oaks Plaza project identified that it would contribute 54 southbound and 47 northbound directional peak hour trips to the freeway. As indicated above, the Agoura Landmark project would add approximately 54 additional daily trips. For a conservative analysis, if all 54 trips were added to the 101 freeway trips (54 + 54; 47 + 54) previously analyzed, the current proposed project still would not contribute more than 150 trips to freeway segments. Therefore, impacts would remain less than significant and mitigation measures are not required.

Parking

Parking impacts would be similar to those identified in the Final IS/MND. Both projects provide more than the required parking. The proposed project includes a total of 336 total parking spaces, which is 1 more than the required 335 spaces based on the project's 100,634 gross square feet of development. Therefore, no impacts to parking supply would occur.

Utilities and Service Systems

Impacts to utilities and service systems would be incrementally higher for the proposed project than identified in the 2006Final IS/MND since the proposed Agoura Landmark project would be 6,684 square feet larger than the project previously analyzed. Wastewater generation, water demand, and solid waste generation for both the previously approved project and the current proposal are shown in Table 5.

Using the generation factors used in the Agoura Oaks Plaza Final IS/MND analysis, the currently proposed project would have the same water and wastewater demand and would have an increase in solid waste generation of approximately 66 net pounds per day. The reason for the no net increase in water demand and wastewater generation is that these are based on a generation factor that considers developable acreage rather than building area. Because the developable acreage would be the same for both projects, no net increase is reflected. Even if the generation factors were based on square feet, the proposed incremental increase would be

negligible and would not result in a significant increase in water demand or wastewater generation. Proposed project volumes, including solid waste generation, could be accommodated by the service providers without any additional infrastructure or entitlements.

Table 5
Utility Demands and Generation Comparison

Utility	Generation Factor	Proposed Agoura Landmark	Agoura Oaks Plaza
Water Demand	870 gpd per acre	3,741 gpd [a]	3,741 gpd
Wastewater Generation	90% of water demand	3,367 gpd	3,367 gpd
Solid Waste Generation	1 lb/100 sf/day	1,006 lbs/day	940 lbs/day

gpd = gallons per day; sf = square feet
[a] *Based on 4.3 net acres of developed land similar to Agoura Oaks Plaza.*

Stormwater impacts would be similar to, but slightly lower than those analyzed in the 2006 Final IS/MND. The proposed project provides 69,330 square feet of landscaped area compared to the Agoura Oaks project, which provided 45,124 square feet. This is a 54% increase in total landscaped area. This would result in increased infiltration and less stormwater being diverted to stormwater infrastructure.

Impacts to utilities and service systems would remain less than significant.

Mandatory Findings of Significance

As with the previously approved project, implementation of the currently proposed project would not result in any new potentially significant impacts. While the proposed project would incrementally increase the total building of development on the project site, all impacts can be mitigated to a less than significant level. As such, the currently proposed project would not significantly affect the quality of the environment and the safety of humans and wildlife species, nor would the current project result in significant cumulative impacts. Therefore, as with the previous project studied in the 2006 Final IS/MND, impacts would remain less than significant.

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LIST OF PREPARERS

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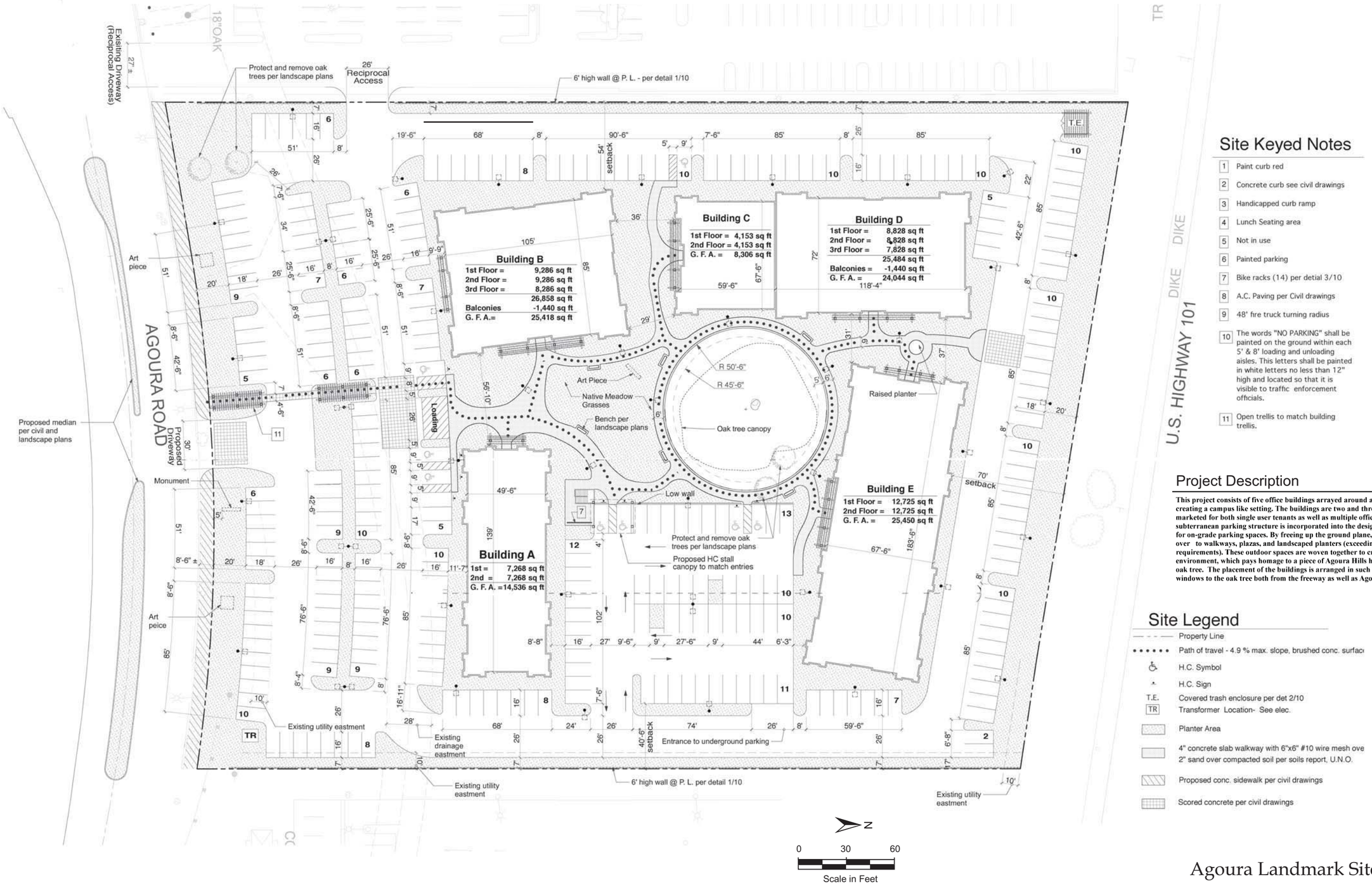
Katie Stanulis, Production Coordinator



Site Keyed Notes

1. Paint curb red
2. Concrete curb see civil drawings
3. Handicapped curb ramp
4. Lunch Seating area
5. Not in use
6. Painted parking
7. Bike racks (14) per detial 3/10
8. A.C. Paving per Civil drawings
9. 48' fire truck turning radius
10. The words "NO PARKING" shall be painted on the ground within each 5' & 8' loading and unloading aisles. This letters shall be painted in white letters no less than 12" high and located so that it is visible to traffic enforcement offcials.
11. Open trellis to match building trellis.

Project Description

This project consists of five office buildings arrayed around an existing heritage oak creating a campus like setting. The buildings are two and three stories and will be marketed for both single user tenants as well as multiple office tenancies. A subterranean parking structure is incorporated into the design, which reduces the need for on-grade parking spaces. By freeing up the ground plane, additional area is given over to walkways, plazas, and landscaped planters (exceeding minimum city landscape requirements). These outdoor spaces are woven together to create a pedestrian rich environment, which pays homage to a piece of Agoura Hills history in the form of the oak tree. The placement of the buildings is arranged in such a way as to create windows to the oak tree both from the freeway as well as Agoura Hills Road.

Site Legend

- Property Line
- Path of travel - 4.9 % max. slope, brushed conc. surfac
- H.C. Symbol
- H.C. Sign
- T.E. Covered trash enclosure per det 2/10
- TR Transformer Location- See elec.
- Planter Area
- 4" concrete slab walkway with 6"x6" #10 wire mesh ove 2" sand over compacted soil per soils report, U.N.O.
- Proposed conc. sidewalk per civil drawings
- Scored concrete per civil drawings

Agoura Landmark Site Plan

Figure 1

Drawing Source: Lanet/Shaw Architects, Inc., October 2009.

Appendix A

URBEMIS Worksheets

6/26/2009 8:36:36 AM

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: L:\ESP\LA Co\Agoura Hills\09-64430 Agoura Hills Landmark MND Add\Other\landmark.urb924

Project Name: Agoura Landmark

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

6/26/2009 8:36:36 AM

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2009 TOTALS (lbs/day unmitigated)	9.17	78.44	40.35	0.01	146.95	3.89	150.84	30.69	3.58	34.27	7,364.93
2009 TOTALS (lbs/day mitigated)	9.17	78.44	40.35	0.01	38.83	3.89	42.72	8.12	3.58	11.69	7,364.93
2010 TOTALS (lbs/day unmitigated)	55.31	18.02	18.90	0.01	0.04	1.43	1.44	0.02	1.31	1.32	2,599.34
2010 TOTALS (lbs/day mitigated)	55.31	18.02	18.90	0.01	0.04	1.43	1.44	0.02	1.31	1.32	2,599.34

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	0.74	0.67	2.10	0.00	0.01	0.01	784.81

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	10.88	15.35	136.97	0.14	23.09	4.50	13,753.51

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	11.62	16.02	139.07	0.14	23.10	4.51	14,538.32

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2

Time Slice 8/3/2009-8/28/2009 Active Days: 20	3.73	32.95	16.73	0.01	121.14	1.62	122.76	25.30	1.49	26.79	3,154.21
Mass Grading 08/03/2009-10/02/2009	3.73	32.95	16.73	0.01	121.14	1.62	122.76	25.30	1.49	26.79	3,154.21
Mass Grading Dust	0.00	0.00	0.00	0.00	121.11	0.00	121.11	25.29	0.00	25.29	0.00
Mass Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32
Mass Grading On Road Diesel	0.51	6.42	2.59	0.01	0.03	0.28	0.30	0.01	0.26	0.27	782.50
Mass Grading Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Time Slice 8/31/2009-10/2/2009 Active Days: 25	9.17	78.44	40.35	0.01	146.95	3.89	150.84	30.69	3.58	34.27	7,364.93
Fine Grading 08/31/2009-10/02/2009	3.22	26.53	14.14	0.00	25.81	1.34	27.14	5.39	1.23	6.62	2,371.70
Fine Grading Dust	0.00	0.00	0.00	0.00	25.80	0.00	25.80	5.39	0.00	5.39	0.00
Fine Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Mass Grading 08/03/2009-10/02/2009	3.73	32.95	16.73	0.01	121.14	1.62	122.76	25.30	1.49	26.79	3,154.21
Mass Grading Dust	0.00	0.00	0.00	0.00	121.11	0.00	121.11	25.29	0.00	25.29	0.00
Mass Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32
Mass Grading On Road Diesel	0.51	6.42	2.59	0.01	0.03	0.28	0.30	0.01	0.26	0.27	782.50
Mass Grading Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Trenching 08/31/2009-10/02/2009	2.22	18.97	9.48	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.02
Trenching Off Road Diesel	2.18	18.90	8.32	0.00	0.00	0.93	0.93	0.00	0.86	0.86	1,714.64
Trenching Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39

Time Slice 10/5/2009-12/31/2009 Active Days: 64	4.21	18.96	19.73	0.01	0.04	1.35	1.39	0.02	1.24	1.25	2,599.59
Building 10/05/2009-05/28/2010	4.21	18.96	19.73	0.01	0.04	1.35	1.39	0.02	1.24	1.25	2,599.59
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.11	1.17	0.96	0.00	0.01	0.05	0.06	0.00	0.05	0.05	200.24
Building Worker Trips	0.24	0.44	7.27	0.01	0.04	0.02	0.06	0.01	0.02	0.03	778.15
Time Slice 1/1/2010-5/28/2010 Active Days: 106	3.97	18.02	18.90	0.01	0.04	1.26	1.30	0.02	1.16	1.17	2,599.34
Building 10/05/2009-05/28/2010	3.97	18.02	18.90	0.01	0.04	1.26	1.30	0.02	1.16	1.17	2,599.34
Building Off Road Diesel	3.65	16.55	11.20	0.00	0.00	1.19	1.19	0.00	1.10	1.10	1,621.20
Building Vendor Trips	0.10	1.07	0.89	0.00	0.01	0.05	0.05	0.00	0.04	0.04	200.25
Building Worker Trips	0.22	0.41	6.80	0.01	0.04	0.02	0.06	0.01	0.02	0.03	777.89
Time Slice 5/31/2010-6/25/2010 Active Days: 20	**55.31**	16.88	12.31	0.00	0.02	1.43	1.44	0.01	1.31	1.32	1,694.82
Asphalt 05/31/2010-06/25/2010	2.94	16.84	11.65	0.00	0.02	1.42	1.44	0.01	1.31	1.31	1,618.86
Paving Off-Gas	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.64	15.97	9.18	0.00	0.00	1.39	1.39	0.00	1.27	1.27	1,272.04
Paving On Road Diesel	0.06	0.74	0.30	0.00	0.00	0.03	0.03	0.00	0.03	0.03	98.13
Paving Worker Trips	0.07	0.13	2.17	0.00	0.01	0.01	0.02	0.00	0.01	0.01	248.69
Coating 05/31/2010-07/23/2010	52.37	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Architectural Coating	52.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Time Slice 6/28/2010-7/23/2010 Active Days: 20	52.37	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Coating 05/31/2010-07/23/2010	52.37	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Architectural Coating	52.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97

Phase Assumptions

Phase: Fine Grading 8/31/2009 - 10/2/2009 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 5.17

Maximum Daily Acreage Disturbed: 1.29

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 8/3/2009 - 10/2/2009 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 5.17

Maximum Daily Acreage Disturbed: 1.29

Fugitive Dust Level of Detail: Low

Onsite Cut/Fill: 917 cubic yards/day; Offsite Cut/Fill: 0 cubic yards/day

On Road Truck Travel (VMT): 184.62

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 8/31/2009 - 10/2/2009 - Default Trenching Description

Off-Road Equipment:

2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day

1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 5/31/2010 - 6/25/2010 - Default Paving Description

Acres to be Paved: 1.29

Off-Road Equipment:

4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day

1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day

1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 10/5/2009 - 5/28/2010 - Default Building Construction Description

Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day

2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day

1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 5/31/2010 - 7/23/2010 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

6/26/2009 8:36:36 AM

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Mitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
Time Slice 8/3/2009-8/28/2009 Active Days: 20	3.73	32.95	16.73	0.01	32.01	1.62	33.63	6.69	1.49	8.18	3,154.21
Mass Grading 08/03/2009-10/02/2009	3.73	32.95	16.73	0.01	32.01	1.62	33.63	6.69	1.49	8.18	3,154.21
Mass Grading Dust	0.00	0.00	0.00	0.00	31.98	0.00	31.98	6.68	0.00	6.68	0.00
Mass Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32
Mass Grading On Road Diesel	0.51	6.42	2.59	0.01	0.03	0.28	0.30	0.01	0.26	0.27	782.50
Mass Grading Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Time Slice 8/31/2009-10/2/2009 Active Days: 25	9.17	**78.44**	**40.35**	**0.01**	38.83	**3.89**	42.72	8.12	**3.58**	11.69	**7,364.93**
Fine Grading 08/31/2009-10/02/2009	3.22	26.53	14.14	0.00	6.82	1.34	8.16	1.42	1.23	2.66	2,371.70
Fine Grading Dust	0.00	0.00	0.00	0.00	6.81	0.00	6.81	1.42	0.00	1.42	0.00
Fine Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Mass Grading 08/03/2009-10/02/2009	3.73	32.95	16.73	0.01	32.01	1.62	33.63	6.69	1.49	8.18	3,154.21
Mass Grading Dust	0.00	0.00	0.00	0.00	31.98	0.00	31.98	6.68	0.00	6.68	0.00
Mass Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32
Mass Grading On Road Diesel	0.51	6.42	2.59	0.01	0.03	0.28	0.30	0.01	0.26	0.27	782.50
Mass Grading Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Trenching 08/31/2009-10/02/2009	2.22	18.97	9.48	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.02
Trenching Off Road Diesel	2.18	18.90	8.32	0.00	0.00	0.93	0.93	0.00	0.86	0.86	1,714.64
Trenching Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39

Time Slice 10/5/2009-12/31/2009 Active Days: 64	4.21	18.96	19.73	0.01	0.04	1.35	1.39	0.02	1.24	1.25	2,599.59
Building 10/05/2009-05/28/2010	4.21	18.96	19.73	0.01	0.04	1.35	1.39	0.02	1.24	1.25	2,599.59
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.11	1.17	0.96	0.00	0.01	0.05	0.06	0.00	0.05	0.05	200.24
Building Worker Trips	0.24	0.44	7.27	0.01	0.04	0.02	0.06	0.01	0.02	0.03	778.15
Time Slice 1/1/2010-5/28/2010 Active Days: 106	3.97	18.02	18.90	0.01	0.04	1.26	1.30	0.02	1.16	1.17	2,599.34
Building 10/05/2009-05/28/2010	3.97	18.02	18.90	0.01	0.04	1.26	1.30	0.02	1.16	1.17	2,599.34
Building Off Road Diesel	3.65	16.55	11.20	0.00	0.00	1.19	1.19	0.00	1.10	1.10	1,621.20
Building Vendor Trips	0.10	1.07	0.89	0.00	0.01	0.05	0.05	0.00	0.04	0.04	200.25
Building Worker Trips	0.22	0.41	6.80	0.01	0.04	0.02	0.06	0.01	0.02	0.03	777.89
Time Slice 5/31/2010-6/25/2010 Active Days: 20	55.31	16.88	12.31	0.00	0.02	1.43	1.44	0.01	1.31	1.32	1,694.82
Asphalt 05/31/2010-06/25/2010	2.94	16.84	11.65	0.00	0.02	1.42	1.44	0.01	1.31	1.31	1,618.86
Paving Off-Gas	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.64	15.97	9.18	0.00	0.00	1.39	1.39	0.00	1.27	1.27	1,272.04
Paving On Road Diesel	0.06	0.74	0.30	0.00	0.00	0.03	0.03	0.00	0.03	0.03	98.13
Paving Worker Trips	0.07	0.13	2.17	0.00	0.01	0.01	0.02	0.00	0.01	0.01	248.69
Coating 05/31/2010-07/23/2010	52.37	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Architectural Coating	52.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Time Slice 6/28/2010-7/23/2010 Active Days: 20	52.37	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Coating 05/31/2010-07/23/2010	52.37	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97
Architectural Coating	52.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.04	0.66	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.97

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 8/31/2009 - 10/2/2009 - Default Fine Site Grading/Excavation Description

For Soil Stablizing Measures, the Apply soil stabilizers to inactive areas mitigation reduces emissions by:

PM10: 84% PM25: 84%

For Soil Stablizing Measures, the Replace ground cover in disturbed areas quickly mitigation reduces emissions by:

PM10: 5% PM25: 5%

For Soil Stablizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

The following mitigation measures apply to Phase: Mass Grading 8/3/2009 - 10/2/2009 - Default Mass Site Grading/Excavation Description

For Soil Stablizing Measures, the Apply soil stabilizers to inactive areas mitigation reduces emissions by:

PM10: 84% PM25: 84%

For Soil Stablizing Measures, the Replace ground cover in disturbed areas quickly mitigation reduces emissions by:

PM10: 5% PM25: 5%

For Soil Stablizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.05	0.65	0.55	0.00	0.00	0.00	782.00
Hearth - No Summer Emissions							
Landscape	0.12	0.02	1.55	0.00	0.01	0.01	2.81
Consumer Products	0.00						
Architectural Coatings	0.57						
TOTALS (lbs/day, unmitigated)	0.74	0.67	2.10	0.00	0.01	0.01	784.81

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
General office building	10.88	15.35	136.97	0.14	23.09	4.50	13,753.51
TOTALS (lbs/day, unmitigated)	10.88	15.35	136.97	0.14	23.09	4.50	13,753.51

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2010 Temperature (F): 80 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
General office building		13.43	1000 sq ft	97.75	1,312.78	13,360.84
					1,312.78	13,360.84

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	53.6	1.1	98.7	0.2
Light Truck < 3750 lbs	6.8	2.9	94.2	2.9
Light Truck 3751-5750 lbs	22.8	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.0	1.0	99.0	0.0

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Lite-Heavy Truck 8501-10,000 lbs	1.5	0.0	86.7	13.3
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.3	69.6	30.4	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.8	0.0	87.5	12.5

Travel Conditions

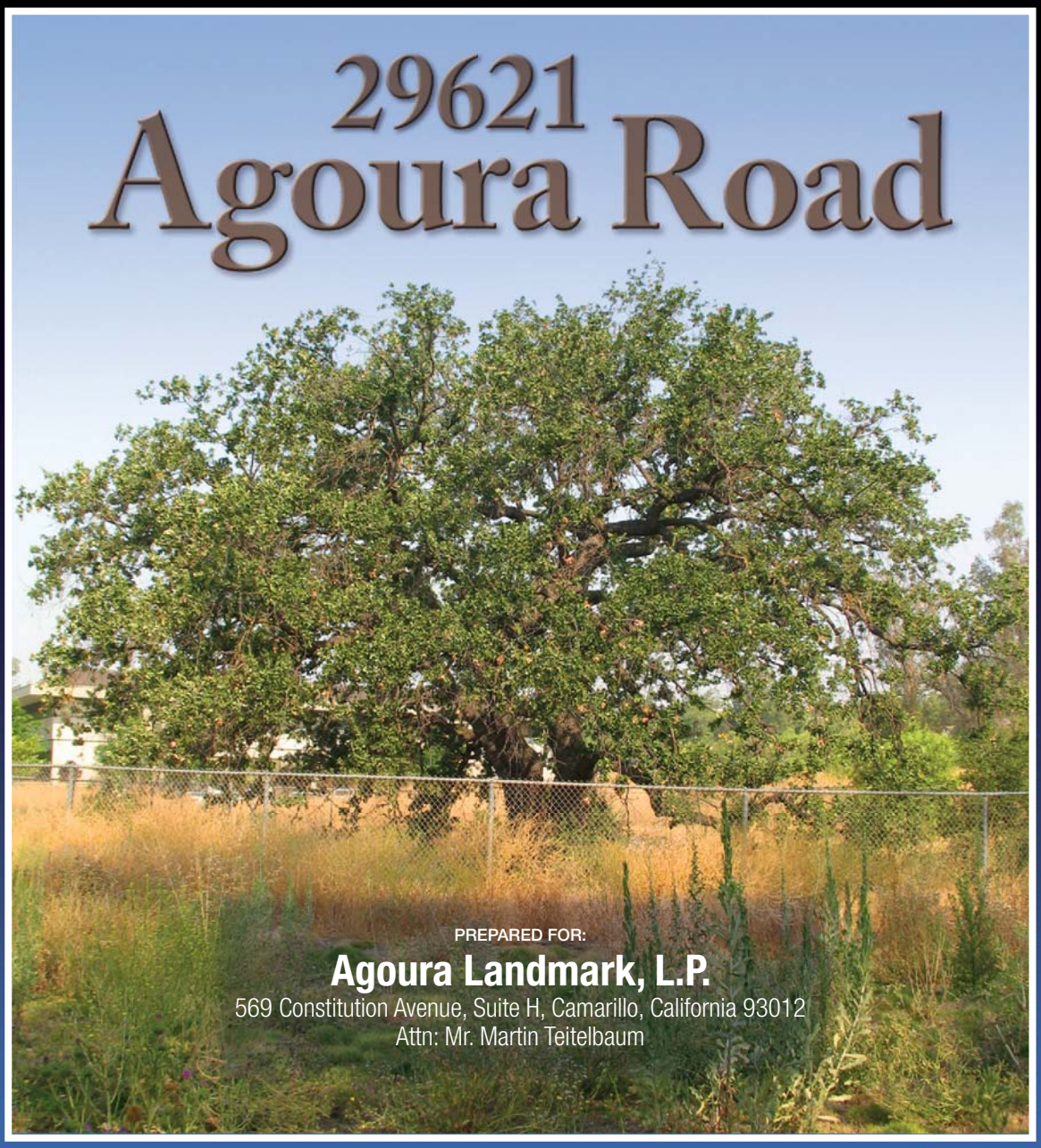
	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
General office building				35.0	17.5	47.5

Operational Changes to Defaults

Attachment B

Oak Tree Report

Oak Tree Survey



PREPARED FOR:

Agoura Landmark, L.P.

569 Constitution Avenue, Suite H, Camarillo, California 93012

Attn: Mr. Martin Teitelbaum

PREPARED BY:

Envicom Corporation

28328 Agoura Road, Agoura Hills, California 91301

Contact: Mr. Travis Cullen

(818) 879-4700

July 27, 2009

OAK TREE REPORT
FOR
29621 AGOURA ROAD

Prepared for:

Agoura Landmark, L.P.
569 Constitution Avenue, Suite H
Camarillo, California 93012
Attn: Mr. Martin Teitelbaum

Prepared by:

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28328 Agoura Road
Agoura Hills, California 91301
Contact: Mr. Travis Cullen

July 27, 2009

I. PROJECT LOCATION

The subject property is Los Angeles County Assessor's Parcel #2061-003-027, located at 29621 Agoura Road, within the City of Agoura Hills. It can be reached by driving south on Kanan Road from the Ventura Freeway (101), turning right on Agoura Road and driving north approximately 1/4 of a mile. The property is located on the right (north) side of Agoura Road. The project site is recognizable by the large specimen valley oak (*Quercus lobata)* located in the outfield of an abandoned baseball field. The location of the project site is shown in **Figure 1**. The oak tree report also includes protected oaks located on the south side of Agoura Road and associated with the expansion of Agoura Road, as required by the City of Agoura Hills.

II. BACKGROUND INFORMATION

The subject property had been previously graded and improved with a baseball diamond, backstop, and ancillary facilities. A previous oak tree report for the property, completed by Envicom Corporation for a different development proposal in February 2005, included the survey of eight oaks of ordinance size, and survey forms for two additional undersized oak street trees. These undersized oaks (Oaks #40 and #78) are now of ordinance size.

A subsequent oak tree report for the present development proposal was submitted to the City of Agoura Hills in July 2008. There were eight additional oaks (Oaks #57-64) evaluated during the 2008 survey, with two on-site oaks located on slopes north of Agoura Road, three on-site oaks located near the northeast corner of the subject property and three off-site oaks located on the County of Los Angeles Department of Animal Control Animal Center (29525 Agoura Road) property. The trunk locations of the three off-site oaks are all within ten feet of the subject property.

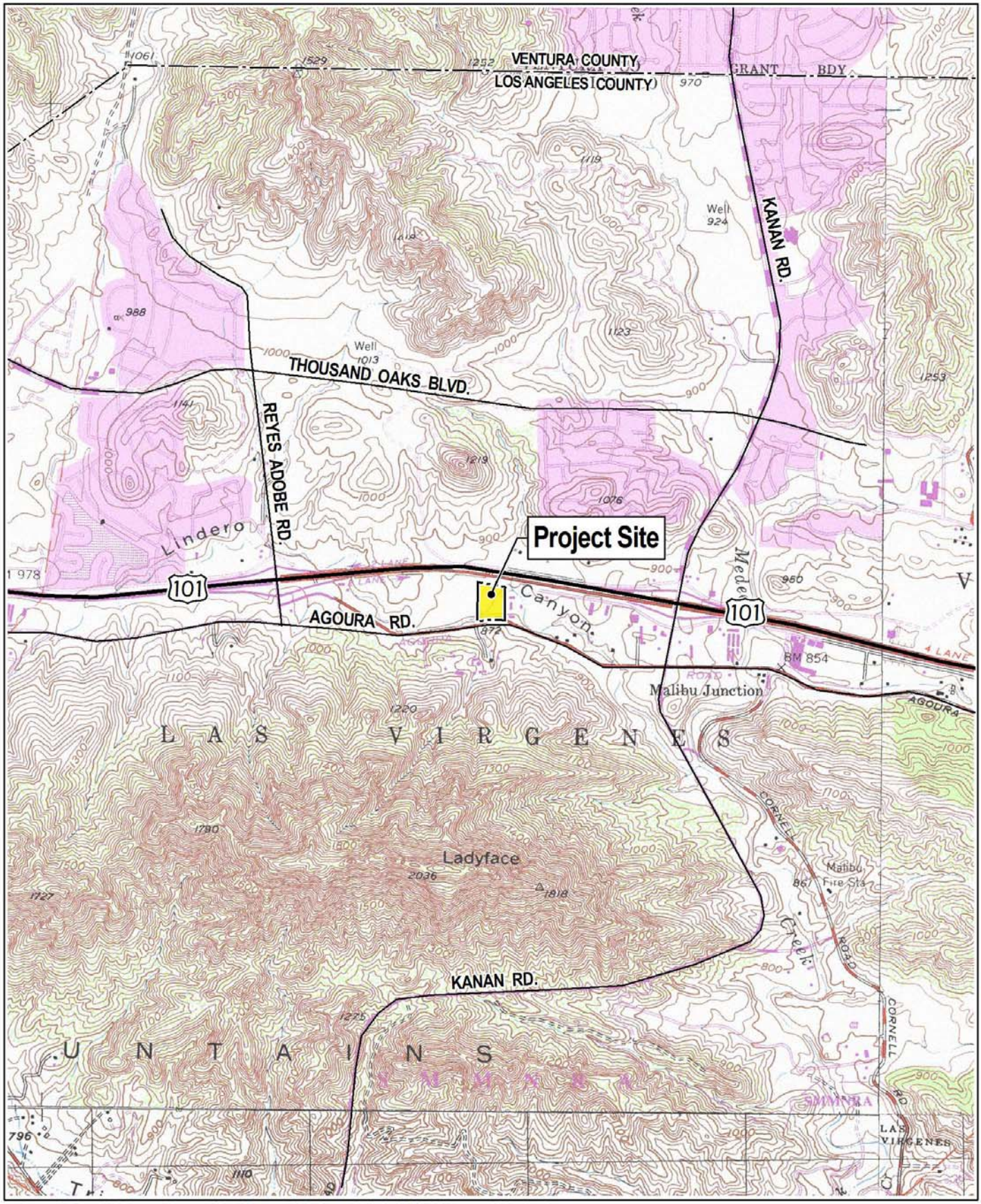
This revised oak tree report includes survey data for protected oaks located south of Agoura Road, associated with the required expansion of the roadway. The report also includes additional information requested in a March 9, 2009 letter from the City of Agoura Hills.

The property owner (Agoura Landmark L.P.) has proposed to construct five office buildings of two and three stories, with associated above ground and subterranean parking, walkways, plazas and landscaped planters, including a native grassland meadow.

III. METHOD OF EVALUATION

The oaks surveyed in this report each have a tree tag that corresponds to a number on the two Tree Location Maps (**Figures 2** and **3**). The tag is a round aluminum washer stamped with a number placed by Envicom Corporation in 2005 and 2008 or was existing on the trees prior to the 2005 oak survey. Eight of the nine oaks located south of Agoura Road were tagged to correspond with previous numbers identified for these oaks.

The oak survey represents visual inspections conducted by Mr. Tom Hayduk (ISA #WE-4350A), with the results recorded on oak tree survey forms (**Appendix A**). The forms are not ordered in numerical sequence, rather the forms are listed in the sequence completed during the 2008 and 2009 oak surveys. Data recorded included physical size, aesthetic evaluation, vigor rating, health evaluation (including evidence of disease and insect pests) and recommendations to remedy structural problems and improve tree health. In additional to canopy measurements recorded for the eight cardinal directions, canopy heights were estimated at or near the edge of canopy, with both types of measurements provided on the survey forms. Photographs were taken to show the general form of the oak canopies and are provided in



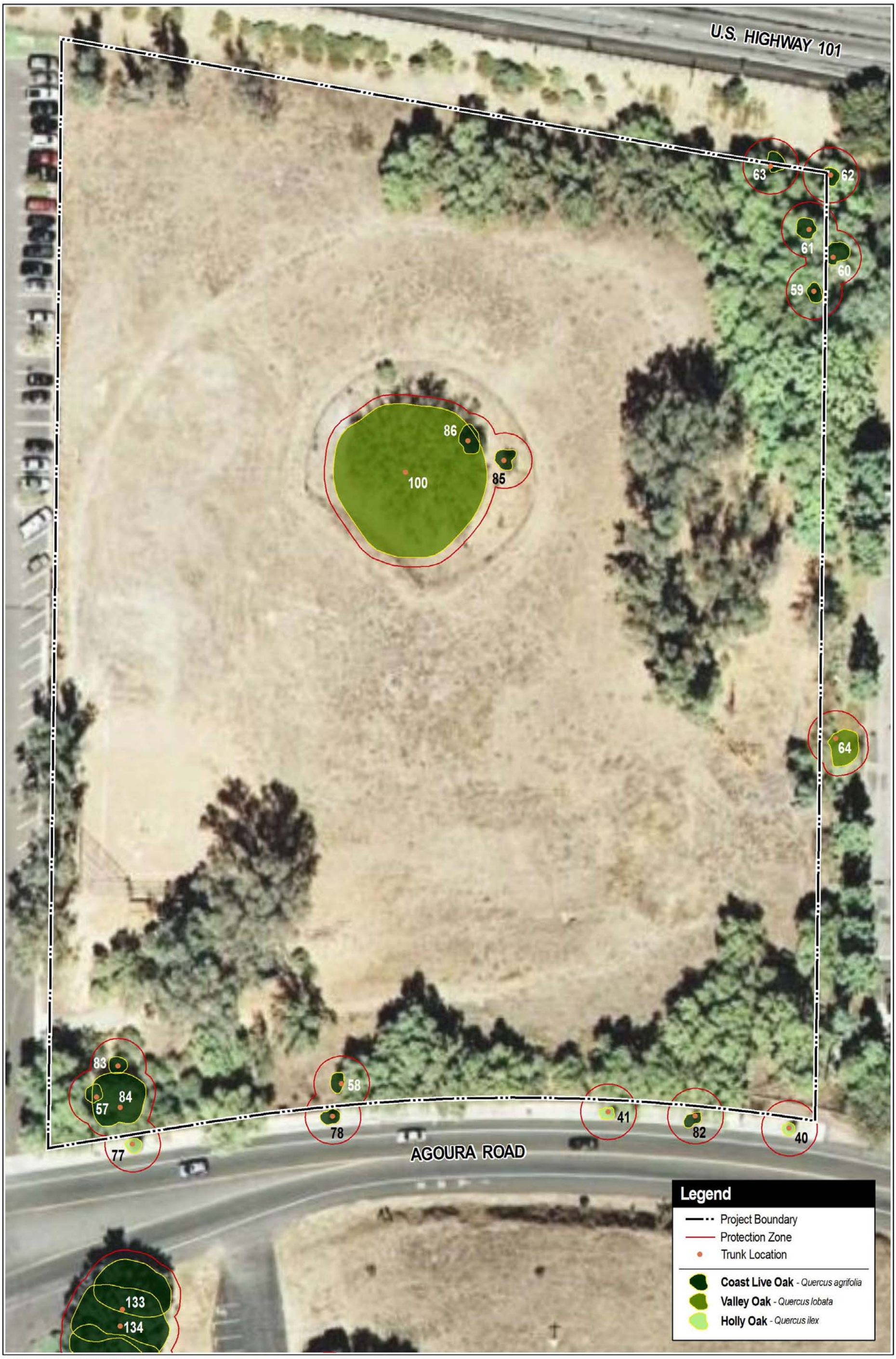
Source: Portions of Calabasas, Thousand Oaks, Malibu and Point Dume, California USGS 7.5' Topographic Quadrangle maps.

ENVICOM CORPORATION

Project Location Map

0 1,000 2,000 Feet

FIGURE 1



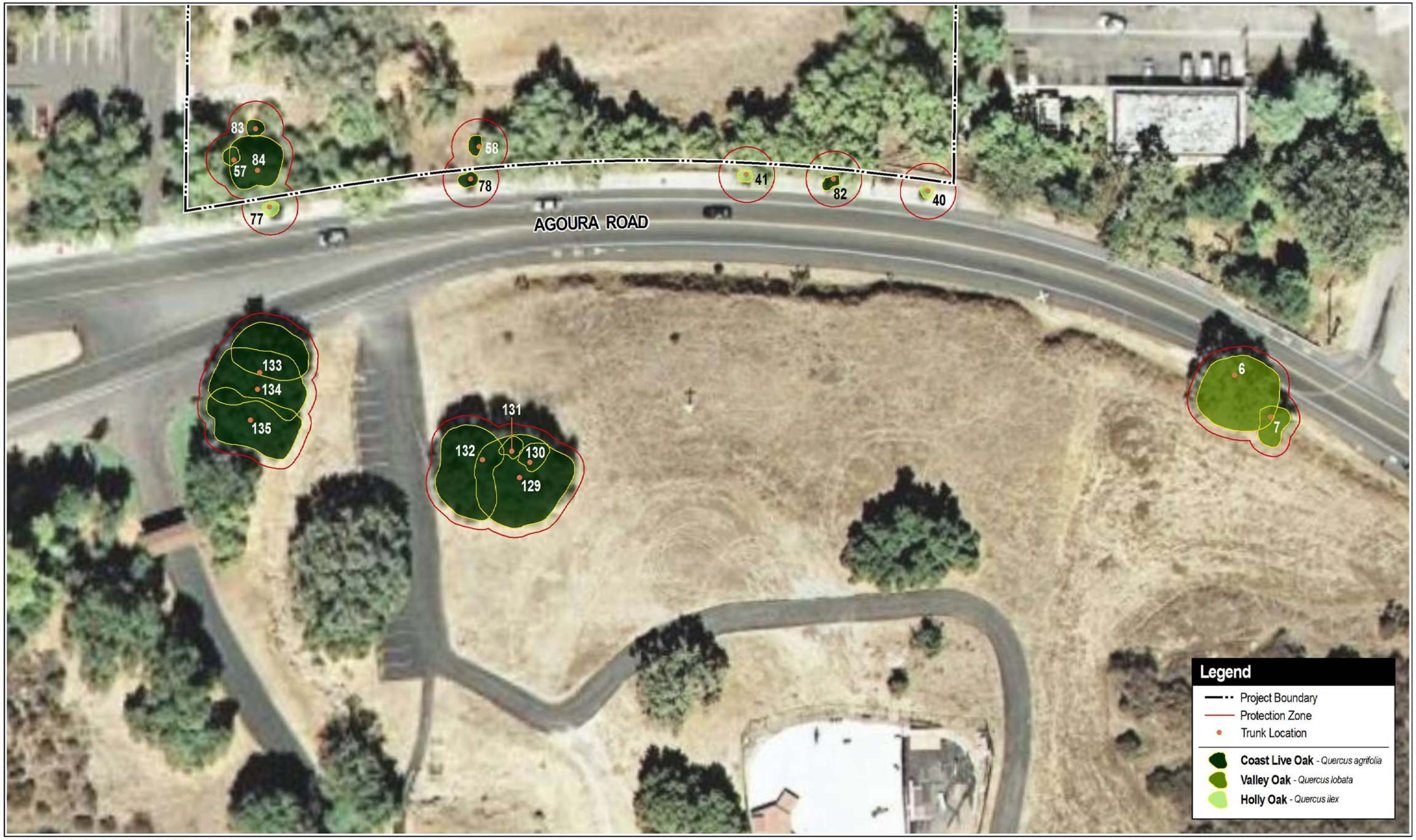
Source: Google Earth Aerial Photograph, 2008.

ENVICOM CORPORATION

Oak Tree Location Map (Project Area)

0 25 50 Feet

FIGURE 2



Source: Google Earth Aerial Photograph, 2008.

ENVICOM CORPORATION

Oak Tree Location Map (South of Agoura Road)

0 25 50 Feet

FIGURE 3

Appendix B. The trunk locations of Oaks #57-64 were mapped with a Global Positioning System (GPS) Trimble Geo XT hand-held pocket PC unit. The trunk locations of the other oaks were mapped by a professional land surveyor in 2005.

IV. FINDINGS

There are a total of 15 oak trees of ordinance size located on the subject property, including one Landmark valley oak and 14 coast live oaks (*Quercus agrifolia*). An additional seven coast live oaks and two valley oaks were surveyed south of Agoura Road. The City of Agoura Hills defines a Landmark Oak as an oak tree with a trunk diameter that exceeds 48 inches. A Landmark valley oak (#100) is located in the north-central portion of the property. The valley oak is recessed within a hollow, and protected by a six-foot chain link fence constructed outside its dripline. Two smaller coast live oaks (#86, #85) are located to the east of the valley oak, within the protective fencing. There are three coast live oaks (#84, #83, #57) located in the southwest corner of the property near a storm drain observation structure and one coast live oak (#58) located east of the storm drain structure. Three holly oak and two coast live oak street trees (#77, #78, #41, #82, #40) have been installed along the sidewalk adjacent to Agoura Road. Three coast live oaks (#59, #61, #63) are located in the northeast corner of the site. Two off-site coast live oaks (#60, #62) and one valley oak (#64) are located on the animal shelter property east of the project site. The three off-site oaks are located within ten feet of the east property fence. Finally, there are two clusters of coast live oaks (#1, #2, #3) and (#43, #40, #131, #41) and one cluster of valley oaks (#130, #129) located south of Agoura Road.

In total, project grading is anticipated in impact 18% of the protection zone area of the 18 oak trees included in the July 2008 oak tree report. Expansion of Agoura Road is anticipated to impact 7% of the protection zone area of the nine oaks located south of Agoura Road and included with this revised oak tree report. This latter percentage excludes any impacts in areas of the existing roadway.

The Oak Tree Impact Map is provided in **Appendix C** as an attached foldout map at 1:20 scale.

Oak #100 - (*Quercus lobata*) – One Trunk with 48.6-inch Diameter @ 3.5 feet

Oak #100 is a 51-foot tall Landmark valley oak located in the central portion of the subject property. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "B" and a health rating of "B" (**Plate 1, Appendix B**). The oak is located in a hollow. The oak is presently fenced above the slopes of the hollow. The large oak canopy covers an estimated 5,153 square feet of the hollow.

The lower trunk of the valley oak leans to the east. The oak has a weak main crotch, with included bark at the first branch union. There is a trunk cavity in the north side of the upper trunk structure at 13 feet in height, with an old exudation visible below the cavity from 6-12 feet in height. A broken cable was visible in the lower canopy. The cable had helped support a heavy horizontal-trending branch, linking it to another large branch. Horizontal-trending branches that extend to the edge of the canopy are not excessive, and lifting of the canopy for construction access should not be required. There are two collateral branches on the southwest side of the canopy, with one branch subdominant and sparse with foliage. There is a build-up of deadwood in the canopy that should be removed to invigorate the tree. Insect pests, including evidence of wood borers (exit holes) and California oak worm (*Phryganidia californica*, damaged leaves) are deemed to be at a tolerable level.

There are numerous exotic tree and shrub saplings and weed species existing inside the oak's Protection Zone, which are negatively affecting the oak's health. The exotic tree and shrub saplings include Peruvian pepper (*Schinus molle*), olive (*Olea europaea*), pine (*Pinus* sp.), Mexican fan palm

(*Washingtonia mexicana*), tree of heaven (*Ailanthus altissima*) and ornamental grape (*Vitis* sp.). Weed species, which include a large seed bank built-up through the years, consist of bull thistle (*Cirsium vulgare*), bristly ox-tongue (*Picris echioides*), short-pod mustard (*Hirschfeldia incana*), and numerous annual grass species.

The oak understory also includes native species, including laurel sumac (*Malosma laurina*), chaparral honeysuckle (*Lonicera subspicata* var. *denudata*), poison oak (*Toxicodendron diversilobum*), narrow-leaf milkweed (*Asclepias fascicularis*) and numerous coast live oak and valley oak saplings.

Proposed Actions

The proposed project would not result in a need to transplant or remove this Landmark Oak. The applicant and their architects have worked in cooperation with their landscape architect to design the buildings and parking areas around the valley oak (#100) that is centrally located within their property. Based on the current grading plan, the Protection Zone of the Heritage Oak #100 will not be impacted by the development. The northeast edge of the oak's protection zone is located to within a few feet of the grading zone, and may be accessed for construction activities. The Keystone battered wall planned for construction around the oak tree, as reported in the July 2008 oak tree report, will not be utilized, and the existing slope will be left in a natural state. A sidewalk is proposed to be constructed in a circular shape above the hollow containing the valley oak. Curbing will be constructed on the inside edge of the sidewalk to prevent water from draining into the oak hollow. Should oak roots be encountered beyond the oak protection zone, the roots should be pruned in accordance with the City of Agoura Hills Oak Tree Ordinance. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Landscaping to be established on the slopes below the curbing should incorporate species compatible with the watering requirements of the Heritage valley oak. Incorporation of species native to the Santa Monica Mountains on the slopes is recommended. No planting or irrigation is permitted within the protected zone of an existing oak tree without approval from the City of Agoura Hills Landscape and Oak Tree Consultant. Removal and subsequent control of non-native species established under the oak canopy is also strongly recommended.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Replace broken cable that supported heavy horizontal-trending branch
- Remove deadwood from oak canopy
- Remove exotic species growing inside oak's Protection Zone and control subsequent growth of re-sprouts and seedlings
- Remove concrete and other rubbish from under oak canopy
- Retain and supplement leaf mulch under oak canopy

Oak #86 - (*Quercus agrifolia* ssp. *a.*) – Two Trunks with 5.0-inch Diameter @ 3.5 feet and 3.8-inch Diameters @ 2.5 feet

Oak #86 is a 14-foot tall coast live oak located northeast of Oak #100, at the edge of the dominant valley oak canopy. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "B" and a health rating of "B" (**Plate 2, Appendix B**). Due to competition for sunlight with the larger oak, this tree has trunks that lean to the northeast. Insect pests, including Ehrhorn's oak scale (*Mycetococcus ehrhorni*,

visible on branches) and California oak worm (damaged leaves) are deemed to be at a tolerable level. The oak's tree tag has become embedded into the trunk, and should be re-attached and the wound treated with a fungicide.

Proposed Actions

As indicated on the oak tree location map, this tree is located within the tree hollow associated of Oak #100. A portion of the protection zone of the coast live oak will be impacted by construction of the sidewalk and curbing below the sidewalk proposed to be constructed above the hollow containing the Landmark valley oak. A total of 6-percent of the oak's protection zone is impacted by project grading, with these impacts anticipated to be minor, and no tree replacement mitigation should be required. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Re-attach tree tag embedded in trunk and treat injury with Bordeaux fungicide
- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #85 - (*Quercus agrifolia*) – One Trunk with 3.8-inch Diameter @ 3.5 feet

Oak #85 is a 12-foot tall coast live oak located northwest of Oak #100, on the slope of the hollow. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "B" and a health rating of "B" (**Plate 2, Appendix B**). The oak trunk leans to the northeast, away from the dominant valley oak. Insect pests, including Ehrhorn's oak scale (visible on branches), are deemed to be at a tolerable level. The oak's tree tag has become embedded into the trunk, and should be re-attached and the wound treated with a fungicide.

Proposed Actions

Oak #85 is located at the eastern edge of the hollow associated with Oak #100. The proposed improvements will include a Keystone battered wall, which supports a pedestrian access, directly adjacent to the tree's location. The trunk of this coast live oak is located inside the grading footprint for the sidewalk curbing, thus, the oak will need to be removed, with standard tree replacement mitigation prescribed.

Tree Health Recommendations

Since the oak is recommended for removal, no recommendations are provided to improve the health of the tree.

Oak #83 - (*Quercus agrifolia*) – Two Trunks with 2.7-inch and 2.1-inch Diameters @ 3.5 feet

Oak #83 is a 14-foot tall coast live oak located near the southwest corner of the property, in the vicinity of a storm drain structure. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "C" and a health rating of "B" (**Plate 2, Appendix B**). There is a small wound at the base of the north trunk. Insect pests, including Ehrhorn's oak scale (visible on branches), are deemed to be at a tolerable level. The oak's tree tag has become embedded into the trunk, and should be re-attached and the wound treated with

a fungicide. Removal of exotic trees and shrubs (oleander, Peruvian pepper) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

A parking lot is proposed be constructed inside the north and east sides of the oak's protection zone. As indicated on the oak tree location map, the proposed project will develop parking stalls in the southwestern portion of the property to within approximately nine (9) feet of the oak trunk, or within four (4) feet of the north, northeast and east sides of the canopy. The proposed improvements would occur six (6) feet inside the oak's Protection Zone, which extends to 15 feet from the trunk for this oak. A total of 31-percent of the oak's protection zone is impacted by project grading. Although the percentage of protection zone impact is greater than 20-percent, grading impacts are anticipated to be less than significant due to the small size of the oak canopy, and no tree replacement mitigation should be required. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Removal of the root crown of an oleander shrub impacting the north side of the oak's canopy should have minimal impact on oak roots, while improving the oak's vigor and health. Removal of the root crowns of other oleander shrubs and a sapling Peruvian pepper located at the edge of the oak's protection zone should not impact oak roots.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Re-attach the tree tag embedded in trunk and treat injury with Bordeaux fungicide
- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #84 - (*Quercus agrifolia*) – Two Trunks with 9.2-inch and 7.3-inch Diameters @ 3.5 feet (12.6-inch diameter at 2.5 feet)

Oak #84 is a 30-foot tall coast live oak located near the southwest corner of the property, in the vicinity of a storm drain structure. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "C" and a health rating of "C" (**Plate 2, Appendix B**). There are multiple structural and health issues associated with this oak. The oak has a weak main crotch, with included bark at the first branch union. There are exfoliation cracks on the lower east trunk. There are two active exudations on the east trunk, a small seepage at four feet in height and a larger seepage at eight feet in height. Structural pruning is recommended to correct collateral and crossing branches in the upper trunk structure. There is a build-up of deadwood in the canopy that should be removed to invigorate the tree. Insect pests include Ehrhorn's oak scale, observed on the trunk and lower branches, and wood borers exit holes, observed at the base of the east trunk. Based on the presence of pupal cases observed in the exit holes, the borer may be carpenterworm (*Prionoxystus robiniae*). Control of wood borers is difficult, and would require proper timing and multiple applications of an insecticide recommended by a licensed pest control advisor. Removal of exotic shrubs (oleander) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

A parking lot is proposed be constructed inside the northeast edge of the coast live oak canopy and protection zone. As indicated on the oak tree location map, the proposed project will develop parking stalls in the southwest portion of the property to within approximately 13 feet of the oak trunk, or five (5)

feet inside the northeast canopy. The proposed improvements would occur ten (10) feet inside the oak's Protection Zone, which extends to five (5) feet beyond the edge of canopy for this oak. A total of 10-percent of the oak's protection zone is impacted by project grading, with these impacts anticipated to be less than significant, and no tree replacement mitigation should be required. The oak will require fencing at the approved limit of work under its northeast canopy, and at the edge of its Protection Zone for other portions of its canopy, and other standard mitigation measures as listed in this report.

Removal of the root crowns of oleander shrubs located on the east and south sides of the oak canopy should only have a minimal impact on oak roots, while improving the oak's vigor and health.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Treat two exudations with Bordeaux fungicide
- Consider insecticide treatment of wood borer infestation
- Remove deadwood from canopy
- Remove soil covering oak's root crown
- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #77 - (*Quercus ilex*) – One Trunk with 3.1-inch Diameter @ 3.5 feet

Oak #77 is a 15-foot tall holly oak street tree installed along the southern edge of the subject property, along Agoura Road. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "B" (**Plate 2, Appendix B**). There is a crack along the lower trunk at 2-8 feet in height that may be indicative of a drought-stress condition in the tree. The vigor of the oak appeared to be satisfactory at the time of the survey. The tree tag has become embedded into the trunk, and should be re-attached and the wound treated with a fungicide. Insect pests were not found. Tree stakes supporting the oak were improperly installed, and the tree should be re-staked with two stakes installed a minimum one-foot from the trunk. Removal of exotic shrubs (oleander) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

The holly oak street tree is located along Agoura Road, and it's canopy and protection zone will be impacted by the installation of a new sidewalk. A total of 44-percent of the oak's protection zone is impacted by project grading. Although the percentage of protection zone impact is greater than 20-percent, grading impacts are considered less than significant. Replacement of the sidewalk should not significantly impact the root zone of the oak, and no tree replacement mitigation should be required.

The City of Agoura Hills recommends that, when the sidewalk is replaced, the new tree well be larger than the existing well. Since the width of the sidewalk prevents increasing its width, a linear well should be incorporated into the sidewalk design, with dimensions of two-foot by ten-foot (2' x 10'), running along the curb.

Removal of the root crowns of oleander shrubs located on the north side of the oak's protection zone should only have a minimal impact of the oak canopy, while improving the oak's aesthetic, vigor and health qualities.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Re-attach tree tag embedded in trunk and treat injury with Bordeaux fungicide
- Re-stake tree with two stakes a minimum one foot from trunk
- Remove exotic species growing inside oak's Protection Zone

Oak #78 - (*Quercus agrifolia*) – One Trunk with 2.6-inch Diameter @ 3.5 feet

Oak #78 is an 11-foot tall coast live oak street tree installed along the southern edge of the subject property, along Agoura Road. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "C" and a health rating of "C" (**Plate 3, Appendix B**). Wounds and cracks were observed at the base of the trunk. Structural pruning is recommended to improve the branching structure of the upper canopy. The pruning cuts would involve branches less than two (2) inches in diameter. Tree stakes supporting the oak were improperly installed, and the tree should be re-staked with two stakes installed a minimum one-foot from the trunks. Removal of exotic shrubs (Peruvian pepper) located inside the oak's Protection Zone would benefit the overall health of the oak. Application of supplemental irrigation is recommended, as the oak appears drought-stressed.

Proposed Actions

The coast live oak is a street tree located along Agoura Road, and it's canopy and protection zone will be impacted by the installation of a new sidewalk. A total of 38-percent of the oak's protection zone is impacted by project grading. Although the percentage of protection zone impact is greater than 20-percent, grading impacts are considered less than significant. Replacement of the sidewalk should not significantly impact the root zone of the oak, and no tree replacement mitigation should be required.

The City of Agoura Hills recommends that, when the sidewalk is replaced, the new tree well be larger than the existing well. Since the width of the sidewalk prevents increasing its width, a linear well should be incorporated into the sidewalk design, with dimensions of two-foot by ten-foot (2' x 10'), running along the curb.

Removal of the root crowns of Peruvian pepper saplings located to the northeast, within the oak's protection zone should not impact oak roots. Removal of the root crown of a dominant Peruvian pepper located further to the northeast, outside the oak's protection zone should improve the oak's aesthetic, vigor and health qualities.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Structural pruning is recommended to improve branching structure of oak's upper canopy
- Re-stake tree with two stakes a minimum one foot from trunk
- Remove exotic species growing inside oak's Protection Zone
- Application of supplemental irrigation is recommended for drought-stressed oak

Oak #41 - (*Quercus ilex*) – Two Trunks with 1.9-inch and 1.7-inch Diameters @ 3.5 feet (2.5-inches @ 3.0 feet)

Oak #41 is a nine-foot tall holly oak street tree installed along the southern edge of the subject property, along Agoura Road. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a

health rating of "B" (**Plate 3, Appendix B**). The oak has a weak main crotch, with included bark at the first branch union. Structural pruning is recommended to remove crossing and inward-trending branches in the canopy. The pruning cuts would involve branches less than two (2) inches in diameter. Insect pests were not found. The oak was planted too low, and soil should be removed that is covering the root crown. Removal of exotic shrubs (Peruvian pepper) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

As indicated on the tree location map, this tree is a street tree located within the sidewalk along Agoura Road on the southern edge of the subject property. The protection zone of the holly oak will not be impacted by project grading. Removal of the root crown of a dominant Peruvian pepper tree located to the northeast, at the edge of the oak's protection zone should not impact oak roots, while improving the oak's aesthetic, vigor and health qualities.

The City of Agoura Hills recommends that a new tree well be constructed that is larger than the existing well. Since the width of the sidewalk prevents increasing its width, a linear well should be incorporated into the sidewalk design, with dimensions of two-foot by ten-foot (2' x 10'), running along the curb. Fill soil built-up around oak trunk should be removed with construction of new tree well.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Structural pruning is recommended to remove crossing and inward-trending branches
- Remove soil covering oak's root crown
- Remove exotic species growing inside the oak's Protection Zone

Oak #82 - (*Quercus agrifolia*) – One Trunk with 2.7-inch Diameter @ 3.5 feet

Oak #82 is a nine-foot tall coast live oak street tree installed along the southern edge of the subject property, along Agoura Road. The oak was evaluated with an aesthetic rating of "D", a vigor rating of "D" and a health rating of "D" (**Plate 3, Appendix B**). The upper trunk leans southwest. Structural pruning is recommended to remove portions of excessive horizontal branching and reestablish vertical growth. The pruning cuts would involve branches less than two (2) inches in diameter. Insect pests are minimal. The oak was planted too low, and soil should be removed that is covering the root crown. Removal of exotic shrubs (Peruvian pepper) located inside the oak's Protection Zone would benefit the overall health of the oak. Application of supplemental irrigation is recommended, as the oak appears drought-stressed.

Proposed Actions

Given the health rating of "D" assessed in the 2008 oak tree report, The City of Agoura Hills' oak tree consultant has recommended Oak #82 be replaced with 1 (24-inch box) coast live oak, to be included as a mitigation tree.

The City of Agoura Hills recommends that a new tree well be constructed that is larger than the existing well. Since the width of the sidewalk prevents increasing its width, a linear well should be incorporated into the sidewalk design, with dimensions of two-foot by ten-foot (2' x 10'), running along the curb. Fill soil built-up around oak trunk should be removed with construction of new tree well.

There are three planter squares located along the streetscape that do not contain oak trees. As required by the City of Agoura Hills, these planters will be used for establishment of additional mitigation oaks, installed in 2' x 10' linear wells.

Tree Health Recommendations

Since the oak is recommended for removal, no recommendations are provided to improve the health of the tree.

Oak #40 - (*Quercus ilex*) – One Trunk with 2.3-inch Diameter @ 3.5 feet

Oak #40 is a seven-foot tall holly oak street tree installed along the southern edge of the subject property, along Agoura Road. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "C" (**Plate 3, Appendix B**). The oak has an injury to the southwest side of the trunk at 0-2 feet in height. Blackened branches and exfoliation cracks along the branches may be damage resultant from a fire. Structural pruning is recommended to remove crossing branches and internal branches not contributing to the canopy. The pruning cuts would involve branches less than two (2) inches in diameter. Insect pests are minimal. A padlock has been closed on a branch and should be removed before the lock begins to girdle the branch.

Proposed Actions

As indicated on the tree location map, this tree is a street tree located within the sidewalk along Agoura Road on the southern edge of the subject property. Project grading will not impact the holly oak's protection zone. The oak is located in full sun, and is not affected by ornamental exotic canopies that dominate over the other street trees.

The tree well for this oak is a circular opening only 18 inches in diameter, with asphalt covering the remainder of the original 3 foot x 3 foot well. The City of Agoura Hills recommends that a new tree well be constructed that is larger than the existing well. Since the width of the sidewalk prevents increasing its width, a linear well should be incorporated into the sidewalk design, with dimensions of two-foot by ten-foot (2' x 10'), running along the curb.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Structural pruning is recommended to remove crossing branches and internal branches not contributing to oak canopy.
- Cut-off padlock attached to oak branch

Oak #57 - (*Quercus agrifolia* ssp. *a.*) – Two Trunks with 1.6-inch and 1.0-inch Diameters @ 3.5 feet

Oak #57 is a 12-foot tall coast live oak located near the southwest corner of the property, in the vicinity of a storm drain structure. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "B" (**Plate 3, Appendix B**). The oak is over-topped by a dominant Oak #84, and its trunk leans to the northwest, but otherwise has no major health issues. Removal of exotic shrubs (oleander) located inside the oak's Protection Zone would benefit the overall health of the oak

Proposed Actions

As indicated on the oak tree location map, the proposed project will develop parking stalls in the southwestern portion of the property to within approximately 23 feet of the oak trunk, and will not impact the coast live oak's protection zone. The proposed improvements would occur eight (8) feet outside the oak's Protection Zone, which extends to 15 feet from the trunk for this oak. The grading impacts are minimal, and the project would not require the transplanting or removal of this oak. The oak will require fencing at the edge of the north and west sides of its Protection Zone and other standard mitigation measures as listed in this report.

Tree Health Recommendations

The following measure is recommended to preserve the health of this tree:

- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #58 - (*Quercus agrifolia* ssp. *a.*) – One Trunk with 2.1-inch Diameter @ 2.5 feet

Oak #58 is a ten-foot tall coast live oak located on a slope north of Agoura Road and approximately 120 feet east of the three-oak cluster growing near the storm drain structure. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "B" (**Plate 3, Appendix B**). The oak is over-topped by a Peruvian pepper, causing the trunk to lean northwest, but otherwise the oak has no major health issues. Removal of the Peruvian pepper located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

A parking lot is proposed to be constructed inside the north side of the coast live oak's protection zone. As indicated on the oak tree location map, the proposed project will develop parking stalls in the southern portion of the property to within approximately seven (7) feet of the oak trunk, or within one (1) foot of the north side of the canopy. The proposed improvements would occur eight (8) feet inside the oak's Protection Zone, which extends to 15 feet from the trunk for this oak. A total of 25-percent of the oak's protection zone is impacted by project grading. Although the percentage of protection zone impact is greater than 20-percent, grading impacts are considered less than significant due to the small size of the oak canopy, and no tree replacement mitigation should be required. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Removal of the root crown of a dominant Peruvian pepper tree located to the east, within the oak's protection zone should not impact oak roots, while improving the oak's aesthetic, vigor and health qualities.

Tree Health Recommendations

The following measure is recommended to preserve the health of this tree:

- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #59 - (*Quercus agrifolia* ssp. *a.*) – One Trunk with 2.3-inch Diameter @ 3.5 feet

Oak #59 is a 12-foot tall coast live oak located near the northeast corner of the subject property. The oak was evaluated with an aesthetic rating of "D", a vigor rating of "D" and a health rating of "D" (**Plate 4,**

Appendix B). The vigor and structural integrity of the oak has been jeopardized by a fallen branch laying over the oak canopy, and by the dominant exotic tree canopy. Structural pruning is recommended to improve the form of the canopy. Insect pests, including evidence of California oak worm (damaged leaves), are deemed to be at a tolerable level. Soil and plant debris covering the root crown should be removed. Removal of exotic shrubs (tree of heaven, Peruvian pepper) located inside the oak's Protection Zone would benefit the overall health of the oak

Proposed Actions

The trunk of this coast live oak is located within the grading footprint for the curbing for the eastern edge of parking facilities, thus, the oak will need to be removed, with standard tree replacement mitigation prescribed.

Tree Health Recommendations

Since the oak is recommended for removal, no recommendations are provided to improve the health of the tree.

Oak #60 - (*Quercus agrifolia* ssp. *a.*) – One trunk Estimated with 5-inch Diameter @ 3.5 feet

Oak #60 is a 30-foot tall coast live oak located near the northeast corner of the subject property. The trunk of the off-site oak is located east of the property boundary on the County of Los Angeles Animal Center property, and the trunk is growing through the existing fencing positioned along or near the eastern property boundary. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "C" and a health rating of "C" (**Plate 4, Appendix B**). The oak has a straight trunk than leans to the north. Insect pests, including evidence of California oakworm (damaged leaves) and tent caterpillar (silken mats) are deemed to be at a tolerable level. Soil and plant debris covering the root crown should be removed. Removal of exotic trees (tree of heaven) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

The trunk of this off-site coast live oak is located immediately east of the grading footprint for a block wall to be constructed along the eastern property boundary. As indicated on the tree location map, the proposed project will develop parking stalls in the northeast portion of the property to within approximately 11 feet of the trunk of Oak #60, or within seven (7) feet of the west side of the canopy. The proposed improvements would occur four (4) feet inside the oak's Protection Zone, which extends to 15 feet from the trunk for this oak. A total of 31-percent of the oak's protection zone is impacted by project grading.

The young oak has a strong vertical growth pattern, and, due to the sandy soils in this area, the oak's structural roots are likely concentrated downward. The distance between the wall and the trunk is estimated at 4.5 feet, which should provide room for construction of the wall without impacting the integrity of the trunk, branching structure and root structure. However, due to unknown factors such as width and depth of the wall footing, and required changes in grade near the oak trunk, standard tree replacement mitigation is prescribed for this oak.

All efforts should be given to preserving the oak in place. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Remove portion of fence impacting oak trunk
- Remove soil and plant debris covering root crown
- Remove exotic species growing inside the oak's Protection Zone

Oak #61 - (*Quercus agrifolia* ssp. *a.*) – One Trunk with 2.6-inch Diameter @ 3.5 feet

Oak #61 is an 18-foot tall coast live oak located near the northeast corner of the subject property. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "C' and a health rating of "C" (**Plate 4, Appendix B**). The trunk of this oak leans to the north-northwest, and the oak canopy is over-topped by exotic trees. Insect pests, including evidence of California oak worm (damaged leaves) and tent caterpillar (silken mats) are deemed to be at a tolerable level. Removal of exotic trees (tree of heaven, Peruvian pepper) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

The trunk of this coast live oak is located within the grading footprint for the sidewalk curbing for the eastern edge of parking facilities, thus, the oak will need to be removed, with standard tree replacement mitigation prescribed.

Tree Health Recommendations

Since the oak is recommended for removal, no recommendations are provided to improve the health of the tree.

Oak #62 - (*Quercus agrifolia* ssp. *a.*) – One Trunk Estimated with 3.5-inch Diameter @ 3.5 feet

Oak #62 is a 15-foot tall coast live oak located near the northeast corner of the subject property. The trunk of the off-site oak is located a few feet east of the property boundary, on the County of Los Angeles Animal Center property. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "C" and a health rating of "B" (**Plate 4, Appendix B**). Insect pests, including evidence of California oakworm (damaged leaves) are deemed to be at a tolerable level. Soil and plant debris covering the root crown should be removed. Removal of exotic trees (tree of heaven) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

The southwest edge of the oak's protection zone trunk will be impacted the proposed parking facilities. As indicated on the tree location map, the proposed project will develop parking stalls in the northeastern portion of the property to within approximately 18 feet of the trunk of Oak #62, or within 13 feet of the southwest side of the canopy. The proposed improvements would occur three (3) feet outside the oak's Protection Zone, which extends to 15 feet from the trunk for this oak. A total of six-percent of the oak's protection zone is impacted by project grading, with these impacts anticipated to be less than significant, and no tree replacement mitigation should be required. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report. The oak will be monitored during the project grading, and evaluated for any decline in its health.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Remove soil and plant debris covering oak's root crown
- Remove exotic species growing inside oak's Protection Zone

Oak #63 - (*Quercus agrifolia* ssp. *a.*) – One Trunk with 3.6-inch Diameter @ 3.5 feet

Oak #63 is a 17-foot tall coast live oak located near the northeast corner of the subject property. The trunk of the oak is located a few feet south of the fencing along the northern property boundary. The oak was evaluated with a health rating of "C", a vigor rating of "C" and an aesthetic rating of "C" (**Plate 4, Appendix B)**. There are exfoliation cracks along the trunk from 0-5 feet in height. Insect pests, including Ehrhorn's oak scale (observed along the trunk and branches), crown whitefly (observed on the undersides of leaves), and evidence of California oakworm (damaged leaves) are deemed to be at a tolerable level. Removal of exotic trees (tree of heaven, Peruvian pepper) located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

Grading for parking facilities will impact the southern edge of the coast live oak's protection zone. As indicated on the oak tree location map, the proposed project will develop parking stalls in the northeast portion of the property to within approximately 18 feet of the oak trunk, or within 15 feet of the south side of the canopy. The proposed improvements would occur three (3) feet outside the oak's Protection Zone, which extends to 15 feet from the trunk for this oak. A total of 19-percent of the oak's protection zone is impacted by project grading. Although the percentage of protection zone impact is close to 20-percent, grading impacts are anticipated to be less than significant due to the small size of the oak canopy, and no tree replacement mitigation should be required. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Tree Health Recommendations

The following measure is recommended to preserve the health of this tree:

- Remove exotic species growing inside the oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #64 - (*Quercus lobata*) – One Trunk with 6.3-inch Diameter @ 3.5 feet

Oak #64 is a 21-foot tall valley oak located on the County of Los Angeles Animal Center property. The trunk of the off-site oak is located approximately nine feet east of the subject property. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "A" and a health rating of "B" (**Plate 4, Appendix B**). The oak is unbalanced, and leans to the southeast. Insect pests, including evidence of wood borers (exit holes along the lower trunk) and California oak worm (damaged leaves) are deemed to be at a tolerable level. The oak is located in a landscaped area containing sprinklers, and irrigation should be avoided within at least six feet of the oak trunk.

Proposed Actions

The trunk and canopy of this off-site valley oak are located east of the grading footprint for a block wall to be constructed along the eastern property boundary. The trunk is located approximately nine (9) feet east of the property boundary, with its entire canopy protected by an existing property fence. Project grading will impact to within nine (9) feet of the oak trunk, or within six (6) feet of the west side of the

oak canopy. The proposed improvements would occur six (6) feet inside the oak's Protection Zone, which extends to 15 feet from the trunk for this oak. A total of 15-percent of the oak's protection zone is impacted by project grading, with impacts anticipated to be less than significant, and no tree replacement mitigation should be required. The oak will be monitored during the project grading, and evaluated for any decline in its health. If fencing existign along the property line is removed, the oak will require fencing at the approved limit of work. Other standard mitigation measures, as listed in this report, will also be required.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Avoid irrigation within at least six feet of oak's trunk

Oak #133 - (*Quercus agrifolia*) – One Trunk with 22.3-inch Diameter @ 3.5 feet

Oak #133 is a 39-foot tall coast live oak located south of Agoura Road. The oak also had tag #1 on its trunk. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "B" (**Plate 5, Appendix B**). The trunk leans northward towards the street, and the canopy is unbalanced, with growth favoring the north and east, away from a taller coast live oak (Oak #134). Insect pests, including California oakworm and other insect defoliators, are deemed to be at a tolerable level. Control of exotic annuals, including ripgut brome (*Bromus diandrus*), slender wild oat (*Avena barbata*), red brome (*Bromus madritensis* ssp. *rubens*) and short-pod mustard located along the drainage on the east side of the oak's Protection Zone and installation of oak mulch in areas without leaf cover would benefit the overall health of the oak.

Proposed Actions

Oak #133 is located south of Agoura Road, with its entire upper canopy extending over the existing roadway or proposed road expansion. The southern edge of the road expansion would cut to within 3-4 feet of the oak trunk, thus, the oak cannot remain in its current location. The applicant requests permission to cut down the tree, with appropriate tree replacement mitigation prescribed.

Tree Health Recommendations

Since the oak is recommended for removal, no recommendations are provided to improve the health of the tree.

Oak #134 - (*Quercus agrifolia*) – One Trunk with 27.2-inch Diameter @ 3.5 feet

Oak #134 is a 54-foot tall coast live oak located south of Agoura Road. The oak also had tag #2 on its trunk. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "B" and a health rating of "B" (**Plate 5, Appendix B**). The oak has a weak main crotch, with an acute angle at the first main trunk division. A small active exudation was observed on the southeast side of the trunk, resultant from a broken branch. Insect pests, including California oakworm and other insect defoliators, are deemed to be at a tolerable level. Control of exotic annuals, including short-pod mustard, ripgut brome and horehound (*Marrubium vulgare*) located primarily along the drainage on the east side of the oak's Protection Zone and installation of oak mulch in areas without leaf cover would benefit the overall health of the oak.

Proposed Actions

As indicated on the oak tree location map, the expansion of Agoura Road southward would impact the north and northwest canopy and Protection Zone of Oak #134. The southern edge of the proposed road

widening impact would be located eight (8) feet inside the north canopy and 16 feet inside the northwest canopy. A large portion of the oak's protection zone impacted by grading is located within the existing streetscape, without any rainwater penetration and presumably no feeder roots. A total of 33% of the oak Protection Zone is located under the existing street or proposed street improvements, with 22% located under the existing street and 11% located under the proposed street improvements. Thus, two-thirds of the impacted area contains soil covered with asphalt. Given that the streetscape is an existing impact, the additional 11% of the oak Protection Zone impacted by project grading should be considered less than significant.

The existing elevation of the oak trunk is raised above grading impacts and the roadway to the northwest and a small drainage channel to the east. A lawn area located southwest and slightly inside the oak canopy is well maintained, with regular irrigation, and will provide some moisture to assist the oak in overcoming any grading impacts such as loss of roots and pruning of the lower portion of the north canopy.

Although the canopy heights above ground level are high to the north and northeast, some pruning will be required in the canopy to provide access for grading equipment and street traffic. Access for grading equipment and road clearance would likely require pruning cuts of ~12-inch and ~10-inch diameter branches trending west-northwest and north-northeast from the main trunk. Although these branches are large, the structure and health of this large oak would not be significantly impacted by these recommended pruning cuts.

However, the City of Agoura Hills considers the grading impacts to be significant and may jeapodize its long-term health, thus, standard tree replacement mitigation is prescribed for this oak. All efforts should be given to preserving the oak in place. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Treat exudation with Bordeaux fungicide
- Control exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #135 - (*Quercus agrifolia*) – One Trunk with 23.8-inch Diameter @ 3.5 feet

Oak #135 is a 49-foot tall coast live oak located south of Agoura Road. The oak also had tag #3 on its trunk. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "B" and a health rating of "B" (**Plate 5, Appendix B**). Insect pests, including California oakworm and other insect defoliators, are deemed to be at a tolerable level. Control of exotic annuals, including ripgut brome and horehound located primarily along the drainage on the east side of the oak's Protection Zone and installation of oak mulch in areas without leaf cover would benefit the overall health of the oak.

Proposed Actions

As indicated on the oak tree location map, the expansion of Agoura Road southward would impact the northwest portion of the Protection Zone of Oak #135. The southern edge of the proposed road widening impact would be located three (3) feet north-northwest of the oak trunk and 24 feet outside the north canopy. The grading impacts would impact 3% of the oak's protection zone. The northwest canopy height above ground level is high, and no pruning of live wood should be required for grading access.

The project should not require the removal of this oak. The oak will require fencing at the approved limit of work and other standard mitigation measures as listed in this report.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Remove deadwood (in summer)
- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #132 - (*Quercus agrifolia*) – One Trunk with 29.1-inch Diameter @ 3.5 feet

Oak #132 is a 40-foot tall coast live oak located south of Agoura Road. The oak also had tags #37, #42 and #43 on its trunk. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "B" and a health rating of "B" (**Plate 5, Appendix B**). A number of branch cavities were observed along the upper trunks. Wood borer exist holes were observed in some of these cavities. Otherwise, insect pests were deemed to be at a tolerable level. Control of exotic annuals, including ripgut brome located inside the oak's Protection Zone and installation of oak mulch in areas without leaf cover would benefit the overall health of the oak.

Proposed Actions

As indicated on the oak tree location map, the expansion of Agoura Road southward would not impact the protection zone of Oak #132. The oak will require fencing at the edge of its protection zone and other standard mitigation measures as listed in this report. Envicom Corporation recommends that the fencing be extended 20-30 feet southward and eastward from the edge of the Protection Zone of this oak grouping to protect a local concentration of native bunchgrasses and flowering perennials.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Remove deadwood (in summer)
- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #129 - (*Quercus agrifolia*) – One Trunk with 32.1-inch Diameter @ 3.5 feet

Oak #129 is a 40-foot tall coast live oak located south of Agoura Road. The oak also had tag #40 on its trunk. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "C" and a health rating of "C" (**Plate 5, Appendix B**). A hollow was observed on the south side of the trunk base, with a proliferation of native bees evidently using the hollow location for its hive. Wood borer exit holes were observed along exfoliated portions of the trunk. Otherwise, insect pests were deemed to be at a tolerable level. A dead limb originating on the southeast side of the trunk should be removed. Control of exotic annuals, including ripgut brome, black mustard (*Brassica nigra*) and slender wild oat located inside the oak's Protection Zone and installation of oak mulch in areas without leaf cover would benefit the overall health of the oak.

Proposed Actions

As indicated on the oak tree location map, the expansion of Agoura Road southward would not impact the protection zone of Oak #129. The oak will require fencing at the edge of its protection zone and other standard mitigation measures as listed in this report. Envicom Corporation recommends that the fencing be extended 20-30 feet southward and eastward from the edge of the Protection Zone of this oak grouping to protect a local concentration of native bunchgrasses and flowering perennials.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Remove deadwood (in summer)
- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #131 - (*Quercus agrifolia*) – One Trunk with 8.3-inch Diameter @ 3.5 feet

Oak #131 is a 14-foot tall coast live oak located south of Agoura Road. The oak also had tag #42 on its trunk. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "B" (**Plate 6, Appendix B**). Two trunks that form the primary branching structure are collateral, and the removal of the sub-dominant trunk is recommended to prevent the branches from impacting each other as the branch diameters increase. Insect pests were deemed to be at a tolerable level. Control of exotic annuals located inside the oak's Protection Zone and installation of oak mulch in areas without leaf cover would benefit the overall health of the oak.

Proposed Actions

As indicated on the oak tree location map, the expansion of Agoura Road southward would not impact the protection zone of Oak #131. The oak will require fencing at the edge of its protection zone and other standard mitigation measures as listed in this report. Envicom Corporation recommends that the fencing be extended 20-30 feet southward and eastward from the edge of the Protection Zones of this oak grouping to protect a local concentration of native bunchgrasses and flowering perennials.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Remove sub-dominant collateral trunk at three feet in height.
- Control exotic species growing inside oak's Protection Zone.
- Retain and supplement leaf mulch under oak canopy

Oak #130 - (*Quercus agrifolia*) – One Trunk with 11.2-inch Diameter @ 3.5 feet

Oak #130 is a 20-foot tall coast live oak located south of Agoura Road. The oak also had tags #41 and #45 on its trunk. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "B" (**Plate 6, Appendix B**). Insect pests were deemed to be at a tolerable level. Control of exotic annuals, including ripgut brome and slender wild oat located inside the oak's Protection Zone and installation of oak mulch in areas of low cover would benefit the overall health of the oak.

Proposed Actions

As indicated on the oak tree location map, the expansion of Agoura Road southward would not impact the protection zone of Oak #130. The oak will require fencing at the edge of its protection zone and other standard mitigation measures as listed in this report. Envicom Corporation recommends that the fencing be extended 20-30 feet southward and eastward from the edge of the Protection Zones of this oak grouping to protect a local concentration of native bunchgrasses and flowering perennials.

Tree Health Recommendations

The following measures are recommended to preserve the health of this tree:

- Remove exotic species growing inside oak's Protection Zone
- Retain and supplement leaf mulch under oak canopy

Oak #6 - (*Quercus lobata*) – One Trunk with 28.1-inch Diameter @ 3.5 feet

Oak #6 is a 60-foot tall valley oak located south of Agoura Road, with its canopy extending over the roadway. The oak also had tag #130 on its trunk. The oak was evaluated with an aesthetic rating of "B", a vigor rating of "B" and a health rating of "B" (**Plate 6, Appendix B**). The upper trunk leans south-southeast, away from the street. There are large mechanical scars on the northeast and west sides of the lower trunk at 0-2 feet in height, likely resultant from past automobile collisions. Insect pests were deemed to be at a tolerable level. Control of exotic annuals, including slender wild oat located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

Oak #6 is located south of Agoura Road, with its canopy extending over the existing roadway. The road expansion would directly impact the oak trunk, thus, the oak cannot remain in its current location. The applicant requests permission to cut down the tree, with appropriate tree replacement mitigation prescribed.

Tree Health Recommendations

Since the oak is recommended for removal, no recommendations are provided to improve the health of the tree.

Oak #7 - (*Quercus lobata*) – Two Trunks with 6.5-inch and 6.2-inch Diameters @ 3.5 feet

Oak #7 is a 22-foot tall valley oak located south of Agoura Road. The oak also had tag #129 on its trunk. The oak was evaluated with an aesthetic rating of "C", a vigor rating of "B" and a health rating of "B" (**Plate 6, Appendix B**). A low-lying branch trending east from the west trunk should be removed to prevent this branch from impacting the east trunk in the future. Insect pests were deemed to be at a tolerable level. Control of exotic annuals, including ripgut brome and slender wild oat located inside the oak's Protection Zone would benefit the overall health of the oak.

Proposed Actions

Oak #7 is located south of Agoura Road, and the northern portion of its canopy would extend over the proposed roadway expansion. The southern edge of the road expansion would be located within one foot of the oak trunk, thus, the oak cannot remain in its current location. The applicant requests permission to cut down the tree, with appropriate tree replacement mitigation prescribed.

Tree Health Recommendations

Since the oak is recommended for removal, no recommendations are provided to improve the health of the tree.

V. MITIGATION MEASURES

Build-out of the proposed project would result in the removal of three protected oak trees (#59, #61, #85) located on the subject property and three protected oak trees (#133, #6, #7) located south of Agoura Road. If the oak tree removals are approved, the Applicant has agreed to replace the trees as required. Replacement trees shall be planted in accordance with the procedures established in the Preservation Guidelines. Pursuant to the City of Agoura Hills Oak Tree Preservation Guidelines, at least four (4) oak trees shall be planted as standard tree replacement mitigation to replace each oak that is proposed for removal on a commercial property. Oaks with a significant percentage (~20%) of the Protection Zone to be impacted by project grading on a commercial property may also require standard tree replacement mitigation. The replacement oaks must consist of two (2) 24-inch box specimens, one (1) 36-inch box specimen, and one (1) additional oak, such that the sum of the trunk diameters of the four or more replacement oaks is equal to or greater than the trunk of the oak to be removed.

The City of Agoura Hills has required the replacement of Oak #82 since the tree was assessed a health rating of "D", at 1:1 mitigation with a 24-inch box coast live oak. The City has also required installation of one (24-inch box) coast live oak in each of the three empty planters existing along the streetscape. Tree replacement mitigation is also included for Oaks #60 and #134, although efforts should be given to preserving the oaks in place.

Table 1 is provided to show the quantity and size of replacement oaks required for each of the seven oaks proposed for removal, two oaks to be saved with mitigation prescribed, and three oaks to be established in empty tree wells. For the table, a 15-gal oak represents one-inch of trunk diameter, a 24-inch box oak represents two-inches of trunk diameter and a 36-inch box oak represents three-inches of trunk diameter.

Table 1
Replacement Oak Quantities

Tree #	Species	Total of Trunk Diameter(s)	15-gal oaks (x 1")	24-inch box oaks (x 2")	36-inch box oaks (x 3")	Additional inches required for mitigation
#85	Coast live oak	3.8"	1 (1")	2 (4")	1 (3")	0
#59	Coast live oak	2.3"	1 (1")	2 (4")	1 (3")	0
#60	Coast live oak	5"	1 (1")	2 (4")	1 (3")	0
#61	Coast live oak	2.6"	1 (1")	2 (4")	1 (3")	0
#133	Coast live oak	22.3"	0	2 (4")	1 (3")	15.3 (16)
#134	Coast live oak	27.2"	0	2 (4")	1 (3")	20.2 (21)
#6	Valley oak	28.1"	0	2 (4")	1 (3")	21.1 (22)
#7	Valley oak	12.7"	0	2 (4")	1 (3")	5.7 (6)
#82	Coast live oak	1:1 mitigation	0	1	0	0
3 empty tree wells	Coast live oak	1:1 mitigation	0	3	0	0
Total			**4 15-gal oaks**	**20 24-inch boxed oaks**	**8 36-inch boxed oaks**	**65 inches of trunk diameter**

In addition to the offset mitigation for the removal of trees, the following measures are required 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) Remove all existing and future exotic species growth located within the oak's Protection Zone.
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 (minimum five-foot chain-link in concrete footing) shall be installed around the oak at the edge of the Protection Zone for all oak trees. Fencing can be taken down or moved to the approved limit of work only when 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. Envicom Corporation recommends the fencing be installed 20-30 feet beyond the north and east edge of Protection Zone for Oaks #43, #40, #131 and #41.
5) The following oaks may require re-positioning of the protective fencing to the approved limit of work: Oaks #100, #86, #83, #84, #58, #60, #62, #63, #134, #135. The project arborist must be present during the fence placement or repositioning. Regular inspections of this fencing shall occur during site development.
6) 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.
7) All work performed within the Protective Zone (dripline plus 5') of any oak shall be accomplished by utilizing hand tools only and must be monitored by the Project Arborist.
8) All roots exposed during project grading shall be clean cut at a 45-degree angle and treated by the Project Arborist.
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 three 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.

VI. GENERAL 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.

VII. DEFINITIONS

Health Assessment – This is a rating of each tree's overall condition and vigor based on a visual, above-ground inspection (A = Excellent, B = Good, C = Fair, D = Poor, F = Dead).

Aesthetic Assessment – An appraisal of the tree's form and its association with adjacent trees or objects (wall, homes, etc.) (A = Excellent, B = Good, C = Fair, D = Poor, F = Dead).

Open Grown – The canopy of the tree is separated from canopies of other oaks or shrubs and receives full sunlight to all sides.

Dominant Canopy – The tree's crown is above the surrounding tree crowns and able to receive full sunlight on all sides.

Co-Dominant Canopy – The tree's crown is in the upper canopy and at the same levels as one or more of the adjacent trees. The top of the crown receives full sunlight.

Intermediate – The tree's crown is below the level of two or more of the adjacent trees, but is not completely overtopped. The top of the crown can receive some sunlight when the sun is directly overhead.

Over-topped Canopy – The tree trunk is covered by the canopy of an adjacent tree, partially or completely blocking sunlight from its canopy.

Cavity – A cavity is a hollow area in the trunk or branch, usually due to wood decay.

Exfoliation – The flaking off of bark from a trunk.

Exudation – The issuance or expelling of liquid, usually from wounds or disease.

Insect Damage – Some form of damage of the parts of the tree caused by insects or mites (i.e. scales, caterpillars, weevils, borers, mites, etc.).

Included Bark – Bark embedded with the crotch below a branch and the trunk or below two or more branches that prevents the formation of a normal branch bark ridge.

Epicormic Growth – The excessive growth along branches in the canopy.

Leaf Scorch – A non-infectious condition caused by an unfavorable environment. Symptoms include brown or yellow leaf margins caused by water loss.

Protected Zone – Area within the dripline of a protected tree and extending five feet outside the dripline or 15 feet from the trunk of a tree, whichever distance is greater.

Colluvial Fill – Resultant from deposits located at the foot of a slope or cliff and brought there chiefly by gravity.

Appendix A

Oak Tree Survey Forms

Oak Tree Survey Form

Date 7/10/08

Tree number	#100 (existing tag)
Species	Quercus lobata
Photo direction	East-southeast, North
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk – 48.6" @ 3.5'
Height (feet)	51'
Canopy classification	Dominant
Edge of canopy (feet)	N-37' NW-38' NE-42' W-39' E-40' SW-39' SE-44' S-46'
Edge of canopy height (feet)	N-25' NW- NE-12' W-3' E-2' SW-20' SE-9' S-12'
Slope degree / orientation	Oak located in hollow. Immediate grade 2% East
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	Yes, two main trunks with included bark
Fire damage	No
Cavity (trunk or branch)	Trunk cavity, North side @ 13'
Soil build-up at base	No
Leaning	Lower trunk leans 15% East
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	Old exudation on North side of trunk @ 6-12'
Epicormic branching	Minor
Insect pests	Evidence of wood borers, (exit holes) and California oak worm (damaged leaves)
Parasites	Galls (minor infestation)
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (1-4")
Leaf color	Good
Deadwood	Yes
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	Re-attach broken cable to secure leaning upper trunk on NW side of trunk structure.
Recommendations to improve tree health	Deadwood removal (in summer). Remove exotic species growing inside Protection Zone. Maintain oak mulch layer.

Oak Tree Survey Form

Date 7/10/08

Tree number	#86 (existing tag)
Species	Quercus agrifolia ssp. a.
Photo direction	South
PHYSICAL STRUCTURE	
Trunk diameter (inches)	Two trunks – 5.0" @ 3.5', 3.8" @ 2.5'
Height (feet)	14'
Canopy classification	Intermediate
Edge of canopy (feet)	N-9' NW-6' NE-7' W-5' E-6' SW-4' SE-8' S-7'
Edge of canopy height (feet)	N-1' NW-1' NE-1' W-2' E-3' SW-1' SE-2' S-1'
Slope degree / orientation	Oak located in hollow. Immediate grade to SW.
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Both trunks lean NE, away from dominant valley oak.
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	Yes, on SE trunk @ 3'
Epicormic branching	No
Insect pests	Ehrhorn's oak scale, Evidence of California oak worm (damaged leaves)
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (2-4")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Re-attach tree tag embedded in trunk and treat injury with Bordeaux fungicide. Control exotics species growing inside Protection Zone.

Oak Tree Survey Form

Date 7/10/08

Tree number	#85 (existing tag)
Species	Quercus agrifolia ssp. a.
Photo direction	South-southeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 3.8" @ 3.5'
Height (feet)	12'
Canopy classification	Open grown
Edge of canopy (feet)	N-6' NW-6' NE-8' W-5' E-4' SW-4' SE-6' S-5'
Edge of canopy height (feet)	N-1' NW-1' NE-1' W-1' E-1' SW-1' SE-1' S-1'
Slope degree / orientation	5% SW (located on slope above hollow)
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunk leans NE, away from dominant valley oak
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Ehrhorn's oak scale
Parasites	no
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (2-5")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Re-attach tree tag embedded in trunk and treat injury with Bordeaux fungicide.

Oak Tree Survey Form

Date 7/10/08

Tree number	#83
Species	Quercus agrifolia ssp. a.
Photo direction	North-northeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	Two trunks - 2.7", 2.1" @ 3.5'
Height (feet)	14'
Canopy classification	Intermediate
Edge of canopy (feet)	N-5' NW-6' NE-5' W-5' E-5' SW-5' SE-4' S-4'
Edge of canopy height (feet)	N-3' NW-2' NE-2' W-1' E-2' SW-1' SE-2' S-2'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunks lean 2% West
HEALTH	
Evidence of disease	No
Exfoliation	Yes, small wound at base of north trunk.
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Ehrhorn's oak scale
Parasites	no
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (1-3")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Re-attach tree tag embedded in trunk and treat injury with Bordeaux fungicide. Remove exotic trees (oleander, Peruvian pepper) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/10/08

Tree number	#84 (existing tag)
Species	Quercus agrifolia ssp. a.
Photo direction	South-southeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	Two trunks – 9.2", 7.3" @ 3.5' (12.6" @ 2.5')
Height (feet)	30'
Canopy classification	Dominant
Edge of canopy (feet)	N-19' NW-20' NE-18' W-15' E-12' SW-14' SE-11' S-8'
Edge of canopy height (feet)	N-11' NW-6' NE-4' W-12' E-11' SW-10' SE-7' S-10'
Slope degree / orientation	10% NW
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branching	No
Weak main crotch	Yes, two trunks with included bark
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	Colluvial fill
Leaning	Trunks lean 25% NW
HEALTH	
Evidence of disease	Yes
Exfoliation	Yes, crack along NNE side of lower trunk
Leaf scorch	No
Exudation	Exudations on east trunk @ 4' and 8'
Epicormic branching	No
Insect pests	Evidence of wood borer (exit holes at base of trunk), Ehrhorn's oak scale
Parasites	No
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (1-3')
Leaf color	Fair
Deadwood	Yes
Sparse foliage	No
Health assessment (A-F)	C
Recommendations to remedy structural problems	Structural pruning recommended to correct collateral and crossing branches in upper trunk structure.
Recommendations to improve tree health	Remove deadwood. Remove soil and debris covering rot crown. Remove exotic shrubs (oleander) growing inside Protection Zone. Treat exudations with fungicide. Consider insecticidal treatment for oak borer infestation.

Oak Tree Survey Form

Date 7/10/08

Tree number	#77 (existing tag)
Species	Quercus ilex
Photo direction	West
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 3.1" @ 3.5'
Height (feet)	15'
Canopy classification	Intermediate
Edge of canopy (feet)	N-3' NW-3' NE-4' W-4' E-5' SW-4' SE-5' S-5'
Edge of canopy height (feet)	N-5' NW- 5' NE-4' W-5' E-5' SW-5' SE-5' S-5'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	C
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunk leans 1% South
HEALTH	
Evidence of disease	No
Exfoliation	Yes, cracks along lower trunk @ 2-3'
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	No
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-4")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	Re-stake tree, with two stakes a minimum 1' from trunk.
Recommendations to improve tree health	Re-attach tree tag embedded in trunk and treat injury with Bordeaux fungicide. Remove exotic shrubs (oleander) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/10/08

Tree number	#78 (existing tag)
Species	Quercus agrifolia
Photo direction	West
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 2.6" @ 3.5'
Height (feet)	11'
Canopy classification	Intermediate
Edge of canopy (feet)	N-4' NW-4' NE-4' W-7' E-4' SW-6' SE-4' S-4'
Edge of canopy height (feet)	N-5' NW-4' NE-5' W-3' E-4' SW-3' SE-3' S-3'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	C
Unbalanced crown	No
Excessive horiz. branch.	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunk leans 2% West
HEALTH	
Evidence of disease	No
Exfoliation	Yes, wounds and cracks at base of trunk
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Minor
Parasites	No
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (1-3")
Leaf color	Fair
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	C
Recommendations to remedy structural problems	Structural pruning recommended to improve upper branching structure. Re-stake tree, with two stakes a minimum 1' from trunk.
Recommendations to improve tree health	Remove exotic trees (Peruvian pepper) growing inside Protection Zone. Application of supplemental irrigation recommended as oak appears drought-stressed.

Oak Tree Survey Form

Date 7/10/08

Tree number	#41 (existing tag)
Species	Quercus ilex
Photo direction	West
PHYSICAL STRUCTURE	
Trunk diameter (inches)	Two trunks - 1.9", 1.7" @ 3.5' (2.5" @ 3')
Height (feet)	9'
Canopy classification	Intermediate
Edge of canopy (feet)	N-2' NW-3' NE-3' W-5' E-3' SW-5' SE-4' S-4'
Edge of canopy height (feet)	N-3' NW-3' NE-3' W-3' E-3' SW-3' SE-3' S-4'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branching	No
Weak main crotch	Yes, upper trunk with included bark
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	Yes, tree crown planted too deep
Leaning	Upper trunks lean 5% South
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	No
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (2-4")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	Structural pruning recommended to remove crossing and inward-trending branches in canopy.
Recommendations to improve tree health	Remove soil covering root crowns. Remove exotic trees (Peruvian pepper) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/10/08

Tree number	#82 (existing tag)
Species	Quercus agrifolia
Photo direction	East
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 2.7" @ 3.5'
Height (feet)	9'
Canopy classification	Over-topped
Edge of canopy	N-2' NW-2' NE-3' W-5' E-3' SW-8' SE-4' S-4'
Edge of canopy height	N-4' NW-3' NE-3' W-3' E-3' SW-3' SE-2' S-3'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	D
Unbalanced crown	Yes
Excessive horiz. branching	Yes
Weak main crotch	Yes
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	Yes, tree crown planted too deep
Leaning	Upper trunk leans 20-50% SW
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Minor
Parasites	No
Evaluation of vigor (A-F)	D
New tip growth (inches)	Poor (1-2")
Leaf color	Poor
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	D
Recommendations to remedy structural problems	Structural pruning recommended to remove portions of excessive horizontal branches and re-establish vertical growth.
Recommendations to improve tree health	Remove soil covering root crown. Remove exotic trees (Peruvian pepper) growing inside Protection Zone. Application of supplemental irrigation recommended as oak appears drought-stressed.

Oak Tree Survey Form

Date 7/10/08

Tree number	#40 (existing tag)
Species	Quercus ilex
Photo direction	East
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 2.3" @ 3.5'
Height 9feet)	7'
Canopy classification	Intermediate
Edge of canopy	N-3' NW-3' NE-3' W-4' E-3' SW-4' SE-3' S-4'
Edge of canopy height	N-3' NW-2' NE-3' W- 2' E-3' SW-3' SE-3' S-2'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	C
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	Yes, causing exfoliation on branches in canopy
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunk leans 15% WNW
HEALTH	
Evidence of disease	No
Exfoliation	Yes, mechanical injury on SW side of trunk @ 0-2'
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	No
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-8")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	C
Recommendations to remedy structural problems	Structural pruning recommended to remove crossing branches and internal branches not contributing to canopy.
Recommendations to improve tree health	Remove padlock placed on branch.

Oak Tree Survey Form

Date 7/10/08

Tree number	#57 (new tag)
Species	Quercus agrifolia ssp. a.
Photo direction	South
PHYSICAL STRUCTURE	
Trunk diameter (inches)	Two trunks – 1.6", 1.0" @ 3.5'
Height (feet)	12'
Canopy classification	Over-topped
Edge of canopy (feet)	N-7' NW-7' NE-4' W-6' E-3' SW-4' SE-2' S-2'
Edge of canopy height (feet)	N-4' NW-5' NE-4' W-5' E-5' SW-5' SE-6' S-6'
Slope degree / orientation	2% SW
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunks lean 5-10% NW
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Minor
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (2-5")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Remove exotic shrub (oleander) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/11/08

Tree number	#58 (new tag)
Species	Quercus agrifolia ssp. a.
Photo direction	South-southeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 2.1" @ 2.5'
Height (feet)	10'
Canopy classification	Over-topped
Edge of canopy (feet)	N-6' NW-7' NE-2' W-6' E-0' SW-6' SE-0' S-3'
Edge of canopy height (feet)	N-3' NW-3' NE-5' W-2' E-N/A SW-2' SE-N/A S-2'
Slope degree / orientation	2% north
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunk leans 10-25% NW
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Minor
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (2-6")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Remove exotic species (Peruvian pepper, Fraser photinia) growing inside Protection zone.

Oak Tree Survey Form

Date 7/11/08

Tree number	#59 (new tag)
Species	Quercus agrifolia ssp. a.
Photo direction	North-northeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 2.3" @ 3.5'
Height (feet)	12'
Canopy classification	Over-topped
Edge of canopy (feet)	N-5' NW-4' NE- 4' W-4' E-4' SW-4' SE-6' S-6'
Edge of canopy height (feet)	N-6' NW-5' NE-6' W-4' E-8' SW-3' SE-8' S-6'
Slope degree / orientation	20% East
Aesthetic assessment (A-F)	D
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	Yes
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	Colluvial fill and plant debris
Leaning	Well-balanced
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Evidence of California oak worm (damaged leaves)
Parasites	No
Evaluation of vigor (A-F)	D
New tip growth (inches)	Poor (1")
Leaf color	Poor
Deadwood	Yes
Sparse foliage	Yes
Health assessment (A-F)	D
Recommendations to remedy structural problems	Structural pruning recommended to improve form of canopy currently impacted by dominant exotic trees an fallen branches
Recommendations to improve tree health	Remove soil and debris covering root crown, Removal of exotic trees (tree of heaven, Peruvian pepper) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/11/08

Tree number	#60 (new tag) installed on west side of trunk due to access limitations.
Species	Quercus agrifolia ssp. a.
Photo direction	East-southeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk estimated at 5" @ 3.5' due to access limitations.
Height (feet)	30'
Canopy classification	Over-topped
Edge of canopy (feet)	N-8' NW-6' NE-15' W-4' E-8' SW-4' SE-3' S-4'
Edge of canopy height (feet)	N-4' NW-6' NE-12' W-6' E-12' SW-12' SE-10' S-8'
Slope degree / orientation	20% SSE
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	Colluvial fill and plant debris
Leaning	5% North
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Evidence of California oak worm (damaged leaves) and tent caterpillar (silken mats)
Parasites	No
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (1-3")
Leaf color	Fair
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	C
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Remove soil and leaf debris covering root crown. Remove fence impacting oak trunk. Remove exotic trees (tree of heaven) growing inside Protection Zone

Oak Tree Survey Form

Date 7/11/08

Tree number	#61 (new tag)
Species	Quercus agrifolia ssp. a.
Photo direction	North-northeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 2.6" @ 3.5'
Height (feet)	18'
Canopy classification	Over-topped
Edge of canopy (feet)	N-6' NW-8' NE-4' W-7' E-4' SW-6' SE-3' S-5'
Edge of canopy height (feet)	N- 3' NW-3' NE-2' W- 2' E-2' SW-3' SE-3' S-3'
Slope degree / orientation	1% WSW
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Upper trunk leans 5-10% NNW
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Evidence of California oak worm (damaged leaves) and tent caterpillar (silken mats)
Parasites	No
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (1-4")
Leaf color	Fair
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	C
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Remove exotic trees (tree of heaven, Peruvian pepper) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/11/08

Tree number	#62 (new tag)
Species	Quercus agrifolia ssp. a.
Photo direction	North-northeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk estimated at 3.5" @ 3.5' due to access limitations.
Height (feet)	15'
Canopy classification	Intermediate
Edge of canopy (feet)	N-4' NW-5' NE-4' W-2' E-5' SW-5' SE-5' S-6'
Edge of canopy height (feet)	N-8' NW-8' NE-8' W-3' E-3' SW-7' SE-3' S-4'
Slope degree / orientation	3% East
Aesthetic assessment (A-F)	C
Unbalanced crown	No
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	Colluvial fill and plant debris
Leaning	
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Evidence of California oak worm (damaged leaves)
Parasites	No
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (2-3")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Remove soil and debris covering root crown. Remove exotic trees (tree of heaven) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/11/08

Tree number	#63 (new tag)
Species	Quercus agrifolia ssp. a.
Photo direction	North
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 3.6" @ 3.5'
Height (feet)	17'
Canopy classification	Intermediate
Edge of canopy (feet)	N-8' NW-3' NE-8' W-0' E-8' SW-0' SE-4' S-3'
Edge of canopy height (feet)	N-2' NW-3' NE-2' W-N/A E-1' SW-N/A SE-1' S-6'
Slope degree / orientation	3% South
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunk leans 20% ENE
HEALTH	
Evidence of disease	No
Exfoliation	Yes, cracks along trunk @ 0-5'
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Ehrhorn's oak scale, crown whitefly, Evidence of California oak worm (damaged leaves)
Parasites	No
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (1-3")
Leaf color	Fair
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	C
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Remove exotic trees (Peruvian pepper, tree of heaven) growing inside Protection Zone.

Oak Tree Survey Form

Date 7/11/08

Tree number	#64 (new tag)
Species	Quercus lobata
Photo direction	Weat-southwest
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk – 6.3" @ 3.5'
Height (feet)	21'
Canopy classification	Open grown
Edge of canopy (feet)	N-3' NW-0' NE-7' W-3' E-12' SW-5' SE-15' S-15'
Edge of canopy height (feet)	N-6' NW-N/A NE-7' W-9' E-7' SW-5' SE-7' S-8'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branching	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Trunk leans 5-45% SE
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Evidence of wood borers (exit holes) and California oak worm (damaged leaves)
Parasites	Galls (minor infestation)
Evaluation of vigor (A-F)	A
New tip growth (inches)	Excellent (6-24")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Avoid irrigation within 6' of oak trunk.

Oak Tree Survey Form

Date 5/8/09

Tree number	#133 (old tag #1)
Species	Quercus agrifolia ssp. a.
Photo direction	South-southwest
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 22.3" @ 3.5'
Height (feet)	~39'
Canopy classification	Co-dominant
Edge of canopy (feet)	N-27' NW-21' NE-28' W-5' E-25' SW-2' SE-3' S-1'
Edge of canopy height (feet)	N-6' NW-12' NE-3' W-NA E-4' SW-NA SE-NA S-NA
Slope degree / orientation	5% North
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branch	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	10% North
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Minor damage (California oakmoth and other insect defoliators)
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-8")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Control exotic species (ripgut brome, slender wild oat, red brome, hoary mustard) growing inside Protection Zone. Maintain and enhance oak mulch layer.

Oak Tree Survey Form

Date 5/8/09

Tree number	#134 (old tag #2)
Species	Quercus agrifolia ssp. a.
Photo direction	West-southwest
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 27.2" @ 3.5'
Height (feet)	54'
Canopy classification	Co-dominant
Edge of canopy (feet)	N-21' NW-27' NE-24' W-27' E-26' SW-10' SE-24' S-6'
Edge of canopy height (feet)	N-15' NW-8' NE-10' W-15' E-1' SW-40' SE-1' S-40'
Slope degree / orientation	2% North
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branch	No
Weak main crotch	Yes (acute angle at main trunk first division)
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Well-balanced
HEALTH	
Evidence of disease	Yes
Exfoliation	No
Leaf scorch	No
Exudation	Small exudation on southeast side of trunk @ 5' (broken branch)
Epicormic branching	No
Insect pests	Minor damage (insect defoliators)
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-8")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Treat exudation with fungicide. Deadwood removal (in summer). Control exotic species (hoary mustard, ripgut brome, horehound) growing inside Protection Zone. Maintain oak mulch layer.

Oak Tree Survey Form

Date 5/8/09

Tree number	#135 (old tag #3)
Species	Quercus agrifolia ssp. a.
Photo direction	East-northeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk - 23.8" @ 3.5'
Height (feet)	~49'
Canopy classification	Co-dominant
Edge of canopy (feet)	N-12' NW-24' NE-14' W-19' E-27' SW-18' SE-27' S-15'
Edge of canopy height (feet)	N-18' NW-25' NE-12' W-15' E-0' SW-20' SE-0' S-20'
Slope degree / orientation	3% Northwest
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branch	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Well-balanced
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Minor damage (insect defoliators)
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-8")
Leaf color	Good
Deadwood	Yes
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Deadwood removal (in summer). Control exotic species (ripgut brome, horehound) growing inside Protection Zone. Maintain oak mulch layer.

Oak Tree Survey Form

Date 5/8/09

Tree number	#132 (old tag #37, #42, #43)
Species	Quercus agrifolia ssp. a.
Photo direction	North
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk – 29.1" @ 3.5'
Height (feet)	~40'
Canopy classification	Co-dominant
Edge of canopy (feet)	N-17' NW-24' NE-13' W-23' E-11' SW-31' SE-8' S-33'
Edge of canopy height (feet)	N-10' NW-4' NE-5' W-3' E-4' SW-1' SE-8' S-3'
Slope degree / orientation	5% West-northwest
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branch	No
Weak main crotch	Yes
Fire damage	No
Cavity (trunk or branch)	Many branch cavities
Soil build-up at base	No
Leaning	Well-balanced
HEALTH	
Evidence of disease	No
Exfoliation	Yes
Leaf scorch	No
Exudation	No
Epicormic branching	Minor
Insect pests	Wood borer exit holes observed, Minor damage from insect defoliators
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-8")
Leaf color	Good
Deadwood	Yes
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Deadwood removal (in summer). Control exotic species (ripgut brome) growing inside Protection Zone. Maintain and enhance oak mulch layer.

Oak Tree Survey Form

Date 5/8/09

Tree number	#129 (old tag #40)
Species	Quercus agrifolia ssp. a.
Photo direction	North
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk – 32.1" @ 3.5'
Height (feet)	~40'
Canopy classification	Co-dominant
Edge of canopy (feet)	N-23' NW-25' NE-23' W-24' E-29' SW-27' SE-25' S-27'
Edge of canopy height (feet)	N-15' NW-25' NE-12' W-25' E-6' SW-15' SE-3' S-5'
Slope degree / orientation	3% North
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branch	No
Weak main crotch	Yes
Fire damage	No
Cavity (trunk or branch)	Small trunk hollow, south side of trunk base – with native bees
Soil build-up at base	No
Leaning	Well-balanced
HEALTH	
Evidence of disease	Yes
Exfoliation	XX
Leaf scorch	No
Exudation	No
Epicormic branching	Yes
Insect pests	Wood borer exit holes observed. Minor damage from insect defoliators
Parasites	No
Evaluation of vigor (A-F)	C
New tip growth (inches)	Fair (2-5")
Leaf color	Good
Deadwood	XX, Remove dead limb on southeast side of trunk
Sparse foliage	No
Health assessment (A-F)	C
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Deadwood removal (in summer). Control exotic species (ripgut brome, black mustard, slender wild oat) growing inside Protection Zone. Maintain and enhance oak mulch layer on southeast and south sides of protection zone.

Oak Tree Survey Form

Date 5/8/09

Tree number	# 131, located on west side of trunk (old tag #42)
Species	Quercus agrifolia ssp. a.
Photo direction	Southwest
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk – 8.3" @ 3.5'
Height (feet)	18'
Canopy classification	Over-topped
Edge of canopy (feet)	N-8' NW-6' NE-8' W-7' E-5' SW-3' SE-4' S-4'
Edge of canopy height (feet)	N-6' NW-4' NE-5' W-3' E-3' SW-2' SE-4' S-1'
Slope degree / orientation	5% West-northwest
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branch	No
Weak main crotch	Collateral upper trunks
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	minor
Leaning	3% North
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	Yes
Insect pests	Minor damage from insect defoliators
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-6")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	Remove sub-dominant collateral trunk at 3'
Recommendations to improve tree health	Control exotic species growing inside Protection Zone. Maintain and enhance oak mulch layer on north side of protection zone.

Oak Tree Survey Form

Date 5/8/09

Tree number	# 130 (old tag #41, #45)
Species	Quercus agrifolia ssp. a.
Photo direction	South-southeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	one trunk – 11.2" @ 3.5'
Height (feet)	20'
Canopy classification	Over-topped
Edge of canopy (feet)	N-10' NW-8' NE-13' W-5' E-7' SW-3' SE-5' S-5'
Edge of canopy height (feet)	N-7' NW-10' NE-6' W-8' E-7' SW-5' SE-1' S-1'
Slope degree / orientation	5% West-northwest
Aesthetic assessment (A-F)	C
Unbalanced crown	Yes
Excessive horiz. branch	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	Minor
Leaning	5% North
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	No
Insect pests	Minor damage from insect defoliators
Parasites	No
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (3-6")
Leaf color	Good
Deadwood	Minor
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Control exotic species (ripgut brome, slender wild oat) growing inside Protection Zone. Maintain and enhance oak mulch layer.

Oak Tree Survey Form

Date 5/8/09

Tree number	#6 (old tag #130)
Species	Quercus lobata
Photo direction	East-southeast
PHYSICAL STRUCTURE	
Trunk diameter (inches)	One trunk – 28.1" @ 3.5'
Height (feet)	~60'
Canopy classification	Dominant
Edge of canopy (feet)	N-10' NW-12' NE-13' W-16' E-23' SW-27' SE-30' S-30'
Edge of canopy height (feet)	N-20' NW-30' NE-25' W-12' E-40' SW-1' SE-15' S-20'
Slope degree / orientation	Flat
Aesthetic assessment (A-F)	B
Unbalanced crown	No
Excessive horiz. branch	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	Yes
Soil build-up at base	No
Leaning	Upper trunk leans south-southeast
HEALTH	
Evidence of disease	No
Exfoliation	XX, Mechanical damage on northeast and west sides of trunk at 0-2'
Leaf scorch	No
Exudation	No
Epicormic branching	Normal
Insect pests	Minor
Parasites	Galls
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (2-5")
Leaf color	Good
Deadwood	Yes
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	None
Recommendations to improve tree health	Deadwood removal (in summer). Control exotic species (slender wild oat) growing inside Protection Zone.

Oak Tree Survey Form

Date 5/8/09

Tree number	#7 (old tag #129)
Species	Quercus lobata
Photo direction	South
PHYSICAL STRUCTURE	
Trunk diameter (inches)	Two trunks – 6.5", 6.2" @ 3.5'
Height (feet)	22'
Canopy classification	Intermediate
Edge of canopy (feet)	N-6' NW-6' NE-7' W-6' E-11' SW-9' SE-9' S-16''
Edge of canopy height (feet)	N-10' NW-12' NE-6' W-4' E-10' SW-7' SE-4' S-5'
Slope degree / orientation	10% North-northeast
Aesthetic assessment (A-F)	C
Unbalanced crown	No
Excessive horiz. branch	No
Weak main crotch	No
Fire damage	No
Cavity (trunk or branch)	No
Soil build-up at base	No
Leaning	Well-balanced
HEALTH	
Evidence of disease	No
Exfoliation	No
Leaf scorch	No
Exudation	No
Epicormic branching	Normal
Insect pests	Minor
Parasites	Galls
Evaluation of vigor (A-F)	B
New tip growth (inches)	Good (2-5")
Leaf color	Good
Deadwood	Yes
Sparse foliage	No
Health assessment (A-F)	B
Recommendations to remedy structural problems	Remove the low-lying branch trending east from west trunk (to prevent crossing branches in future).
Recommendations to improve tree health	Deadwood removal (in summer). Control exotic species (ripgut brome, slender wild oat) growing inside Protection Zone.

Appendix B

Photographs of Protected Oaks

Oak #100 – View facing west-northwest.

Oak #100 – View facing north.

Oak #100 – showing trunk cavity and old exudatiaon below cavity.

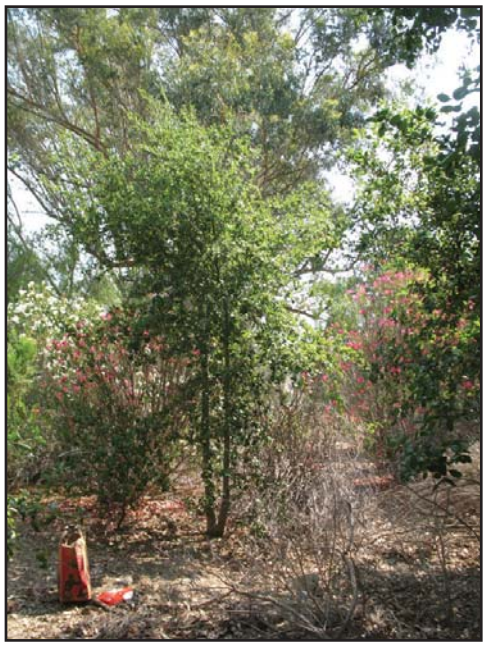
Oak #100 – showing weak main crotch with included bark.

Oak #100 – showing broken cable in lower canopy.

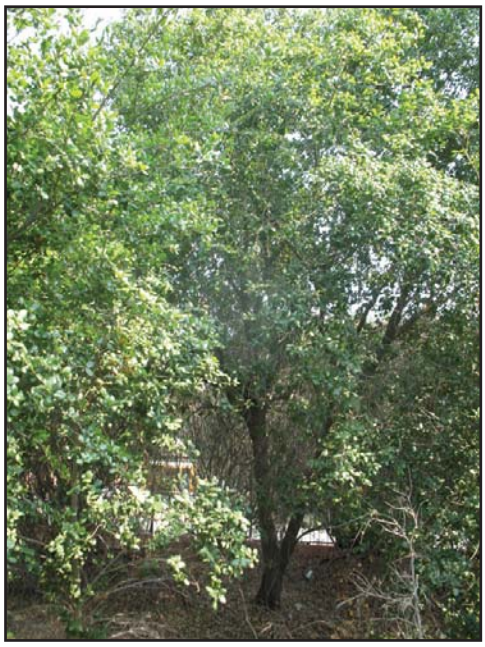
Photographs of Oaks

Oak #86 – View facing south.

Oak #85 – View facing south-southeast.



Oak #83 – View facing north-northeast.



Oak #84 – View facing south-southeast.

Oak #84 – Showing exfoliation crack and wood borer holes near base of trunk.

Oak #77 – View facing west.

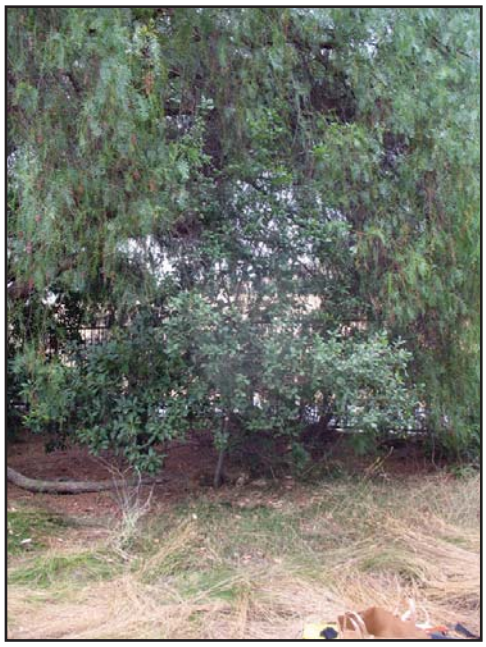
Oak #78 – View facing west.

Oak #41 – View facing west.

Oak #82 – View facing east.

Oak #40 – View facing east.

Oak #57 – View facing south.



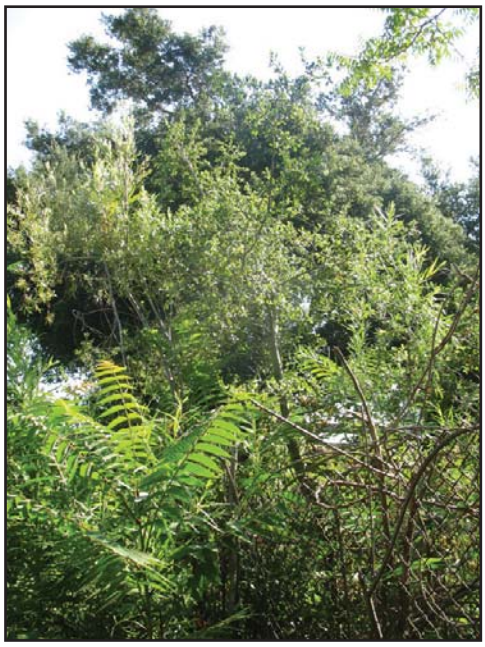
Oak #58 – View facing south-southeast.

Photographs of Oaks

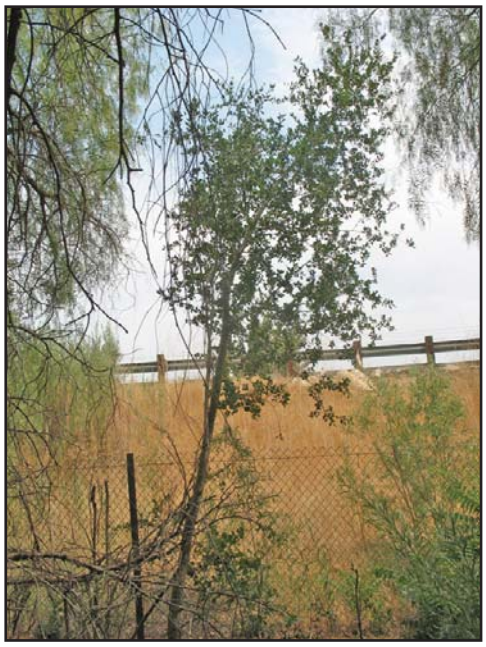
Oak #59 – View facing north-northeast.

Oak #60 – View facing east-southeast.

Oak #61 – View facing north-northeast.



Oak #62 – View facing north-northeast.



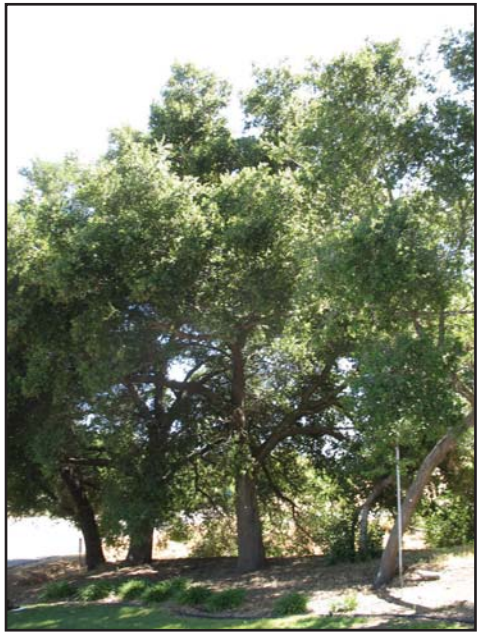
Oak #63 – View facing north.

Oak #64 – View facing west-southwest.

Photographs of Oaks

Oak #133 – View facing south-southwest.

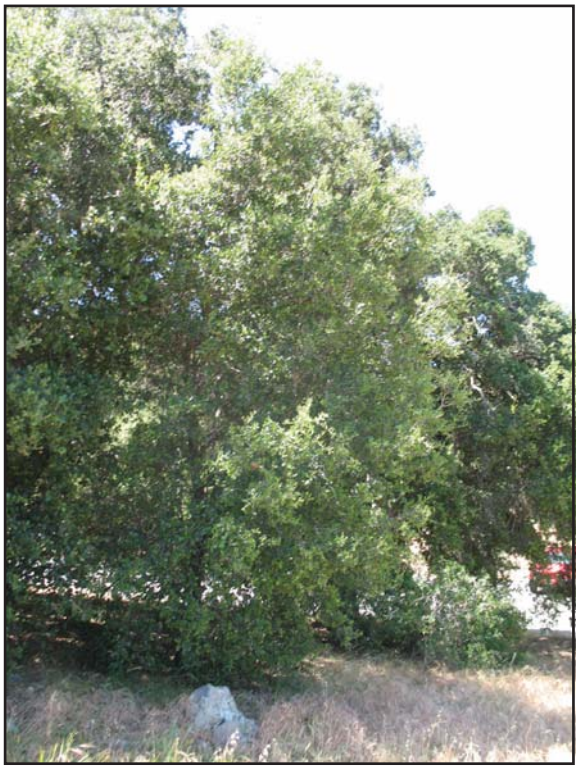
Oak #134 – View facing west-southwest.



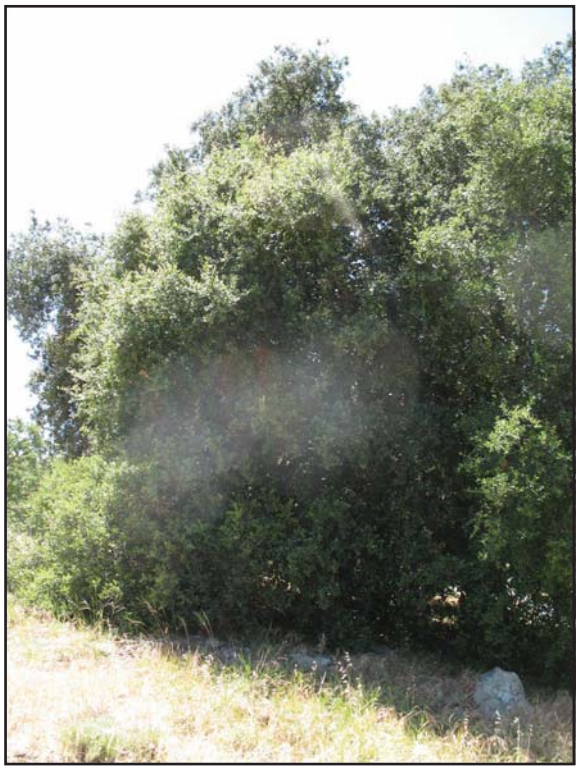
Oak #135 – View facing east-northeast.

Oak #132 – View facing north.

Oak #129 – View facing north.



Oak #131 – View facing southwest.



Oak #131 – View facing south-southeast.

Oak #6 – View facing east-southeast.

Oak #7 – View facing south.

Appendix C

Oak Tree Impact Map

U.S. HIGHWAY 101

AGOURA ROAD

63
62
61
60
59
86
85
100
64
83
84
57
58
78
77
41
82
40
133
134
135
131
130
132
129
6
7

Legend

- Project Boundary
- Limits of Grading
- Protection Zone
- Trunk Location
- Removal
- Canopy & Protection Zone
- Protection Zone Only
- No Impact

29621 AGOURA ROAD - OAK TREE REPORT

Oak Tree Impact Map

ENVICOM CORPORATION

0 10 20 Feet

README App. C

Source: Lanet / Shaw Architects, January 2009.