Table 4

Level of Service for Existing Conditions

No.	Intersection	AM Peak Hour ICU	AM Peak Hour LOS	PM Peak Hour ICU	PM Peak Hour LOS
1.	Agoura Rd. & Reyes Adobe Rd.	0.603	B	0.722	C
2.	Reyes Adobe Rd. & 101 S/B Freeway ramps	0.663	B	0.754	C
3.	Reyes Adobe Rd. & 101 N/B Freeway ramps	0.770	C	0.719	C
4.	Reyes Adobe Rd. & Canwood St.	0.558	A	0.627	B
5.	Kanan Rd. & Agoura Rd.	0.880	D	0.823	D
6.	Kanan Rd. & 101 Freeway S/B ramps	0.877	D	0.665	B
7.	Kanan Rd. & 101 Freeway N/B ramps	0.918	E	0.993	E
8.	Kanan Rd. & Canwood St. (southerly intersection)	0.550	A	0.608	B

Supporting capacity worksheets are contained in Appendix D of this report.

Analysis of Future Traffic Conditions

Future traffic volume estimates have been developed to analyze the traffic conditions after completion of other planned land developments including the proposed project. The following scenarios have been analyzed:

(a) Existing traffic plus project
(b) Existing traffic plus 3 years ambient growth
(2.26 percent per year per LA CMP growth rates);
(c) Traffic in (b) plus project;
(d) Traffic in (c) plus the cumulative traffic of other nearby developments; and
(e) Traffic in (d) with the proposed project;

The traffic impacts created by the project traffic growth are shown below in Table 5. As shown, the project would impact 1 intersection, Kana Road and Agoura Road during the

afternoon peak hour. The impacts of the ambient traffic growth without the project are shown in Table 6. Four intersections are impacted by ambient traffic growth alone. Future traffic volumes with the ambient traffic volume growth are shown in Figures 9 and 10 for the morning and afternoon peak hours.

Table 5
Future Traffic Conditions
with Project Traffic Growth

No.	Intersection	Peak Hour	Existing ICU	Existing LOS	Existing + Project ICU	Existing + Project LOS	Impact
1.	Agoura Rd. & Reyes Adobe Rd.	AM	0.603	B	0.614	B	+0.011
		PM	0.722	C	0.743	C	+0.021
2.	Reyes Adobe Rd. & 101 S/B Freeway ramps	AM	0.663	B	0.711	B	+0.048
		PM	0.754	C	0.787	C	+0.033
3.	Reyes Adobe Rd. & 101 N/B Freeway ramps	AM	0.770	C	0.789	C	+0.019
		PM	0.719	C	0.748	C	+0.029
4.	Reyes Adobe Rd. & Canwood St.	AM	0.558	C	0.559	A	+0.001
		PM	0.627	B	0.627	B	+0.000
5.	Kanan Rd. & Agoura Rd.	AM	0.880	D	0.897	D	+0.017
		PM	0.823	D	0.866	D	+0.043*
6.	Kanan Rd. & 101 S/B Freeway ramps	AM	0.877	D	0.896	E	+0.019
		PM	0.665	B	0.699	B	+0.034
7.	Kanan Rd. & 101 N/B Freeway ramps	AM	0.918	E	0.930	E	+0.012
		PM	0.993	E	0.996	E	+0.003
8.	Kanan Rd. & Canwood St. (south I/S)	AM	0.550	A	0.553	A	+0.003
		PM	0.608	B	0.612	B	+0.004

Table 6
Future Traffic Conditions
with Ambient Traffic Growth

No.	Intersection	Peak Hour	Existing ICU	Existing LOS	Existing + Ambient ICU	Existing + Ambient LOS	Impact
1.	Agoura Rd. & Reyes Adobe Rd.	AM	0.603	B	0.636	B	+0.033
		PM	0.722	C	0.764	C	+0.042
2.	Reyes Adobe Rd. & 101 S/B Freeway ramps	AM	0.663	B	0.700	B	+0.037
		PM	0.754	C	0.798	C	+0.044
3.	Reyes Adobe Rd. & 101 N/B Freeway ramps	AM	0.770	C	0.816	D	+0.046*
		PM	0.719	C	0.762	C	+0.043
4.	Reyes Adobe Rd. & Canwood St.	AM	0.558	C	0.588	A	+0.030
		PM	0.627	B	0.663	B	+0.036
5.	Kanan Rd. & Agoura Rd.	AM	0.880	D	0.933	E	+0.053*
		PM	0.823	D	0.871	D	+0.048*
6.	Kanan Rd. & 101 S/B Freeway ramps	AM	0.877	D	0.931	E	+0.054*
		PM	0.665	B	0.705	C	+0.040
7.	Kanan Rd. & 101 N/B Freeway ramps	AM	0.918	E	0.973	E	+0.055*
		PM	0.993	E	1.054	F	+0.061*
8.	Kanan Rd. & Canwood St. (south I/S)	AM	0.550	A	0.581	A	+0.031
		PM	0.608	B	0.643	B	+0.035

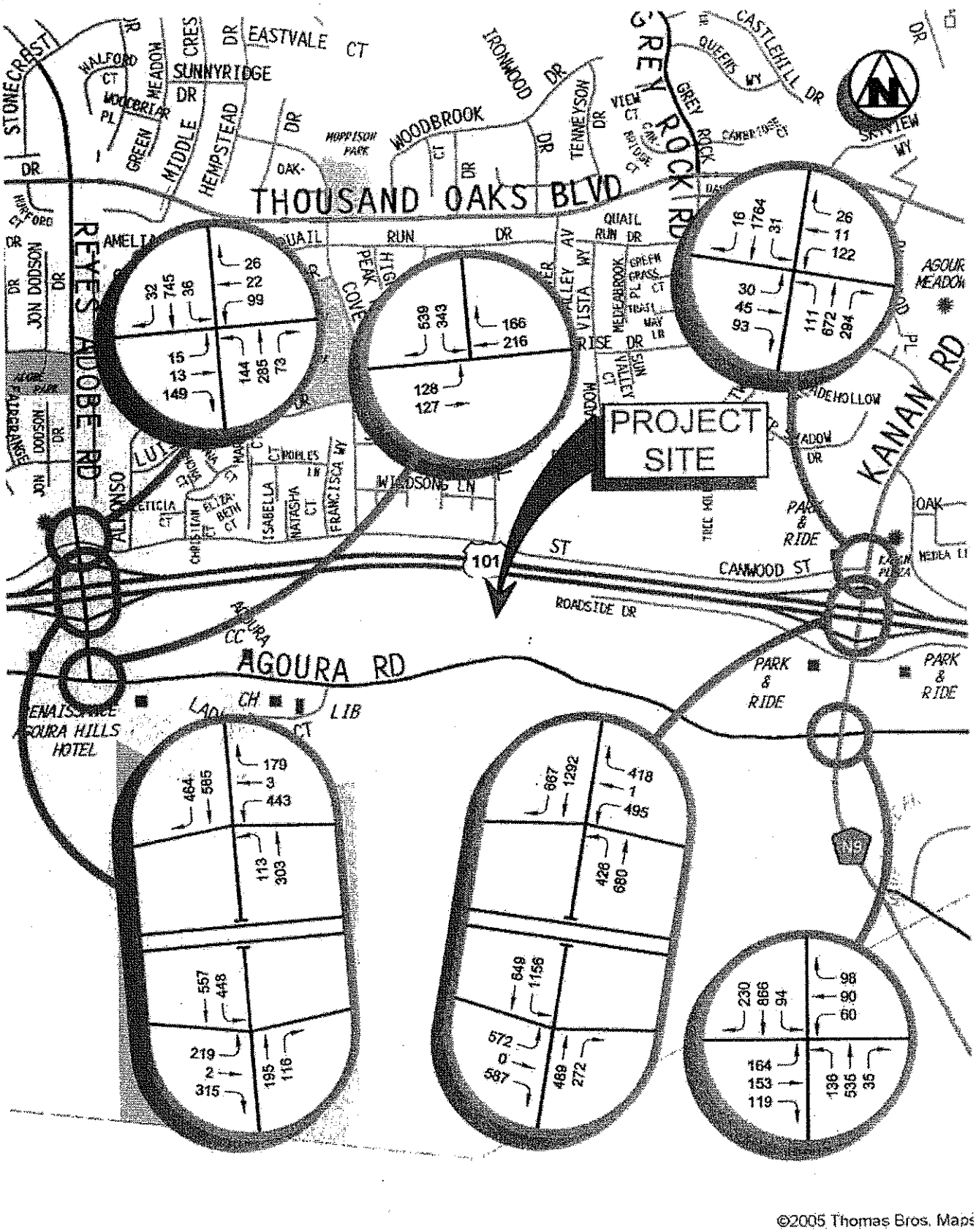

FIGURE 9

2/27/2005

EXISTING + AMBIENT GROWTH
AM PEAK HOUR

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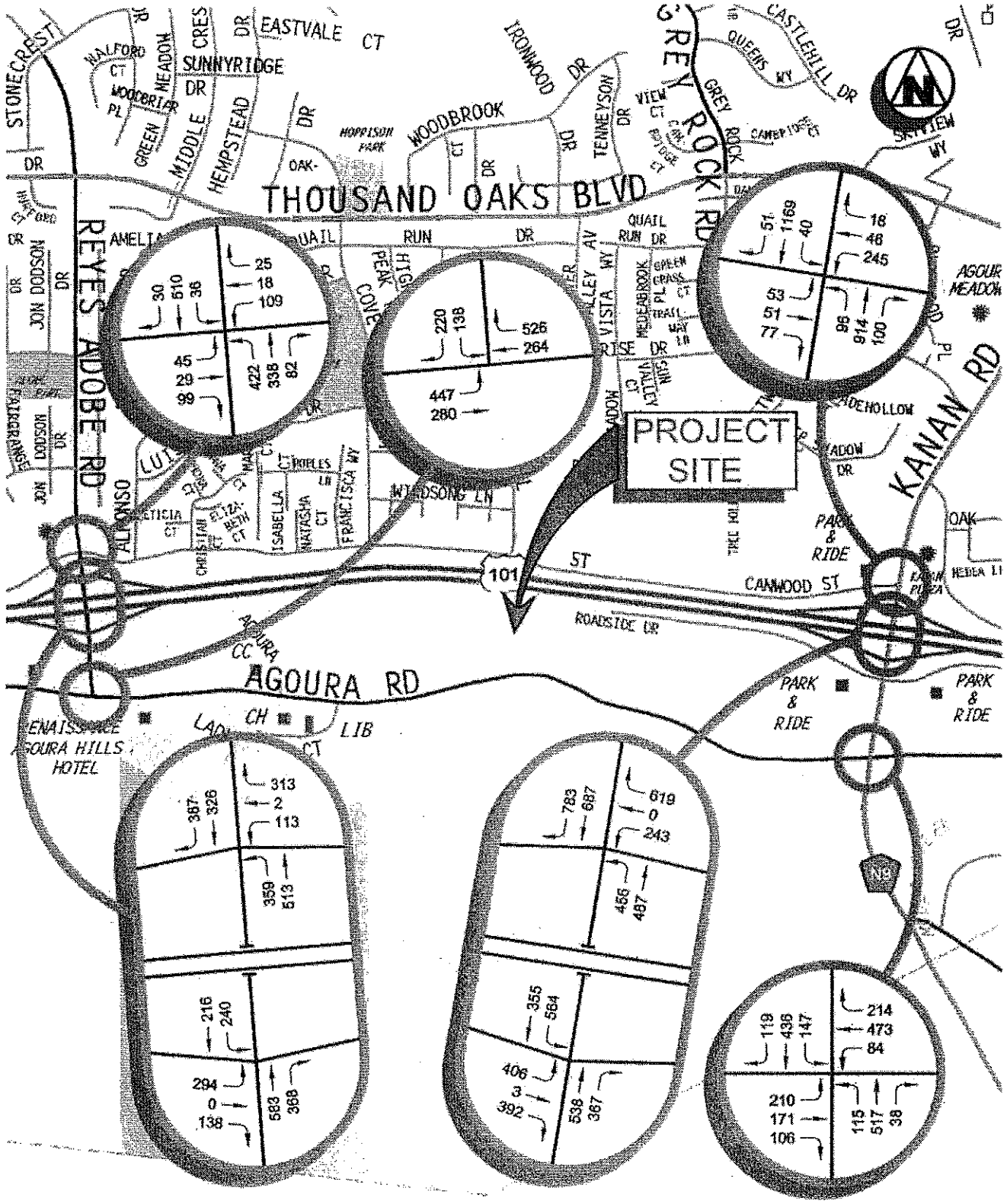

FIGURE 10

2/27/2005

EXISTING + AMBIENT GROWTH
PM PEAK HOUR

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Table 7 contains the traffic conditions with the ambient traffic growth and the estimated traffic volume generated by the proposed project. As shown, two of the study intersections are significantly impacted by project traffic using the significant impact criteria established by the City of Agoura Hills. Future traffic volumes "with ambient and project" are shown in Figures 11 and 12 for the morning and afternoon peak hours.

Table 7
Future Traffic Conditions
with Ambient and Project Traffic Growth

No.	Intersection	Peak Hour	Existing + Ambient ICU	LOS	Existing + Ambient + Project ICU	LOS	Impact
1.	Agoura Rd. & Reyes Adobe Rd.	AM	0.636	B	0.647	B	+0.011
		PM	0.764	C	0.784	C	+0.020
2.	Reyes Adobe Rd. & 101 S/B Freeway ramps	AM	0.700	B	0.748	C	+0.048
		PM	0.798	C	0.832	D	+0.034*
3.	Reyes Adobe Rd. & N/B 101 Freeway ramps	AM	0.816	D	0.834	D	+0.018
		PM	0.762	C	0.792	C	+0.030
4.	Reyes Adobe Rd. & Canwood St.	AM	0.588	A	0.590	A	+0.002
		PM	0.663	B	0.663	B	+0.000
5.	Kanan Rd. & Agoura Rd.	AM	0.933	E	0.950	E	+0.017
		PM	0.871	D	0.916	E	+0.045*
6.	Kanan Rd. & 101 S/B Freeway ramps	AM	0.931	E	0.949	E	+0.018
		PM	0.705	C	0.738	C	+0.033
7.	Kanan Rd. & 101 N/B Freeway ramps	AM	0.973	E	0.985	E	+0.012
		PM	1.054	F	1.056	F	+0.002
8.	Kanan Rd. & Canwood St. (south I/S)	AM	0.581	A	0.583	A	+0.002
		PM	0.643	B	0.647	B	+0.004

Table 7 contains the traffic conditions with the ambient traffic growth and the estimated traffic volume generated by the proposed project. As shown, two of the study intersections are significantly impacted by project traffic using the significant impact criteria established by the City of Agoura Hills. Future traffic volumes "with ambient and project" are shown in Figures 11 and 12 for the morning and afternoon peak hours.

Table 7
Future Traffic Conditions
with Ambient and Project Traffic Growth

No.	Intersection	Peak Hour	Existing + Ambient ICU	Existing + Ambient LOS	Existing + Ambient + Project ICU	Existing + Ambient + Project LOS	Existing + Ambient + Project Impact
1.	Agoura Rd. & Reyes Adobe Rd.	AM	0.636	B	0.647	B	+0.011
		PM	0.764	C	0.784	C	+0.020
2.	Reyes Adobe Rd. & 101 S/B Freeway ramps	AM	0.700	B	0.748	C	+0.048
		PM	0.798	C	0.832	D	+0.034*
3.	Reyes Adobe Rd. & N/B 101 Freeway ramps	AM	0.816	D	0.834	D	+0.018
		PM	0.762	C	0.792	C	+0.030
4.	Reyes Adobe Rd. & Canwood St.	AM	0.588	A	0.590	A	+0.002
		PM	0.663	B	0.663	B	+0.000
5.	Kanan Rd. & Agoura Rd.	AM	0.933	E	0.950	E	+0.017
		PM	0.871	D	0.916	E	+0.045*
6.	Kanan Rd. & 101 S/B Freeway ramps	AM	0.931	E	0.949	E	+0.018
		PM	0.705	C	0.738	C	+0.033
7.	Kanan Rd. & 101 N/B Freeway ramps	AM	0.973	E	0.985	E	+0.012
		PM	1.054	F	1.056	F	+0.002
8.	Kanan Rd. & Canwood St. (south I/S)	AM	0.581	A	0.583	A	+0.002
		PM	0.643	B	0.647	B	+0.004

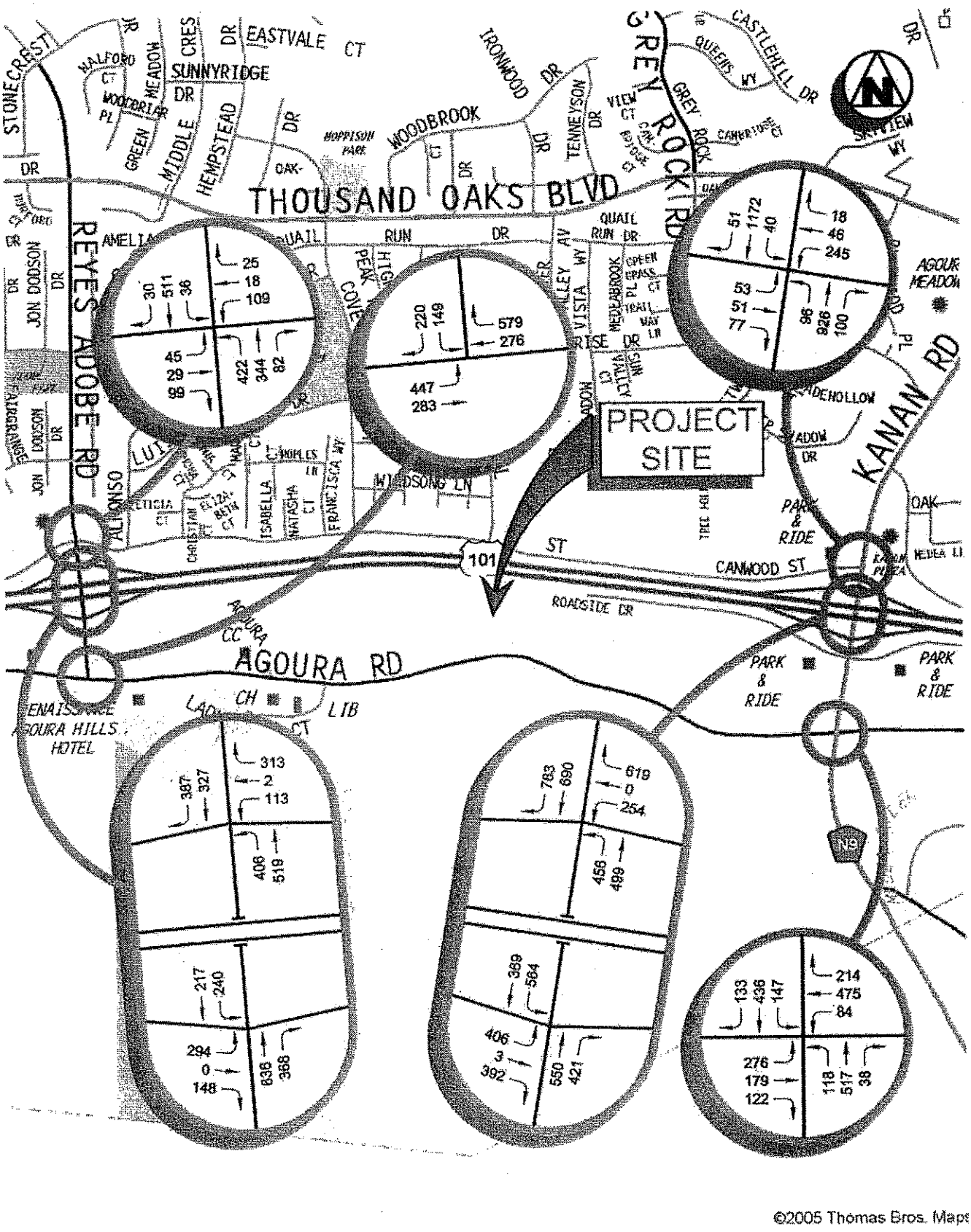

FIGURE 12

3/1/2005

EXISTING + AMBIENT GROWTH + PROJECT TRAFFIC VOLUMES PM PEAK HOUR

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The future cumulative analysis includes other development projects located within the study area that are either under construction, planned or pending. As part of this analysis, development projects were researched and project lists were obtained from the City of Agoura Hills Department of Planning and the Los Angeles County Regional Planning. These lists were reviewed in the field and 18 related projects were identified that could produce additional traffic in the near future at the study locations. It should be noted that this project, or any actions taken by the City regarding this project, does not have a direct bearing on these other proposed related projects. The locations of the other projects are shown in Figure 13 with their descriptions in Table 8.

To evaluate future traffic conditions with the related projects, estimates of the peak hour trips generated by the projects have been calculated by applying ITE traffic generating rates. The potential traffic from the related projects is provided in Appendix C. To show the potential cumulative impact of related project traffic volume increases, the related project traffic has been added to the existing traffic volume which has been increased by the ambient growth factor. Future peak hour traffic volumes with the added related projects are shown in Figures 14 and 15 for the morning and afternoon, respectively.

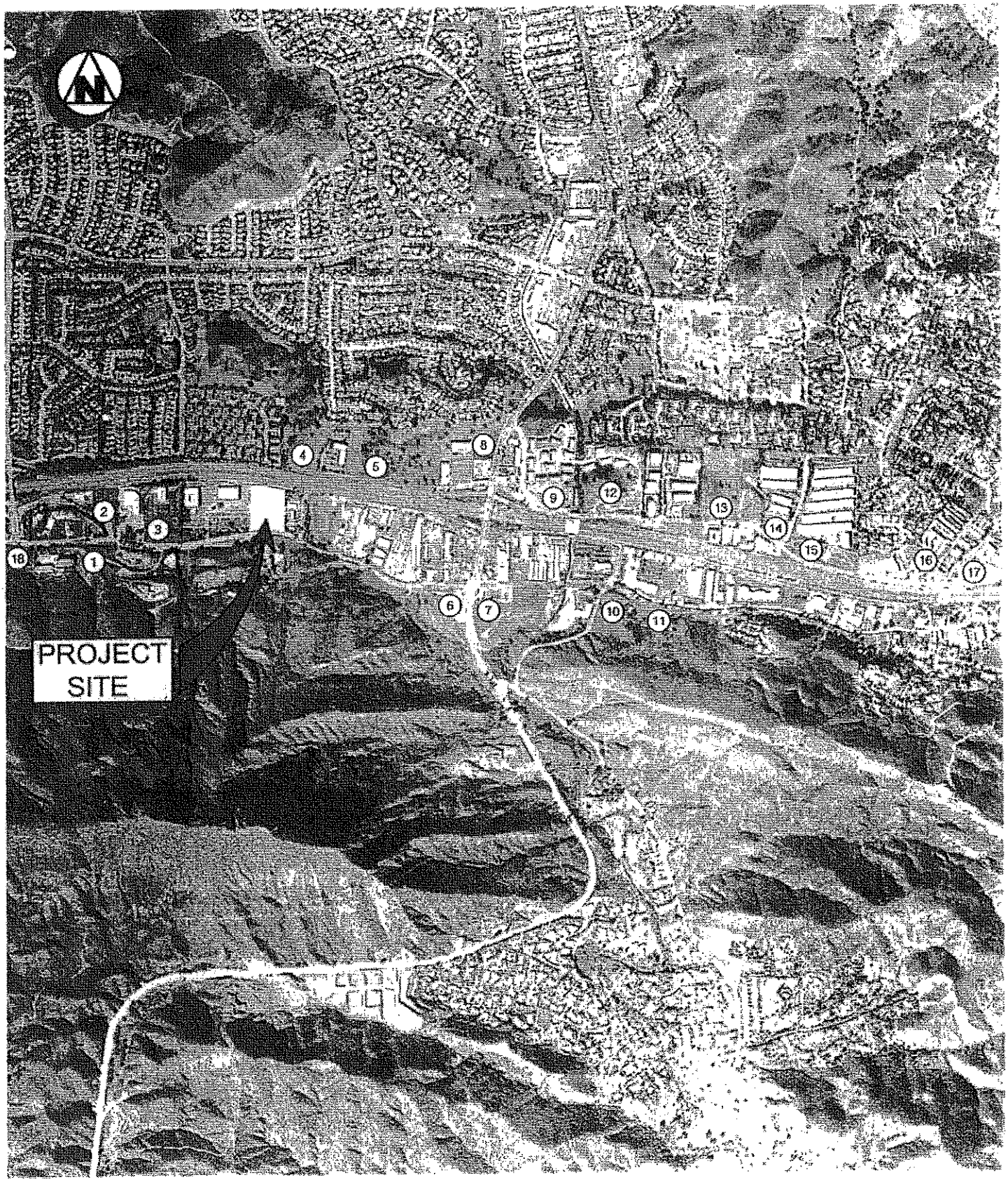

FIGURE 13

2/21/2006

RELATED PROJECT LOCATIONS

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Table 8
Related Projects Descriptions

No.	Land Use	Size	Location	Status
1.	Office	61,040 s.f.	Ladyface Circle	Under Construction
2.	Office	31,160 s.f.	30101 Agoura Ct.	Vacant Lot
3.	Office	76,750 s.f.	29901Agoura Rd.	Vacant Lot
4.	Fire Station	12,500 s.f.	Canwood/Strawberry Hill	Under Construction
5.	Office	29,500 s.f.	29501 Canwood	Vacant Lot
6.	Retail	93,000 s.f.	SWC Kanan/Agoura	Vacant Lot
7.	Mixed-Use	10 acres	SEC Kanan/Agoura	Vacant Lot
8.	Office	22,896 s.f.	NWC Kanan/Canwood	Vacant Lot
9.	Retail	112,000 s.f.	Canwood E/O Kanan Rd.	Vacant Lot
10.	Mixed-Use	26,000 s.f. retail 18,000 s.f. office 41,000 s.f. restaurant	SEC Agoura/ Cornell	Vacant Lot
11.	Restaurant	11,000 s.f.	W/O 28818 Agoura Rd.	Vacant Lot
12.	Hotel	125 rooms	Canwood W/O Clareton	Vacant Lot
13.	Retail	16,700 s.f.	28211 Canwood	Under Construction
14.	Industrial	19,810 s.f.	5301 Derry Ave.	Vacant Lot
15.	Office	125,000 s.f.	NEC Derry/Canwood	Vacant Lot
16.	Condominium	19 units	5241 Colodny	Under Construction
17.	Retail	38,760 s.f.	Canwood/Chesebro	Under Construction
18.	Office	81,000 s.f.	S/S Agoura at Reyes Adobe	Vacant Lot

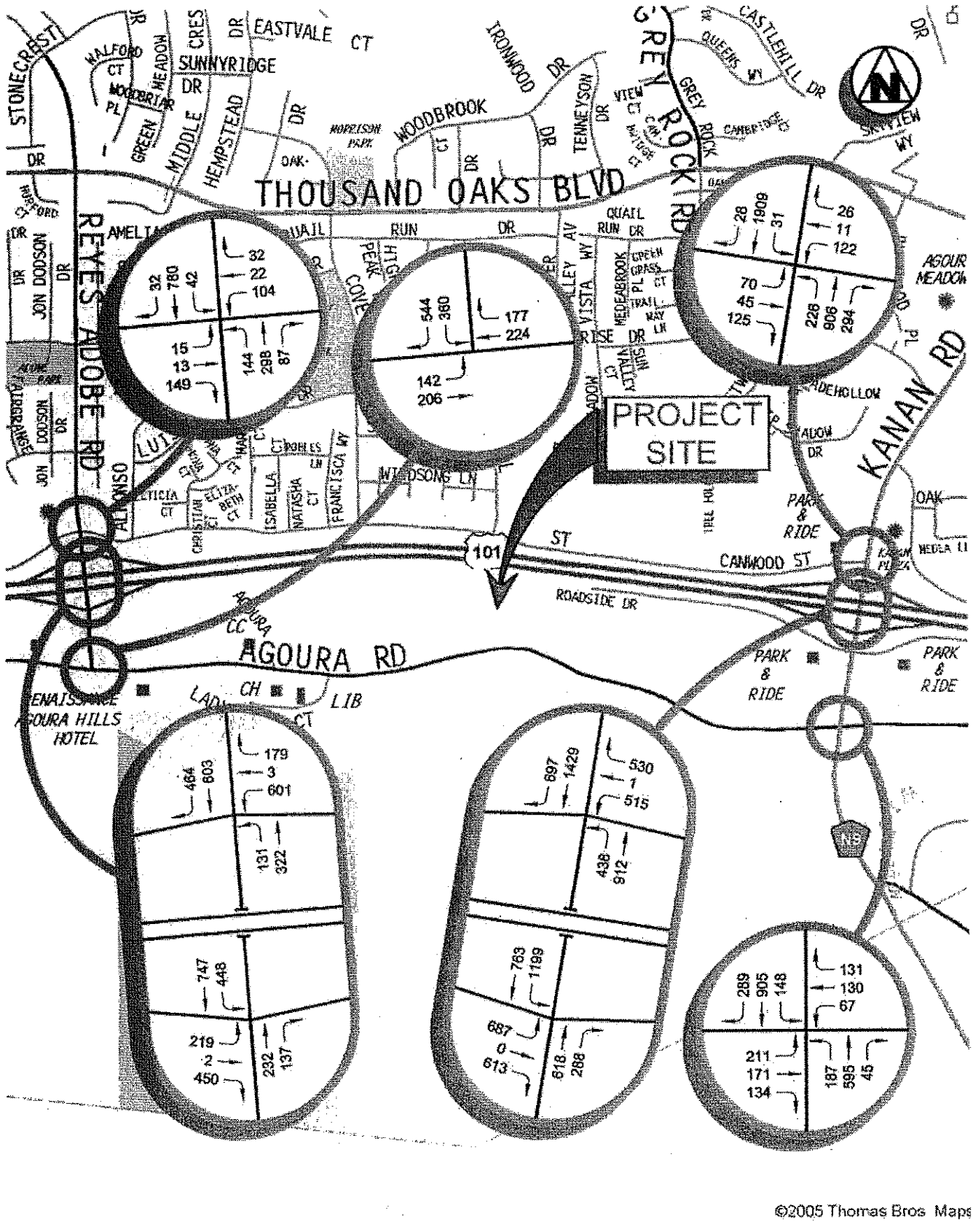

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FIGURE 14

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EXISTING + AMBIENT GROWTH + RELATED PROJECTS
TRAFFIC VOLUMES
AM PEAK HOUR

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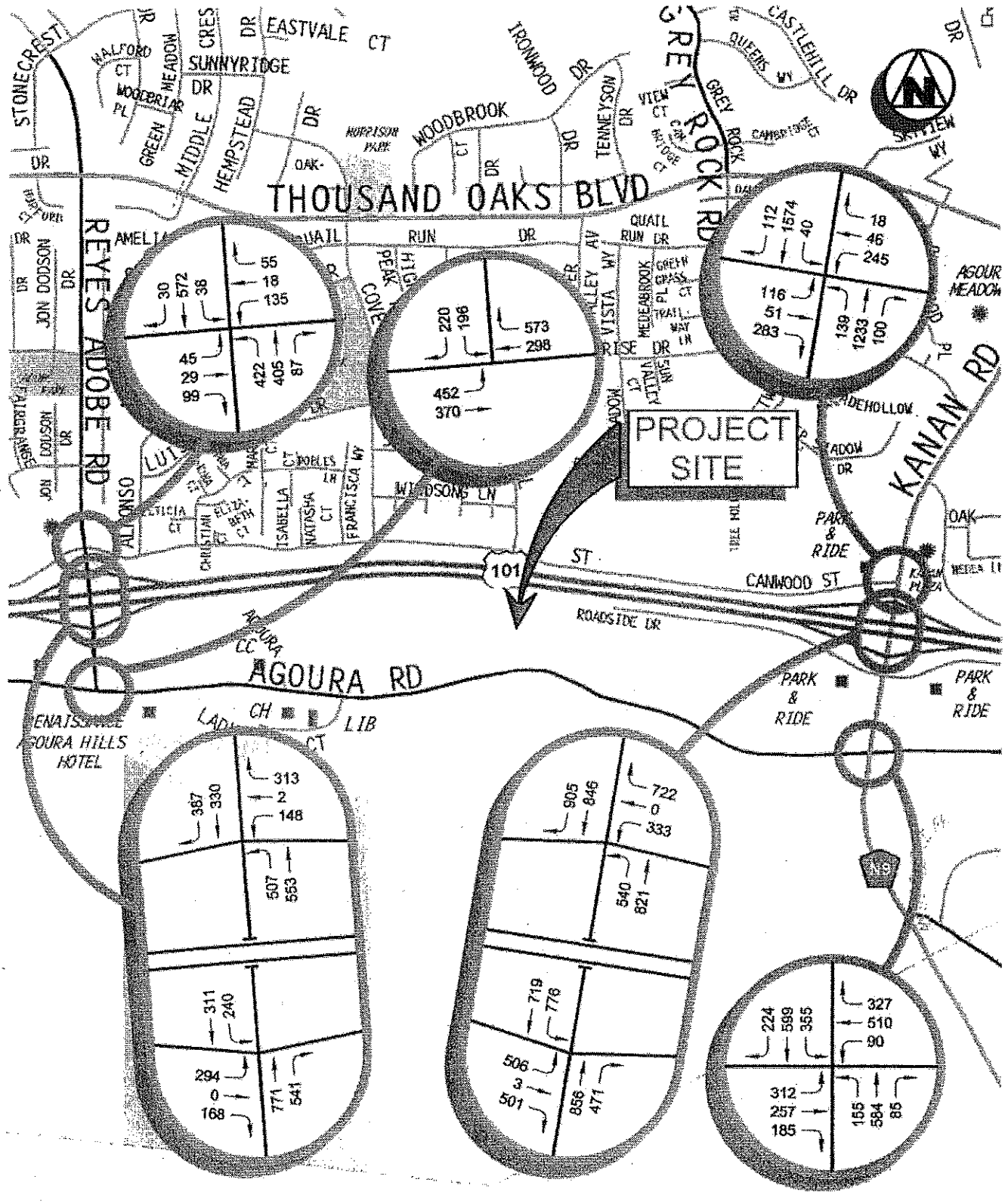

FIGURE 15

3/1/2005

EXISTING + AMBIENT GROWTH + RELATED PROJECTS
TRAFFIC VOLUMES
PM PEAK HOUR

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The ICU values and Levels of Service impacts for the related project traffic increases are shown below in Table 9 which shows all but two intersections will be impacted by the related project traffic growth prior to the project traffic added.

Table 9
Future Traffic Conditions
with Ambient and Related Traffic Growth

No.	Intersection	Peak Hour	Existing + Ambient ICU	Existing + Ambient LOS	Existing + Ambient + Related ICU	Existing + Ambient + Related LOS	Existing + Ambient + Related Impact
1.	Agoura Rd. & Reyes Adobe Rd.	AM	0.636	B	0.654	B	+0.018
		PM	0.764	C	0.792	C	+0.028
2.	Reyes Adobe Rd. & 101 S/B Freeway ramps	AM	0.700	B	0.850	D	+0.150*
		PM	0.798	C	0.916	E	+0.118*
3.	Reyes Adobe Rd. & N/B 101 Freeway ramps	AM	0.816	D	0.937	E	+0.121*
		PM	0.762	C	0.855	D	+0.093*
4.	Reyes Adobe Rd. & Canwood St.	AM	0.588	A	0.602	A	+0.014
		PM	0.663	B	0.710	C	+0.047
5.	Kanan Rd. & Agoura Rd.	AM	0.933	E	1.015	F	+0.082*
		PM	0.871	D	1.085	F	+0.214*
6.	Kanan Rd. & 101 S/B Freeway ramps	AM	0.931	E	0.999	E	+0.068*
		PM	0.705	C	0.889	D	+0.184*
7.	Kanan Rd. & 101 N/B Freeway ramps	AM	0.973	E	1.028	F	+0.055*
		PM	1.054	F	1.222	F	+0.168*
8.	Kanan Rd. & Canwood St. (south I/S)	AM	0.581	A	0.698	B	+0.117
		PM	0.643	B	0.872	D	+0.229*

Lastly, a "future cumulative with project" analysis was conducted to evaluate the potential traffic impacts created by the project on top of the ambient growth factor and related project's traffic. As shown below in Table 10, all study intersections except Reyes Adobe Road and Canwood Street are impacted

by cumulative development traffic growth. Future cumulative peak hour traffic volumes for the morning are illustrated in Figure 16 with the future cumulative afternoon peak hour traffic volume conditions shown graphically in Figure 17.

Table 10
Future Traffic Conditions
with Ambient + Related + Project

No.	Intersection	Peak Hour	Existing + Ambient ICU	LOS	Ex. + Amb. + Related + Project ICU	LOS	Impact
1.	Agoura Rd. & Reyes Adobe Rd.	AM	0.636	B	0.665	B	+0.029
		PM	0.764	C	0.813	D	+0.049*
2.	Reyes Adobe Rd. & 101 S/B Freeway ramps	AM	0.700	B	0.884	D	+0.184*
		PM	0.798	C	0.949	E	+0.151*
3.	Reyes Adobe Rd. & N/B 101 Freeway ramps	AM	0.816	D	0.957	E	+0.141*
		PM	0.762	C	0.884	D	+0.122*
4.	Reyes Adobe Rd. & Canwood St.	AM	0.588	A	0.604	B	+0.016
		PM	0.663	B	0.711	C	+0.048
5.	Kanan Rd. & Agoura Rd.	AM	0.933	E	1.033	F	+0.100*
		PM	0.871	D	1.129	F	+0.258*
6.	Kanan Rd. & 101 S/B Freeway ramps	AM	0.931	E	1.004	F	+0.073*
		PM	0.705	C	0.922	E	+0.217*
7.	Kanan Rd. & 101 N/B Freeway ramps	AM	0.973	E	1.040	F	+0.067*
		PM	1.054	F	1.224	F	+0.170*
8.	Kanan Rd. & Canwood St. (south I/S)	AM	0.581	A	0.700	B	+0.119
		PM	0.643	B	0.875	D	+0.232*

Pursuant to the Los Angeles County Congestion Management Program (CMP), a regional traffic impact analysis (TIA) is required when a project adds 150 or more trips in each direction to a freeway segment. As shown in this report, the project will not add more than 150 directional peak hour trips on any freeway segment. Therefore, no significant CMP traffic impacts are created by the proposed office project.

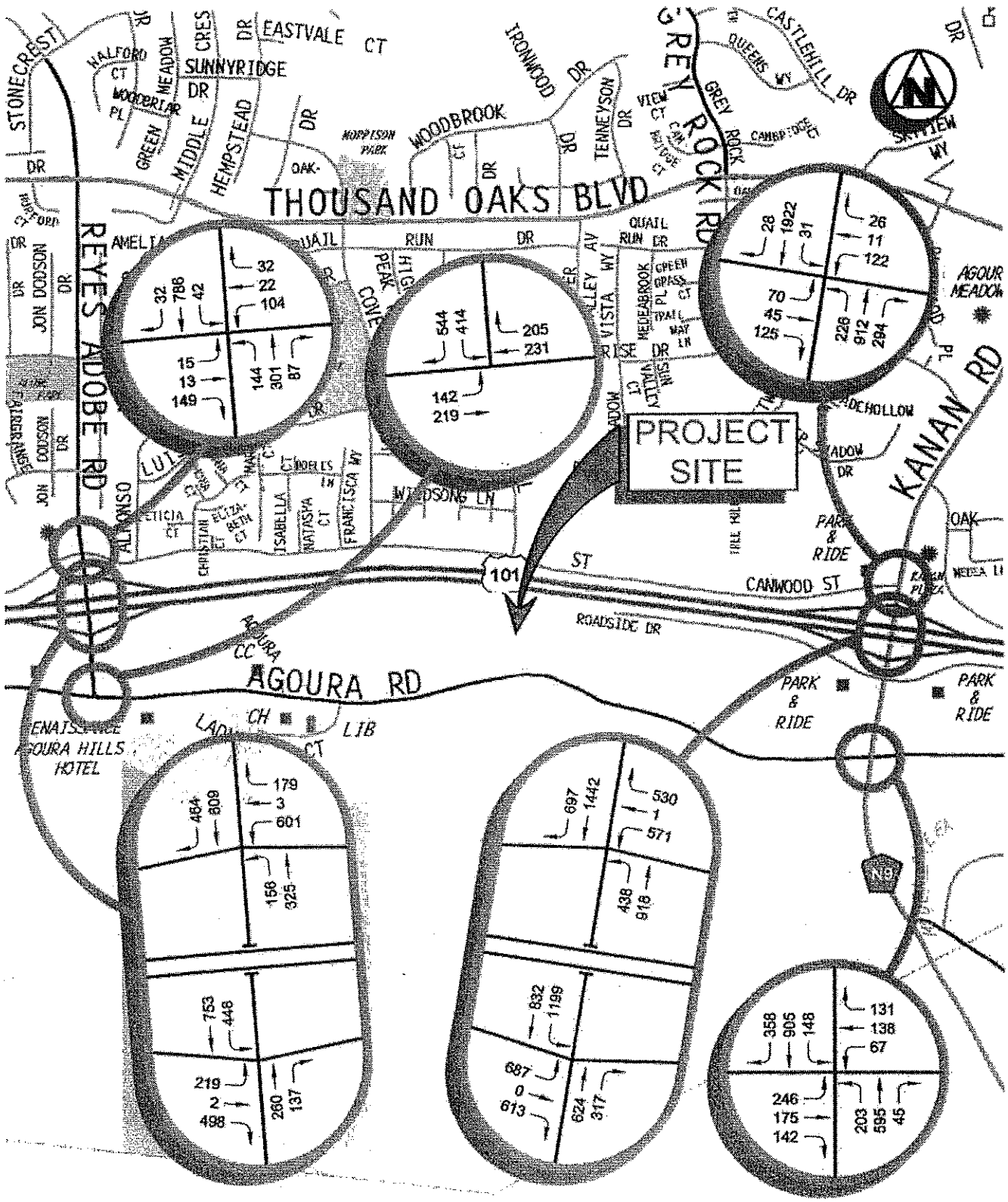

FIGURE 16

3/1/2005

EXISTING + AMBIENT GROWTH + RELATED PROJECTS + PROJECT TRAFFIC VOLUMES
AM PEAK HOUR

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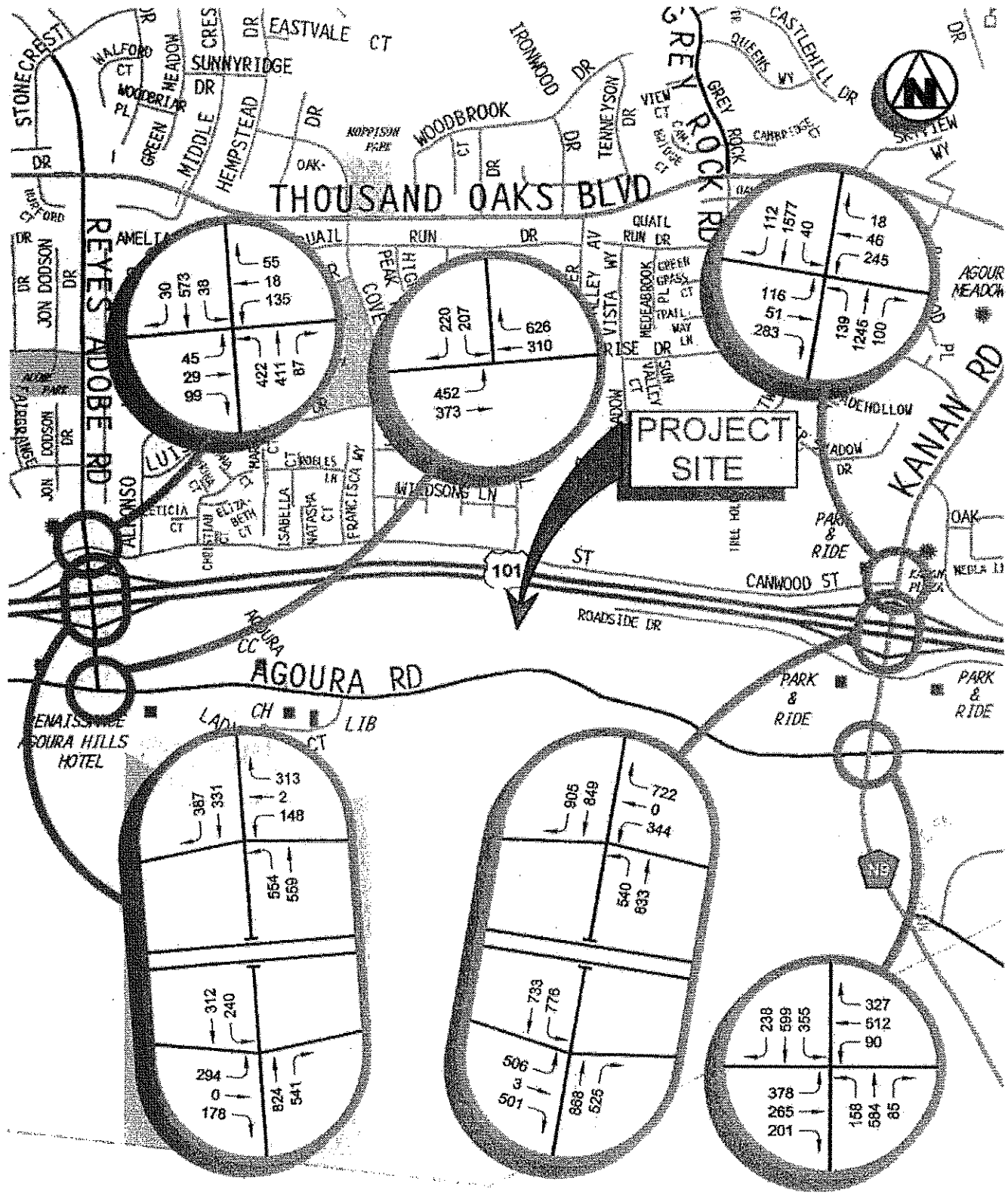

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FIGURE 17

3/1/2005

EXISTING + AMBIENT GROWTH + RELATED PROJECTS + PROJECT TRAFFIC VOLUMES
PM PEAK HOUR

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CHAPTER 6 MITIGATION MEASURES

This study has determined that the added traffic generated by the stand alone project will significantly impact one of the study intersections and total cumulative traffic growth will seven of the eight study intersections. As previously mentioned the project is required to pay into the Agoura Hills Arterial Street System Development Fee (Resolution No. 493) to fund the City's arterial street system program (attached). The improvements listed in the adopted street system improvement plan as part of Resolution No. 493 has been determined by studies conducted by the City to accommodate the additional traffic volume that will be generated by anticipated future development.

Stand alone Project Mitigation:

Agoura Road and Kanan Road – If implemented the traffic mitigation measure would consist of widening the west side of Kanan Road south of Agoura Road to facilitate the conversion of the existing southbound right-turn lane to a shared through/right turn lane. The conversion would result in a LOS B with a V/C ration during the AM peak hour and a LOS C with a V/C ratio of 0.791 in the PM peak hour. It is also recommended that in-lieu credit for this improvement if implemented be applied towards the projects development fee.

Appendix F

Oak Tree Reports

OAK TREE SURVEY
FOR
AGOURA OAKS PLAZA
29701 AGOURA ROAD

Prepared for:

HQ Entertainment
4641 Leahy Street
Culver City, CA 90232
Attn: Mr. Robert Herscu

Prepared by:

Envicom Corporation
28328 Agoura Road
Agoura Hills, CA 91301
Contact: Mr. Travis Cullen

July 22, 2005

I. PROJECT LOCATION

The subject property is Los Angeles County Assessor's Parcel #2061-003-027, located at 29701 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 approximately 1/4 of a mile. The property will be located on the right side of Agoura Road. The project site is recognizable by the large specimen Valley Oak (*Quercus lobata)* located in the outfield of a baseball field.

II. BACKGROUND INFORMATION

The subject property has been previously graded and improved with a baseball diamond, backstop, and ancillary facilities. There are a total of eight (8) trees of ordinance size located on the subject property, including a large heritage oak tree (#100) located in the north central portion of the property. The heritage tree is recessed within a tree well and protected within a six-foot chain link fence outside the dripline. Two smaller trees (#86, 85) are located to the east of the heritage tree within the protective fencing. There are also two oak trees (#84, 83) located in the southwest corner of the property near a stormdrain observation structure, and three street trees of ordinance size (#82, 77, 41) in the sidewalk along Agoura Road. Additionally, there are three other street trees that are oaks; however, these trees are less than two inches in diameter at three and a half feet above grade. The property owner (HQ Entertainment) has proposed to construct a two-story office building and associated parking.

III. METHOD OF EVALUATION

The trees surveyed in this report have been "tagged" for identification with a number that corresponds to a number on the Tree Location Map (**Appendix A**). The tag is a round aluminum washer stamped with a number placed by Envicom Corporation on January 19, 2005, March 27, 2005, and July 21, 2005. The surveys of the trees represent visual inspections conducted by Mr. Tom Hayduk (ISA #WE-4350A), with the results being recorded on a tree evaluation forms (**Appendix B**) as provided by the City of Agoura. The physical size, health, appearance, diseases, hazards, and recommendations were recorded. A series of photographs were taken to illustrate the physical conditions of each of the trees. The locations of the trees and driplines were surveyed by a professional land surveyor, using industry standard GPS technology.

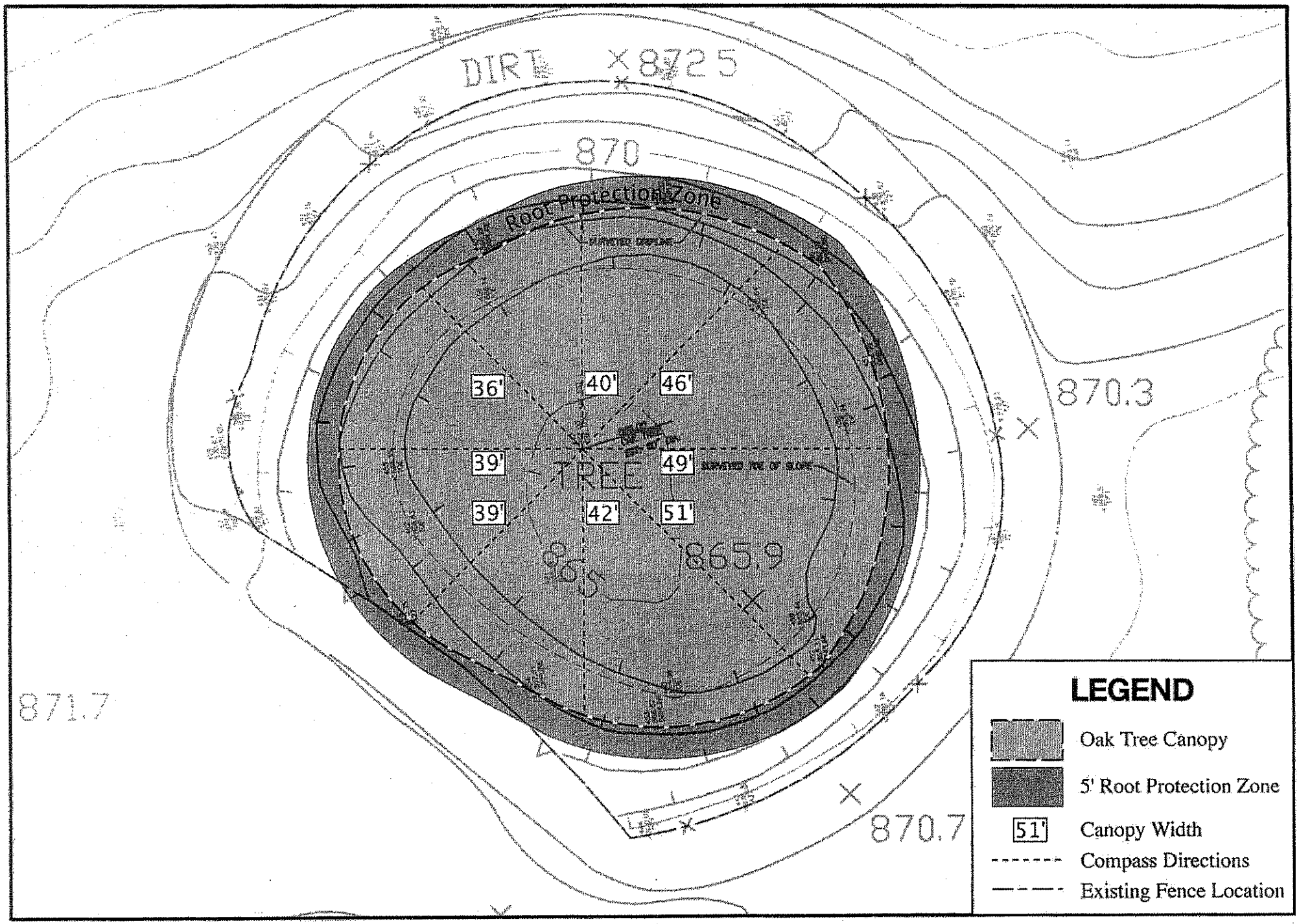
IV. FINDINGS

Tree #100 - (*Quercus lobata*) 49" Diameter @ 3'6"

Tree #100 is a heritage Valley Oak tree that is located in the central portion of the subject property (**Figure 1**). Currently the tree has a health rating of "A" and an appearance rating of "B" (**Plates 1-4**). This tree that has thrived in a location with no competition, but has been subjected to poor care. There are several locations where this tree has been poorly pruned and exudations or bark stains are representative. There is a fair amount of dead wood in this tree, and the canopy appears to overweight for the tree structure. The remains of broken cables are still present in the tree. There are a number of exotic species growing under the canopy and pieces of broken concrete.

Proposed Actions

The proposed project would not result in a need to transplant or remove this tree. The applicant and their architects have worked in cooperation with their landscape architect and arborist to design the building and parking area around the heritage oak (#100) that is centrally located within their property. The oak tree will remain in place with no encroachments into the root protection zone (five feet outside the dripline). At the limit of the root protection zone, a small retaining wall and semi-permeable walking path will be constructed. The retaining wall would be used to maintain the desired grade elevations at the front of the building, and maintain the existing grade under the canopy of the tree. Additionally, the proposed grades at the front of the building have been designed to provide drainage away from the tree, which will alleviate the need for drainage within the tree well. The need for drainage



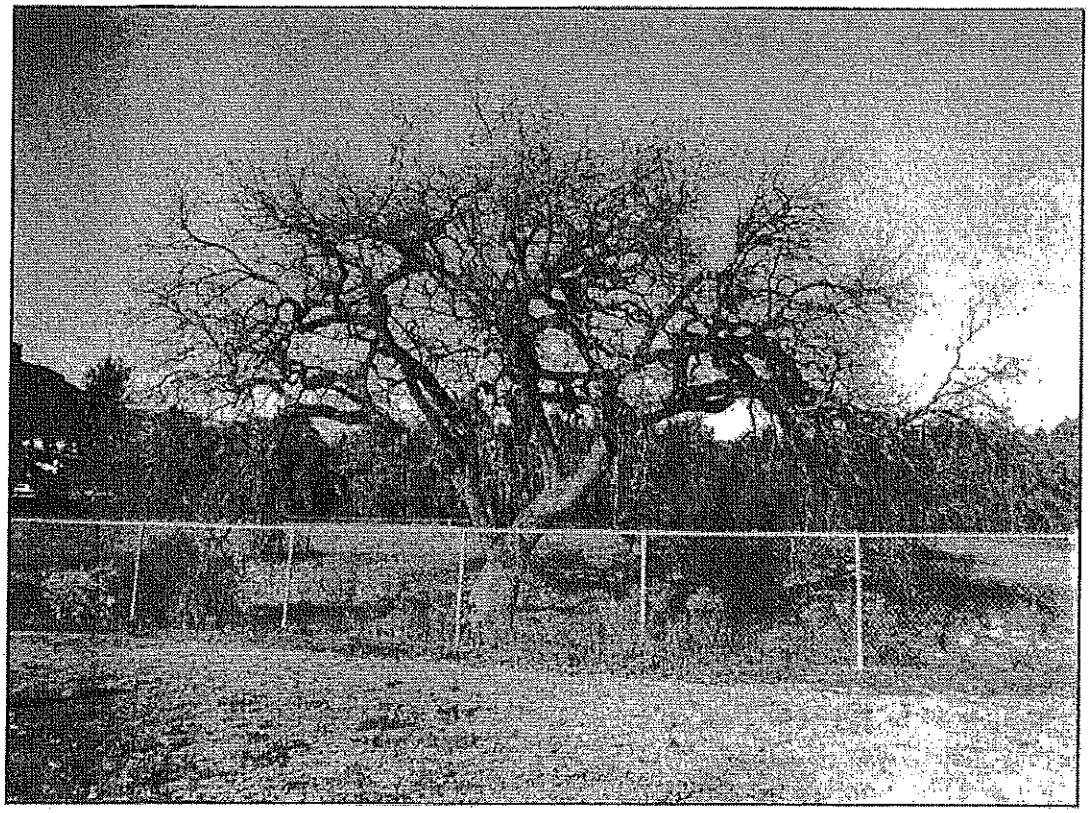
Oak Tree Survey Map

ENVICOM CORPORATION

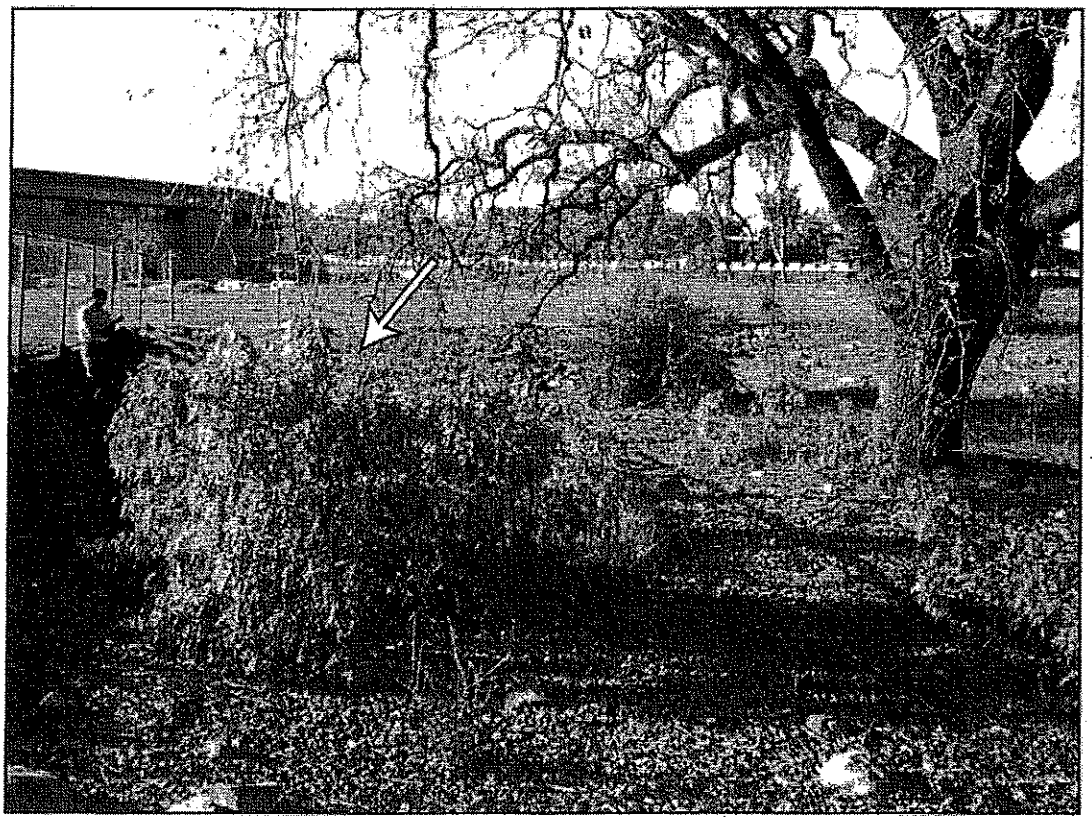
FEET 0 10 20

FIGURE 1

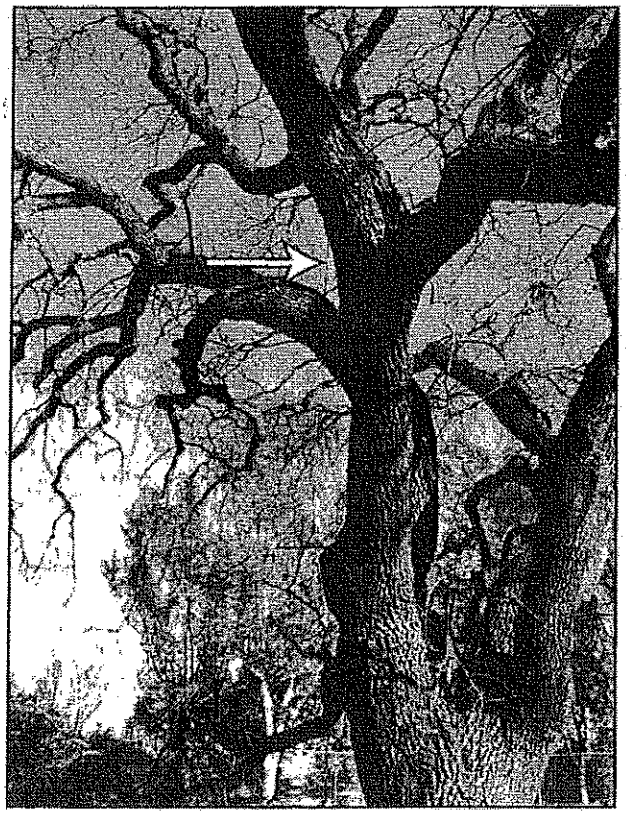
Tree 100 facing east



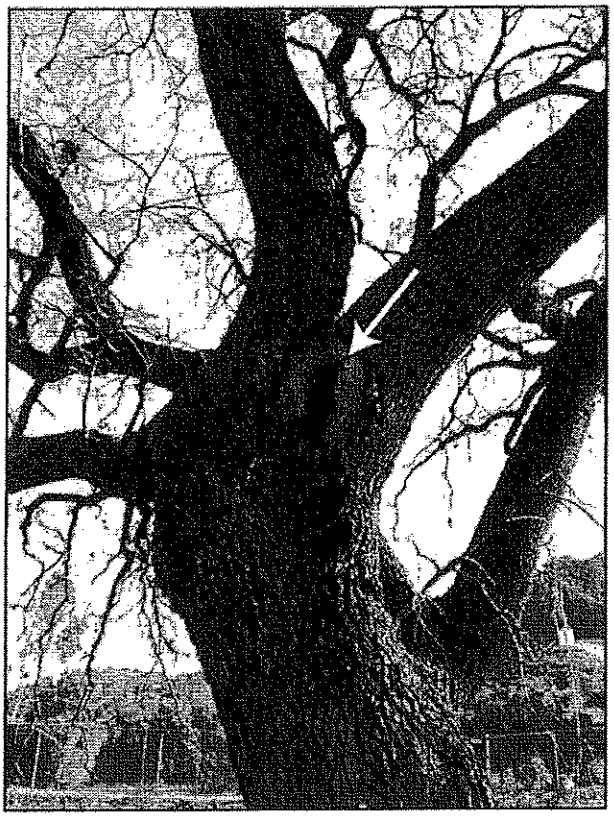
Tree 100 facing north



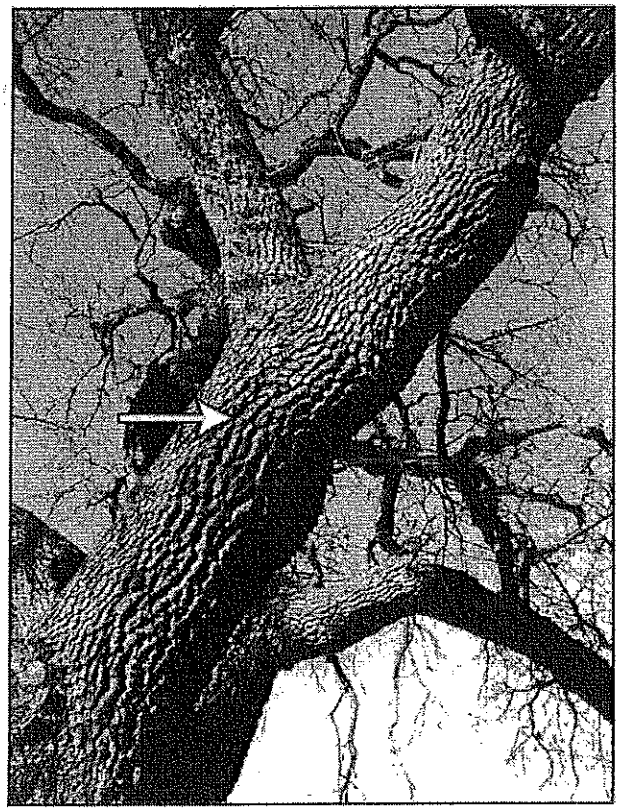
Exotic species (California pepper) located under the canopy of the tree



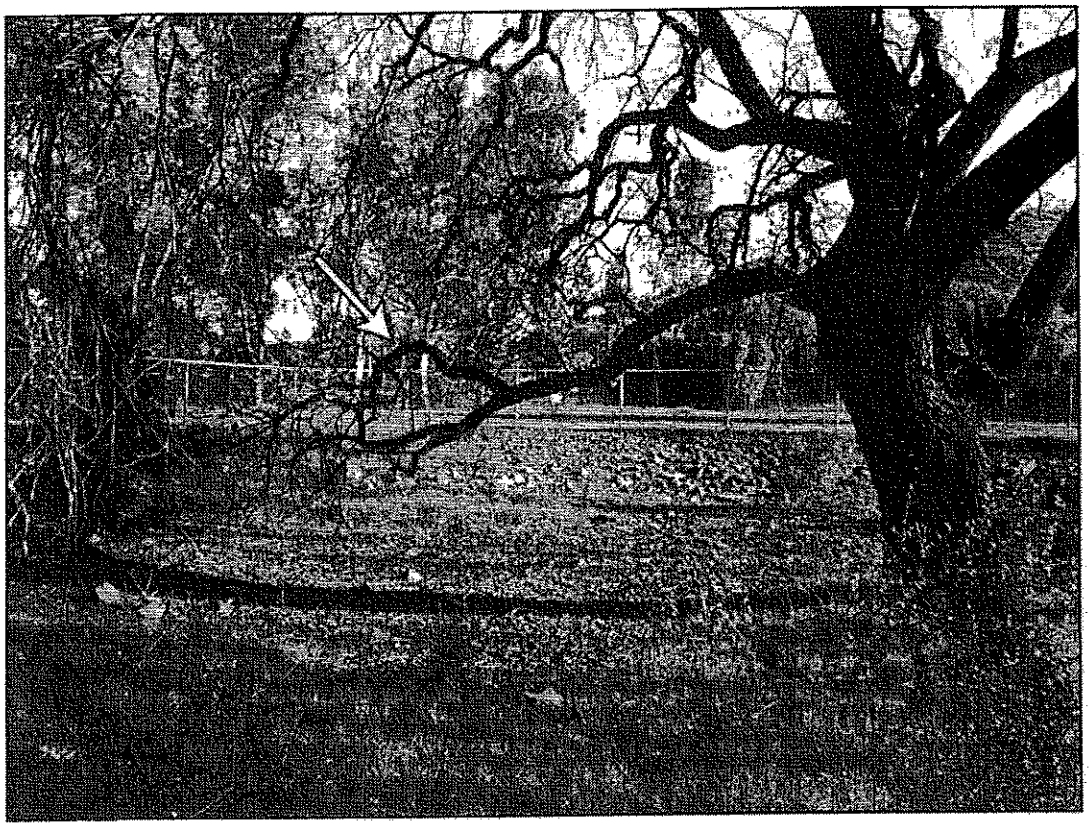
Broken cable hanging from a limb



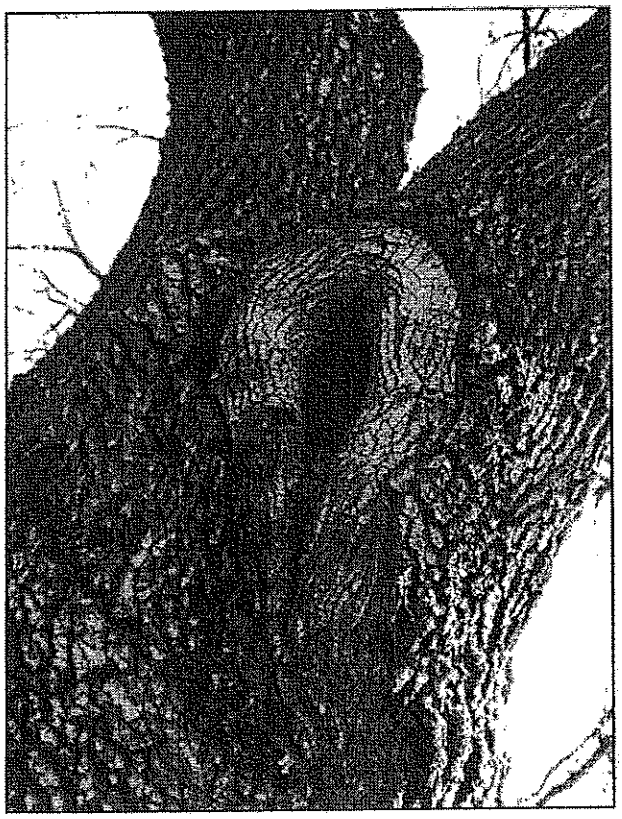
Cavity located below main crotch



Exudation (stain) along underside of major limb



Low hanging branch trending north east from trunk.



Cavity located below main crotch

within the oak tree well has been discussed with the City's Oak Tree consultant, and all parties are in agreement that disturbance of the root structure could be detrimental to the tree's health and is unnecessary given the proposed grading concept.

Tree Health Recommendations

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

- Remove deadwood from the canopy,
- Remove exotic species growing under the canopy,
- Remove concrete and other rubbish from under the canopy,
- Do not remove the leaf mulch under the canopy,
- Remove broken cables, and
- Reduce weight in the canopy as may be necessary to avoid limb failure where cables have broken.

Tree #86 - (*Quercus agrifolia*) 3" and 2.3" Diameter @ 3'6"

Tree #86 is located in the central portion of the subject property. Currently this Coast live oak has a health rating of "A" and an appearance rating of "A" (**Plate 5**). This is a smaller tree located approximately 35 feet northeast of the larger, tree #100. Due to competition for sunlight with the larger tree, this tree has developed a lean to the northeast.

Proposed Actions

As indicated on the tree location map, this tree is located within the tree well of tree #100. The proposed project would not result in an encroachment into the root protection zone, nor require the transplant or removal this tree.

Tree Health Recommendations

Currently there are no recommended actions to be taken with this tree. However, the following conditions were observed and should be noted:

- This tree has developed a slight lean to the northeast to avoid competition with the larger tree #100, and
- The leaves of the tree indicate some minor predation from insects.

Tree #85 - (*Quercus agrifolia*) 2.1" Diameter @ 3'6"

Tree #85 is an eight foot tall Coast Live oak also located in the central portion of the subject property. Currently the tree has a health rating of "A" and an appearance rating of "B" (**Plate 5**). Like Tree #86, this is a smaller tree located approximately 50 feet east of the larger tree #100. This tree is leaning to the north.

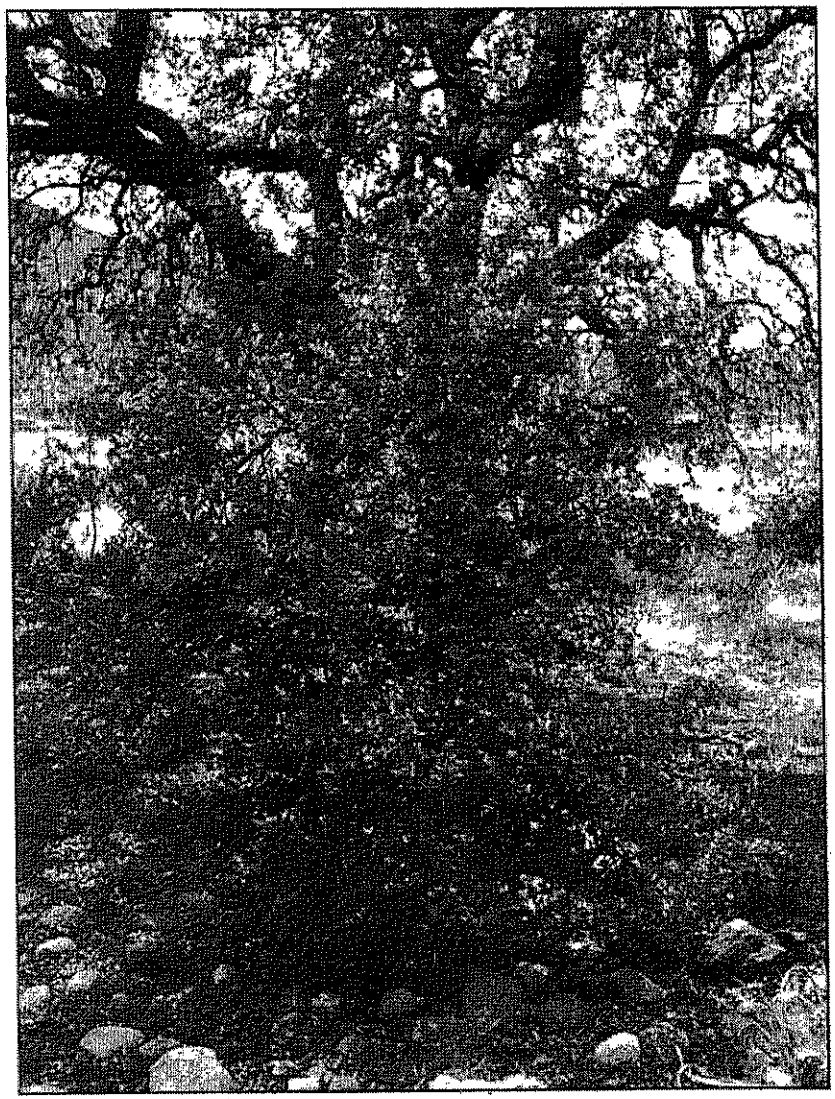
Proposed Actions

Tree #85 is located at the eastern edge of the tree well of tree #100. The proposed improvements will include a retaining wall, which supports a pedestrian access, directly adjacent to the tree's location. Despite efforts by the applicant to move the access and retaining wall away from the tree and reduce the width of the access, tree #85 cannot remain in its current location. In the proposed condition, the access is directly adjacent to the building, and is four feet in width. Given the size and health rating of the tree, it is a candidate for transplant. The applicant respectfully requests the ability to transplant or remove the tree.

Tree Health Recommendations

Currently there are no recommended actions to be taken with this tree. However the following conditions were observed and should be noted:

Tree 85 facing south



Tree 86 facing southwest

- This tree has developed a slight lean to the north.

Tree #84 - (*Quercus agrifolia*) 7.6" and 6.3" Diameter @ 3'6"

Tree #84 is 25 foot tall Coast Live oak located in the southwestern corner of the subject property near Agoura Road. Currently the tree has a health rating of "B" and an appearance rating of "C" (**Plate 6**), mostly due to competition with Oleanders, which are growing on three sides. Additionally, tree #84 is located in the area of a subterranean storm drain utility. Although the effects of the underground improvements on the root structure of this tree are unknown, they could potentially affect the tree's health as well.

Proposed Actions

As indicated on the tree location map, the proposed project will develop parking stalls in the southwestern portion of the property to within three to four feet of the trunk of tree #84. In order to prepare the soils for development, excavations and recompaction will need to occur in close proximity to the tree as well. Based on the proposed improvements, tree #84 cannot remain in its current location. Due to the proximity of this tree to underground storm drain facilities, transport of this tree is not recommended. Therefore the applicant respectfully requests the ability to remove this tree.

Tree Health Recommendations

The applicant has requested removal of this tree; however, the following measures are recommended to preserve the health of this tree should it be preserved:

- Remove deadwood from the canopy,
- Structural pruning may be required due to occluded bark at the split of collateral trunks.

Tree #82 - (*Quercus agrifolia*) 2.1" Diameter @ 3'6"

Tree #82 is 8.5 foot tall Coast Live oak located in the southeastern corner of the subject property near Agoura Road. Currently the tree has a health rating of "C" and an appearance rating of "D" (**Plate 6**). This tree was planted too deep and soil covers the trunk flare.

Proposed Actions

As indicated on the tree location map, this tree is a street tree located within the sidewalk near the southeast corner of the subject property along Agoura Road. The proposed project would not result in an encroachment into the root protection zone, nor require the transplant or removal this tree.

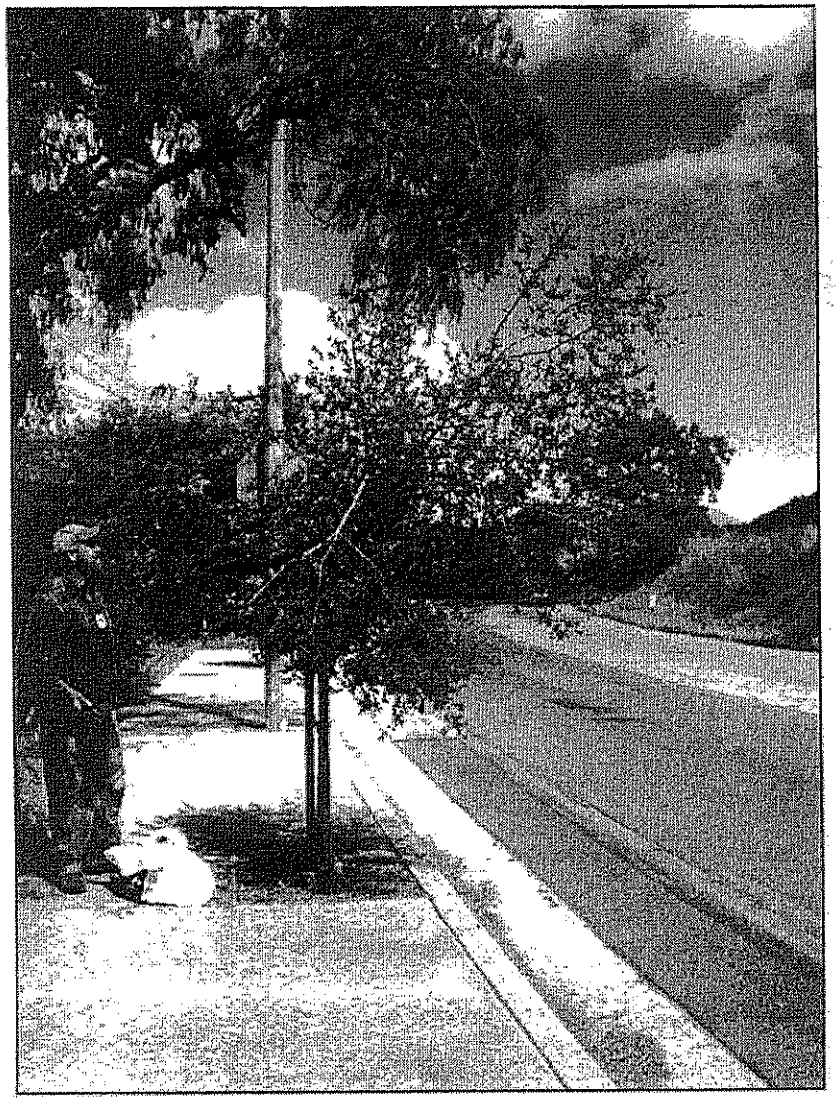
Tree Health Recommendations

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

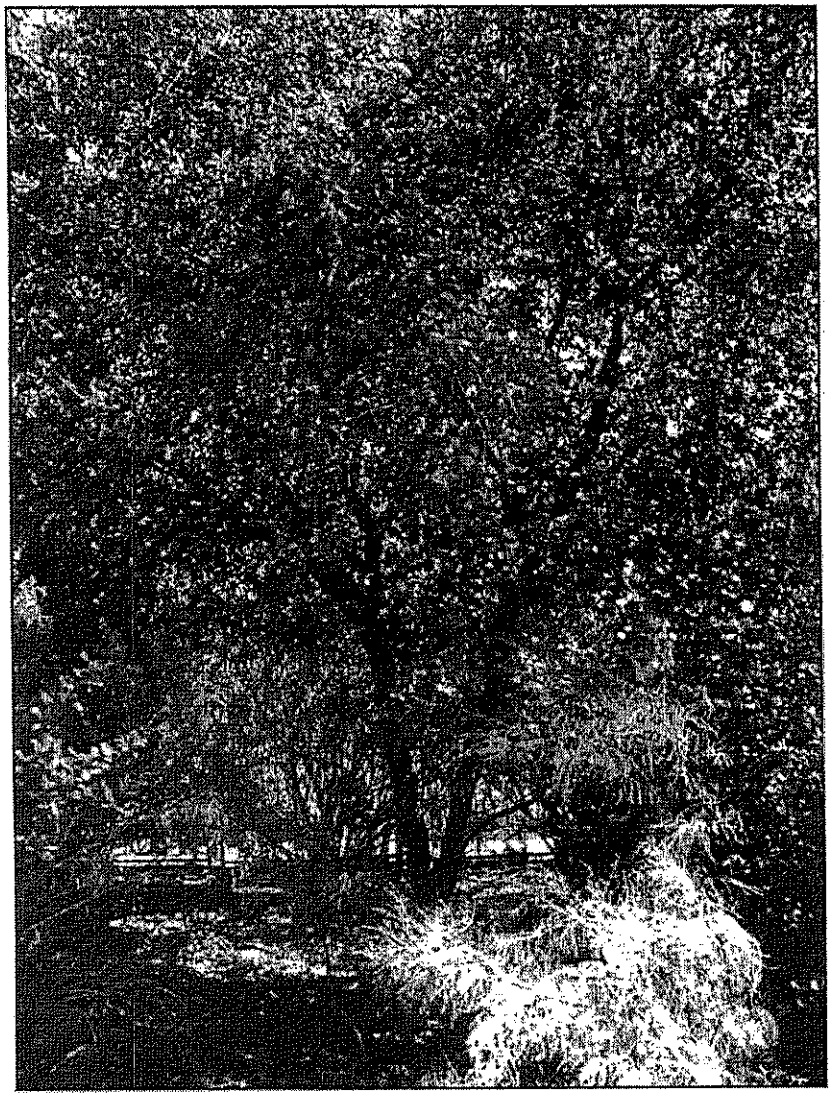
- Remove the soil buildup at the base of the tree to expose trunk flare.

Tree #83 - (*Quercus agrifolia*) 1.45" and 1.18" Diameter @ 3'6"

Tree #83 is an eight foot tall Coast Live oak located in the southwestern corner of the subject property near Agoura Road, just north of tree #84. Currently the tree has a health rating of "A" and an appearance rating of "A" (**Plate 7**). Tree #84 is competing with the oleanders to the south, and is located in the area of a subterranean storm drain utility.

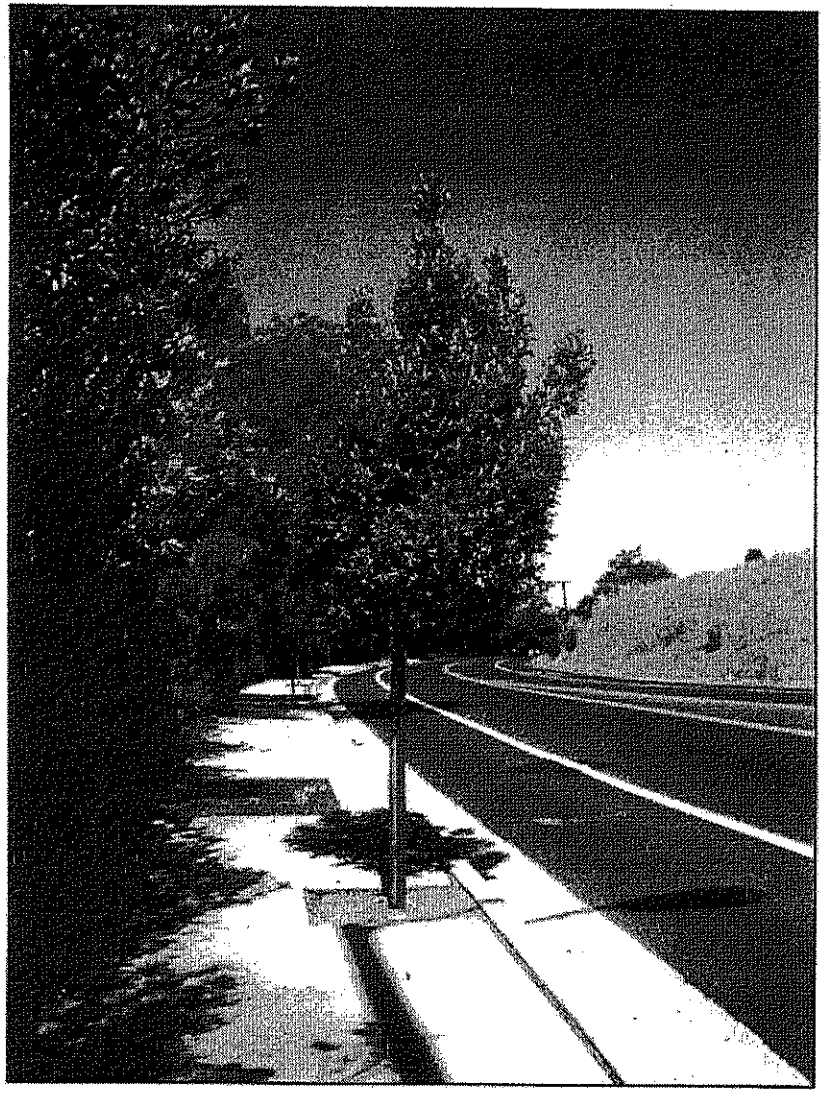


Tree 82 facing east



Tree 84 facing south

Tree 83 facing northeast



Tree 77 facing east

Proposed Actions

As indicated on the tree location map, the proposed project will develop parking stalls in the southwestern portion of the property. Based on the proposed improvements, tree #83 cannot remain in its current location. Due to the health of this tree and smaller size, tree #83 is a candidate for transplant. The applicant respectfully requests the ability to transplant and/or remove this tree.

Tree Health Recommendations

Currently there are no recommended actions to be taken with this tree.

Tree #77 - (*Quercus ilex*) 2.07" Diameter @ 3'6"

Tree #77 is a 13-foot tall Holly Oak street tree located in the southwestern corner of the subject property along Agoura Road. Currently the tree has a health rating of "B" and an appearance rating of "B" (**Plate 7**). This tree has scarred branching and dense internal growth. Additionally, the leaves of the tree are covered with a layer of soot.

Proposed Actions

As indicated on the tree location map, this tree is a street tree located within the sidewalk near the southwest corner of the subject property along Agoura Road. The proposed project would not result in an encroachment into the root protection zone, nor require the transplant or removal this tree.

Tree Health Recommendations

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

- Minor structural pruning to remove scarred branches and inward oriented growth,
- Wash tree to remove buildup of soot on leaves.

Tree #41 - (*Quercus ilex*) 1.59" and 1.11" Diameter @ 3'6"

Tree #41 is a seven-foot tall Holly Oak street tree located in the southern portion of the subject property along Agoura Road. Currently the tree has a health rating of "C" and an appearance rating of "C" (**Plate 8**). This tree has immature acorns and dense internal growth. Additionally, this tree is leaning to avoid competition with a nearby pepper tree located to the north.

Proposed Actions

As indicated on the tree location map, this tree is a street tree located within the sidewalk along the southern central portion of the subject property near Agoura Road. The proposed project would not result in an encroachment into the root protection zone, nor require the transplant or removal this tree.

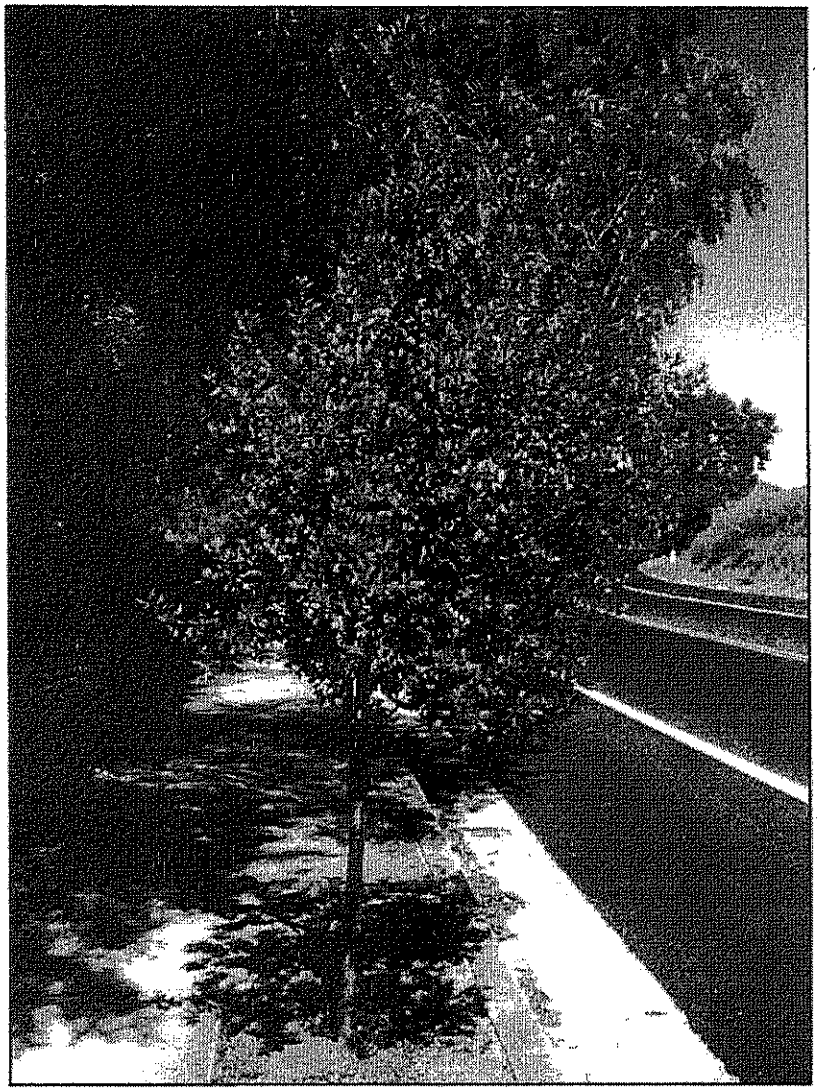
Tree Health Recommendations

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

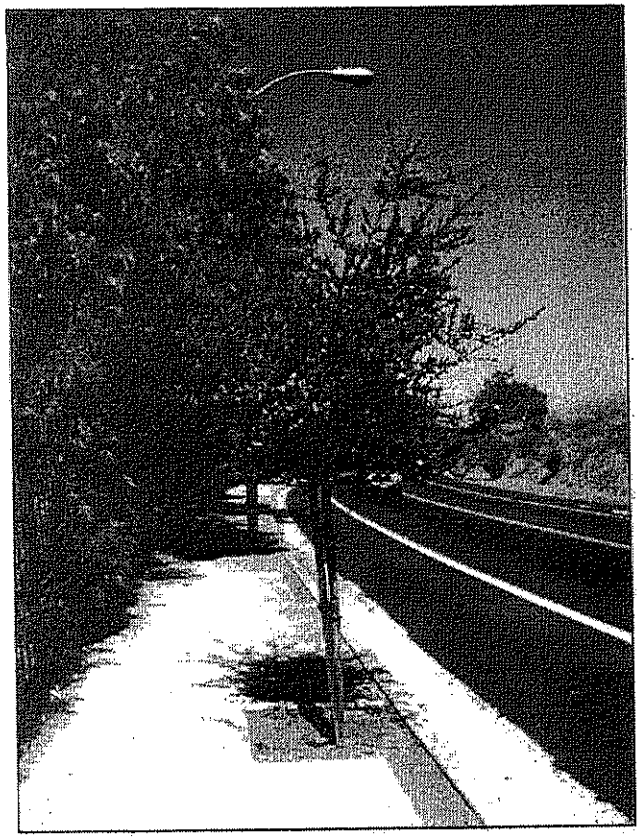
- Minor structural pruning to remove inward oriented growth.

Trees #78 (*Quercus agrifolia*) 1.65" Diameter @ 3'6" and Tree #40 - (*Quercus ilex*) 1.51" Diameter @ 3'6"

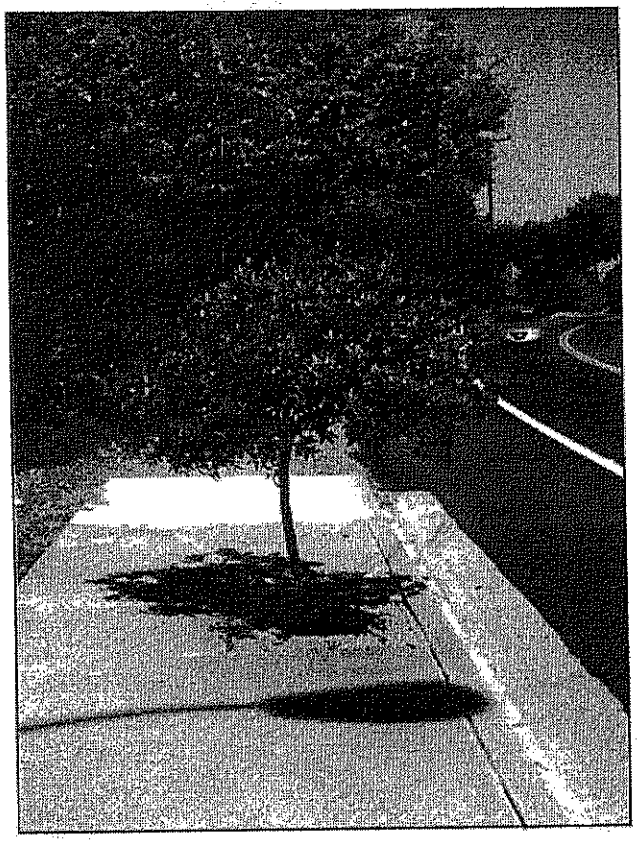
Trees #78 and #40 are tagged street trees along Agoura Road that are less than two inches in diameter at three and a half feet above grade (**Plate 9**). Therefore they do not meet the City Oak Tree Ordinance criteria for a protected tree. However, the location of these trees have been noted on the tree location map. Evaluations of these trees have been performed at the request of the City Oak Tree Consultant and have been included under **Appendix B.**



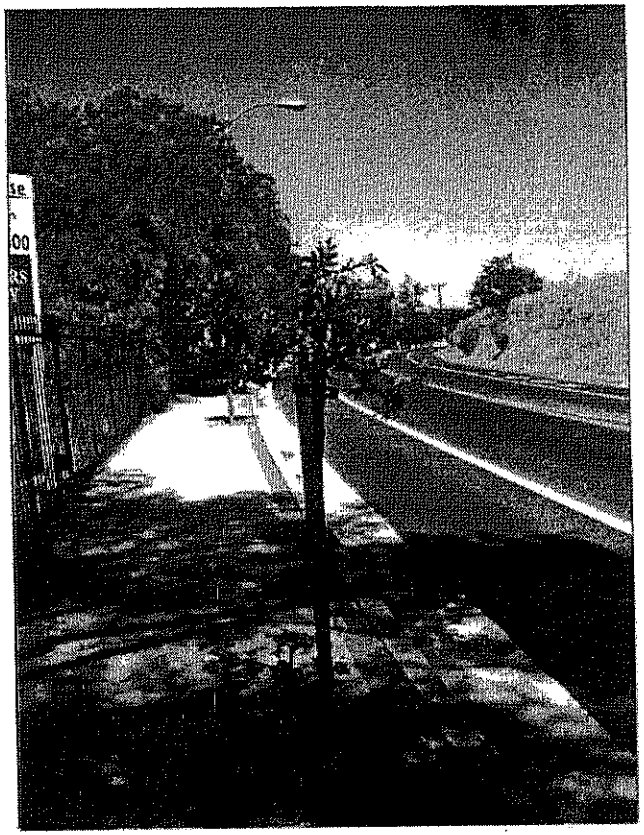
Tree 41 facing east



Tree 78 facing east



Tree 40 facing east



"No Tag" Tree facing east

Trees 78, 40 & No Tag

The proposed project would not result in an encroachment into the root protection zone, nor require the transplant or removal this tree.

Tree Health Recommendations

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

- Tree #78 is infested with Wooly Aphids. To treat the pest, the tree should be sprayed off with water and contact sprayed with insecticidal soap.

V. MITIGATION MEASURES

Buildout of the proposed project would result in the loss of three protected oak tree (#85, #84, #83). Pursuant to the City of Agoura Hills Oak Tree Preservation Guidelines, three (3) oak trees shall be planted to replace each tree that was proposed for removal on a commercial property. The replacement trees must consist of two (2) twenty-four inch box specimens, and one (1) thirty-six or sixty inch box specimen (sixty inch required when tree lost exceeds 48 inches in diameter). Based on the size and number of trees proposed for removal, the applicant would be required to plant:

- Six (6) twenty-four inch box specimens, and
- Three (3) thirty-six inch box specimen trees.

If the removals are approved, the applicant has agreed to replace the trees as required. Additionally, the two (2) twenty-four inch box trees for tree #84 would be replaced with two (2) forty-eight inch box specimens to be planted in the southwest corner of the property. Therefore, the applicant's proposed mitigation would be:

- Four (4) twenty-four inch box specimens,
- Three (3) thirty-six inch box specimens, and
- Two (2) forty-eight inch box specimens.

The proposed mitigation is in excess of the City's required mitigation for the removal of three trees of less than forty-eight inches in 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 dead wood and broken branches 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 root protection zone.
3) Remove all concrete, trash, and debris located within the root protection zone. The root protection zone shall be kept free of the materials in the future.
4) Protective fencing (6' chain-link) shall be installed around the oak at the root protection zone. The fencing can be re-positioned as needed to allow for construction of the retaining wall. The project arborist must be present during the fence placement or repositioning. Regular inspections of this fencing shall occur during site development.
5) 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.

6) All roots over one inch in diameter shall be clean cut at a 45 degree angle and treated by the Project Arborist.

7) No oaks outside the property line are to be impacted by this construction project.

8) 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.

9) Do not remove the tags numbering each oak on this site.

10) No construction materials are to be stored or discarded within the root 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.

11) No vehicles shall be parked within the root protection zone of an oak.

12) The Project Arborist will be overseeing the care of the mitigation oaks on this site for a 12-month period after project completion.

13) 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. Refer to the Summary of Field Inspection worksheets for specific tree pruning recommendations.

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.

OAK TREE SURVEY
FOR THE
29701 AGOURA ROAD
South Side of Agoura Road Improvements

Prepared for:

HQ Entertainment
4641 Leahy Street
Culver City, CA 90232
Attn: Mr. Robert Herscu

Prepared by:

Envicom Corporation
28328 Agoura Road
Agoura Hills, CA 91301
Contact: Mr. Travis Cullen

September 15, 2005

I. PROJECT LOCATION

The subject property is located along the south side of Agoura Road across from 29701 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 approximately 1/4 of a mile. The property will be located on the south side of Agoura Road.

II. BACKGROUND INFORMATION

HQ Development is in the process of obtaining permits from the City of Agoura Hills to construct an office building and associated parking at 29701 Agoura Road. The City has asked HQ Development to improve a segment of the south side of Agoura Road consistent with the City's Capital Improvement Plan. The intent of this study is to identify all protected trees of ordinance size (2 inches at 3.5 feet above grade) that could be impacted as a result of improving the south side of Agoura Road and provide an evaluation to identify the proposed impacts.

The study area consists of approximately 650 feet of linear distance along the south side of Agoura Road. **Appendix A** illustrates the boundaries of the study area. There are a total of nine trees of ordinance size located within the study area. Two of the trees (#6, 7) are located along Agoura Road near the eastern extent of the study area. There are four trees within the central portion of the study area that are located to the south of the proposed improvements and are set back away from Agoura Road. There are also three trees near the existing should of Agoura Road within the western extents of the study area. Three of the nine trees studied are heritage oaks (greater than 27 inches in diameter).

III. METHOD OF EVALUATION

The trees surveyed in this report have been "tagged" for identification with a number that corresponds to a number on the Tree Location Map (**Appendix A**). The tag is a round aluminum washer stamped with a number. Each of the surveyed trees had been tagged from prior surveys. For the purposes of this evaluation, the existing tags, which were in good shape, and have been used to identify the trees. The surveys of the trees represent visual inspections conducted by Mr. Tom Hayduk (ISA #WE-4350A) on August 16, 2005, with the results being recorded on a tree evaluation forms (**Appendix B**) as provided by the City of Agoura. The physical size, health, appearance, diseases, hazards, and recommendations were recorded. A series of photographs were taken to illustrate the physical conditions of each of the trees. The locations of the trees and driplines were surveyed by a professional land surveyor.

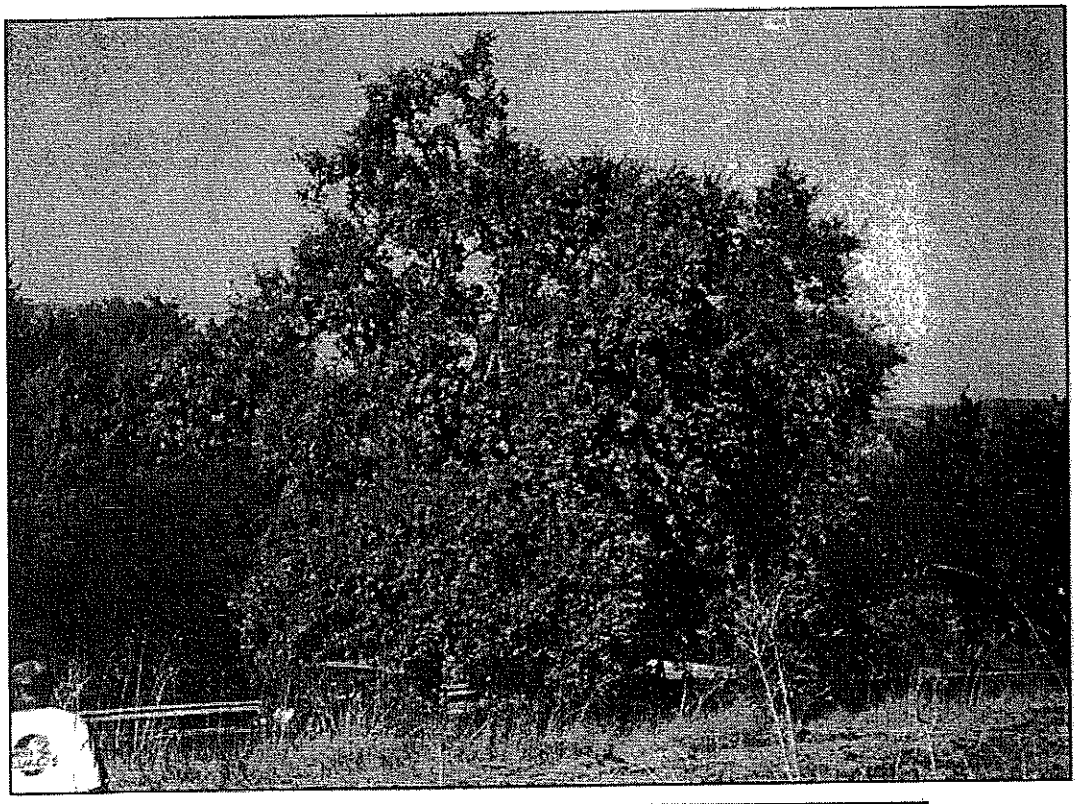
IV. FINDINGS

Tree #6 - (*Quercus lobata*) 27" Diameter @ 3'6"

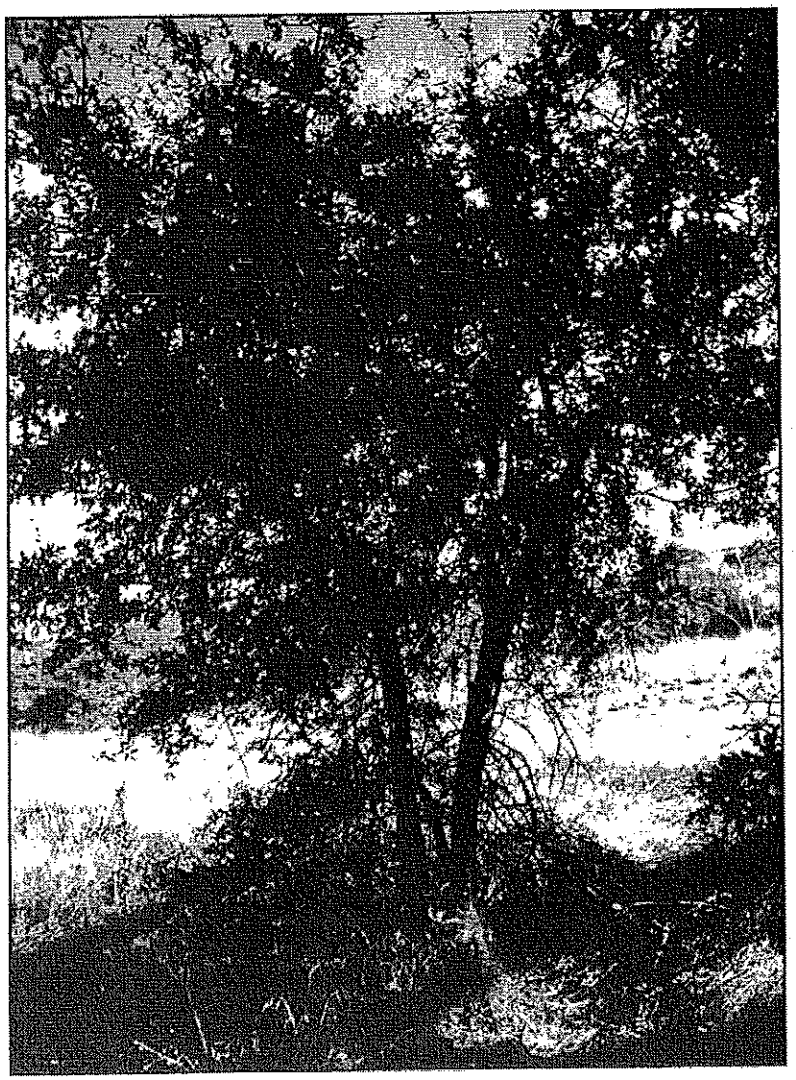
Tree #6 is a heritage Valley Oak tree that is located in the shoulder of Agoura Road (**Appendix A**). Currently the tree has a health rating of "B" and an appearance rating of "C" (**Plate 1**). This tree has been significantly impacted by Agoura Road. The asphalt extends to within a few feet of the base of the tree, and the tree is leaning to the south away from Agoura Road. There are several locations where this tree has been poorly pruned and or hit by passing vehicles and exudations or bark stains are representative. Additionally there is a significant recent scar at the base of the tree on the east side. It appears that the tree was struck by a vehicle, or large piece of equipment. This scar will require a fungicide treatment. There is a fair amount of dead wood in this tree and the tree appears to infested with ants.

Proposed Actions

Tree #6 is currently located approximately three feet to the south of the existing extent of pavement for Agoura Road. In the area of this tree, the proposed improvements would expand the pavement approximately eight feet to the south. The proposed improvements would encompass the tree and require its removal. Therefore, the applicant respectfully requests the ability to remove this tree.



Tree 6
(Facing Northeast)



Tree 7
(Facing Southeast)

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Tree Health Recommendations

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

- Attend to the recent mechanical scar near the base of the tree on the east side with a fungicide, and
- Remove deadwood from the canopy.

Tree #7 - (*Quercus lobata*) 5.4" and 5.2" Diameter @ 3'6"

Tree #7 is located approximately 30 feet to the southeast of tree #6 up the slope and out of the shoulder of Agoura Road. Currently this Valley oak has a health rating of "B" and an appearance rating of "B" (**Plate 1**). This is a smaller tree two trunked tree that has been infested with ants, galls and pit-scale. The canopy of the tree has some dead wood and low branching, with soil buildup around the base.

Proposed Actions

As indicated on the tree location map, this tree is located outside of the existing shoulder of Agoura Road. The proposed. The proposed improvements to Agoura Road would expand the limits of the pavement to within the five foot root protection zone for this tree. However, the improvements would remain approximately two feet outside the canopy. Based upon the proposed improvements, tree #7 could remain in place without significant impacts.

Tree Health Recommendations

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

- Remove deadwood from the canopy.

Tree #129 - (*Quercus agrifolia*) 32.8" Diameter @ 3'6"

Tree #129 is a 35 foot tall Coast Live oak located within a cluster of four trees in the southern portion of the study area. Currently this tree has a health rating of "B" and an appearance rating of "B" (**Plate 2**). There is a major limb failure on a northeast trending limb, and several broken branches within the canopy. There is also an evidence of decay with the cavity that has formed as a result of the major limb failure. There is also a raptor nest in the upper central portion of the canopy.

Proposed Actions

Tree #129 is located approximately 120 feet south of the existing limits of pavement on Agoura Road. The proposed improvements would expand the pavement approximately 40 feet to the south require a cut slope between the location of tree 129 and Agoura Road. The proposed limits of the slope will daylight approximately 15 feet to the north of the canopy of tree #129. Therefore, no impacts are anticipated at this time.

Tree Health Recommendations

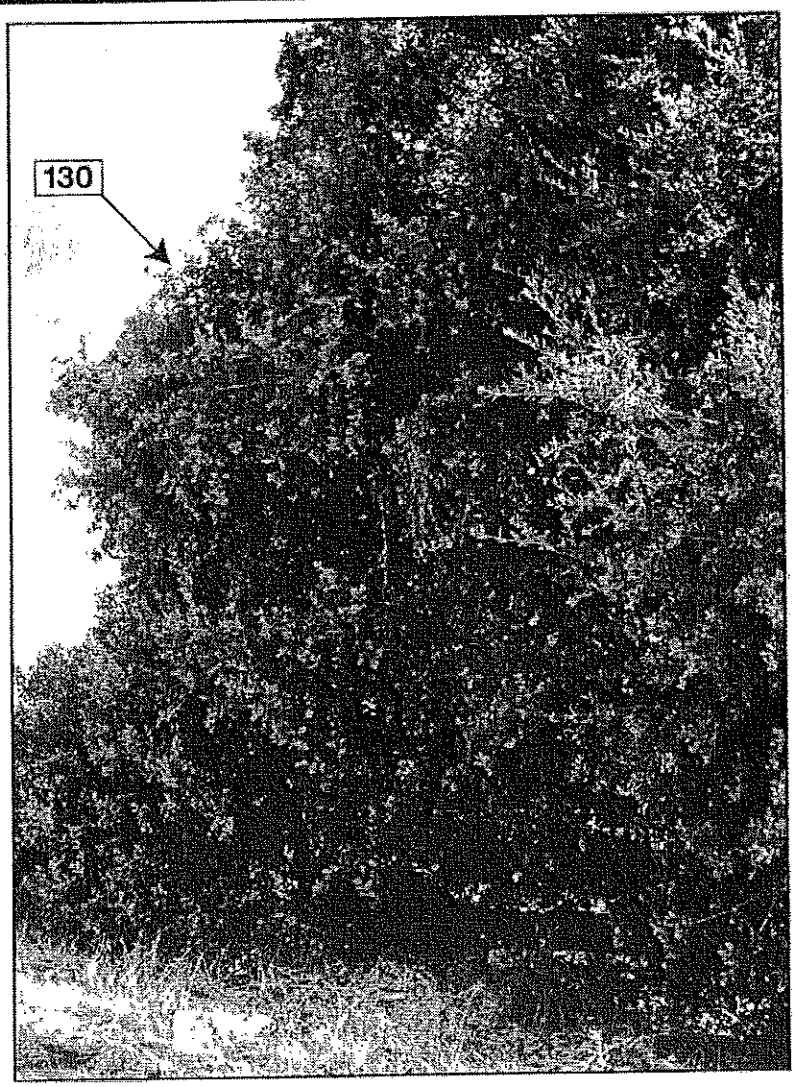
The following measures are recommended to preserve the health of this tree:

- Remove deadwood from the canopy,
- Clean cut broken branches.

Tree #130 - (*Quercus agrifolia*) 29.5" Diameter @ 3'6"

Tree #130 is a 14 foot tall Coast Live oak located within a cluster of four trees in the southern portion of the study area. Currently the tree has a health rating of "B" and an appearance rating of "C" (Plate 2). This tree is located under the canopy of tree #129 and is in direct competition. As a result the tree has started to develop a slight lean to

Tree 129
(Facing North)



Tree 130
(Facing Southeast)

ENVICOM CORPORATION

the north, away from tree #129. There is a need for minor structural pruning on the northwest side of the tree and the leaves show signs of pit-scale.

Proposed Actions

Tree #130 is located approximately 110 feet south of the existing limits of pavement on Agoura Road. The proposed improvements would expand the pavement approximately 40 feet to the south require a cut slope between the location of tree #130 and Agoura Road. The proposed limits of the slope will daylight approximately 15 feet to the north of the canopy of tree #130. Therefore, no impacts are anticipated at this time.

Tree Health Recommendations

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

- Conduct minor structural pruning on northwest side of tree to eliminate early stages of sharp angle branching.

Tree #131 - (*Quercus agrifolia*) 7" Diameter @ 3'6"

Tree #131 is an eleven-foot tall Coast Live oak also located within the canopy of tree 129, just west of tree #130. Currently the tree has a health rating of "B" and an appearance rating of "C" (**Plate 3**). Like its neighbor (tree #130), this tree is in direct competition with tree #129. There is some soil buildup at the base of this tree and pit-scale is evident in the leaves.

Proposed Actions

Tree #131 is located approximately 100 feet south of the existing limits of pavement on Agoura Road. The proposed improvements would expand the pavement approximately 40 feet to the south require a cut slope between the location of tree #131 and Agoura Road. The proposed limits of the slope will daylight approximately 15 to 20 feet to the north of the canopy of tree #131. Therefore, no impacts are anticipated at this time.

Tree Health Recommendations

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

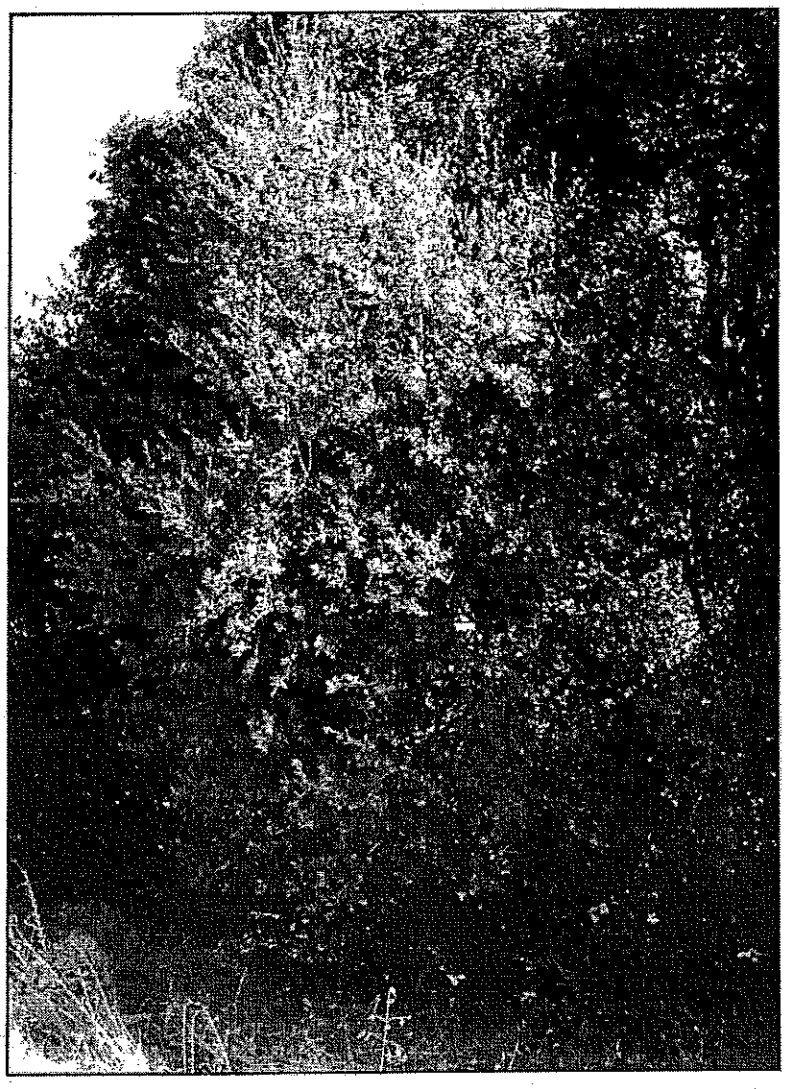
- Remove soil buildup from base of tree.

Tree #132 - (*Quercus agrifolia*) 29.4" Diameter @ 3'6"

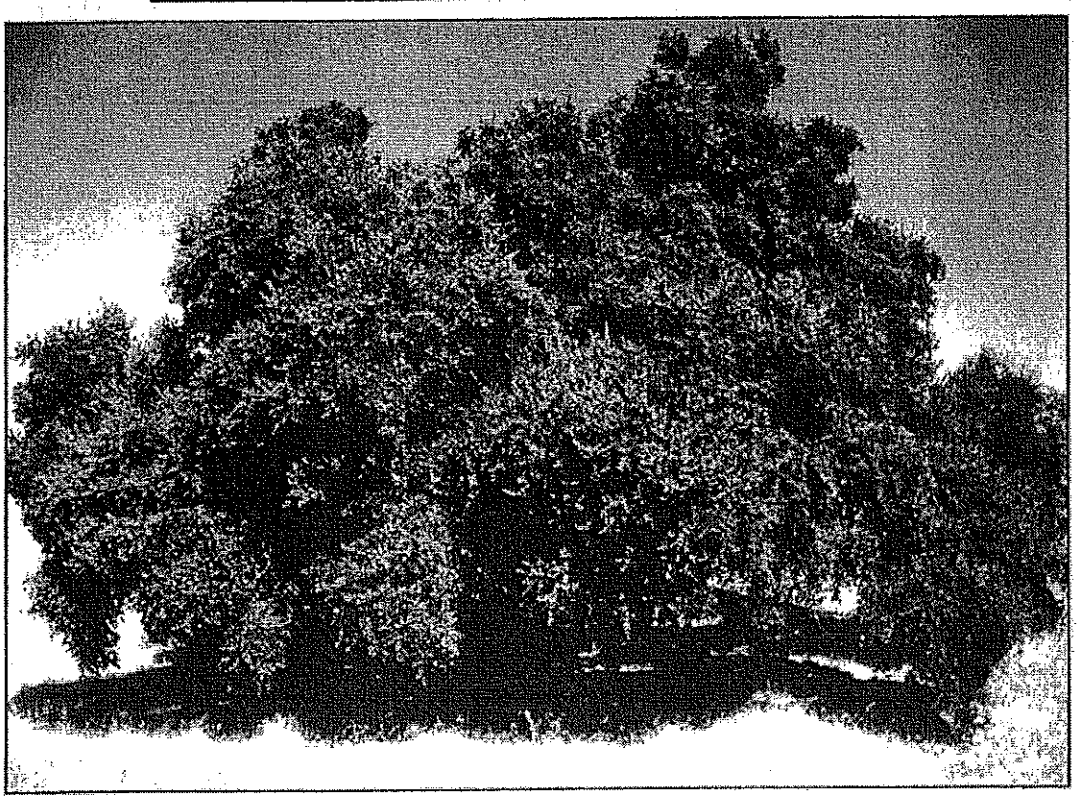
Tree #132 is a 35-foot tall Coast live oak located within the cluster of four trees in the southern portion of the study area. Currently the tree has a health rating of "B" and an appearance rating of "B" (Plate 3). This tree is a larger oak that is in good shape for its size. There is some dead wood in the canopy, but no major limb failures. There is evidence of borers, ants and pit-scale in the tree. There is also soil buildup on the east side of the trunk. During the evaluation two raptors were observed fleeing from a nest in the top of the canopy. The species could not be identified due to visual obstructions.

Proposed Actions

Tree #132 is located approximately 110 feet south of the existing limits of pavement on Agoura Road. The proposed improvements would expand the pavement approximately 40 feet to the south require a cut slope between the location of tree #132 and Agoura Road. The proposed limits of the slope will daylight approximately 20 to 25 feet to the north of the canopy of tree #132. Therefore, no impacts are anticipated at this time.



Tree 131
(Facing South)



Tree 132
(Facing East)

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Tree Health Recommendations

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

- Removal of deadwood from the canopy, and
- Remove soil buildup on east side of trunk.

Tree #133 - (*Quercus agrifolia*) 20.8" Diameter @ 3'6"

Tree #133 is a 28-foot tall Coast live oak located within a cluster of trees in the western portion of the study area, just south of the existing shoulder along the south side of Agoura Road. Currently the tree has a health rating of "B" and an appearance rating of "C" (**Plate 4**). This tree is in direct competition with tree #134 to the south. As a result the canopy of this tree is growing only in the northwest to east direction toward Agoura Road. The canopy contains a number of broken branches, and several instances of poor pruning. One of the branches extending to the northwest has been broken and torn from being struck by a high clearance vehicle. There is also a north trending branch that has epicormic growth and infestation from Witch's broom. At the base of the trunk there is a buildup of soil on the south side.

Proposed Actions

Tree #133 is currently located approximately 13 feet behind the curb for Agoura Road. In the area of tree #133, the proposed improvements would expand the limits of the pavement to the south to within two feet of the trunk of this tree. Additionally, the sidewalk would be constructed in the same location of this tree. Therefore, tree #133 would have to be removed to construct the proposed improvements.

Tree Health Recommendations

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

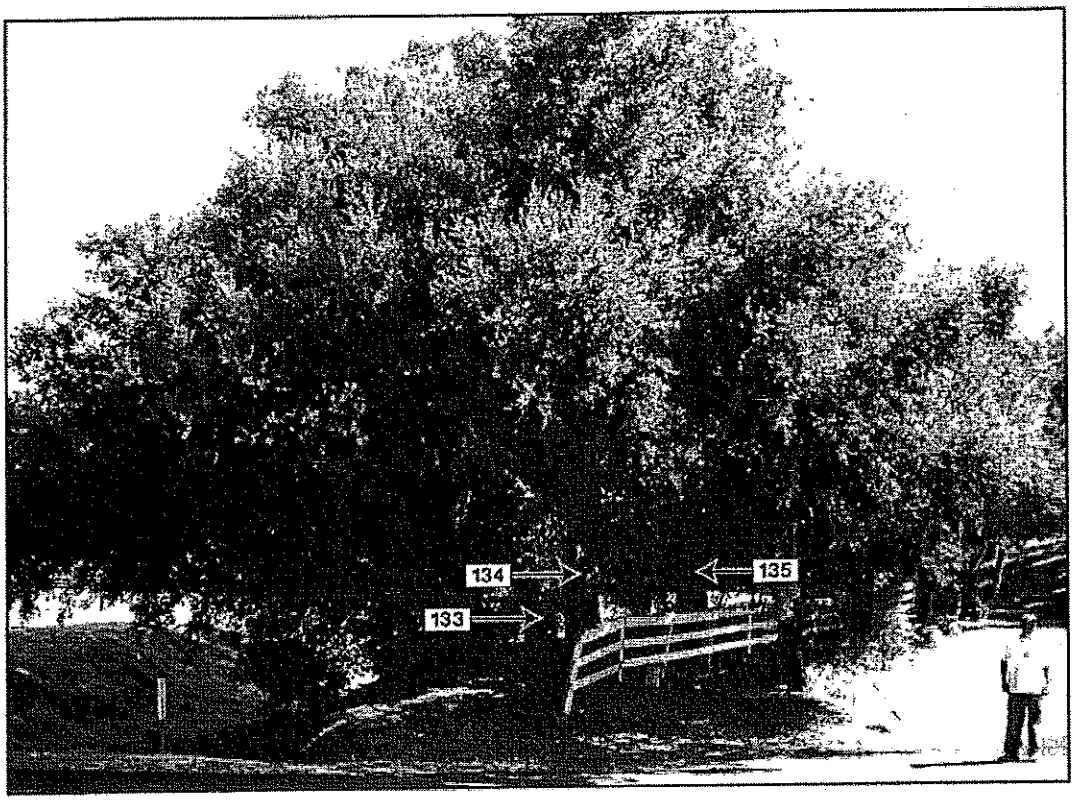
- Minor structural pruning to remove inward oriented growth,
- Clean cut and treat torn northwest trending branch,
- Remove Witch's broom infestation,
- Remove deadwood from canopy,
- Remove soil buildup on south side of trunk.

Tree #134 - (*Quercus agrifolia*) 25.2" Diameter @ 3'6"

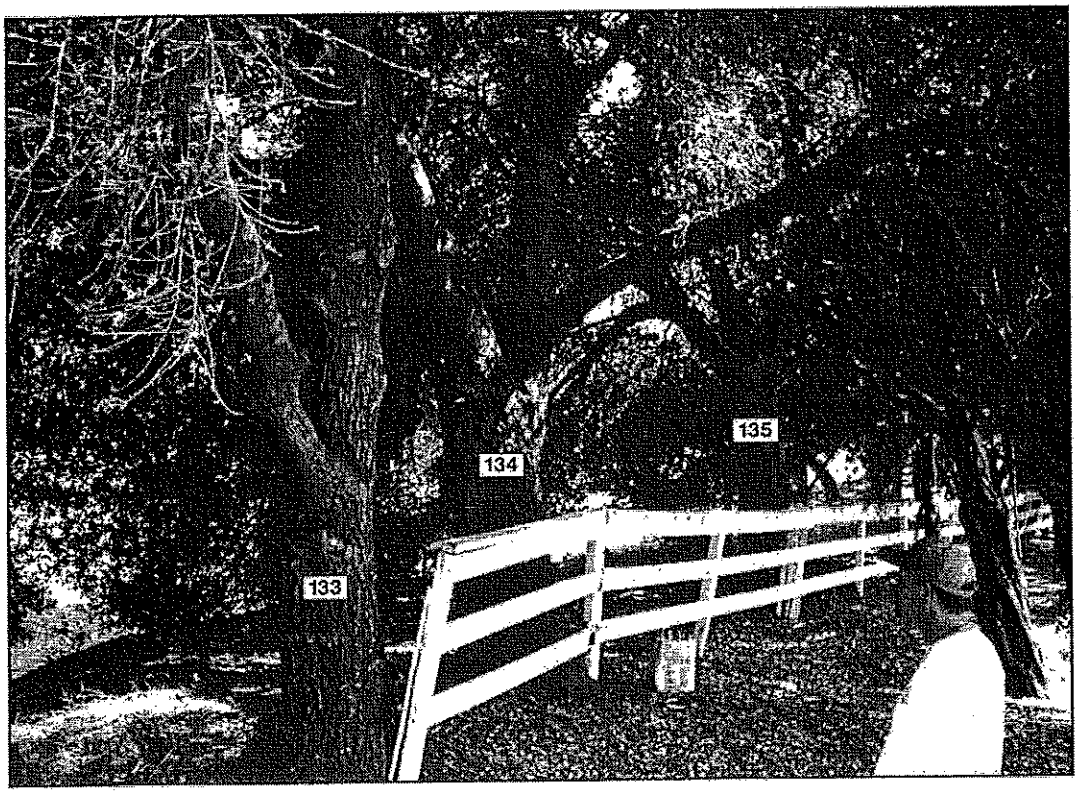
Tree #134 is a 40-foot tall Coast live oak located within a cluster of trees in the western portion of the study area, just south of the existing shoulder along the south side of Agoura Road. Currently the tree has a health rating of "B" and an appearance rating of "B" (Plate 4). This tree is the dominant tree within a cluster of three oaks. The canopy is healthy overall, but there is some deadwood, and evidence of minor twig dieback. Like tree #133, one of the branches has suffered mechanical damage and has been torn. The leaves of the tree exhibit some indications of chlorosis and pit-scale. Additionally, there is a buildup of soil on the southeast side of the trunk.

Proposed Actions

Tree #134 is located approximately 20 feet to the south of the existing pavement for Agoura Road. The proposed improvements would expand the pavement to south under the canopy of the tree and construct the sidewalk approximately one foot to the north of the trunk location. Additionally, grading for the cut slope would occur in the area of the tree trunk. Therefore, the proposed improvements to Agoura Road would require the removal of tree #134.



Trees 133, 134 & 135
(Facing South)



Trees 133, 134 & 135
(Facing South)

Tree Health Recommendations

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

- Minor structural pruning to remove inward oriented growth,
- Clean cut and treat torn branch,
- Remove deadwood from canopy,
- Remove soil buildup on southeast side of trunk.

Tree #135 - (*Quercus agrifolia*) 21.8" Diameter @ 3'6"

Tree #135 is a 40-foot tall Coast live oak located within a cluster of trees in the western portion of the study area, just south of the existing shoulder along the south side of Agoura Road. Currently the tree has a health rating of "B" and an appearance rating of "B"(Plate 4). This tree is within a cluster of three oaks that is dominated by tree #134. There is some low branching in this tree that trends to the east. The canopy has some broken branches and evidence of twig dieback. Also the leaves show evidence of pit-scale and there is soil buildup around the trunk.

Proposed Actions

Tree #135 is located approximately 35 feet to the south of the existing Agoura Road pavement. The proposed project would expand the pavement 10 feet to the south, install an eight-foot wide sidewalk and require grading to the south o stabilize the slope. Although the trunk of tree #135 will be approximately 25 feet south of the proposed extent of pavement and approximately 16 feet the south of the proposed sidewalk. The proposed improvements and cut slope grading would encroach approximately six feet into the understory of the canopy. In addition to encroaching into the understory of the tree, the equipment that would be used to construct the improvements would not be able to achieve the vertical clearance without significantly impacting the canopy. Therefore, the proposed improvements would require the removal of tree 135.

Tree Health Recommendations

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

- Minor structural pruning to remove inward oriented growth,
- Clean cut broken branches,
- Remove deadwood from canopy,
- Remove soil buildup around trunk.

V. MITIGATION MEASURES

Buildout of the proposed improvements would result in the loss of four protected oak tree (#6, #133, #134, and #135). Pursuant to the City of Agoura Hills Oak Tree Preservation Guidelines, three (3) oak trees shall be planted to replace each tree that was proposed for removal on a commercial property. The replacement trees must consist of two (2) twenty-four inch box specimens, and one (1) thirty-six or sixty inch box specimen (sixty inch required when tree lost exceeds 48 inches in diameter). Based on the size and number of trees proposed for removal, the applicant would be required to plant:

- Eight (8) twenty-four inch box specimens, and
- Four (4) thirty-six inch box specimen trees.

The replacement trees would be included under the landscape plan for the proposed office building and planted within the parking medians.

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 dead wood and broken branches 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 root protection zone.
3) Remove all concrete, trash, and debris located within the root protection zone. The root protection zone shall be kept free of the materials in the future.
4) Protective fencing (6' chain-link) shall be installed around the oak at the root protection zone. The fencing can be re-positioned as needed to allow for construction of the retaining wall. The project arborist must be present during the fence placement or repositioning. Regular inspections of this fencing shall occur during site development.
5) 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.
6) All roots over one inch in diameter shall be clean cut at a 45 degree angle and treated by the Project Arborist.
7) No oaks outside the property line are to be impacted by this construction project.
8) 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.
9) Do not remove the tags numbering each oak on this site.
10) No construction materials are to be stored or discarded within the root 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.
11) No vehicles shall be parked within the root protection zone of an oak.
12) The Project Arborist will be overseeing the care of the mitigation oaks on this site for a 12-month period after project completion.
13) 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. Refer to the Summary of Field Inspection worksheets for specific tree pruning recommendations.

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.

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Environmental Analysis & Compliance

Urban Planning & Design

Real Estate Development & Entitlement

Environmental Restoration

Real Estate Economics & Valuation

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March 15, 2006

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Attn: Ms. Valerie Darbouze

Subj: Agoura Oaks Plaza Project
Offsite Tree Impacts to Southside of Agoura Road

Dear Ms. Darbouze:
Pursuant to my conversation with Ms. Kay Greeley on March 8, 2006, additional information regarding the impacts to the trees at the western end of the proposed improvements to the south side of Agoura Road is required to determine whether the trees can remain or should be removed. The project Civil Engineer has provided cross-sections of the proposed expansion of the edge of pavement, and Envicom has conducted a planimetric analysis to determine the extent of the encroachments and impacts to Trees 133, 134, and 135. Additionally, Envicom Arborist Mr. Tom Hayduk and I conducted a subsequent review of the trees in the field with the cross-sections to assist in the formulation of an opinion on the impacts to each of the three trees. The following is a description of the anticipated impacts:

Tree 133

Tree 133 is a 20.8-inch coast live oak tree with a health rating of "B". This tree exhibits an irregular shaped canopy that trends to the north due to competition with Tree 134 to the south. The root protection zone (RPZ) of Tree 133 covers an area of 1,679 square feet (**Figure 1**). Of this area, 558 square feet (33% of the RPZ) is currently impacted by the existing pavement of Agoura Road, which starts approximately 16 feet to the north of the center of the trunk. The proposed road improvements would expand the road to within 7.5 feet of the trunk, and impact an additional 348 square feet (21% of the RPZ). The proposed improvements would result in a 54% overall (existing plus proposed) encroachment into the RPZ of this tree based on a planimetric analysis. This should be considered a substantial encroachment into the RPZ; however, the additional impact to the RPZ does not necessarily require its removal.

According to the project Civil Engineer, the proposed expansion of the roadway would require excavation to a depth of 18 inches below the surface of the proposed pavement to within 6.5 feet of the tree trunk. As the existing pavement of Agoura Road currently impacts 33% of the RPZ to the north, it is not likely that a significant portion of the root structure is growing in that direction. Mr. Hayduk noted that water sources located to the east (drainage course running down to Agoura Road) and to the southwest (irrigated turf grass) would be probable directions for feeder

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root growth. As the depths of the proposed excavations are relatively shallow, significant removal of the root structure is not anticipated.

Based on these observations Mr. Hayduk concluded that despite a 54% RPZ encroachment in the ultimate condition, a portion of the encroachment has already occurred, and the additional encroachment, although adverse, should not significantly impact the root structure or require removal of this tree. Selective pruning may be required should the City wish to raise the canopy of the tree for additional vertical clearance.[1]

Tree 134

Tree 134 is a 25.2-inch coast live oak tree with a health rating of "B". The RPZ of Tree 134 covers an area of 2,280 square feet (**Figure 2**). Of this area, 277 square feet (12% of the RPZ) is currently impacted by the existing pavement of Agoura Road, which starts approximately 20.25 feet to the northwest of the center of the trunk. The proposed road improvements would expand the road to within 12.5 feet of the trunk, and impact an additional 368 square feet (16% of the RPZ). The proposed improvements would result in a 28% overall (existing plus proposed) encroachment into the RPZ of this tree based on a planimetric analysis. This should be considered a substantial encroachment into the RPZ; however, the additional impact does not necessarily require its removal.

As noted in the discussion under Tree 133, the proposed improvements require excavation of 18 inches to prepare for the road base at a distance of 12.5 feet from the trunk. As it is likely that the root structure of this tree is more reliant on the potential sources of water to the east and southwest, and the proposed excavations are relatively shallow, the proposed improvements should not result in a significant impact to the root structure. Therefore, despite additional canopy encroachment, the proposed improvements should not warrant removal of Tree 134. Additionally, we recommend removal of deadwood and selective pruning to improve the overall health of the canopy.[2]

Tree 135

Tree 135 is a 21.8-inch coast live oak tree with a health rating of "B". The RPZ covers an area of 2,110 square feet (**Figure 3**). Neither the existing condition nor the proposed improvements encroach into the canopy of Tree 135. However, 19 square feet (or 1%) of the RPZ would be impacted by the proposed road improvements. Although any encroachment into the root protection zone should be considered adverse, the overall impact to the tree should be considered less than significant. Tree 135 should remain in place despite the proposed improvements.

---

[1] Mr. Hayduk identified three (3) branches over two inches in diameter (approximately 3", 4" and 7") that may require removal to provide vertical clearance for the bike lane.

[2] Mr. Hayduk also identified one (1) branch over two inches in diameter (approximately 7") that may require removal to provide vertical clearance for the bike lane.

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Please let me know if you should have any questions regarding the information provided in this letter or the attached figures.

Sincerely,

Travis Cullen
Chief Operating Officer

cc: Allison Cook, City of Agoura Hills
Kay Greeley, City of Agoura Hills
Brad Rosenheim, Rosenheim & Associates
Robert Herscu, HQ Development

Attachments: Figure 1 – Cross Section of Tree 133
Figure 2 – Cross Section of Tree 134
Figure 3 – Cross Section of Tree 135

Appendix G

CDFG Letter – Notification of Lake or Streambed Alteration
1600-2005-0551-R5

State of California – The Resources Agency ARNOLD SCHWARZENEGGER, *Governor*

DEPARTMENT OF FISH AND GAME
Ronnie Glick
P.O. Box 1210
Thousand Oaks, CA 91358-0210
(805) 568-1227

January 13, 2006

Mr. Shane Parker
Christopher A. Joseph & Associates
11849 Olympic Boulevard
Los Angeles, CA 90064

Re: Notification of Lake or Streambed Alteration
Notification No. **1600-2005-0551-R5**
Project: Agoura Oaks Plaza, 29701 Agoura Hills Road, Agoura Hills, Los Angeles County
Water Course: Lindero Canyon Creek, Malibu Creek Watershed

Dear Mr. Parker

As the Department explained in its letter to you dated **September 9, 2005**, the Department had until **November 9, 2005**, to submit a draft Lake or Streambed Alteration Agreement to you or inform you that an agreement is not required. Due to staffing constraints, the Department was unable to meet that date. As a result, by law, you may now complete the project described in your notification without an agreement. In doing so, however, the project must be the same one and conducted in the same manner as described in the notification, including your commitment to mitigate for jurisdictional impacts with an in-lieu fee program. That includes completing the project within the proposed term and seasonal work period and implementing all mitigation and avoidance measures to protect fish and wildlife resources specified in the notification. (Fish and Game Code section 1602(a)(4)(D).)

If your project differs from the one described in the notification, you may be in violation of Fish and Game Code section 1602. Also, even though you are entitled to complete the project without an agreement, you are still responsible for complying with all other applicable local, state, and federal laws, including, for example, the state and federal Endangered Species Acts and Fish and Game Code sections 5650 (water pollution) and 5901 (fish passage).

Finally, you must have a copy of this letter ***and*** your notification with all attachments available at all times at the work site. If you have any questions regarding this matter, please contact me at (805) 557-0589.

Sincerely,

Ronnie Glick
Environmental Scientist

Proposed Mitigation Program for the
Agoura Oaks Plaza
CDFG Notification No. 1600-2005-0551-R5

Approximately 1,350 square feet of area along a linear segment generally following the northern property line, extending from the middle of the site to the eastern property line, consists of riparian habitat which has been determined to fall within the jurisdictional authority of the CDFG. The Proposed Project will include grading and trenching activities in this area to install a lateral sewer line connection to an existing buried sewer line. These activities would result in the direct loss of approximately 210 square feet of riparian habitat. This potentially adverse impact can be mitigated to a less than significant level with the implementation of the following mitigation measures:

1. Protective measures shall be taken to avoid direct impact to riparian habitat to the extent feasible. Temporary construction fencing shall be erected along the north side of the berm to prevent erosion and/or further disturbance of the riparian habitat.

2. For the area that cannot be avoided due to construction of an underground lateral sewer line connection, the Applicant shall pay an in-lieu mitigation fee payable to the In-Lieu Fee Riparian Restoration Program of the Santa Monica Mountains Conservancy (SMMC) or other similar riparian restoration program as deemed acceptable by the City of Agoura Hills Planning Director. This in-lieu fee is based on a mitigation ratio of 3:1 and can be satisfied by a one-time contribution of $5,000.00.

3. The landscape plan shall be revised to incorporate cottonwoods, willows, and other riparian species along the drainage easement following the northern property line. Special care should be taken to ensure deep rooted tree species are not planted above the buried sewer line. The existing drainage contours shall be retained to the maximum extent feasible to ensure the survival of the existing willow saplings. A five year landscape maintenance plan shall be implemented to ensure the area of riparian vegetation is restored and enhanced to the maximum extent feasible. Notwithstanding such efforts, in the event the on-site riparian habitat program is not successful, the contribution of the in-lieu fees provided above shall be deemed adequate to compensate for the total loss of on-site riparian habitat.

4. To avoid the accidental take of any migratory bird species or raptors, the removal of trees shall be conducted between September 15 and February 15, outside of the typical breeding season, as feasible. Should avoidance of the nesting season not be feasible, a qualified biologist, as determined to the satisfaction of the City's Planning Director, shall be retained by the Applicant to conduct focused nesting surveys within one week prior to grading. The results of the nest survey shall be submitted to the City's Planning Department for review, via a letter report.

5. In the event that a nesting migratory bird species or raptor is observed in the habitat to be removed or in other habitat within 50 feet of the construction work areas, the Applicant has the option of delaying all construction work in the suitable habitat area or within 50 feet thereof, until after September 15, or continuing focused surveys in order to locate any nests. If an active nest is found, clearing and construction within 50 feet of the nest shall be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the ecological sensitivity of the area.

In addition to the on-site impacts addressed above, the Proposed Project may involve off-site capital improvements to widen Agoura Road in the vicinity of the Project Site. Should this capital infrastructure program be made a condition of project approval, or otherwise be implemented as a result of the Project, such improvements will result in the direct loss of a rock-lined drainage channel on the south side of Agoura Road. This adverse impact to jurisdictional habitat could be mitigated to a less than significant level with the implementation of the following mitigation measure:

6. To mitigate the loss of approximately 168 square feet of riparian habitat located on the south side of Agoura Road, the Applicant shall pay an in-lieu mitigation fee payable to the In-Lieu Fee Riparian Restoration Program of the Santa Monica Mountains Conservancy (SMMC) or other similar riparian restoration program as deemed acceptable by the City of Agoura Hills Planning Director. This in-lieu fee is based on a mitigation ratio of 3:1 to cover the entire extent of riparian habitat that may be affected by the proposed roadway widening, and can be satisfied by a one-time contribution of $4,750.00.

[END]