

## **Appendix A**

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### *Air Quality Modeling Results and Calculations*



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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: L:\ESP\LA Co\Agoura Hills\09-64530 AH Road Office Prj ISMND\Other\Air Q\Urbemis1.urb924

Project Name: Agoura Road Office Project

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

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Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: L:\ESP\LA Co\Agoura Hills\09-64530 AH Road Office Prj ISMND\Other\Air Q\Urbemis1.urb924

Project Name: Agoura Road Office Project

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

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2010 TOTALS (lbs/day unmitigated)	13.61	25.05	13.55	0.00	18.27	1.25	19.52	3.82	1.15	4.97	2,371.66

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.20	0.10	1.62	0.00	0.01	0.01	104.41

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	2.20	3.18	28.41	0.03	4.79	0.93	2,852.66

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	2.40	3.28	30.03	0.03	4.80	0.94	2,957.07

Construction Unmitigated Detail Report:

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## CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
Time Slice 1/4/2010-2/26/2010 Active Days: 40	3.04	<u>25.05</u>	<u>13.55</u>	0.00	<u>18.27</u>	<u>1.25</u>	<u>19.52</u>	<u>3.82</u>	<u>1.15</u>	<u>4.97</u>	<u>2,371.66</u>
Mass Grading 01/04/2010-02/26/2010	3.04	25.05	13.55	0.00	18.27	1.25	19.52	3.82	1.15	4.97	2,371.66
Mass Grading Dust	0.00	0.00	0.00	0.00	18.26	0.00	18.26	3.81	0.00	3.81	0.00
Mass Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Mass 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
Mass Grading Worker Trips	0.03	0.06	1.09	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.34
Time Slice 4/5/2010-4/12/2010 Active Days: 6	2.25	12.78	9.20	<u>0.00</u>	0.01	1.07	1.08	0.00	0.98	0.98	1,300.79
Asphalt 04/05/2010-04/12/2010	2.25	12.78	9.20	0.00	0.01	1.07	1.08	0.00	0.98	0.98	1,300.79
Paving Off-Gas	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	1.95	11.89	6.98	0.00	0.00	1.03	1.03	0.00	0.94	0.94	979.23
Paving On Road Diesel	0.06	0.78	0.31	0.00	0.00	0.03	0.04	0.00	0.03	0.03	103.97
Paving Worker Trips	0.06	0.11	1.90	0.00	0.01	0.01	0.02	0.00	0.00	0.01	217.60
Time Slice 5/3/2010-11/26/2010 Active Days: 150	1.25	9.36	5.81	0.00	0.01	0.58	0.59	0.00	0.54	0.54	1,020.47
Building 05/03/2010-11/26/2010	1.25	9.36	5.81	0.00	0.01	0.58	0.59	0.00	0.54	0.54	1,020.47
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.01	0.14	0.12	0.00	0.00	0.01	0.01	0.00	0.01	0.01	26.02
Building Worker Trips	0.03	0.05	0.88	0.00	0.00	0.00	0.01	0.00	0.00	0.00	101.07

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Time Slice 12/6/2010-12/31/2010	<u>13.61</u>	0.01	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.74
Active Days: 20												
Coating 12/06/2010-12/31/2010	13.61	0.01	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.74
Architectural Coating	13.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.01	0.01	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.74

Phase Assumptions

Phase: Mass Grading 1/4/2010 - 2/26/2010 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 1.65

Maximum Daily Acreage Disturbed: 0.41

Fugitive Dust Level of Detail: Low

Onsite Cut/Fill: 120 cubic yards/day; Offsite Cut/Fill: 0 cubic yards/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: Paving 4/5/2010 - 4/12/2010 - Default Paving Description

Acres to be Paved: 0.41

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 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 5/3/2010 - 11/26/2010 - Default Building Construction Description

Off-Road Equipment:

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- 1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 12/6/2010 - 12/31/2010 - 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

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	0.01	0.08	0.07	0.00	0.00	0.00	101.60
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	0.07						
TOTALS (lbs/day, unmitigated)	0.20	0.10	1.62	0.00	0.01	0.01	104.41

Area Source Changes to Defaults

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## Operational Unmitigated Detail Report:

## OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	ROG	NOX	CO	SO2	PM10	PM25	CO2
General office building	2.20	3.18	28.41	0.03	4.79	0.93	2,852.66
TOTALS (lbs/day, unmitigated)	2.20	3.18	28.41	0.03	4.79	0.93	2,852.66

## 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		21.44	1000 sq ft	12.70	272.29	2,771.21
					272.29	2,771.21

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
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

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
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



## Summary of One Acre Site Example Results By Phase

### Total On-Site

	<b>CO</b>	<b>NOx</b>	<b>PM10</b>	<b>PM2.5</b>
Demolition	0.0	0.0	0.0	0.0
Site Preparation	9.1	20.9	1.6	1.2
Grading	17.1	36.7	2.1	1.8
Building	12.4	28.1	1.7	1.6
Arch Coating and Paving	18.2	36.3	2.6	2.4
Localized Significance Threshold*	147.0	633.0	6.0	4
Exceed Significance?	NO	NO	NO	NO

\* For illustration purposes only, this analysis is based on the most stringent LSTs. Please consult App. C of the Methodology Paper for applicable LSTs.

**Greenhouse Gas Emission Worksheet**

**Mobile Emissions**

8497 Sunset

**From URBEMIS 2007 Vehicle Fleet Mix Output:**

Daily Vehicle Miles Traveled (VMT): 2,771 (Net: Proposed - Existing)

Annual VMT: 2,999,935

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)
Light Auto	53.6%	0.4	0.2144	0.4	0.2144
Light Truck < 3750 lbs	6.8%	0.5	0.034	0.6	0.0408
Light Truck 3751-5750 lbs	22.8%	0.5	0.114	0.6	0.1368
Med Truck 5751-8500 lbs	10.0%	0.5	0.05	0.6	0.06
Lite-Heavy Truck 8501-10,000 lbs	1.5%	0.12	0.0018	0.2	0.003
Lite-Heavy Truck 10,001-14,000 lbs	0.5%	0.12	0.0006	0.2	0.001
Med-Heavy Truck 14,001-33,000 lbs	0.9%	0.12	0.00108	0.2	0.0018
Heavy-Heavy Truck 33,001-60,000 lbs	0.5%	0.12	0.0006	0.2	0.001
Other Bus	0.1%	0.5	0.0005	0.6	0.0006
Urban Bus	0.1%	0.5	0.0005	0.6	0.0006
Motorcycle	2.3%	0.09	0.00207	0.01	0.00023
School Bus	0.1%	0.5	0.0005	0.6	0.0006
Motor Home	0.8%	0.12	0.00096	0.2	0.0016
<b>Total</b>			<b>0.42101</b>		<b>0.46243</b>

\* from Table C.4: Methane and Nitrous Oxide Emission Factors for Mobile Sources by Vehicle and Fuel Type (g/mile).

Assume Model year 2000-present, gasoline fueled.

Source: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 2.2, March 2007.

<p><b>Total Emissions (metric tons) =</b>  <b>Emission Factor by Vehicle Mix (g/mi) x Annual VMT(mi) x 0.000001 metric tons/g</b></p>
---

**Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)**

CH4 23 GWP

N2O 296 GWP

1 ton (short, US) = 0.90718474 metric ton.

**Annual Mobile Emissions:**

	Total Emissions	Total CO2e units
CO2 Emissions* :	4169.6 tons CO2	337 metric tons CO2e
CH4 Emissions:	1.3 metric tons CH4	27 metric tons CO2e
N2O Emissions:	1.4 metric tons N2O	430 metric tons CO2e

<b>Project Total:</b>	<b>794 metric tons CO2e</b>
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\* From URBEMIS 2007 results for mobile sources

## Greenhouse Gas Emission Worksheet

### Operational Emissions

Agoura Road Office Project

Electricity Generation *	(kWh)		Project units	Project Usage
Commercial Consumption	16,750	per KSF	12.7	212,725
Residential Consumption	7,000	per unit	0	0
<b>Total</b>				<b>212,725</b>

\* Generation Factor Source: CAPCOA, January 2008. CEQA and Climate Change.

Total Project Annual kWh: **212,725** kWh/year  
 Project Annual MWh: **213** MWh/year

#### Emission Factors:

CO2 \* 804.54 lbs/MWh/year  
 CH4 \*\* 0.0067 lbs/MWh/year  
 N2O \*\* 0.0037 lbs/MWh/year

**Total Annual Operational Emissions (metric tons) =  
 (Electricity Use (kWh) x EF) / 2,204.62 lbs/metric ton**

#### Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)

CH4 21 GWP  
 N2O 310 GWP  
 1 ton (short, US) = 0.90718474 metric ton.

#### Annual Operational Emissions:

	Total Emissions	Total CO2e Units
CO2 emissions, electricity:	85.5729 tons	77.6 metric tons CO2e
CO2 emissions***:	904.0700 tons	280.0 metric tons CO2e
CH4 emissions:	0.0006 metric tons	0.0 metric tons CO2e
N2O emissions:	0.0004 metric tons	0.1 metric tons CO2e
<b>Project Total</b>		<b>358 metric tons CO2e</b>

#### References

\* Table C.1: EPA eGRID CO2 Electricity Emission Factors by Subregion (Year 2000)

\*\* Table C.2: Methane and Nitrous Oxide Electricity Emission Factors by State and Region (Average years 2001-1003)

\*\*\* URBEMIS Annual Emissions output for Area Source emissions; includes natural gas combustion for heating.

Sources: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 2.2, March 2007  
 Third Assessment Report, 2001, U.S. Environmental Protection Agency, U.S. Greenhouse Gas Emissions and Sinks, 1990-2000 (April 2002).

**Appendix B**  
*Traffic Study*





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May 12, 2008

07092R02.WP

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***REVISED TRAFFIC AND CIRCULATION STUDY FOR THE  
AGOURA ROAD OFFICE PROJECT, CITY OF AGOURA HILLS, CALIFORNIA***

Associated Transportation Engineers is pleased to submit the following revised traffic and circulation study for the Agoura Road Office Project, proposed on Agoura Road in the City of Agoura Hills. The revised traffic and circulation study addresses comments by City Staff in letters dated December 21, 2007 and January 9, 2008.

Associated Transportation Engineers

Scott A. Schell, AICP  
Principal Transportation Planner

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## **INTRODUCTION**

The following study contains an analysis of the potential traffic and circulation impacts associated with the proposed Agoura Road Office Project, located in the City of Agoura Hills. The report provides information relative to existing and future traffic conditions at key intersections adjacent to the project site. The study also reviews site access for the project.

## **PROJECT DESCRIPTION**

The project site is located southeast of the Agoura Road/Ladyface Circle intersection in the City of Agoura Hills. Figure 1 illustrates the location of the project site. The project is proposing to develop the vacant site with one office building totaling 12,700 square feet, with a first floor story parking garage located at the north end of the structure. Access to the site is proposed via two driveways. One of the driveways is located on the existing private road that connects to Agoura Road about 300 feet east of the Agoura Road/Ladyface Circle intersection. The other connection is via an existing driveway that intersects the east side of Ladyface Circle about 275 feet south of the Agoura Road/Ladyface Circle intersection. This driveway serves an existing parking lot on the parcel located directly west of the project site. The parking lot for the Agoura Road Office Project would connect to the parking lot on the parcel located directly west of the project site.

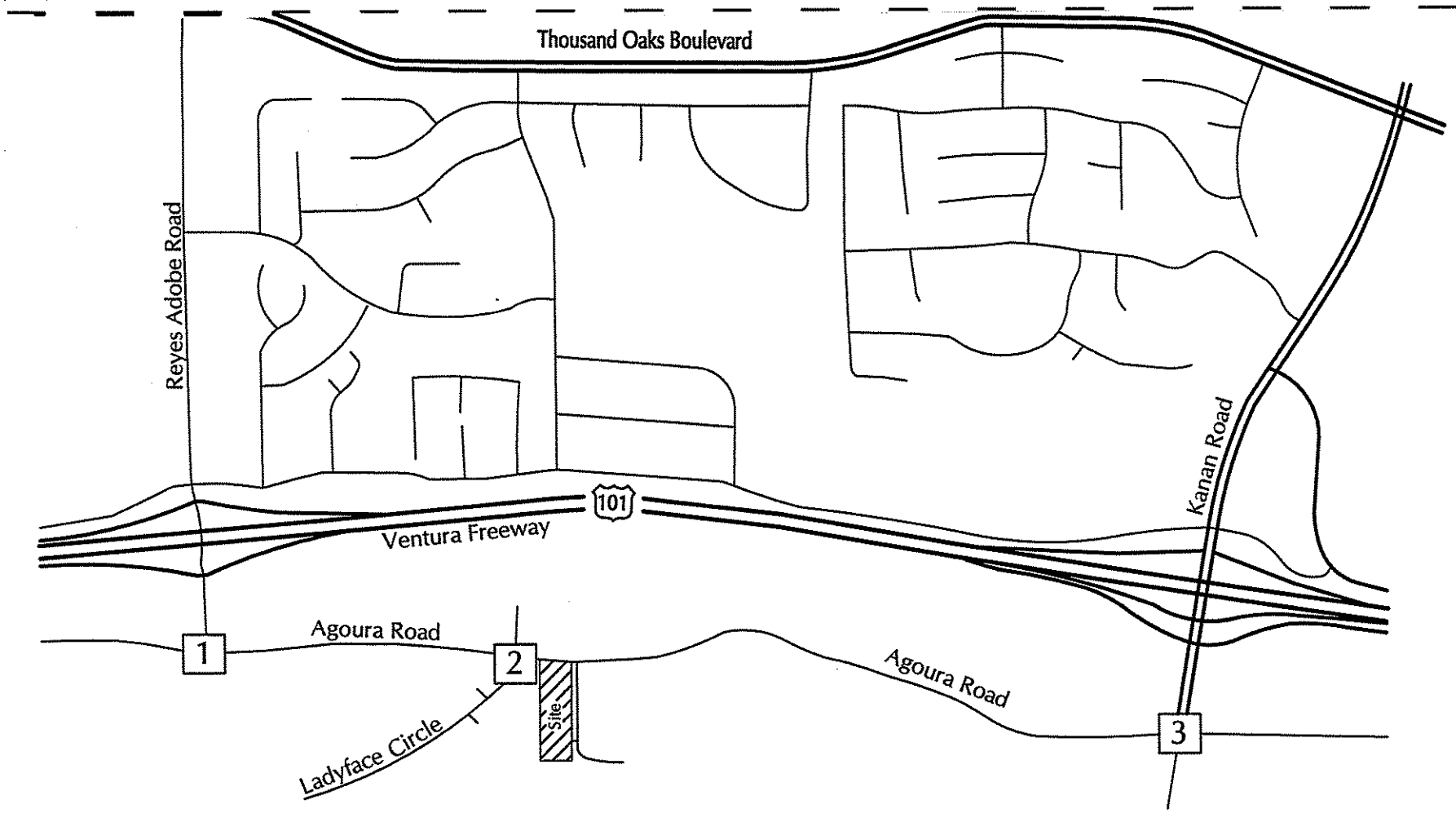
## **SCOPE OF WORK**

The scope of work for the Agoura Road Office Project traffic analysis was developed by ATE in consultation with City staff. A.M. and P.M. peak hour operational analyses are provided for the Agoura Road/Reyes Adobe Road, Agoura Road/Ladyface Circle, and Agoura Road/Kanan Road intersections within the study area. The project's access is also reviewed, including analyses of the driveway access on Agoura Road and the driveway on Ladyface Circle. The study assesses operations for Existing, Existing + Project, Cumulative, and Cumulative + Project traffic scenarios.

## **LEVEL OF SERVICE CRITERIA**


"Levels of Service" (LOS) A through F are used to rate traffic operations, with LOS A indicating very good operation and LOS F indicating poor operation. More complete definitions are provided in Table 1 on Page 4. The City of Agoura Hills standard is to provide LOS C or better.

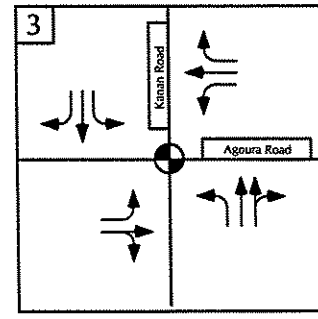
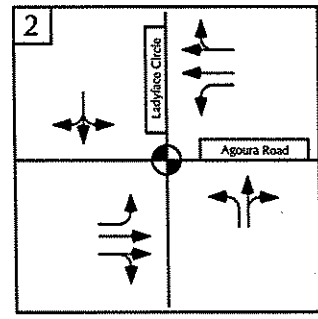
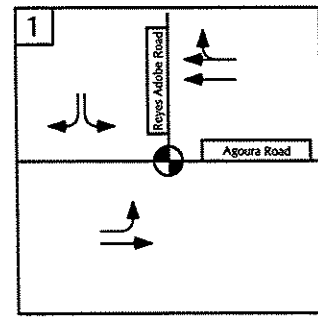




NOT TO SCALE

**LEGEND**

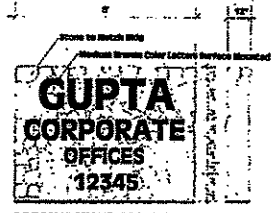
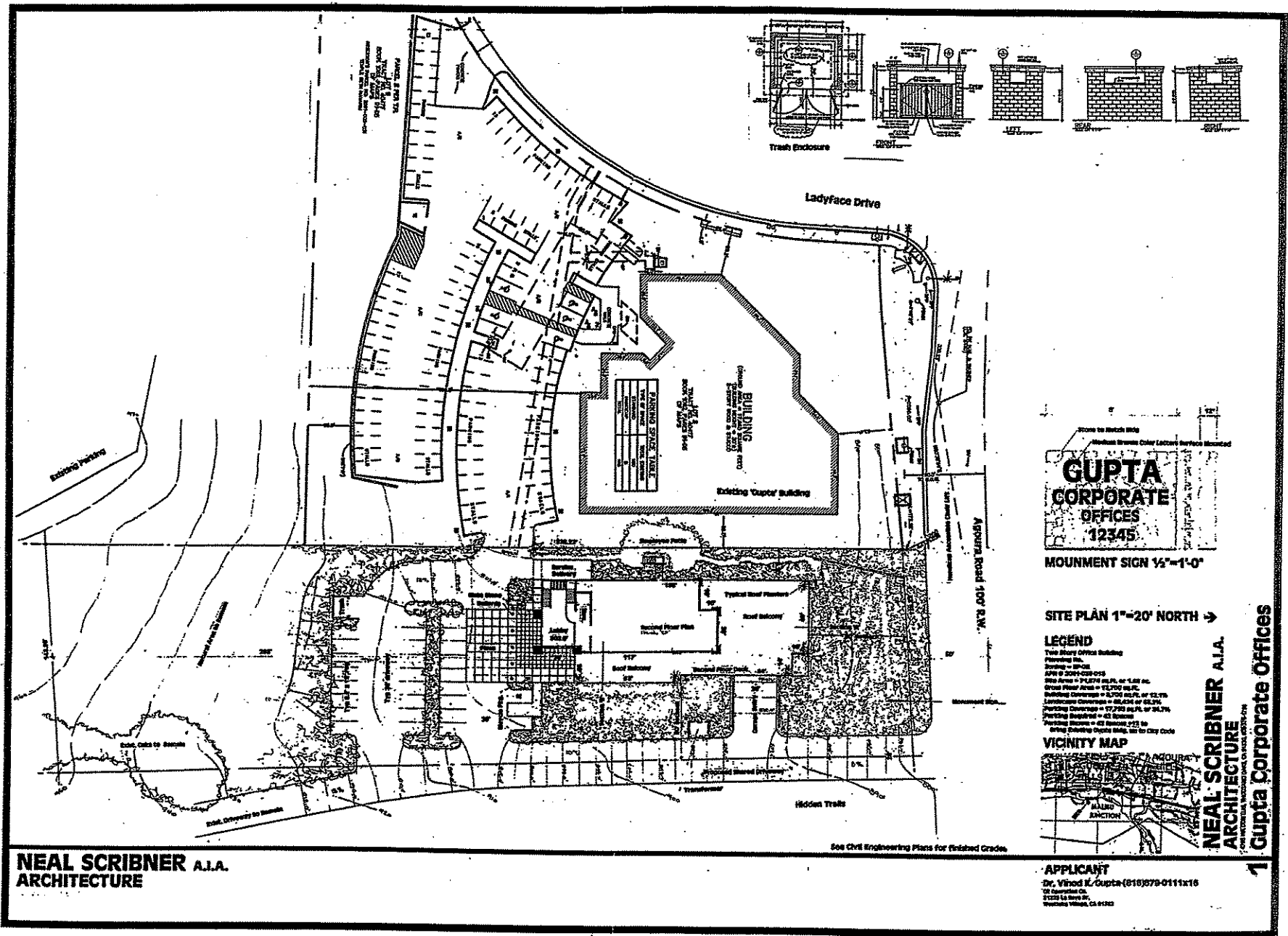
 - Signalized Intersection



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ENGINEERS

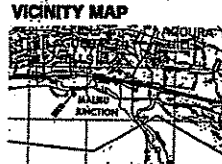
PROJECT SITE LOCATION/EXISTING STREET NETWORK

FIGURE 1



**SITE PLAN 1"=20' NORTH** →

**LEGEND**  
 Two Story Office Building  
 Parking Lot  
 Street = 30' W  
 ASPH @ 20% SLOPE  
 Site Area = 34,270 sq. ft. or 1.00 ac.  
 Street Front Area = 12,700 sq. ft.  
 Building Coverage = 8,700 sq. ft. or 25.1%  
 Landscape Coverage = 68,500 sq. ft. or 20.0%  
 Parking Coverage = 17,770 sq. ft. or 51.9%  
 Parking Spaces = 42 Spaces  
 Parking Spaces = 42 Spaces @ 25 ft. to City Code  
 Street Frontage Depth 150 ft. to City Code



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**NEAL SCRIBNER A.I.A.**  
**ARCHITECTURE**

See Civil Engineering Plans for finished Grades.



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**PROJECT SITE PLAN**

FIGURE **2**

**Table 1  
Level of Service Definitions**

LOS	ICU Range	Definition
A	0.00-0.60	Conditions of free unobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles.
B	0.61-0.70	Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
C	0.71-0.80	Conditions of stable flow, delays are low to moderate, full use of peak direction signal phases is experienced.
D	0.81-0.90	Conditions approaching unstable flow, delays are moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period.
E	0.91-1.00	Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
F	> 1.00	Conditions of forced flow, travel speeds are low and volumes are well above capacity. This condition is often caused when vehicles released by an upstream signal are unable to proceed because of back-ups from a downstream signal.

## EXISTING CONDITIONS

### Street Network

Figure 1 illustrates the study-area street network. The following text provides a brief description of the facilities that comprise the street network.

Agoura Road, classified as a Secondary Arterial in the City's Circulation Element, extends in an east-west direction parallel to U.S. Highway 101. Agoura Road contains four travel lanes and Class II bike lanes west of Ladyface Circle. The roadway narrows and contains one travel lane in each direction and Class II bike lanes east of Ladyface Circle. Traffic signals control the study-area intersections at Agoura Road/Reyes Adobe Road, Agoura Road/Ladyface Circle, and Agoura Road/Kanan Road. One of the access driveways for the Agoura Road Office Project is proposed via the existing private road that connects to Agoura Road just east of Ladyface Circle (see Figure 2 - Project Site Plan).

Reyes Adobe Road, a Secondary Arterial, runs north-south and connects Agoura Road to U.S. Highway 101. The roadway contains two lanes in each direction between Agoura Road and the freeway ramps.

Kanan Road is classified as a Secondary Arterial south of Agoura Road and a Major Arterial north of Agoura Road. Two travel lanes are provided in each direction north of Agoura Road, with left-turn lanes at intersections. At the approaches to the U.S. 101 interchange, three lanes are provided in each direction. South of Agoura Road, the roadway contains one southbound lane and two northbound through lanes with a left-turn lane.

Ladyface Circle is a two-lane local street that runs south of Agoura Road. The roadway serves City Hall and institutional uses to the south. Access to the parking area for the Agoura Road Office Project is proposed via an existing driveway on Ladyface Circle across from City Hall (see Figure 2 - Project Site Plan).

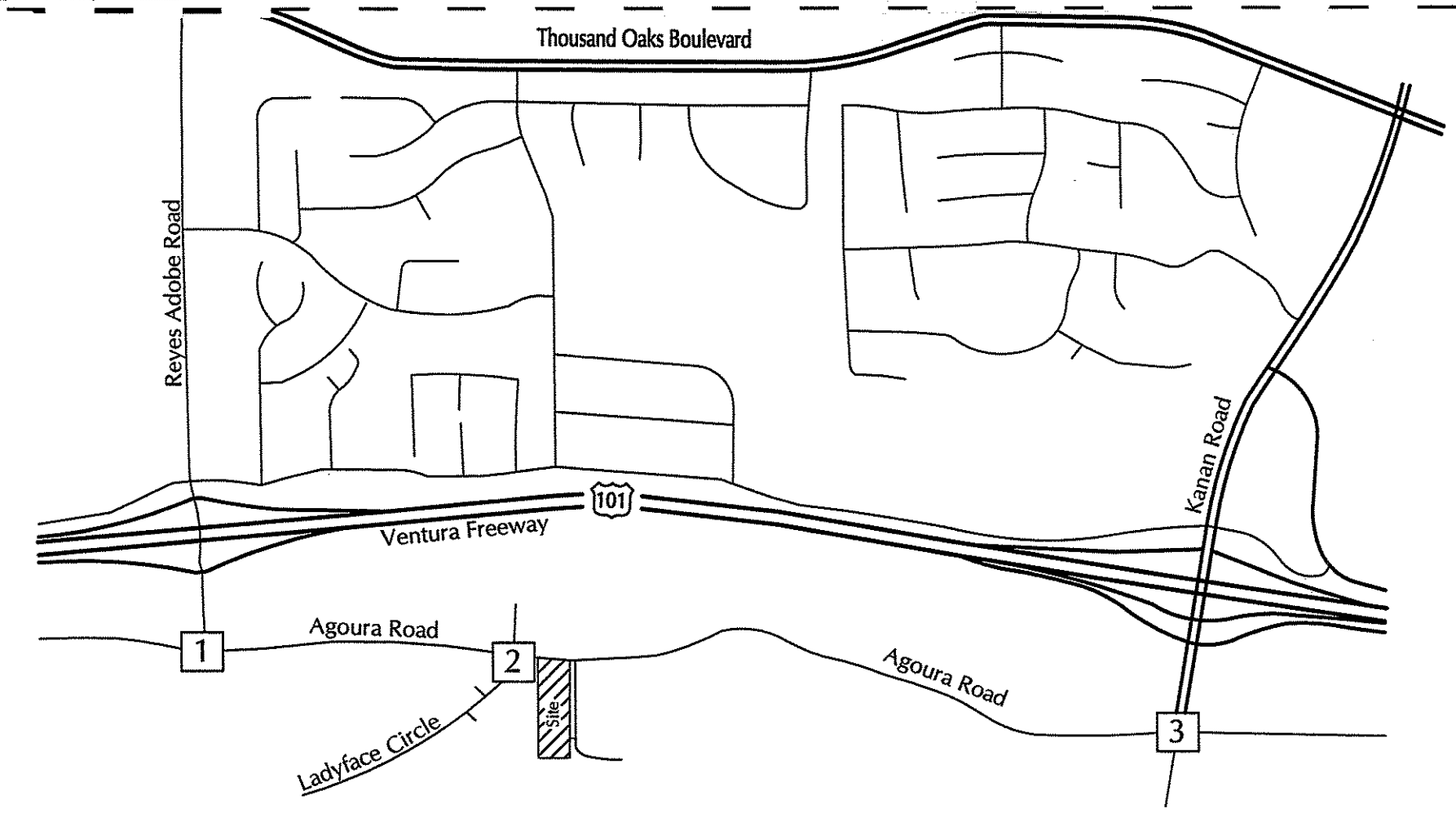
### Intersection Operations

Traffic flow within the Agoura Road corridor is most restricted at intersections during peak travel periods. The traffic analyses therefore examines peak hour operating conditions at the key intersections within corridor. Figure 3 shows the Existing A.M. and P.M. peak hour traffic volumes. City staff provided traffic count data for the Kanan Road/Agoura Road intersection collected in June 2007. The two remaining intersections were counted in September 2007. Schools were in session during the traffic counts in June and September according to the Las Virgenes Unified School District calendar. The June 2007 and September 2007 traffic count data is utilized in this analysis. Traffic count worksheets are provided in the technical appendix for reference.

Pursuant to City policies, levels of service were calculated for the study-area intersections using the "Intersection Capacity Utilization" (ICU) methodology (level of service worksheets are contained in the Technical Appendix). Table 2 lists the existing levels of service. As shown, the study-area intersections operate at LOS A or LOS B, which meet the City's LOS C standard.

**Table 2**  
**Existing Intersection Operations**

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	ICU	LOS	ICU	LOS
Agoura Road/Reyes Adobe Road	0.55	LOS A	0.61	LOS B
Agoura Road/Ladyface Circle	0.23	LOS A	0.25	LOS A
Agoura Road/Kanan Road	0.64	LOS B	0.61	LOS B



NOT TO SCALE

**LEGEND**

↳(XX)XX - (A.M.)P.M. Peak Hour Volumes

<b>1</b>	<p>(379)94 (529)193</p> <p>↳ (136)537 ↳ (177)279</p> <p>Reyes Adobe Road</p> <p>Agoura Road</p>
	<p>356(152) ↗</p> <p>244(152) →</p>

<b>2</b>	<p>(312) ↗ (111) ↘ (219) ↘</p> <p>↳ (15)2 ↳ (285)470 ↳ (71)20</p> <p>Ladyface Circle</p> <p>Agoura Road</p>
	<p>67(7) ↗</p> <p>316(308) →</p> <p>21(87) ↘</p> <p>56(13) ↗</p> <p>0(0) ↑</p> <p>31(9) ↘</p>

<b>3</b>	<p>(307)122 (614)433 (94)174</p> <p>↳ (80)163 ↳ (109)152 ↳ (56)71</p> <p>Kanan Road</p> <p>Agoura Road</p>
	<p>188(81) ↗</p> <p>189(116) →</p> <p>112(77) ↘</p> <p>93(87) ↗</p> <p>554(424) ↑</p> <p>34(29) ↘</p>

EXISTING TRAFFIC VOLUMES

FIGURE 3



## TRAFFIC IMPACT THRESHOLDS

The City of Agoura Hills considers LOS C or better acceptable for intersection operations. A significant impact would occur when a proposed project increases traffic demand on a facility by 2% of capacity (V/C increase  $\geq 0.02$ ) at a facility that would operate at LOS D or worse with project-added traffic volumes.

## PROJECT-SPECIFIC ANALYSIS

### Trip Generation

Trip generation estimates were calculated for the Agoura Road Office Project based on rates for General Office (Land Use #710) presented in the Institute of Transportation Engineers (ITE) trip generation manual<sup>1</sup>. Table 3 shows the project trip generation estimates (trip generation calculations are included in the Technical Appendix for reference). As shown, the project would generate 272 average daily trips, with 36 trips occurring during the A.M. peak hour and 41 trips occurring during the P.M. peak hour.

**Table 3**  
**Project Trip Generation**

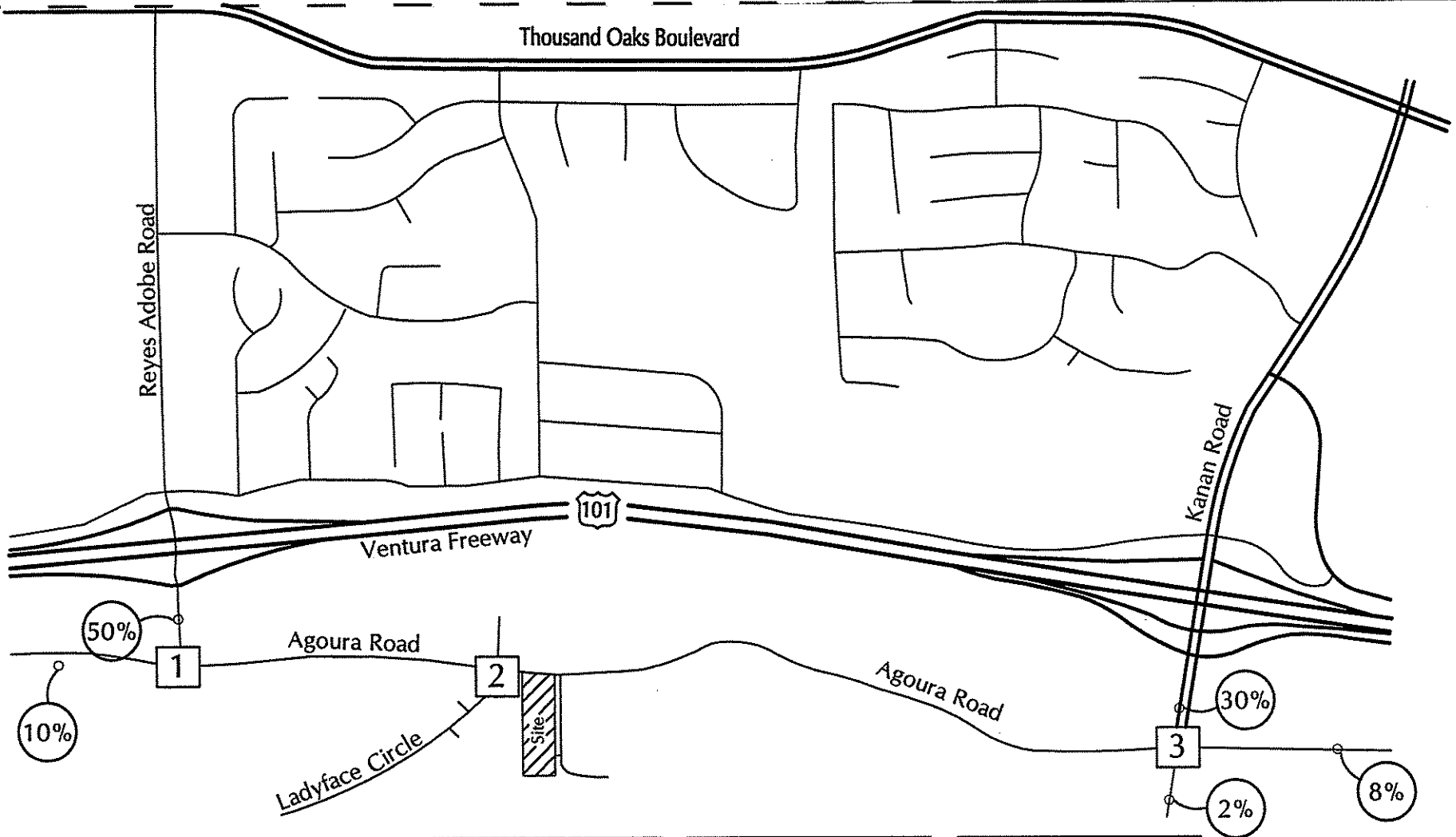
Land Use	Size	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
General Office	12,700 SF	21.44	272	2.83	36	3.20	41

### Trip Distribution

Project-generated traffic was distributed and assigned to the study-area street network according to the percentages shown in Table 4 and Figure 4. The trip distribution pattern was developed based on the existing traffic patterns, distribution percentages derived from the Agoura Hills Traffic Model and consideration of the most logical travel routes for drivers accessing the proposed development.

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<sup>1</sup> Trip Generation, Institute of Transportation Engineers, 7<sup>th</sup> Edition, 2003.

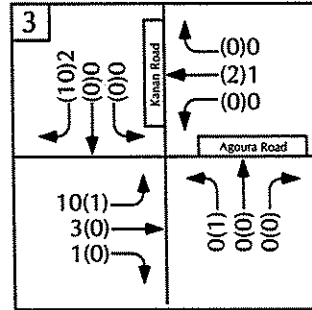
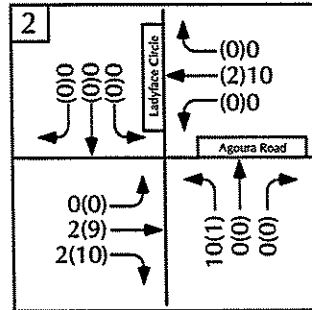
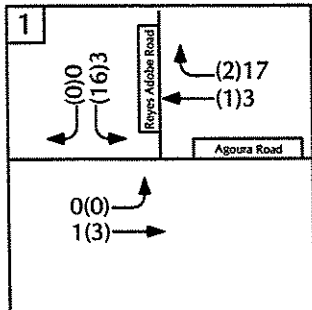


**LEGEND**

- Distribution Percentage

- (A.M.)P.M. Peak Hour Volumes

NOT TO SCALE



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PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 4

**Table 4  
Project Trip Distribution**

Origin/Destination	Percent
Agoura Road West of Reyes Adobe Road	10%
Agoura Road East of Kanan Road	8%
Reyes Adobe Road North of Agoura Road	50%
Kanan Road North of Agoura Road	30%
Kanan Road South of Agoura Road	2%
<b>Total</b>	<b>100%</b>

**Intersection Operations**

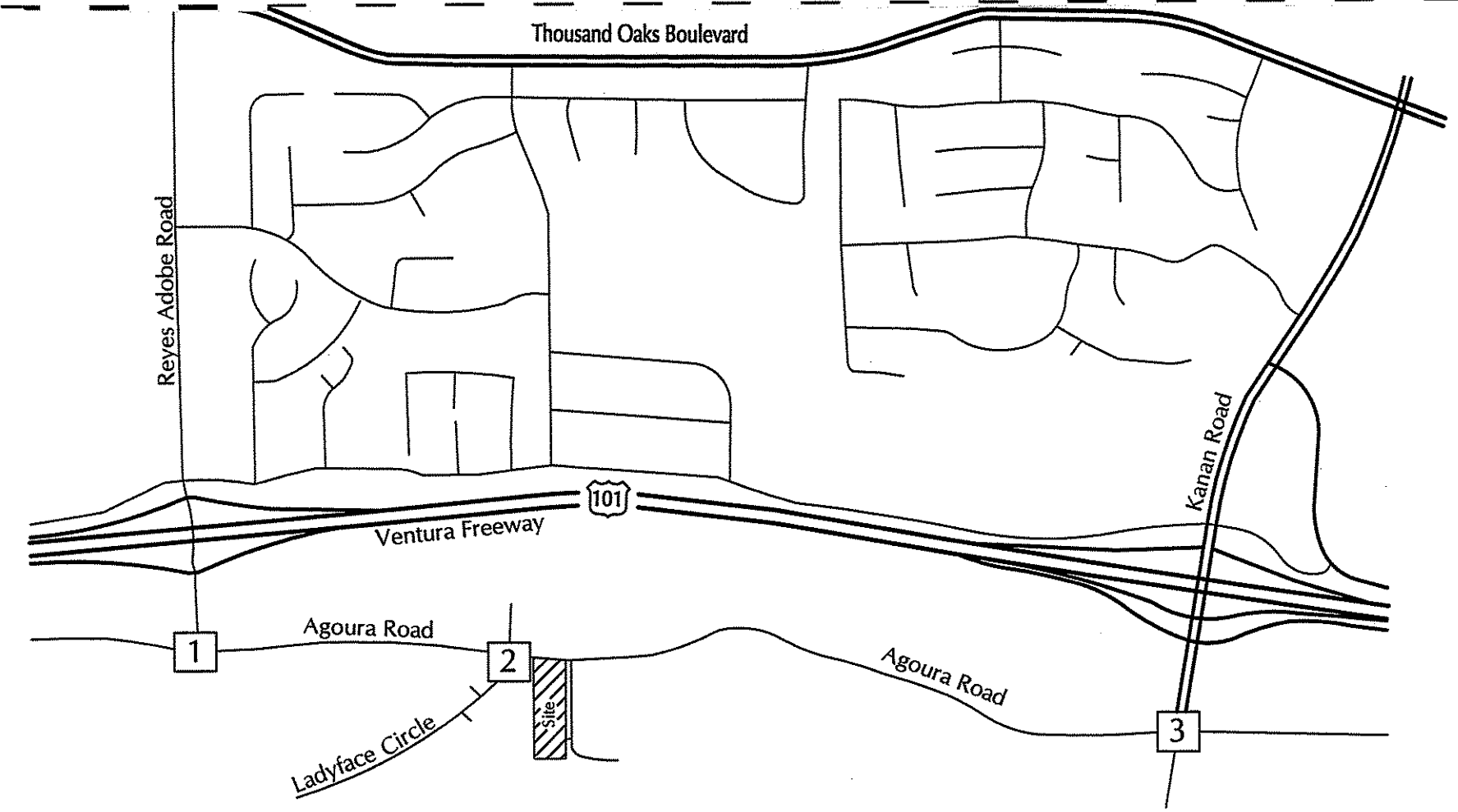
Levels of service were calculated for the study-area intersections assuming the Existing + Project volumes shown on Figure 5. Table 5 compares the Existing and Existing + Project levels of service.

**Table 5  
Existing and Existing + Project Intersection Operations**

Intersection	ICU / LOS			
	A.M. Peak Hour		P.M. Peak Hour	
	Existing	Existing + Project	Existing	Existing + Project
Agoura Road/Reyes Adobe Road	0.55/LOS A	0.57/LOS A	0.61/LOS B	0.62/LOS B
Agoura Road/Ladyface Circle	0.23/LOS A	0.23/LOS A	0.25/LOS A	0.26/LOS A
Agoura Road/Kanan Road	0.64/LOS B	0.65/LOS B	0.61/LOS B	0.61/LOS B

The data presented in Table 5 indicate that the study-area intersections are forecast to operate at LOS A or LOS B with Existing + Project traffic volumes, which meets the City's LOS C standard. Based on City thresholds, the project would not significantly impact the study-area intersections.





NOT TO SCALE

**LEGEND**  
 (XX)XX - (A.M.)P.M. Peak Hour Volumes

<b>1</b>	(379)94 (545)196 (138)554 (178)282
	356(152) 245(155)

<b>2</b>	(3)2 (1)1 (2)9 (15)2 (287)480 (71)20
	67(7) 318(317) 23(97) 66(14) 0(0) 31(9)

<b>3</b>	(317)124 (614)433 (94)174 (80)163 (111)153 (56)71
	198(82) 192(116) 113(77) 93(88) 554(424) 34(29)

EXISTING + PROJECT TRAFFIC VOLUMES

FIGURE 5



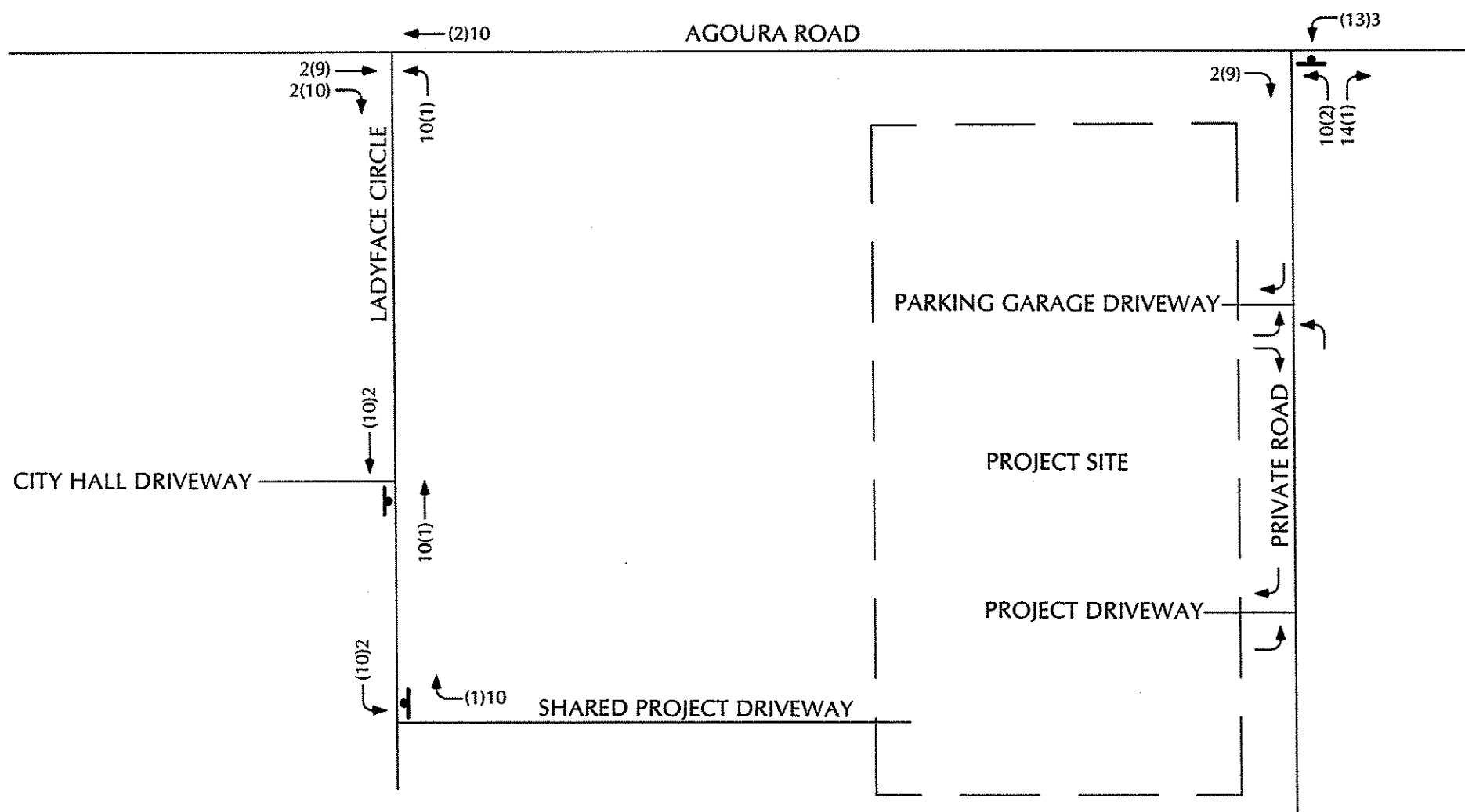
## Site Access and Circulation

Access to the site is proposed via two driveways. The main driveway for the project is located on the existing private road that connects to Agoura Road about 300 feet east of the Agoura Road/Ladyface Circle intersection. The secondary connection to the site is via an existing driveway that serves the existing parking lot on the parcel located directly west of the project site. This driveway intersects the east side of Ladyface Circle about 275 feet south of the Agoura Road/Ladyface Circle intersection. Project added traffic volumes at the project driveways are shown in Figure 6. Level of service and gap analyses were completed for the two proposed access points using the peak hour volumes shown in Figure 7. The traffic volumes were forecast for the Cumulative + Project A.M. and P.M. peak hour periods in order to provide a conservative approach in the operational analyses. The following text summarizes the results of the operational analyses.

Agoura Road Connection. The existing private road intersects Agoura Road about 300 feet east of the Agoura Road/Ladyface Circle intersection. The Agoura Road cross-section includes an opening in the median that allows full access at the connection (right- and left-turns inbound and outbound). The connection is located on the inside curve of the Agoura Road alignment and sight distances are adequate for movements to/from the connection. Based on City Staff recommendations this traffic analysis assumes 100% of the project traffic originating east of the project and 50% of the project traffic originating west of the project site would access the project site via the private driveway on Agoura Road. This analysis assumes 50% of the project traffic originating west of the project site would access the project site via the existing driveway located on the east side of Ladyface Circle.

A level of service and gap analysis was completed to assess operations at the intersection (worksheets are contained in the Technical Appendix). The results show that there are sufficient gaps for traffic to enter and exit the connection under Cumulative + Project conditions. Delays would be in the LOS A range for left-turns inbound to the site during the peak hour periods and LOS B-C range for left- and right-turn outbound from the site during the peak hour periods.

Ladyface Circle Connection. The existing driveway intersects the east side of Ladyface Circle about 275 feet south of the Agoura Road/Ladyface Circle intersection. The driveway is in proximity to the City Hall driveway, which intersects the west side of Ladyface Circle about 190 feet south of the Agoura Road/Ladyface Circle intersection. Level of service analyses were completed to assess operations at the two driveway intersections (worksheets are contained in the Technical Appendix). The results show that the driveways will operate at LOS A (little or no delay) during the peak hour periods under Cumulative + Project conditions. There is sufficient distance between the two driveways (85 feet) so that turning movements at the project driveway do not conflict and disrupt operations on Ladyface Circle at the driveway that serves City Hall.



NOT TO SCALE

**LEGEND**

- Stopped Approach
- └(XX)XX - (A.M.)P.M. Peak Hour Volumes

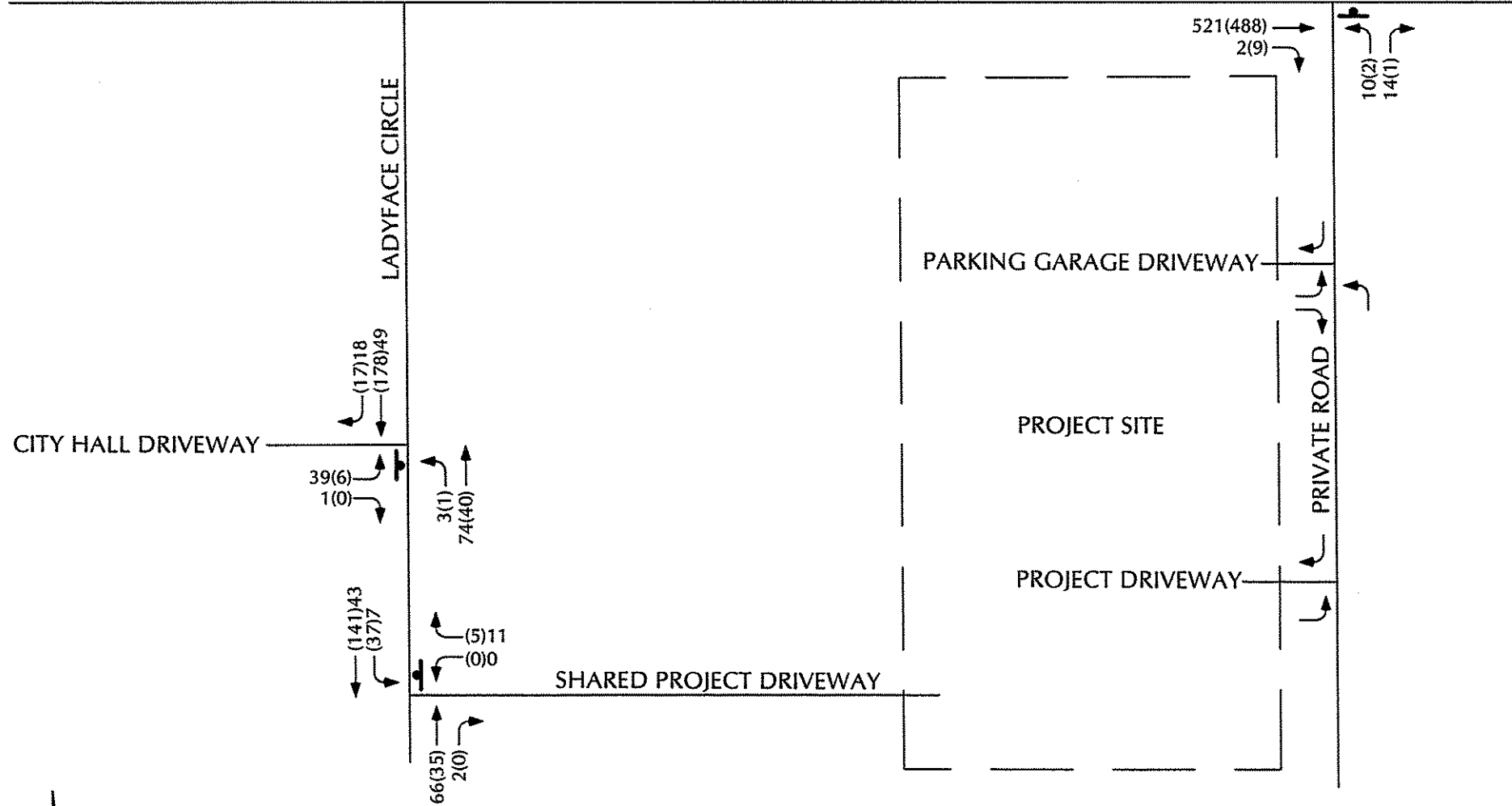


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### PROJECT DRIVEWAY VOLUMES

FIGURE 6

AGOURA ROAD



NOT TO SCALE

**LEGEND**

- Stopped Approach

(XX)XX - (A.M.)P.M. Peak Hour Volumes



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TRANSPORTATION  
ENGINEERS

CUMULATIVE + PROJECT DRIVEWAY VOLUMES

FIGURE 7

## Parking Analysis

Parking for the development would be provided by 28 surface level parking spaces and 26 spaces provided in a first floor parking garage, for a total of 54 on-site parking spaces. The City of Agoura Hills Zoning Ordinance requires 3.33 parking spaces per 1,000 square feet of office use. Based on the building size of 12,700 square feet, the project would be required to provide 42 parking spaces. The proposed project's 54 parking spaces exceeds the City's parking requirement by 12 parking spaces.

## CUMULATIVE ANALYSIS

Cumulative traffic forecasts were developed assuming development of the approved and pending projects in the area. A copy of the City's approved and pending projects list is contained in the Technical Appendix for reference. The Technical Appendix also contains a worksheet showing the cumulative trip generation calculations.

## Intersection Operations

Figures 8 and 9 illustrate the Cumulative and Cumulative + Project traffic forecasts for the study-area intersections. Tables 6 and 7 compares the level of service forecasts for the Cumulative and Cumulative + Project scenarios and identify the significance of project added traffic under Cumulative conditions.

**Table 6**  
**A.M. Peak Hour**  
**Cumulative and Cumulative + Project Intersection Operations**

Intersection	ICU / LOS		Project Added	
	Cumulative	Cumulative + Project	ICU	Impact?
Agoura Road/Reyes Adobe Road	0.69/LOS B	0.70/LOS B	0.01	NO
Agoura Road/Ladyface Circle	0.31/LOS A	0.32/LOS A	0.01	NO
Agoura Road/Kanan Road	0.85/LOS D	0.85/LOS D	0.00	NO

**Table 7**  
**P.M. Peak Hour**  
**Cumulative and Cumulative + Project Intersection Operations**

Intersection	ICU / LOS		Project Added	
	Cumulative	Cumulative + Project	ICU	Impact?
Agoura Road/Reyes Adobe Road	0.83/LOS D	0.84/LOS D	0.01	NO
Agoura Road/Ladyface Circle	0.40/LOS A	0.41/LOS A	0.01	NO
Agoura Road/Kanan Road	0.95/LOS E	0.96/LOS E	0.01	NO

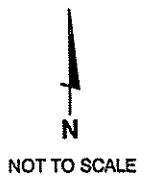
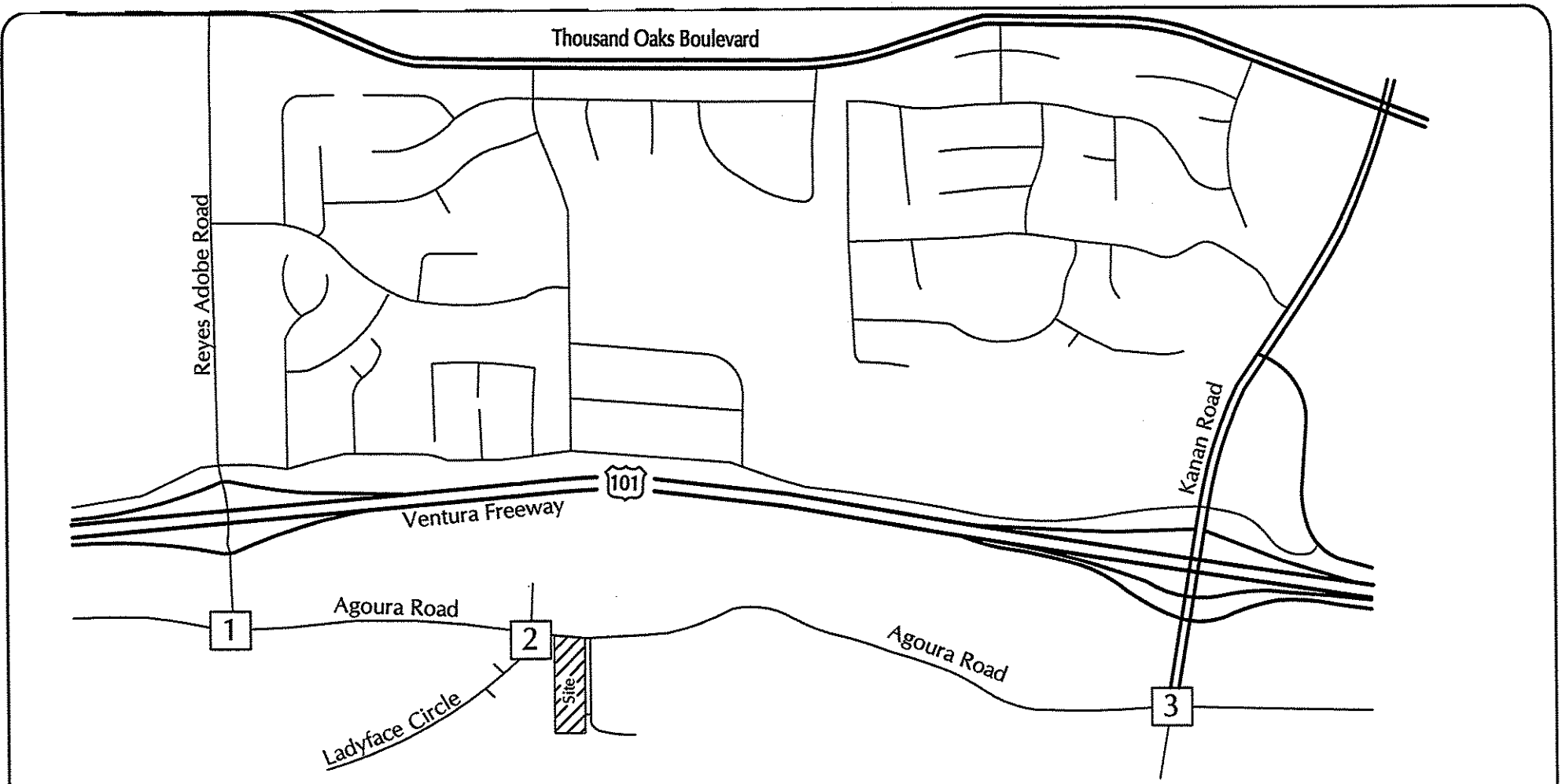
Agoura Road/Reyes Adobe Road is forecast to operate at LOS D during the P.M. peak period under Cumulative and Cumulative + Project conditions. The Agoura Road Office Project would add 0.01 to the ICU, which is below the City's 0.02 impact thresholds. The project's contribution would therefore be less than significant based on City thresholds.

As identified in the Agoura Village Specific Plan, operations could be improved by adding a southbound left-turn lane to the intersection. The southbound approach contains one left-turn lane and the right-turn lane that are separated by a wide striped channelization island. There is sufficient pavement width between the raised median and the western curb (43 ft) to restripe the approach to two left-turn lanes and a right-turn lane. There are two receiving lanes on Agoura Road for the second left-turn lane. This improvement would provide LOS C (ICU 0.75) under Cumulative + Project conditions.

Agoura Road/Ladyface Circle is forecast to operate at LOS A during the A.M. and P.M. peak periods under Cumulative and Cumulative + Project conditions, which meets the City's standard.

Agoura Road/Kanan Road is forecast to operate at LOS D during the A.M. peak period under Cumulative and Cumulative + Project conditions. The Agoura Road Office Project would add 0.00 to the ICU during the A.M. peak period, which is below the City's 0.02 impact thresholds. Similarly, the intersection is forecast to operate at LOS E during the P.M. peak period under Cumulative and Cumulative + Project conditions. The Agoura Road Office Project would add 0.01 to the ICU during the P.M. peak period, which is below the City's 0.02 impact thresholds. The project's contribution would therefore be less than significant based on City thresholds.

It is noted that the City identified a roundabout concept for this intersection in the Agoura Village Specific Plan. The City is proceeding with converting the intersection from a conventional signalized intersection to a modern roundabout. The roundabout would improved operations to meet City standards (LOS A-C range).



**LEGEND**  
 (XX)XX - (A.M.)P.M. Peak Hour Volumes

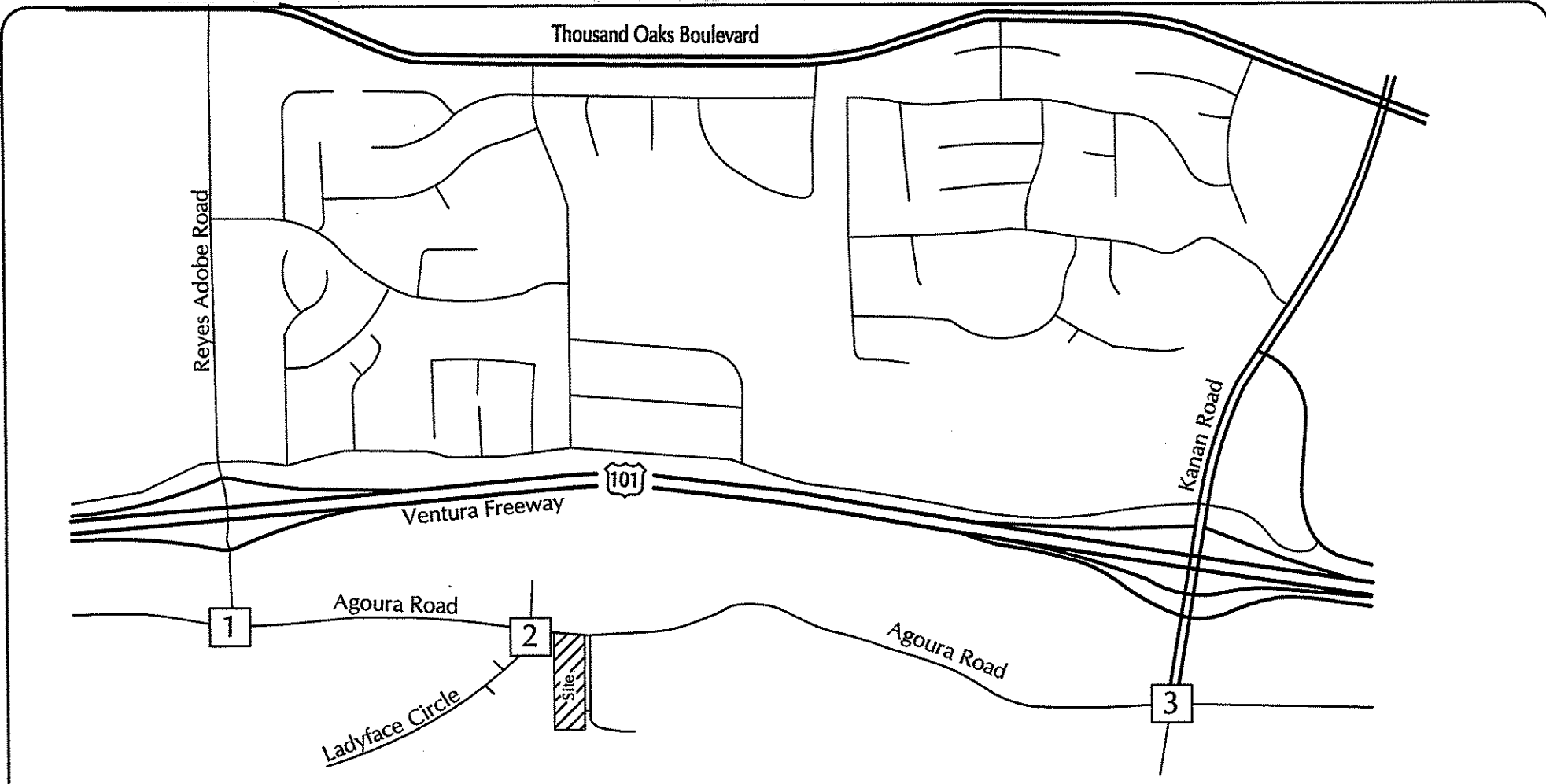
1	(482)119 (686)291 Reyes Adobe Road (192)731 (229)435 Agoura Road
	464(168) 338(269) Agoura Road

2	(7)29 (1)1 (13)91 Ladyface Circle (95)19 (375)722 (76)25 Agoura Road
	13(94) 487(484) 39(108) 77(33) 0(0) 36(13)

3	(442)230 (819)616 (262)293 Kanan Road (144)382 (159)227 (71)107 Agoura Road
	477(166) 264(166) 175(92) 125(134) 754(482) 60(58)

CUMULATIVE TRAFFIC VOLUMES





NOT TO SCALE

**LEGEND**

↳ (XX)XX - (A.M.)P.M. Peak Hour Volumes

<b>1</b>	<p>(482)119 ↳</p> <p>(702)294 ↳</p> <p>(194)748 ↳</p> <p>(230)438 ↳</p>
	<p>464(168) ↗</p> <p>339(272) →</p>

<b>2</b>	<p>(7)29 ↗</p> <p>(1)1 ↗</p> <p>(13)91 ↗</p> <p>(95)19 ↗</p> <p>(377)732 ↗</p> <p>(76)25 ↗</p>
	<p>13(94) ↗</p> <p>489(493) →</p> <p>41(118) ↘</p> <p>87(34) ↗</p> <p>0(0) ↗</p> <p>36(13) ↗</p>

<b>3</b>	<p>(452)232 ↗</p> <p>(819)616 ↗</p> <p>(262)293 ↗</p> <p>(144)382 ↗</p> <p>(161)228 ↗</p> <p>(71)107 ↗</p>
	<p>487(167) ↗</p> <p>267(166) →</p> <p>176(92) ↘</p> <p>125(135) ↗</p> <p>754(482) ↗</p> <p>60(58) ↗</p>

CUMULATIVE + PROJECT TRAFFIC VOLUMES

FIGURE 9





## CONGESTION MANAGEMENT PROGRAM ANALYSIS

### Impact Criteria

As required by the Congestion Management Program (CMP), a Traffic Impact Assessment (TIA) has been prepared to determine the potential impacts at designated monitoring locations on the CMP highway system. The analysis has been prepared according to the procedures outlined in Appendix D of the Congestion Management Program for the Los Angeles County<sup>1</sup>.

### Potential Intersection Impacts

The CMP guidelines require that intersection monitoring locations must be examined if the proposed project would add 50 PHT or more during the A.M. or P.M. peak hour. The project generates less than 50 peak hour trips, and none of the intersections included in this traffic study are included in the CMP network. Therefore, no further review of potential impacts to CMP intersections is required.

### Potential Freeway Impacts

The CMP guidelines require that freeway monitoring locations must be examined if the proposed project would add 150 PHT or more (in either direction) during the A.M. or P.M. peak hour. The proposed project is forecast to add less than 150 peak hour trips to U.S. Highway 101. Based on CMP criteria the project would not generate a significant impact to the freeway segments located in the study-area.

---

<sup>2</sup> 2004 Congestion Management Program for Los Angeles County, County of Los Angeles Metropolitan Transportation Authority, 2004.

## REFERENCES AND PERSONS CONTACTED

### Associated Transportation Engineers

Scott A. Schell, AICP, Principal Transportation Planner  
Dan Dawson, Supervising Transportation Planner  
Joshua Kohlhaas, Transportation Planner

### References

Highway Capacity Manual, Highway Research Board Special Report 209, Transportation Research Board, National Research Council, 2000.

Traffic Impact Analysis for a Proposed Office Development Located at 29621 Agoura Road, Overland Traffic Consultants, February 2005.

Trip Generation, Institute of Transportation Engineers, 7<sup>th</sup> Edition, 2003.

### Persons Contacted

Jean Fares, City of Agoura Hills  
Doug Hooper, City of Agoura Hills  
Ramiro Aldera, City of Agoura Hills

## TECHNICAL APPENDIX

INTERSECTION COUNT WORKSHEETS

PROJECT TRIP GENERATION WORKSHEET

CITY OF AGOURA HILLS APPROVED/PENDING PROJECT LIST (JUNE 2007)

CUMULATIVE TRIP GENERATION ANALYSIS

LEVEL OF SERVICE CALCULATION WORKSHEETS

- Reference 1 - Agoura Road/Reyes Adobe Road
- Reference 2 - Agoura Road/Ladyface Circle
- Reference 3 - Agoura Road/Kanan Road
- Reference 4 - Agoura Road/Project Driveway
- Reference 5 - Ladyface Circle/Project Driveway
- Reference 6 - Ladyface Circle/City Hall Driveway

## INTERSECTION COUNT WORKSHEETS

# WILTEC

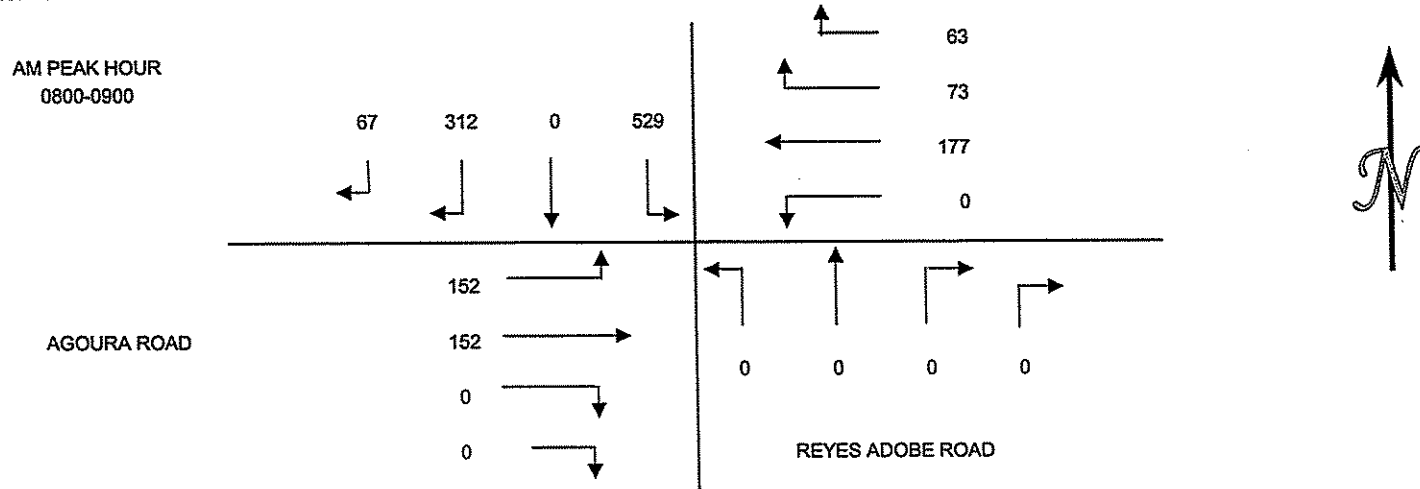
TEL: (626) 564-1944 FAX: (626) 564-0969

## INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: ASSOCIATED TRANSPORTATION ENGINEERS  
 PROJECT: AGOURA HILLS TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 26, 2007  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: REYES ADOBE ROAD  
 E/W AGOURA ROAD

### VEHICLE COUNTS

PERIOD	1R SBRT	1 SBRT	2 SBTH	3 SBLT	4R WBRT	4 WBRT	5 WBTH	6 WBLT	7R NBRT	7 NBRT	8 NBTH	9 NBLT	10R EBRT	10 EBRT	11 EBTH	12 EBLT	TOTAL
15 MIN COUNT	ON/RED				ON/RED				ON/RED				ON/RED				
700-715	34	62	0	49	7	15	30	0	0	0	0	0	0	0	22	28	247
715-730	39	41	0	59	8	14	36	0	0	0	0	0	0	0	37	25	259
730-745	29	75	0	68	12	12	39	0	0	0	0	0	0	0	40	27	302
745-800	20	79	0	90	12	11	18	0	0	0	0	0	0	0	27	39	296
800-815	23	96	0	109	13	22	38	0	0	0	0	0	0	0	34	43	378
815-830	13	76	0	120	12	21	41	0	0	0	0	0	0	0	47	29	359
830-845	12	73	0	127	17	18	42	0	0	0	0	0	0	0	34	52	375
845-900	19	67	0	173	21	12	56	0	0	0	0	0	0	0	37	28	413
<b>HOUR TOTALS</b>																	
0700-0800	122	257	0	266	39	52	123	0	0	0	0	0	0	0	126	119	1104
0715-0815	111	291	0	326	45	59	131	0	0	0	0	0	0	0	138	134	1235
0730-0830	85	326	0	387	49	66	136	0	0	0	0	0	0	0	148	138	1335
0745-0845	68	324	0	446	54	72	139	0	0	0	0	0	0	0	142	163	1408
0800-0900	67	312	0	529	63	73	177	0	0	0	0	0	0	0	152	152	1525

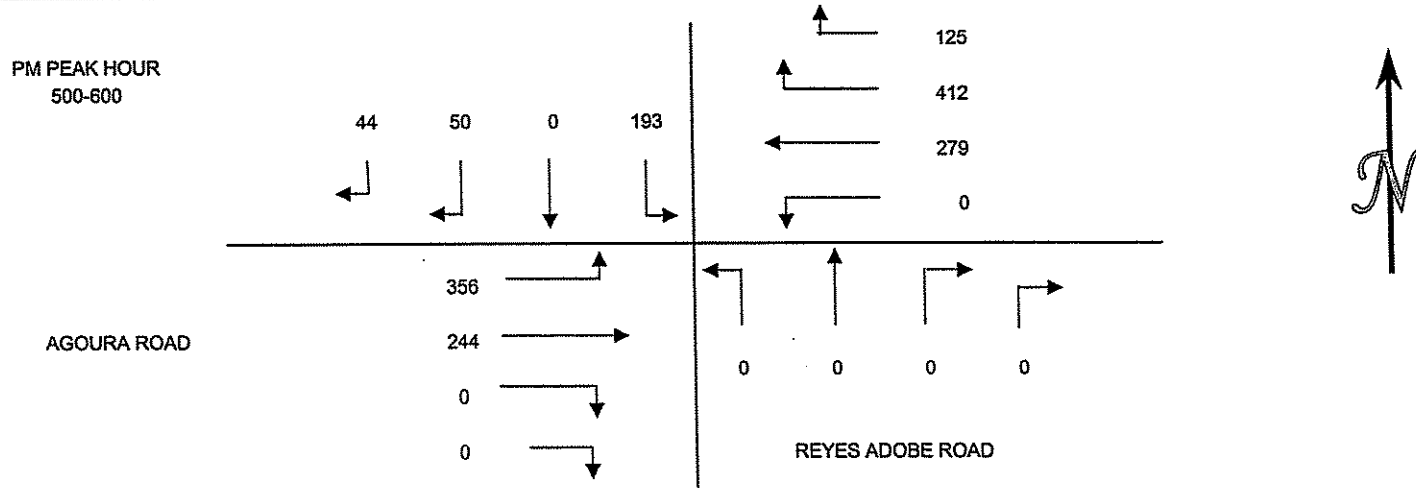


## INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: ASSOCIATED TRANSPORTATION ENGINEERS  
 PROJECT: AGOURA HILLS TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 26, 2007  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTIO N/S: REYES ADOBE ROAD  
 E/W: AGOURA ROAD

### VEHICLE COUNTS

PERIOD	1R SBRT ON/RED	2 SBRT	3 SBTH	4R SBLT	4L WBRT ON/RED	5 WBRT	6 WBTH	6 WBLT	7R NBRT ON/RED	7 NBRT	8 NBTH	9 NBLT	10R EBRT ON/RED	10 EBRT	11 EBTH	12 EBLT	TOTAL
400-415	9	9	0	52	22	70	43	0	0	0	0	0	0	0	46	108	359
415-430	10	16	0	52	34	52	33	0	0	0	0	0	0	0	40	71	308
430-445	8	9	0	31	19	66	64	0	0	0	0	0	0	0	45	97	339
445-500	8	9	0	53	27	89	56	0	0	0	0	0	0	0	49	77	368
500-515	17	14	0	47	24	131	81	0	0	0	0	0	0	0	63	124	501
515-530	9	21	0	45	34	107	64	0	0	0	0	0	0	0	62	89	431
530-545	7	7	0	40	32	98	79	0	0	0	0	0	0	0	60	64	387
545-600	11	8	0	61	35	76	55	0	0	0	0	0	0	0	59	79	384
<b>HOUR TOTALS</b>																	
400-500	35	43	0	188	102	277	196	0	0	0	0	0	0	0	180	353	1374
415-515	43	48	0	183	104	338	234	0	0	0	0	0	0	0	197	369	1516
430-530	42	53	0	176	104	393	265	0	0	0	0	0	0	0	219	387	1639
445-545	41	51	0	185	117	425	280	0	0	0	0	0	0	0	234	354	1687
500-600	44	50	0	193	125	412	279	0	0	0	0	0	0	0	244	356	1703



## INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: ASSOCIATED TRANSPORTATION ENGINEERS  
 PROJECT: AGOURA HILLS TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 26, 2007  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTI N/S: LADY FACE CIRCLE  
 E/W: AGOURA ROAD

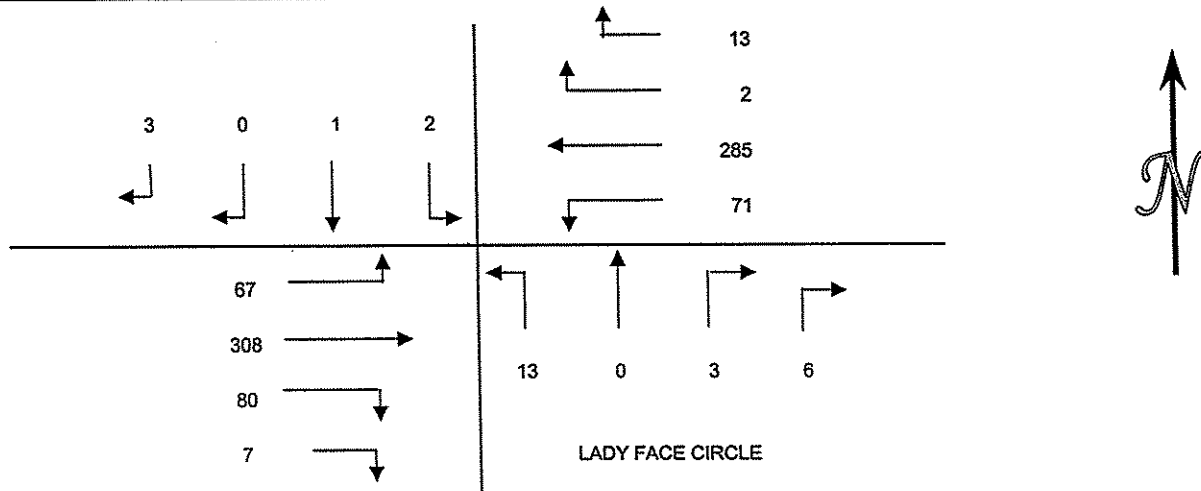
### VEHICLE COUNTS

PERIOD	1R SBRT	1 SBRT	2 SBTH	3 SBLT	4R WBRT	4 WBRT	5 WBTH	6 WBLT	7R NBRT	7 NBRT	8 NBTH	9 NBLT	10R EBRT	10 EBRT	11 EBTH	12 EBLT	TOTAL	
15 MIN COUNT	ON RED				ON RED				ON RED				ON RED					
700-715	0	0	0	1	0	0	36	4	0	0	0	0	0	0	9	39	6	97
715-730	0	0	0	0	0	0	39	6	0	0	0	0	1	0	2	45	2	95
730-745	0	0	0	1	0	0	42	5	0	0	0	0	1	0	8	56	1	114
745-800	0	0	0	1	0	0	59	8	0	0	0	0	1	13	65	4	151	
800-815	0	0	0	0	1	0	59	13	4	0	0	2	0	15	60	4	158	
815-830	0	0	1	0	2	0	65	15	1	1	0	4	1	14	83	12	199	
830-845	3	0	0	2	3	1	78	10	0	1	0	2	1	17	82	18	218	
845-900	0	0	0	0	7	1	83	33	1	1	0	5	5	34	83	33	286	
<b>HOUR TOTALS</b>																		
0700-0800	0	0	0	3	0	0	178	23	0	0	0	2	1	32	205	13	457	
0715-0815	0	0	0	2	1	0	199	32	4	0	0	4	1	38	226	11	518	
0730-0830	0	0	1	2	3	0	225	41	5	1	0	7	2	50	264	21	622	
0745-0845	3	0	1	3	6	1	261	46	5	2	0	8	3	59	290	38	726	
0800-0900	3	0	1	2	13	2	285	71	6	3	0	13	7	80	308	67	861	

AM PEAK HOUR  
0800-0900

AGOURA ROAD

LADY FACE CIRCLE



6

## INTERSECTION TURNING MOVEMENT COUNT SUMMARY

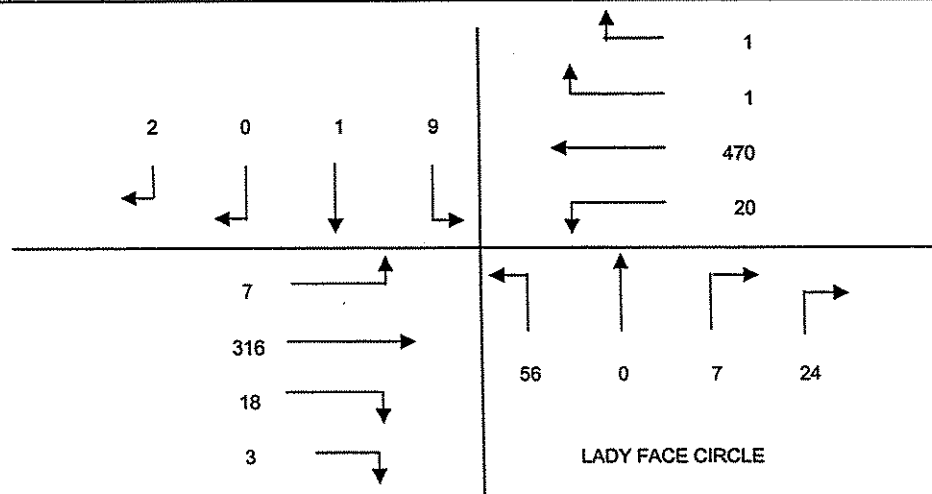
CLIENT: ASSOCIATED TRANSPORTATION ENGINEERS  
 PROJECT: AGOURA HILLS TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 26, 2007  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION/S: LADY FACE CIRCLE  
 EW AGOURA ROAD

### VEHICLE COUNTS

PERIOD	1R SBRT	2 SBRT	3 SBTH	4R SBLT	5 WBRT	6 WBRT	7R WBTH	8 WBLT	9R NBRT	10 NBRT	11 NBTH	12 NBLT	13R EBRT	14 EBRT	15 EBTH	16 EBLT	TOTAL
15 MIN COUNT	ON RED				ON RED				ON RED				ON RED				
400-415	0	0	0	2	2	0	84	8	7	4	0	9	0	10	71	2	199
415-430	1	0	0	2	1	0	78	9	4	1	0	6	0	9	58	3	172
430-445	0	0	1	2	1	0	103	6	7	3	0	12	0	11	56	2	204
445-500	0	0	1	1	0	0	111	6	6	0	0	11	0	8	82	1	227
500-515	0	0	0	2	0	1	103	2	6	3	0	22	3	3	89	3	237
515-530	0	0	0	2	1	0	121	3	6	1	0	12	0	4	69	1	220
530-545	2	0	0	4	0	0	135	9	6	3	0	11	0	3	76	2	251
545-600	0	0	0	2	1	0	108	7	10	2	0	12	0	10	55	1	208
<b>HOUR TOTALS</b>																	
400-500	1	0	2	7	4	0	376	29	24	8	0	38	0	38	267	8	802
415-515	1	0	2	7	2	1	395	23	23	7	0	51	3	31	285	9	840
430-530	0	0	2	7	2	1	438	17	25	7	0	57	3	26	296	7	888
445-545	2	0	1	9	1	1	470	20	24	7	0	56	3	18	316	7	935
500-600	2	0	0	10	2	1	467	21	28	9	0	57	3	20	289	7	916

PM PEAK HOUR  
445-545

AGOURA ROAD





**TRAFFIC DATA SERVICES, INC**  
**SUMMARY OF VEHICULAR TURNING MOVEMENTS**

FILENAME: 0670601  
 DATE: 6/12/07  
 DAY: TUESDAY

N/S ST: KANAN RD  
 E/W ST: AGOURA RD  
 CITY: AGOURA HILLS

PERIOD BEGINS	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			Total
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
LANES:	1	2	0	1	1	1	1	1	0	1	1	1	
7:00 AM	9	64	4	11	157	42	12	13	14	13	15	16	370
15 AM	12	82	4	11	146	31	6	14	11	12	11	8	348
30 AM	12	100	11	12	190	47	10	8	11	12	16	15	444
45 AM	18	118	10	31	158	66	15	10	22	14	14	11	487
8:00 AM	14	133	5	25	151	63	24	16	14	18	21	21	505
15 AM	16	105	12	19	153	55	16	39	16	12	27	15	485
30 AM	33	99	6	23	143	88	15	25	20	13	32	23	520
45 AM	24	87	6	27	167	101	26	36	27	13	29	21	564

PHF: 0.92

PEAK HOUR BEGINS AT:

800 AM

VOLUMES =	87	424	29	94	614	307	81	116	77	56	109	80	2074
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FILENAME: 0670601P  
 DATE: 6/12/07  
 DAY: TUESDAY

PERIOD BEGINS	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			Total
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
4:00 PM	34	151	7	41	91	32	43	43	15	16	33	30	536
15 PM	19	164	9	48	93	24	32	48	28	16	35	35	551
30 PM	23	136	8	42	102	31	32	35	24	11	41	40	525
45 PM	23	141	11	40	99	26	42	36	26	10	39	30	523
5:00 PM	17	157	5	37	103	17	44	41	17	20	49	44	551
15 PM	29	164	8	47	117	33	43	49	37	20	28	39	614
30 PM	26	111	12	47	103	28	51	61	26	20	41	45	571
45 PM	21	122	9	43	110	44	50	38	32	11	34	35	549

PHF: 0.93

PEAK HOUR BEGINS AT:

1700 PM

VOLUMES =	93	554	34	174	433	122	188	189	112	71	152	163	2285
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COMMENTS:

**PROJECT TRIP GENERATION WORKSHEET**

Gupta Office Project Trip Generation Analysis

Land Use	Size	Pass-By Factor	ADT		A.M.				P.M.							
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. General Office	12,700	1.00	21.44	272	2.83	36	88%	32	12%	4	3.20	41	17%	7	83%	34

**CITY OF AGOURA HILLS APPROVED/PENDING PROJECT LIST (JUNE 2007)**

**Commercial Cases  
June 2007**

Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
IN REVIEW								
1	Hammond	99-SPR-010	Dorothy Dr.	2061-012-042	N/A	N/A	Code Enforcement referral as non-conforming outdoor storage	C.A.
2	Berman, Shirie (Burgundy Creek Bistro)	00-CUP-009 00-OTP-008	Vacant lot west of 28818 Agoura Rd.	2061-029-003-008	2 acres	11,000 sqft.	New restaurant and reception hail	A.C.
3	Rose (Stuart Rose)	01-SPR-009	5216 Chesebro Rd.	2052-008-041+042	1.5 acres	N/A	Code Enforcement: Parking, screening and landscapa Improvements required.	D.H.
4	E.F. Moore & Co.	03-CUP-006	SEC of Agoura and Kanan	2061-031-020	18 acres	118 du, 91,800 retail, 10,000 office	Agoura Village Mixed Use Development	A.C.
5	Heathcote for Buckley	03-CUP-019	South of Agoura Rd., near western City Limits	2064-004-022 2061-001-031	3 acres	14,075 sqft.	Commercial/Medical Building	A.C.
6	Heathcote for Silver-Reek-LLP- Conerstone	03-CUP-024	SEC Agoura Rd. and Cornell Rd.	2061-029-008 thru 16 2061-030-001 thru 013	243,172 sqft.	26,000 sqft Retail 18,000 sqft. Office 41,000 sqft Residential	Mixed-Use Development	A.C.
7	Agoura Business Center (D. Poe)	04-CUP-002	5301 Derry Ave. No.W. corner of Derry and Canwood	2048-012-022	32,169 sqft.	19,810 sq.ft.	Multi-tenant industrial building,warehouse,office,storage,light manufacturing.	V.D.
8	Kim	05-VAR-006	5115 Clareton Dr.	2048-011-039	N/A	N/A	Parking Reduction for a medical tenant.	R.M.
9	Behr Browers Properties, LLC	PM 27094 reinstatement	28371 Agoura Rd.	2061-009-041; 042; 045; 047; 049			Combine 5 lots into one (1) lot for the purpose of building an office building. Related case is 06-SPR-006	V.D.
10	Brian Norris for Chapter 8	05-CUP-001 Amendment	29020 Agoura Road	2061-031-023 and 024	N/A	N/A	Amend CUP to add 3-piece band 5 p.m. to 10 p.m. Tues. through Friday nights	V.D.
11	Cartos Khantzis	05-PSR-004	30800 Agoura Rd.	2061-001-025	6.31 ac.	57,391 sq.ft.	46 senior condos	D.H.
12	Sunbelt enterprises	05-CUP-005	28541 & 29555 Canwood St.	2053-001-008	3.23 ac	25,200 sq.ft.	2 identical 12,600 sq. ft. medical & general office bldgs.	V.D.
13	Shirvanian Family Investment	06-CUP-003 06-OTP-005 PM 65503	Lots between 28700 and 28811 Canwood Street	2048-012-026	10.02 acres	113,000 sqft.	Industrial park with 7 buildings	D.H.
14	Danari Oak Creek, LLC for Adler Realty Investments, Inc.	06-CUP-007; 06-OTP-016; 06-SP-037	Five (5) commercial lots of Tr 53752 on the north side of Canwood St., east of Kanan Rd.	2049-011-048; 2048-011-050; 2048-011-051; 2048-011-052; 2049-011-053; 2049-011-081;	Lot 3 has 1.2 ac. and an additional section of 16,450 sq. ft.; Lot 4 has 38,897 sq. ft.; Lot 5 has 43,470 sq. ft.; Lot 6 has 1.26 ac.; Lot 7 has 35,419 sq. ft.	Building A: 7,360 sq. ft. Building B-1: 6,000 sq. ft. Building B-2: 6,800 sq. ft. Building C-1: 7,500 sq. ft. Building C-2: 7,000 sq. ft.	Construct 5 buildings, totaling 34,680 sq. ft. 2 retail buildings of 6,000 sq. ft. and 7,000 sq. ft., with a 1,420 sq. ft. portion for multi-use; and 3 restaurant buildings of 5,940 sq. ft., 6,800 sq. ft. and 7,500 sq. ft. And implement a sign program.	D.H.
15	Royal Street Communications LLC	06-CUP-011	28001 Dorothy Dr.	2061-011-021			6 panel antennas, 1 GPS antenna, 1 microwave antenna, 4 equipment cabinets	V.D.
16	27489 Agoura Road LLC (Previously known as Cardinal Liberty)	06-SPR-009 PM 67397 (06-PAR-003 /99-SPR-015)	NW corner of Liberty Cyn & Agoura Rd.	2064-006-006,007,009, 016,018,019	5 empty lots and one developed lot for a site total of approx. 4.18 acres	30,000 sq. ft. (existing bldg. on site is 24,450 sq. ft.)	2 bldgs. One single-story, 10,000 sq. ft. and one two-story, 20,400 sq. ft. + Parcel Map to combine the 6 lots.	V.D.

Commercial Cases  
June 2007

Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
17	Signature Signs for the Agoura Design Center	06-SP-044	28501; 28505; and 28509 Canwood St.	2048-012-017; 018			Sign Program for the Agoura Design Center	R.M.
18	Wildman Design, LLC/ Eric Rochin	06-SPR-012 06-OTP-032 06-SP-059	28340 Roadside Dr.	2061-008-044	.079 ac.	21,580	Construction of new Commercial Building	V.D.
19	Moe Sherif for GU	07-SPR-012; 07-VAR-003; 07-SP-024	29338 Roadside Drive	2061-004-023	.82 acres	2,612 sq. ft.	Proposal to eliminate self-service washing stalls & tunnel; maintain two tube bays & add new retail area & office. A Variance is requested to reduce the rear yard setbacks. A Sign Program approval is also requested.	V.D.
20	Dollinger Properties for Joseph Shaboni	07-PAR-004	29401 Canwood St.	2053-001-005	6.05 acres	50,000 sq.ft.	A Pre-application to discuss the issues relative to building a 50,000 sq. ft. health club	V.D.
21	Agoura-Kanan, LLC/ The Martin Group	07-AVDP-001	4995 Kanan Rd. (Southwest corner of Kanan and Agoura Rd.)	2061-033-016	21.58 acres	107 residential units of (?) sq.ft. and a total of 167,000 sq. ft. of retail/commercial space.	First phase of development & parcelization of site includes 107 res.units over 62,000sq.ft. of retail space. (other phases to include 30,000 sq.ft. of retail and 75,000 sq.ft. of commercial space).	A.C.
22	Elias Ben Hazany	07-CUP-001	5226 Palo Comado Canyon Rd.	2052-008-030	0.45 ac.	1,454.7 sq. ft.	Remodel existing gas station building and remove the service-bay facilities in order to convert entire building to a Food Mart.	R.M.
23	BBA Properties	06-SPR-006 + 06-OTP-024 Amendment (Reference Case No. PM 27094)	28371 Agoura Rd.	2061-009-041, 042, 045, 047, & 049	.67 acres merged	9,440 sqft.	A request for a time extension for an SPR which approved the construction of an office building.	V.D.
24	Omnipoint Communications for T-Mobile USA	07-CUP-002	Approx. address, 4856 Kanan Rd. , Pole #2107088E in the Public Right-of-Way	N/A	N/A	N/A	Install 3 antennas on the existing utility pole with cross arms 25 ft. above grade. Associated radio equip. will also be mounted on the pole. Electric meter pedestal	V.D.
25	Omnipoint Communications for T-Mobile USA	07-CUP-003	Approx. 228 yards north of Eagleton St. on the west side of Kanan Rd. Pole #2171948E	N/A	N/A	N/A	Install 3 antennas above a new 29 ft. 6 in. replacement utility light pole. (Total proposed pole height is 32 ft. 6 in.) Associated radio equip. at grade adjacent to the existing transformer. Electric meter pedestal at grade.	V.D.
26	Omnipoint Communications for T-Mobile USA	07-CUP-004	Approx. 3914 Liberty Cyn. Rd. Pole #1587440E in the Public Right-of-Way	N/A	N/A	N/A	Install 3 antennas on existing 75 ft. utility with cross arms to mount antennas 30 ft. above grade. Associated radio equip. mounted on pole. Electric meter pedestal at grade.	V.D.

Commercial Cases  
June 2007

Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
27	Meridian Telecom, Inc. for Verizon Wireless	07-CUP-008	30401 Agoura Rd.	2081-002-047	N/A	N/A	Install rooftop wireless communications site consisting of 12 panel antennas(4 antennas per sector-3 sectors) Each antenna's size is 4'x1'x8" and 4 outdoor radio equip. cabinets. Entire facility to be screened to match existing.	V.D.-R.M.
28	Vinod & Chanresh Gupta Trust	07-PSR-001 (Ref.Cases: 07-CUP-009 07-CUP-012)	29760 Agoura Road	2081-033-015	1.65 acre	15,000 sq. ft.	A Pre-Screen Review application to have the Council consider a Specific Plan Amendment to allow a 15,000 sq.ft. building instead of an 8,000 sq. ft. bldg., which is required by the Ladyface Mtn. Specific Plan.	D.H.
29	David Myers/Ware Malcomb for Venture Corporation	07-PAR-003	28508 Roadside Drive or 28505 Agoura Road based upon the project orientation	2081-004-030	5.71 acres	73,800 sq. ft.	A proposed commercial condominium development consisting of 38 individual properties which will range in size from 1,100 to 3,413 sq. ft.	V.D.
30	Rhomboid (former Minder/Samson Dev.)	01-SPR-004; Tr.53543; 02-OTP-002	5241 Colodny				Amendment to approved application due to developer revisions to approved elevations and site plan and landscaping plan for 19 condos	V.D.
31	SureSite/Omnipoint Communications for T-Mobile	07-CUP-007	5844 Larboard Lane	2056-015-800			Install six(6) antennas flush mounted in a new 50 ft. high monopole. The Installation includes six(6) equipment cabinets adjacent to the monopole, surrounded by a masonry equipment enclosure on the Lindero Cyn. Middle School site.	R.M.
32	Lulihly, Joseph	07-DUP-008 and 07-OTP-005	28818 Agoura Road	2061-029-002		1,082 sq. ft.	Convert existing non-conforming S.F. D.U. in BP-OR Zone to Com. Bldg. and add a 113 sq.ft. 1st floor addition; a 729 sq. ft. 2nd floor addition and a new 220 sq. ft. covered patio; convert existing lattice patio cover to solid roof and convert the 684 sq.ft. garage to work area.	V.D.
33	Vinod & Chanresh Gupta Trust	07-CUP-009 and 07-OTP-012	29760 Agoura Road	2081-033-015	1.65 ac.	12,700 sq.ft.	Two-story, 12,700 sq. ft. office building	
34	Coast Sign for Agoura Hills Investors (Gerald Collier)	07-SP-017	5667 Kanan Raod	2053-007-025			New Sign Program for the Bank of America	
35	Ware/Malcomb for Agoura Business Center West,LLC / William Poe	07-CUP-010; 07-GPA-001; 07-ZC-001; PM 68426	Northwest corner of Canwood & Derry	2048-012-022 and 2048-012-027	The entire Lot 2 of Tr.33249 is 8.82 buildable area; however, with the new Parcel Map, the project site is proposed to be 1.93 ac.	21,782 sq. ft.	A GPA and ZC app.to change project site from Bus.Manufacturing to Commercial Retail and a CUP app.to construct 3 retail buildings totalling 21,782 sq.ft.	

Commercial Cases  
June 2007

Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
38	PS Services for First Horizon	07-SP-028	28238 Roadside Drive	2061-008-051	N/A	N/A	A request to amend an approved sign program	B.T.
PROJECTS APPROVED UNDER CONSTRUCTION								
1P	Rasmussen Larry	99-CUP-006 PM 28009 99-OTP-006	N. Agoura Rd. East of Palo Comado	2061-013-045	3.27 acres	45,000sqft.	Office building	J.P.
2P	BBA Properties LLC for Michael Browers	02-SPR-016 02-OTP-011 TE#1 TE#2	28371 Agoura Rd.	2061-009-41,42,45,47 & 49	0.67 acre	8,000 sqft.	Office Building	D.H.
3P	Silagl "Canwood Plaza" Bldg. C	00-CUP-010 Amendment	NW Corner Kanan Rd. & Canwood Street	2053-001-804	2.03 acres	22,898 sqft.	Office Building	D.H.
4P	Semler (Alan Hartley)	00-CUP-011 00-LLA-001 01-OTP-006 PM28238	NEC Canwood St. and Derry Ave.	2055-003-064 2048-012-017 & 018	6.7 acres	125,000 sqft.	2 Office Buildings	Staff
5P	Development Partners	00-SPR-001 00-OTP-001	30101 Agoura Ct.	2061-003-035	4.3 acres	31,160 sqft.	2 Story office building	D.H.
6P	Realty Bancorp Equities	01-SPR-011; 02-VAR-007; 02-CUP-008	29901 Agoura Rd.	2061-003-023	6.98 acres	76,750 sqft.	Two-story commercial building	D.H.
7P	Infranext, Inc for AT&T	03-CUP-005	28545 Driver Ave.	2048-008-901	n/a	n/a	Wireless telecommunications antenna & equipment bldg.	V.D.
8P	Stockton for Levy	02-SPR-021	288211 Canwood St.	2048-011-032	38,376 sqft.	16,700 sqft.	10,000 Furniture Store, 6,000 sqft. Office Space, 700 sqft. Miscellaneous Uses	D.H.
9P	Carlos Orozco	06-CUP-012	30315 Canwood St.	2054-020-040	Two lots, each having 60,760 sq. ft. and 53,940 sq. ft. respectively	Tenant in the Reyes Adobe Shopping Center	Application for a Live Entertainment Permit	V.D. to Britteny
10P	Hillel	05-SPR-015	Two lots at SEC of Palo Comado and Chesebro Road	2055-008-017&019-2052-008-017&019	1 acre	8,605 sqft.	Car Wash and lube facility	V.D.
11P	Heathcote for T. R. Funding (see Development Partners)	04-SPR-005	30101 Agoura Ct.	2061-003-033 2061-003-035	4.3 acres	N/A	Parking lot redesign to replace approved building.	D.H.
12P	Adobe Cantina	03-SPR-010	29100 Agoura Rd.	2061-031-022	33,698 sqft.	862+460 sq.ft.	Enclose outdoor dining patio + add to Kitchen area.	R.M.
13P	Scheu (Corp. Point)	98-CUP-012 & 98-LLA-003	S/S Agoura Rd. @Reyes Adobe Rd.	2061-002-022	87 acres	81,000 sqft.	2 new buildings	D.H.
14P	Zaghi	03-CUP-008 03-VAR-004	29348 Roadside Dr.	2061-004-023	38,768 sqft.	11,636 sqft.	One-story warehouse and light manufacturing	D.H.
15P	New Com.Jewish Sch	04-CUP-008	29903 Agoura Road	2061-003-029	4.84 ac	103,000 sq.ft.	Sch. Use of building	Staff
16P	Meridian for Verizon Wireless	04-CUP-005	28545 Driver Ave.	2048-008-001-2048-008-801	N/A	N/A	Wireless telecommunications antenna & equipment bldg.	V.D.



Commercial Cases  
June 2007

Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
17P	Alasco Development	02-CUP-004 02-LLA-001 03-OTP-015 03-VAR-007	NEC Chesebro and Agoura Rds.	2061-013-011-031-041-042-043-044-045-028.	4.13 acres	8 Office Buildings: 83,208 sqft.	New office buildings	D.H.
18P	Agoura Detailing Center	03-CUP-014	100 Reyes Adobe	2053-028-078	44,330 sqft.	10,333 sqft.	Auto detailing center with offices	D.H.
19P	Adler Realty	04-CUP-007 04-OTP-020 04-LLA-011 PM 62245	Canwood St between Lewis and Derry Ave.	2055-003-084 2048-012-017 & 018	292,065 sqft.	120,230 sqft.	Furniture/Home Decorating Center	D.H.
20P	California Neon Products (for MI Pollo Loco)	04-SP-005 05-SM-002	5050 Kanan Rd.	2061-008-045	N/A	N/A	New Sign Program for El Pollo Loco	V.D.
21P	Fox for AT&T	04-CUP-004	5128 Clareton Dr.	2048-011-024	N/A	N/A	Wireless telecommunications antenna & equipment bldg.	V.D.
22P	Scheu Development Co. for Agoura Hills Corporate point, LLC	98-CUP-012 and 98-OTP-010 Amendment	30200 and 30300 Agoura Road	2061-022-022	28 acres	71,844	Amendment to approved application to extend the approval beyond the allowed extension already granted for two com.office buildings on 5.23 ac. The balance of the site to be deed restricted to prevent development.	D.H.
23P	Conoco/Phillips	05-SP-022	28203 Dorothy Dr.	2061-010-011	.75 acres	N/A	Sign Program Upgrade for a 78 gas station.	V.D.
24P	Dcss for Rick Principe (TR Funding) Development Partners	00-SPR-001 Amendment #1	30101 Agoura Ct.	2061-003-035	4.78 net ac.	30,000 sq. ft.	Add a two-story bldg to a site which has an existing building on it. An amendment to the approval, asking to extend the expired approval.	R.M.
25P	HQ Development for Agoura Hills Acquisition, LLC	05-SPR-010, 05-OTP-010, 05-SP-008	28621 Agoura Rd.	2061-003-027	5.17 ac.	85,215 sq.ft.	2-story commercial office bldg.	V.C.
26P	Wm.Paul Companies for Archstone Smith	05-SP-059 and 05-VAR-008	28128 Oak Creek Lane	2048-011-045,046,047,048,057			Replace 2 monument signs (Var. is for more than 1 sign)	V.D.
27P	GU	05-VAR-007	29338 Roadside Dr.	2061-004-025 & 026	24,090 sqft.	N/A	Lot line Adjustment for two commercial parcels.	V.D.
28P	Todd Ryzow	08-CUP-002	5653 Kanan Rd.	2053-007-228	n/a	n/a	Request for a Live Entertainment Permit	V.D.
29P	Center Ct.Plaza/Silagl	04-CUP-010 Tr. 62211	29501 Canwood St.	2053-001-006	3.24 ac.	48,350 sq.ft.	1 Two-story office building	D.H.
30P	St Paul Lutheran Church	04-CUP-009	30600 Thousand Oaks Blvd.	2054-017-016	1.9 acres	980 sqft.	Modular building	V.D.
31P	Agoura Equip. Rental	07-MOD-001	29149 Agoura Road	2061-006-008			Request to allow an existing non-conforming sign to remain larger than Code allows when a portion of the existing letters are changed to re-name the business	B.T.

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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
32P	Temple Beth Haverim	02-CUP-010 Amendment	29900 Ladyface Cir.	2061-005-031	N/A	N/A	Request to extend the life of the temporary sanctuary	J.R.
33P	Rick Principe	00-SPR-001 Amendment #2 08-VAR-003	30101 and 30077 Agoura Court	2061-003-035	N/A	N/A	Request to change colors, materials and architectural features and increase height.	R.M.
34P	Vogue Signs for Farmers Ins.	08-SP-028	30801 Agoura Rd.	2061-001-029			Two wall signs	V.D.
35P	BBA Properties LLC for Michael Browers	08-SPR-006	28371 Agoura Rd.	2061-009-041; 042; 045; 047; 049	Approx. 30,000 sq.ft.	9,400 sq.ft.	TE for case # 02-SPR-016: a new 9,400 sq.ft. office building + parking	V.D.
36P	Conejo Jewish Day School	08-CUP-010 08-SPA-002	29001 Ladyface Ct. (Temple Beth Havarim site)	2061-005-031			A Specific Plan Amendment and a Cond. Use Permit to allow a school to operate on the existing Temple site.	J.R.
37P	Rabbi Bryski for the Chabad of the Conejo (Arch. Filiberto Gomez)	08-CUP-008 and 08-VAR-002	30345 and 30347 Canwood St.	2054-020-038 and 2054-020-039	Existing bldg, lot is 9,970 sq.ft. Proposed bldg. lot is 15,390 sq.ft.	6,999 sq. ft.	Remodel existing Chabad Center bldg. and construct a 6,999 sq.ft. bldg. on rear lot for offices and class rooms.	V.D.
MOST RECENTLY COMPLETED CONSTRUCTION								
1C	AT&T Wireless Services (Novak & Assoc.)	02-CUP-003	30105-30131 Agoura Rd.	2061-005-026	1.66 acres	n/a	Wall mounted antennas and related roof-mounted equipment in an existing shopping center	V.D.
2C	Temple Beth Haverim	02-CUP-010	29900 Ladyface Cir.	2061-005-031	n/a	n/a	Tent for worship for a period of three years.	V.D. to Jared
3C	J.G. Management	02-SPR-023	29525 Canwood St.	2053-001-007	170,755 sqft.	n/a	Parking lot redesign.	R.H.
4C	Sayfors/Tireman	00-SPR-013	28117 Dorothy Drive	2061-011-018+017+020	0.914 acre	8,000 sqft.	2 Tire Retail Buildings	Staff
5C	Mahterian	02-SPR-020	28351 Agoura Rd.	2061-009-054	8,098 sqft.	1660 sqft. Building	Rehab existing building for an architectural firm	R.H.
6C	The Consulting Group for Cingular	02-CUP-009	29646 Agoura Rd.	2061-033-013	n/a	n/a	Wireless telecommunications antenna & equipment bldg.	V.D.
7C	Gillian Anguish	03-CUP-021	28914 Roadside Dr.	2061-007-041 & 052	N/A	N/A	Request to operate a flea market on the first Saturday of every month.	V.D.
8C	Reyes Adobe Partners, L.P. (Sleep Shoppe)	02-SPR-008 02-SPR-002 02-OTP-003 03-LLA-002	Reyes Adobe Rd directly south of US 101	2061-005-022 and 908	75,000 sqft.	14,500 sqft.	Mattress and bedroom showroom	R.H.
9C	Chesebro Properties, LLC	00-SPR-018	5231 Chesebro Rd.	2052-008-040	19,500 sqft.	8,000 sqft.	New office building	E.B.
10C	Leader Carpets (Ugrik for Simone)	01-SPR-007 02-OTP-010	28350 Roadside Dr.	2061-009-043	35,490 sqft.	14,080sqft.	New carpet/flooring store	E.B.

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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
11C	J.H. Snyder	01-CUP-009 01-GPA-003 01-ZC-003 01-OTP-005 02-ZOA-001 TR 53752 03-VAR-003 03-VAR-008	North of Canwood St, east of Kanan Rd.	2048-011-008 2048-011-009 2048-011-010 2048-011-033 2048-011-036 2048-011-037 2048-011-902	29 acres	Residential = 358,000 sqft. Other components under separate applications	336 apartments	D.H.
12C	Levy, Moshe	00-SPR-018, 00-OTP-018, 00-ABAN-003	Roadside Dr., west of Lewis Rd.	2061-009-050	31,452 sqft. (7.22 acres)	20,830 sqft.	New office building with underground parking	E.B.
13C	Warehouse Discount	03-SPR-002	30821 Canwood St.	2054-005-010	N/A	N/A	Facade Remodel	E.B.
14C	J.G. Management	03-SPR-007	29525 Canwood St.	2053-001-007	N/A	N/A	Revise parking lot grading	R.H.
15C	Cingular Wireless	03-CUP-013	28545 Driver Ave.	2048-008-901	N/A	N/A	Wireless telecommunications antenna & equipment bldg.	V.D.
16C	Wickman "Agoura Furniture Center"	00-SPR-020 00-OTP-017 PM 28535 00-SPR-020 AmendL 04-SP-050 Amendt. 05-LLA-004	28205 & 28207 Canwood St.	2055-007-119-123+127	2.2 acres	38,760 sqft.	New furniture sales center; Bldg A 17,260 s.f., Bldg B 21,500 sf	D.H.
17C	Texaco -> Shell (Ambience Engineering)	02-SPR-009 02-SP-012 03-VAR-003 03-CUP-009	5227 Palo Camodo Rd.	2052-008-030	0.45 acres	N/A	Remodel, monument sign, minimart.	E.B.
18C	Pacifica Property Management	04-SP-035	30301 Agoura Rd.	2061-002-046	N/A	N/A	Establish a new sign program	V.D.
19C	HRS Architects for Countrywide	02-SPR-019 03-SP-027	29851 and 29701 Agoura Rd.	2081-003-025, 026, 027, 028	328,442 + 206,474 sqft.	N/A	Exterior Improvements to an existing structure.	E.B.
20C	FDSI	05-SP-047	28001 Dorothy Dr.	2081-011-021	0.39 acres	15,000 sqft.	Sign Program	V.D.
21C	Cimm's for Burger King	04-SM-001	29136 Roadside Dr.	2061-008-039	N/A	N/A	Amend the sign program	V.D.
22C	Signature/Wickman	04-SP-050 & Amendment	28205/29207 Canwood	2055-007-119, 120, 121 and 122	N/A	N/A	Signs for Center	V.D.
23C	THQ	05-SPR-004 05-VAR-002 05-OTP-004 05-SP-023 05-SPR-004	29903 Agoura Rd.	2061-003-029	5.18 acres	Existing 103,400 sq.ft. bldg.	Exteropr remodel and add parking on site and off site	D.H.
24C	Diaz for Simply Discount Furniture	05-SP-044	28714 Canwood St.	2048-012-028- 2048-012-022	4.66 acres	6,100 sqft.	Sign Program Amendment for Simply Discount Furniture	V.D.
25C	Lovelace for McDonald's	05-SPR-018 05-SP-035	29161 Canwood Street	2048-011-029	47,589 sq.ft.	5,586 sq.ft.	Building and parking remodel for McDonald's Restaurant.	R.M.

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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
26C	Willy's Smokin BBQ/Marca Gauzurez	05-SPR-029	28434 Roadside Dr.	2061-008-048		273 sq.ft.	Add 273 sq. ft. of office space and kitchen storage	R.M.
27C	Fire Station No. 69	N/A	Canwood St., east of Strawberry Hill Dr.	2053-001-900	3.26 acres	12,500 sqft.	New Fire Station (County Project)	M.K.
28C	Ball Properties (Centerpointe)	99-CUP-013 99-CUP-013 Amend. for time extension 05-LLA-001	30005 & 30009 Ladyface Cir.	2061-005-908+909	4.2 acres	Building 1: 27,340sqft Building 2: 33,700sqft	2 office buildings	D.H.
28C	Signature Signs for YGAL LEVY	06-SP-023	28811 Canwood St.	2048-011-032	n/a	n/a	Sign Program for Levy building	V.D.
30C	Employer's Direct	06-SP-050	30301 Agoura Road	2061-002-046			Addmendment to existing sign	B.T.
31C	Heyman/Finefrock	04-SPR-024 05-CUP-001 05-ODP-001 05-VAR-001	29020 Agoura Rd, Unit 14	2061-031-023 & 024	1.86 acres	6,000 sqft Tenant Space	1077 sq.ft. Outdoor dining patio and live entertainment at existing restaurant	V.D.
32C	N W Rugs (by 'Sign A Rama')	86-SP-045	28610 Canwood St.	2048-012-018			Request for a new sign program for the existing store	V.D.
33C	HBF Holdings	03-CUP-018 04-SP-047 05-LLA-002 Amendment 06-SP-026	North of Canwood, west of Clareton Dr.	2048-011-033	3 acres	88,108 sqft.	125-Unit Hotel Homewood Suites	D.H.
34C	Mahterian for Vannrelli	04-SPR-015 04-OTP-017 04-LLA-015	28205 Agoura Rd.	2061-012-044 & 2061-012-024	2 lots/total of 10,000 sq.ft.	1,019 sq.ft.	1-story addition to an existing office	V.D.

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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
IN REVIEW								
1	Finkolstein Waters	03-CUP-002 03-OTP-002	28031 Balkins Dr.	2055-023-065	1.69 acres or 69,280 sqft.	5,098 sqft. W/ 790 sqft. Garage	Custom house on hillside lot	V.D.
2	McAfee, Jane	05-SPR-028	5451 Colodny Dr.	2055-013-032	20,512 sq.ft.	771 sq.ft.	Add 771 sq.ft. (2 bedrooms and 2 baths) to existing 3,000 sq.ft. D.U. with a 455 sq.ft. garage.	R.M.
3	Schaff	03-SPR-006	28314 Foothill Dr.	2055-016-033	22,433 sqft.	2,498 sqft.	Room addition to an existing single-family residence	V.D.
4	Stockton/Iamburg	03-CUP-016 03-OTP-017	6149 Palo Comado Canyon Rd.	2055-023-073	40,080 sqft.	4,688 sqft.	A two-story custom house with three car garage	V.D.
5	Ashnoor Pirouti	03-CUP-022	28454 Renee Dr.	2061-021-005	5,040 sq. ft.	1,534 sq. ft.	two-story S.F. D.U	V.D.
6	Ashnoor Pirouti	03-CUP-023	28458 Renee Dr.	2061-021-023	6,452 sq. ft.	1,219 sq. ft.	two-story S.F. D.U	V.D.
7	Murphy for Morgan- Blinkinsoph for Thompson	04-CUP-003 03-LLA-001 03-PAR-001	Lewis Pl.	2061-022-029,30	13,129 sq. ft.	2,567 sq. ft.	single-fam D.U.	V.D.
8	Lampert, Greg	04-LLA-013 To be upgraded to a Parcel Map	5911 Fairview Pl.	2055-025-060 through 064	N/A	N/A	combine 5 lots	S.S.
9	Yvanova for Laura La Plante LLC	05-CUP-002 05-VAR-003 05-LLA-003 05-OTP-015	28221 Laura LaPlante Dr.	2061-016-063 & 2061 016-072	16,390 sq.ft. (2 lots)	3,400 sq. ft.	SFR, Variance for frontyard setback, lot merger and removal of oak trees	V.D.
10	Holmes for Morse	05-SPR-022 and 05-OTP- 029	5810 Colodny Dr.	2055-023-046	2.5 ac.	Square footage was not indicated for all the new structures to be added to the site.	New barn, garage, horse shelters, horse pen, corrals, arena, retaining walls.	V.D.
11	Zev Beckerman (Sasson Bezael for Zev)	07-SPR-003; Related case: 08-SPR-005 (admin)	27862 Blythdale Rd.	2055-024-004	1.04 ac.	3,055 sq.ft.	Construct a new 3,055 sq. ft. D.U. in same area as former "tear-down". The lot has an existing garage and pool.	R.M.
12	Siboni	05-SPR-028	5446 Lewis Rd.	205-005-070- 2055- 005-070	27,440 sqft.	6,335 sqft.	A 4,985 sqft. Single- family detached residence with 852 sqft. garage and a 488 sqft. pool house.	R.M.
13	CC&R for Henry Halimi	06-PSR-002	Lot G no. of T.O.Blvd.,east of Carell	2048-003-002			Pre-screen Review requesting City to vacate easterly portion of T.O. Blvd., to allow a SFR on a Open Space lot	D.H.
14	Dawson for Sharon	06-CUP-001	28243 Balkins Dr.	2055-022-080	1.13 acres	5,678 sqft.	A 4,968 sqft. Single- family detached residence with 710 sqft. garage with pool and spa.	R.M.
15	Steve Potter for John Manos	PM6552	2 parcels on the west side of Foothill, east of Easterly, south of Fountain Pl.	2055-018-022 and 2055-018-023	one lot is 27,880 sq.ft. and one lot is 1.97 ac.	one lot proposed to be 48,295 sq. ft., one lot proposed to be 24,890 sq.ft. and one lot proposed to be 21,815 sq.ft.	A Parcel Map to create 3 lots from 2 hillside lots. Parcel 3 has 2 D.U. and 2 accessory bldgs. One D.U. is to be removed. The one to remain is only 2 to 3 feet from the south property line.	RM

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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
16	Steve and Marguerite Edwards	06-CUP-008 and 06-OTP-017	5852 Lapworth Dr. N.E. corner of Lapworth and Balkins	2055-022-073	Approx. 59,863 sq. ft.	4,950 sq.ft., 808 sq.ft., 347 sq. ft., and 1,502 sq. ft. Total of 7,707 sq. ft.	A 2-story 4,950 sq.ft. D.U. w/808 sq.ft. attached 3-car garage w/347 sq.ft. studio above garage and 1,502 sq. ft. barn	R.M.
17	Asa Arava	06-CUP-018 and 08-OTP-025	28443 Foothill Drive	2055-018-038	1 acre	4,286 sq. ft.	Three (3) story, 35 ft. high, single-family residence on a hillside lot.	R.M.
18	Terry and Brian Condon	06-LLA-001	5856 Colodny Dr.	2055-011-043 and 2055-011-044	One lot is 21,340 sq. ft. and one lot is 20,470 sq. ft.	Adjust lot lines so that one lot is 21,728 sq. ft. and one lot is 20,150 sq. ft.	Adjust lot lines to accommodate a pool on a lot without a primary structure.	S.S. and Ken Berkman
19	Abudalu, Joseph (Architect: Studio by Design)	06-CUP-019	28303 Laura La Plante Drive	2081-022-051	23,090 sq. ft.	3,630 sq. ft.	Construct 3,230 sq. ft., 2-story S.F.D. with a 400 sq. ft. attached garage.	R.M.
20	DNA Construction for Albaum, David	08-SPR-010	5866 Fairview Place	2055-027-074	61,020 gross sq. ft., 41,810 net sq.ft. after road and flood hazard is subtracted	494 sq. ft.	Construct a 494 sq. ft. single-story room addition to a 2,868 sq. ft. S.F.D. and remodel kitchen	B.T.
21	Mike Millett	08-SPR-011 and 08-OTP-031	5446 Fairview Place	2055-014-018	41,500 sq. ft.	1,399 sq. ft.	Room additions and replacement of master bedroom and bath. Add porch to rear of property	B.T.
22	M. Fredric & Co. (Fred and Lisa Levine)	08-PAR-008	6475 Chesebro Road	2055-029-008	4.52 ac. (.08 ac. is driveway and 2.79 ac. is restricted use area. Buildable area is 1.67 ac.)	12,092 sq. ft.	A Pre-App. to discuss issues relative to building a 8,727 sq. ft., 2-story S.F.D. w/ a 779 sq.ft. detached garage, a 429 sq. ft. pool pavilion, a 1,520 sq. ft. pool & deck and a 637 sq. ft. "Art Studio".	V.D.
23	Leo Felerelsen for Garner	07-SPR-014	28004 Indian Ridge Ct.	2051-002-034		869 sq. ft.	Add 212 sq. ft. to 1st floor, 234 sq. ft. to 2nd floor & a 423 sq. ft. covered patio	B.T.
24	Hedva Ergas	07-SPR-004	5490 Fairview Pl.	2055-014-027	45,005 sq.ft.	799 sq. ft.	Add a 342 sq.ft. family rm. And a 457 sq. ft. office and gym to existing 1,702 sq.ft. D.U. w/ 489 sq.ft. garage.	B.T.
25	Ginsburg, Moty and Margo	07-CUP-005 and 07-OTP-003	5643 Colodny Dr.	2055-012-051	18,840 sq. ft. minus 5,130 sq.ft. of flood hazard area, leaving 13,710 sq.ft. of buildable area	6,752 sq.ft.	Build a 6,752 sq.ft. single-family house. ( 1st flr. 2,929 sq.ft.; 2nd flr. 2,034 sq.ft.; basement 1,790 sq.ft.	R.M.
26	Shuken, Jonathan (Architect, David Rhea)	07-PAR-001	6491 Chesebro Rd.	2055-029-003	1.48 ac.	6,546 sq.ft.	Pre-app. to discuss issues re building a 6,546 sq.ft. D.U. (5,109 sq.ft. living area, 1,437 sq.ft. garage)	V.D.
27	Ginsburg, Moty and Margo	07-INT-001	5643 Colodny Dr.	2055-012-051			Interpretation by P.C. Does a 1,790 sq.ft. basement count as a floor and add to height of building	R.M.

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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
28	Jager Associates for Michael Palache	07-PAR-002	Balkins Drive, 3 lots west of Lapworth, behind 2055-021-044	2055-021-018	42,260 sq.ft.	5,500 sq. ft. building area, 690 sq.ft. garage	Pre-app. to discuss issues re building a 5,500 sq.ft., 2-story, single-story D.U. with a 690 sq.ft. garage. Bldg. footprint is 3,444 sq.ft. Paved area is 3,493 sq.ft. Paved driveway area is 11,149 sq.ft.	R.M.
29	Mahterian for Hesen	07-SPR-008	5575 Micaela Dr.	2053-024-097		1,672 sq. ft.	Add 1st. & 2nd.floer bedrooms & a garage totalling 1,672 sq.ft. to an existing 2,857 sq. ft. D.U. with an existing garage.	B.T.
30	Sifin for Daniel Bouganim	07-SPR-009	5519 Lewis Lane	2055-017-028	21,490 sq.ft.	694 sq.ft.	Add a 694 sq.ft. first floor master bdrm. & bath to the existing first floor sq. footage of 2,668.	B.T.
31	Francisco Vazquez for Janice Atkins	04-SPR-022 Amendment	28506 Driver Ave.	2055-004-011 and 032	62,820 sq.ft.	426 sq.ft.	Add 426 sq.ft. to an approved project and revise the grading plan to include both of the combined lots.	R.M.
32	Araujo, Ruben and Debra / Brent Schnelder, Architect	07-SPR-010	8021 Colodny Drive	2055-028-036	41,820 sq. ft.	8,634 sq.ft.	Construct 2-story, 5,962 sq.ft. S.F.R. with attached 1,622 sq.ft. garage; a 1,050 sq.ft. barn; a driveway motorcourt, a pool, horse rldng ring, corals and horse turn-out area.	R.M.
33	Sharon, Rafi and Ori	07-SPR-011 and 07-OTP-018	28220 Foothill Dr.	2055-016-023	31,360 sq.ft.	5,750 sq.ft.	Construct a 2-story, 3,751 sq. ft. S.F.R. with a 1,259 sq.ft. attached garage and 740 sq. ft. of patios.	R.M.
34	Chuck Francoeur for 'Montage Dev.'	Tr. 69073 (related to 01-SPR-008 and 06-SPR-003)	5310 Colodny Dr.	2055-007-053			Convert the approved (unconstructed) apt.units to condos	R.M.
35	Moshe and Matly Bryski	2007-DCP-001	5662 Middlecrest Dr.	2056-027-002			Application for a large family Day Care Permit	R.M.
36	Larry Pollock	07-SPR-013	5734 Fairview Pl.	2055-012-035	.96 ac.	336 sq. ft.	Application to remodel and add 336 sq. ft. to the existing 2,605 sq. ft. single-family residence	B.T.
<b>PROJECTS APPROVED &amp; UNDER CONSTRUCTION</b>								
1P	Golenberg	02-SPR-010 02-OTP-008	5927 Colodny Dr.	2055-028-040	45,372 sqft.	478 sqft.	Room addition to an existing single-family dwelling	V.D.
2P	Mieder Rhombold	01-SPR-004 TR53543	5241 Colodny Dr.	2055-006-026	.88 acre	1600-1700 sqft. Total: App. 31,000sqft	New 19 unit condo project	(E.B.) D.H.
3P	Stockton	01-SPR-008	5310 Colodny Dr.	2055-007-053	13,650 sqft.	8,068 sqft.	4-unit apartment building	D.H.
4P	Avlezer	03-CUP-007	27901 Blythdale	2055-001-038	6.45 acres or 280,962 sqft.	6,238 sqft. With 875 sqft. Garage	Custom house on hillside lot	V.D.

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Proj. No.	Project Name	Case No. (s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner (R.H.) D.H
5P	Mineo	01-CUP-008 01-VAR-005	Lot 3 on Canyon Wy.	2061-017-003	6,824 sqft.	2,968 sqft.	New single-family dwelling	(R.H.) D.H
6P	Feehan, Tim	04-SPR-004	5472 Fairview Pl.	2055-014-028	21000 sqft.	700 sq. ft.	second story rm addition	D.H.
7P	San Juan for Sherman	03-CUP-011	Lewis Rd. (So.of Driver	2055-004-020	23,021 sqft.	5,430 Incl. Garage	Single-family D.U.	V.D.
8P	Ryan	04-MOD-001	28029 Acanthus Ct.	2051-003-006	6,756 sq.ft.	457 sq. ft.	Mod. For 2nd story room add.	V.D.
9P	Schwartzberg for Datner	04-SPR-012	6137 Braemar Ct.	2056-050-044	20,140sq.ft.	1,904 sq.ft.	2-story rm. Add	V.D.
10P	Mandler	04-SPR-009	5445 Meadow Vista	2053-019-007	5676 sq. ft.	1,593 sq.ft.	One and two-story room addition	V.D.
11P	Biddison, M	04-SPR-003	28359 Driver Ave.	2055-015-063	.96 acres	3,080/665 sq.ft.	1 story SF DU	D.H.
12P	Vladimir Zlatkov	08-CUP-004 refer to 05- PAR-003	28331 Laura LaPlante Dr.	2061-022-016	7,000 sq.ft.	3,235 sq.ft. D.U. with a 682 sq. ft. garage	Two-story single-family dwelling unit	R.M.
13P	Waters Diamond	04-SPR-011	5833 Lapworth Dr.	2055-021-028	1 acre	1,369 sqft.	One-story room addition	V.D.
14P	Swenson and Nadel	03-CUP-011 03-OTP-008	28354 Balkins Dr.	2055-021-042	39,247 sqft.	4,627 sqft.	A custom house with attached three car garage	(E.B.) D.H.
15P	Adivi formerly Levy	03-CUP-003	6029 Fairview Dr.	2055-022-047	2.58 acres	6,917 sqft.	Custom house on hillside lot	(D.H.) R.M.
16P	Schaub for Leggett	04-SPR-016 04-OTP-021	5839 Colodny Dr.	2055-028-039	40,950 sq.ft.	1,779 sq. ft.	One story room addition	V.D.
17P	Dawson for Sharon	04-SPR-017	28314 Foothill Dr.	2055-016-033	22,440	1,268 sq. ft.	Two-story room addition	V.D.
18P	Sears & Chase	04-LLA-014	30020&30014 Trail Creek Drive & HOA Common Area	2053-029-040 & 041 & 2053-016-033	N/A	N/A	Adjust south property line of two lots	Eng. Dept.
19P	Falcone/Garces	05-SPR-006 05 MOD-003	27411 Freetown Ln.	2064-009-037	9401 sqft.	add 1,206 sq.ft.	1 & 2 story rm.add & garage add.	R.M.
20P	Cooper for Slitt	05-SPR-005 & 05-OTP-007	28037 Balkins Dr.	2055-023-080	1.6 acres	add 735 sq.ft. and 1,052 sq.ft. interior remodel	1st & 2nd story add. And remodel	R.M.
21P	John/Linda Quinn	05-SPR-007	5703 Willowtree Dr.	2056-037-014	20,741 sqft.	add 1,428 sq.ft.	1 story add. & remodel 780 sq. ft. kitchen	R.M.
22P	Von Buck	03-CUP-017 03-OTP-016	27801 Blythedale Rd.	2055-001-035	4.27 acres	4,274 sqft with 1,272 sqft. Garage	A two-story custom house with three car garage	V.D.
23P	Blahosky/Mallach	05-SPR-008	5633 Gladehollow Ct.	2053-002-003	6,099 sqft.	add 1,142 sq.ft.	2nd story rm.add.	R.M.
24P	Linda Rich	05-SPR-009	5626 Fairview Pl.	2055-012-049	26,136 sq.ft.	add 233 sq.ft.	2-story add.& remodel interior	R.M.
25P	Davud Hazlett	05-SPR-013	4956 Vejar Dr.	2061-025-036	14,360 sq.ft.	720 sq. ft.	1 & 2 story rm.add	R.M.
26P	Agoura TNT LLC/Terry Gray	08-CUP-005 and 08-OTP-008	6170 Fairview Pl.	2055-023-096	1.25 ac.	5,764 sq.ft.	New 5,764 sq. ft., two-story, single-family D.U. with a 1,008 sq.ft. attached garage and a 532 sq. ft. detached garage with future "pool house" above the detached garage structure.	R.M.



Residential Cases  
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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
27P	Sisso	05-SPR-017	5415 Lewis Rd. (So.of Driver Ave.)	2055-004-020	23,021 sq.ft.	a 4,065 sqft house with a 440 sqft. garage, 600 sqft. guest house and 350 sqft. cabana	A request to modify an existing approved residence. Increase sqft and change gardening.	V.D.
28P	Roll, Leo	06-CUP-013; 06-VAR-008; 06-OTP-030	28161 Laura LaPlante	2061-016-053	8,000 sq. ft.	2,604 sq. ft.	Construct a 2,172 sq. ft. , one-story, single-family D.U. with a 432 sq. ft. attached garage	R.M.
29P	Benton (former Swift Construction for Coglin)	03-CUP-001 03-VAR-001	Lot 18 on Laura La Plante Dr.	2061-016-054	.271 acres or 11,801.76	3000 sqft.	Custom House on hillside lot	V.D.
30P	Raymond	04-SPR-007	5344 Lewis Rd.	2055-005-058	19,520 sq.ft.	1,663 sq.ft.	2nd.flr.room add.	V.D.
31P	Zoldan	05-SPR-016	5850 Lapworth Dr.	2055-027-065	40,281 sq.ft.	6,590 sq. ft.	A request to build a 5,830 sq.ft.D.U. with a 760 sq. ft. garage	V.D.
32P	Laininger, Bart & Laura	05-SPR-025	6162 Lake Lindero Dr.	2055-054-009	9,639 sq.ft.	365 sq.ft. addition to be added to a prior 327 sq.ft. addition built in 2005.	First and second story room addition to existing single-family residence	C.A.
33P	Jacob	05-SPR-002- now 05-CUP- 005 + 05-VAR- 008 and 05- OTP-003	North of 5847 Colodny Dr.	2055-028-042	27,880 sq.ft.	4,061+518+864 s.f.	2 story S.F.D.U.w/porch,garage, barn + future pool	V.D.
34P	ARC Design/Ewing	05-SPR-011	28080 Balkins Dr.	waiting-for-easement # 2055-023-098	44,965 sq.ft.	4,037 sq.ft. + 1,408	2 story SFR w/garage + acc. Bldg.	R.M.
35P	Kersey	04-CUP-008 04-VAR-003 04-PAR-001	28406 Lewis Pl.	2061-022-018	5619 sqft.	2,089 sq.ft.	2-story, single-family D.U.	R.M.
36P	Vasquez for Atkins	04-LLA-012 04-SPR-022 04-CFC-001	28508 Driver Ave.	2055-004-032	N/A	N/A	combine 2 lots + 2,098 sqft. room addition	V.D.
37P	Mahlerian for Turley	05-SPR-001	6144 3/4 Chesebro Rd.	2055-024-053	44,431 sqft.	5,296 sq.ft. & 592 sq.ft.	S.F. res. w/ detached bldg.	R.M.
38P	Payan	04-CUP-001 04-VAR-001	28254 Laura La Plante Dr.	2061-017-007	6,68 sqft.	3,154 sq.ft.	two-story SFDU	V.D.
39P	Mahlerian for Mogan	05-CUP-004 05-MOD-005 05-LLA-008	28250 Laura LaPlante Dr.	2061-17-29;43;44;46	.51 acres Merge 4 lots	Add 1,015 sq.ft to an existing 1,339 sqft. DU with a 362 sqft. garage	Mod. Request to reduce front yard setback from 25' to 20'. Total finished sq.ft. of D.U. will be 2,354 sq.ft., plus 362 sq.ft. garage.	R.M.
40P	N.E. Designs for Bar family	06-SPR-008	28466 Foothill Dr.	2055-017-009	28,700 sq.ft.	840 sq.ft.	840 sq.ft., one-story addition to existing 2,157 sq. ft. D.U.	RM
41P	Stockton for Sisso	06-SPR-004	5415 Lewis Rd. (So.of Driver Ave.)	2055-004-020	approx. 23,000 sq.ft.	3,850 sq. ft. D.U. & 650 sq. ft. garage	Single-story, single-family D.U. with attached 2 car garage.	V.D.
42P	Scott Berg for Kearns	06-SPR-002	5740 Colodny Dr.	2055-011-039	19,600 sq.ft.	222 sq.ft.	222 sq.ft. room addition to existing D.U.	R.M.
43P	Dembsky for Alman	05-MOD-008	3945 United Rd.	2064-018-006	N/A	846 sq.ft.	A Mod. Request to reduce the required front yard setback from 25 ft. to 21 feet.	C.A.

Residential Cases  
June 2007

Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
44P	McCann for Anav	05-SPR-027	5533 Fairview Pl.	2055-018-028	42,690 sq.ft.	1,039 sq.ft.	1,039 sq.ft. add. To existing 1,009 sq.ft. D.U. and a 586 sq.ft. covered porch	R.M.
45P	Pendlebury for Barnett	08-SPR-001	8044 Chesebro Rd.	2055-028-030	1.02 ac.	415 sq.ft.	415 sq.ft. addition	R.M.
46P	Bezael for Beckerman	08-SPR-005	27882 Blythdale Rd.	2055-024-004	1.00 ac.	665 sq. ft.	665 sq. ft. addition to existing 2,223 sq.ft. house	R.M.
47P	CJF Development Consultants for "Montage"	08-SPR-003	5310 Colodny Dr.	2055-007-053	13,650 sqft.	8,088 sqft.	Time extension on 4 units. Former case number 01-SPR-008	R.M.
48P	Frank LaRosa and Emily Prano	06-SPR-007	5348 Chesebro Rd.	2052-007-007	21,699 sq.ft.	2,092 sq.ft.	695 sq.ft. garage conversion. 191 sq.ft. 1st flr add. And 576 sq.ft. 1st flr garage add. & 630 sq. ft. 2nd flr.addition	R.M.
49P	Roser	03-CUP-020	28537 Fountain Pl.	2055-019-025	5.25 acres	4,736 sqft.	A two-story custom house	A.C.
50P	Foster	04-SPR-019	5545 Foothill Dr.	2055-018-041	24,480 sq. ft.	2,998 sq. ft.	1 story, S.F. D.U.	V.D.
51P	Riopharm USA Inc.	03-CUP-010 03-VAR-005 TR 48901	South side of Agoura Rd between Palo Comado and Liberty Canyon	2061-014-007 through 015 & 2061-014-18 through 20 & 2061-014-23 through 26	10.58 acres	Three models from 2,777 to 3,235 sqft.	Renew CUP for 13 Single-family residences	D.H.
52P	Riopharm 2	TT48901 90-CUP-010 98-CUP-007	27850 Agoura Rd.	2061-014-027 through 042	10.58 acres	Three models from 2,777 to 3,235 sqft.	Renew CUP for 14 Single-family residences	D.H.
53P	Mogan, Tom/Susan	05-CUP-004	28259 Laura LaPlante	2061-017-046	.51 ac.	1,015 sq. ft.	1,015 sq.ft. 1st.& 2nd.floor add. To existing SFD. (See related MOD & LLA	R.M.
54P	Bagwell Construction for Joel Rizer	07-SPR-001	5709 Fairview Pl	2055-020-064	20,262 sq.ft.	716 sq. ft., plus 1,266 sq. ft.	Add 716 sq. ft. rm.addition to existing 2,428 sq.ft. D.U., plus add a 1st & 2nd story deck totaling 1,266 sq. ft.	B.T.
55P	Linda Madvene	07-SPR-005 and 05-OTP-002 (related case: 05-SPR-003)	5857 Fairview Pl.	2055-027-066	1.26 ac.	589.75 sq.ft.	Add 589.75 sq. ft. to existing 3,831 sq.ft. residence and add a 872 sq.ft. garage and a 600 sq. ft. barn.	B.T.
56P	Carroll, Gerald	07-SPR-006	5730 Fairview Place	2055-012-031		576 sq. ft.	Addition of a 576 sq. ft. storage building in rear yard	B.T.
57P	Bailey for Tamara Friend	07-SPR-007 and 07-OTP-009	6350 Chesebro Road	2055-001-041	3.29 ac	685 sq.ft.	Add a new 489 sq.ft.garage & a new 186 sq.ft. porch, convert an exist. 1,901sq.ft. garage to living space & convert an exist.breezeway to 573 sq.ft of living space to exist. D.U.	B.T.

Residential Cases  
June 2007

Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
58P	Charles Blaugrund for Mr. & Mrs. Joey Butson	07-SPR-002 and 07-VAR-001	5819 Silvers Circle	2054-018-132	4,070 sq.ft.	1,866 sq. ft.	Add a 1,845 sq.ft. 2nd story w/a 156 sq.ft. balcony and a 65 sq.ft. addition to the first floor of an existing 1,667 sq.ft. D.U. and a Variance app. requesting a reduction of side & rear yard setbacks	R.M.
<b>MOST RECENTLY COMPLETED CONSTRUCTION</b>								
1C	Gniadek/ Bulmer for Rasmussen	02-SPR-016	28811 Barnfield Ct.	2050-022-001	16.84 acres	5,200 sqft.	1,186 sqft room addition.	V.D.
2C	Crosby	01-CUP-010 01-VAR-011	28357 Foothill Dr.	2055-019-035	20,473 sqft.	1,700 sqft.	New SF House and Variance to allow private septic	Staff
3C	Parrot/ Green	03-SPR-004	28734 Blythedale Rd.	2055-024-007	1 acre	5,100 sqft	Custom house with three car garage	Staff
4C	Rosas	02-SPR-01	28366 Agoura Rd.	2061-022-034	8,789 sqft.	N/A	Slope Repairs with retaining walls.	V.D.
5C	Cardoni Group for Heflin	02-SPR-001	5826 Colodny Dr.	2055-009-011	40,946 sqft.	327 sqft.	327 sqft room addition to single family	Staff
6C	Casey	02-SPR-013	5560 Fairview Pl.	2055-012-016, 2055-013-027, 2055-012-015	1.56 acres	1,277 sqft.	Addition to an existing residence	Staff
7C	Ybanez	01-SPR-003 (Admin.)	5505 Foothill Dr.	2055-018-031	20,081 sqft.	578 sqft. 2nd fl. 165 sqft. 1st flr.	1st and 2nd addition to existing SFR	Staff
8C	Littman	02-SPR-022	5401 Fairview Dr.	2055-015-047	28,223 sqft.	1,306 sqft.	Room Addition.	Staff
9C	Sorgenstein/ Parrot	03-CUP-004 and Amend.	5364 Lewis Rd.	2055-005-052	0.5 acre	2,471 sqft.	One single-family detached	D.H.
10C	Tamayi	03-MOD-002	3855 Patrick Henry Rd.	2084-015-022	8,293 sqft.	1,550+216 sqft.	Modification from required setbacks for a 216 sqft. addition.	Staff
11C	Palo Comado Ranch	97-CUP-012 TT52397	w/s of Chesebro Rd. at northerly city limits	2055-001-028	91 acres	N/A	8 residential lots	D.H.
12C	Markov for Schiffman	04-SPR-008	28461 Driver Ave.	2055-017-036	22,240 sq.dr.	529 sq. ft.	Room addition to an existing dwelling unit	Staff
13C	Gray	03-CUP-012	5936 Fairview Pl.	2055-028-048	1.01 acres	5,610 sqft.	A custom house with attached three car garage	V.D.
14C	Moraga	02-CUP-001	6000 Fairview Pl.	2055-028-047	1.01 acres	3,663 sqft	One single-family detached	Staff
15C	ARC Inc.	02-SPR-012	28236 Laro Dr.	2058-042-011	33,400 sqft.	4,975 sqft.	Single-family detached residence	Staff
16C	Dan Sheldon	00-CUP-005	28232 Driver Ave.	2055-005-043	.50 acre	3,700 sqft.	One single-family detached	Staff
17C	Phillips	03-PAR-006 03-CUP-015 03-OTP-006	5743 Fairview Pl.	2055-020-068	1.01 acres	5,610 sqft.	A custom house with attached car garage and amendt. to add a 620 sqft. second story.	D.H.
18C	Stockton for Britton	03-SPR-005	27818 Blythedale Rd.	2055-024-006	43,916 sqft.	3,62 sqft. + 637 sqft. Garage	Custom house and accessory building	Staff

Residential Cases  
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Proj. No.	Project Name	Case No.(s)	Project Location	Parcel Number	Site Size	Floor Area	Project Description	Case Planner
19C	Oak View Ranch	03-LLA-004 03-LLA-005 03-LLA-008	Various properties on Amelia Drive, Eta-Court-Evita Court, Adelina Court Lots 46 of Tract 36749 and 62,83 & 84 of Tract 36746	N/A	N/A	N/A	Lot line adjustments to comply with existing fence lines	S.S.
20C	Gaines	03-SPR-009	6070 Chesebro Rd.	2055-026-035	1 acre	4,197 sqft.	A one-story custom house	V.D.
21C	Carpenter for Danielson	01-CUP-013	28428 Lewis Pl.	2061-022-044	3,720 sqft.	2,610 sqft.	Single-family detached residence	Staff
22C	DNA Construction for Mahler	04-SPR-013	5732 Rainbow Hill Rd.	2056-014-010	7,006	611 sq.ft.	One and two-story room addition	R.M.
23C	Linda Tatum	03-CUP-004 Amendment	5364 Lewis Rd.	2055-005-052	25,700 sqft.	n/a	Re-alignment of approved driveway	R.M.
24C	Odney	05-SPR-019	30716 Lakefront Dr.	2054-006-050	0.11 acres	1,083 sq. ft.	A 952 sqft. addition	C.A.
25C	Forest Construction for M/M Mohammadi	04-SPR-014	29033 Woodcreek Ct	2051-003-027	7,085	635 sq.ft.	One and two-story room addition	R.M.
26C	Richard Goodman	05-LLA-005	5437 and 5445 Colodny Dr.	2055-013-016	1 acre	N/A	Lot Line Adjustment for two residential parcels.	S.S.
27C	Shifman, Alan	04-SPR-016 & Amendment	5639 Fairview Pl.	2055-016-032	20,025.39 sq.ft.	308 sq.ft.	Library/laundry rm addition to existing single-family residence.	R.M.
28C	RJ Builders for Kupfer	05-MOD-001	28679 Kimberly Dr.	2056-053-035	44,792 sqft.	59 sq.ft.add.	Request for side yard reduction	W.W.
28C	Benham for Alkoby	04-SPR-021	28326 Foothill Dr.	2055-016-011	21,780 sqft.	364 sqft.	364 sqft. Room Addition	R.M.
30C	Mahterian for Clark	04-SPR-008	28242 Foothill Dr.	2055-016-020	20,040 sq. ft.	337 sq. ft.	single-story rm addition	D.H.
31C	Ryan & Lynette Lee	05-MOD-004	29577 Fountainwood St.	2051-013-017	10,972 sqft.	470 sq. ft.	2nd story rm.add. With reduced set-back	R.M.
32C	Schnelder	00-SPR-007 01-OTP-011	5276 Colodny Dr.	2055-007-050	.253 acre	6,688 sqft.	4 unit condominium project	R.H.
33C	JOR Development for Rocca	04-SPR-001	5425 Lewis Rd.	2055-004-019	0.526 acres	4,595 sqft.	Single-family dwelling unit	D.H.
34C	Darryl Levine	05-SPR-023	5540 Colodny Dr.	2055-008-024	20,020 sq.ft.	775 sq ft	339 sq. ft. single-story addition & 436 sq ft. covered patio	C.A.
35C	Scaglioni	00-CUP-004	28331 Foothill Dr.	2055-020-058	22,169 sqft.	3,784 sqft.	New single-family dwelling	D.H.
36C	CC&R for Henry Halimi	06-PSR-002	Lot G no. of T.O.Bld., east of Cerrell	2048-003-002			Pre-screen Review requesting City to vacate easterly portion of T.O. Blvd., to allow a SFR on a Open Space lot	D.H.
37C	Richard Goodman	05-LLA-010	5437 and 5445 Colodny Dr.	2055-013-033; 042,043	N/A	2/20,000 sqft. Lots	Revise Lot Line Adjustment for 2 res. Parcels	S.S. and Ken Berkman
38C	Peter Stern	04-SPR-025	5544 Colodny Dr.	2055-009-025	21,370	4,105 sq.ft, 482 sq. ft. garage plus acc.	D.U., garage, barn	V.D.
38C	Flint	05-SPR-020	5552 Colodny Dr.	2055-009-016	21,780 sq.ft.	3,438 sq.ft.	A 1,650 sqft. addition with a 1,788s sqft. barn	C.A.

## CUMULATIVE TRIP GENERATION ANALYSIS

**ZONE A - North of 101 Freeway and West of Forest Cove Lane**

Land Use	Size	Pass-By Factor	ADT		A.M.				P.M.							
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. General Office - 37P	6,999	1.00	22.66	159	2.97	21	88%	18	12%	3	3.40	24	17%	4	83%	20

**ZONE B - North of 101 Freeway and East of Forest Cove Lane**

Land Use	Size	Multi-Trip Factor	ADT		A.M.				P.M.							
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. General Office - 12	12,500	1.00	21.52	269	2.84	36	88%	32	12%	4	3.21	40	17%	7	83%	33
2. Medical Office - 12	12,500	1.00	36.13	452	2.48	31	79%	24	21%	7	3.72	47	27%	13	73%	34
3. Health/Fitness Club - 20	50,000	1.00	32.93	1,647	1.21	61	42%	26	58%	35	4.05	203	51%	104	49%	99
4. General Office - 29P	49,350	1.00	15.69	774	2.24	111	88%	98	12%	13	2.24	111	17%	19	83%	92
5. General Office - 3P	22,896	1.00	18.73	429	2.52	58	88%	51	12%	7	2.74	63	17%	11	83%	52
6. Industrial Park - 13	113,000	1.00	6.96	786	0.84	95	82%	78	18%	17	0.86	97	21%	20	79%	77
7. Specialty Retail - 14	14,420	0.65	45.39	425	1.36	13	60%	8	40%	5	3.89	36	44%	16	56%	20
8. High Turnover Restaurant - 14	20,240	0.65	127.15	1,673	11.52	152	52%	79	48%	73	10.92	144	61%	88	39%	56
9. Furniture Store - 8P	10,000	1.00	5.06	51	0.17	2	71%	1	29%	1	0.46	5	46%	2	54%	3
10. General Office - 8P	6,700	1.00	22.66	152	2.97	20	88%	18	12%	2	3.40	23	17%	4	83%	19
11. Specialty Retail - 35	21,782	0.65	44.51	630	1.34	19	60%	11	40%	8	3.39	48	44%	21	56%	27
12. General Office - 4P	125,000	1.00	12.67	1,584	1.79	224	88%	197	12%	27	1.75	219	17%	37	83%	182
13. Furniture Store - 19P	120,230	1.00	5.06	608	0.17	20	71%	14	29%	6	0.46	55	46%	25	54%	30
<b>Zone Total:</b>				<b>9,480</b>		<b>842</b>		<b>637</b>		<b>205</b>		<b>1,091</b>		<b>367</b>		<b>724</b>

**ZONE C - South of 101 Freeway and West of Reyes Adobe Road**

Land Use	Size	Multi-Trip Factor	ADT		A.M.				P.M.							
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. Medical Office - 5	14,075	1.00	36.13	509	2.48	35	79%	28	21%	7	3.72	52	27%	14	73%	38
2. General Office - 13P	81,000	1.00	14.00	1,134	1.96	159	88%	140	12%	19	2.09	169	17%	29	83%	140
3. General Office - 22P	71,844	1.00	14.39	1,034	2.00	144	88%	127	12%	17	2.22	159	17%	27	83%	132
<b>Zone Total:</b>				<b>2,677</b>		<b>338</b>		<b>295</b>		<b>43</b>		<b>380</b>		<b>70</b>		<b>310</b>

**ZONE D - South of 101 Freeway between Reyes Adobe Road and Ladyface Circle**

Land Use	Size	Multi-Trip Factor	ADT		A.M.				P.M.							
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. General Office - 5P	31,160	1.00	17.44	543	2.37	74	88%	65	12%	9	2.53	79	17%	13	83%	66
2. High School - 36P	61	1.00	4.46	272	0.82	50	52%	26	48%	24	0.81	49	47%	23	53%	26
<b>Zone Total:</b>				<b>815</b>		<b>124</b>		<b>91</b>		<b>33</b>		<b>128</b>		<b>36</b>		<b>92</b>

**ZONE E - South of 101 Freeway and between Ladyface Circle and Kanan Road**

Land Use	Size	Multi-Trip Factor	ADT		A.M.				P.M.							
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. General Office - 6P	76,750	1.00	14.18	1,088	1.98	152	88%	134	12%	18	2.15	165	17%	28	83%	137
2. General Office - 25P	95,215	1.00	13.49	1,284	1.89	180	88%	158	12%	22	1.95	186	17%	32	83%	154
3. General Office - 29	73,800	1.00	14.31	1,056	1.99	147	88%	129	12%	18	2.19	162	17%	28	83%	134
4. Condominium - 11	46	1.00	5.86	270	0.44	20	16%	3	84%	17	0.52	24	67%	16	33%	8
5. Manufacturing - 14P	11,636	1.00	3.82	44	0.73	8	77%	6	23%	2	0.74	9	36%	3	64%	6
6. Condominium - 4	118	1.00	5.86	691	0.44	52	16%	8	84%	44	0.52	61	67%	41	33%	20
7. Specialty Retail - 4	91,800	0.65	69.79	4,164	1.62	97	61%	59	39%	38	6.45	385	48%	185	52%	200
8. General Office - 4	10,000	1.00	22.66	227	2.97	30	88%	26	12%	4	3.41	34	17%	6	83%	28
9. Condominium - 21	107	1.00	5.86	627	0.44	47	16%	8	84%	39	0.52	56	67%	38	33%	18
10. Specialty Retail - 21	92,000	0.65	69.92	4,181	1.62	97	61%	59	39%	38	6.44	385	48%	185	52%	200
11. General Office - 21	75,000	1.00	14.25	1,069	1.99	149	88%	131	12%	18	2.17	163	17%	28	83%	135
<b>Zone Total:</b>				<b>14,701</b>		<b>979</b>		<b>721</b>		<b>258</b>		<b>1,630</b>		<b>590</b>		<b>1,040</b>

**ZONE F - South of 101 Freeway and East of Kanan Road**

Land Use	Size	Multi-Trip Factor	ADT		A.M.				P.M.							
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. High Turnover Restaurant - 2	11,000	0.65	127.15	909	11.52	82	52%	43	48%	39	10.92	78	61%	48	39%	30
2. Condominium - 6	40	1.00	7.36	294	0.62	25	18%	5	82%	20	0.71	28	66%	18	34%	10
3. Specialty Retail - 8	28,000	0.65	44.23	747	1.33	22	60%	13	40%	9	3.23	55	44%	24	56%	31
4. General Office - 6	18,000	1.00	19.79	356	2.64	48	88%	42	12%	6	2.92	53	17%	9	83%	44
5. General Office - 16	30,400	1.00	17.54	533	2.38	72	88%	63	12%	9	2.54	77	17%	13	83%	64
6. Specialty Retail - 18	21,590	0.65	44.52	625	1.34	19	60%	11	40%	8	3.39	48	44%	21	56%	27
7. General Office - 23	9,440	1.00	22.66	214	2.97	28	88%	25	12%	3	3.40	32	17%	5	83%	27
8. General Office - 1P	45,000	1.00	16.03	721	2.20	99	88%	87	12%	12	2.29	103	17%	18	83%	85
9. Automated Car Wash - 10P	8,605	1.00	161.90	1,393	0.00	0	50%	0	50%	0	14.12	122	50%	61	50%	61
10. General Office - 17P	63,208	1.00	14.83	937	2.06	130	88%	114	12%	16	2.37	150	17%	26	83%	124
11. Specialty Retail - 18P	10,333	1.00	46.42	480	1.39	14	60%	8	40%	6	4.48	46	44%	20	56%	26
<b>Zone Total:</b>				<b>7,209</b>		<b>539</b>		<b>411</b>		<b>128</b>		<b>792</b>		<b>263</b>		<b>529</b>

<b>Total Estimated Cumulative Traffic</b>		1.00		<b>35,041</b>		<b>2,843</b>		<b>2,173</b>		<b>670</b>		<b>4,045</b>		<b>1,330</b>		<b>2,715</b>
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## **LEVEL OF SERVICE CALCULATION WORKSHEETS**

- Reference 1 - Agoura Road/Reyes Adobe Road**
- Reference 2 - Agoura Road/Ladyface Circle**
- Reference 3 - Agoura Road/Kanan Road**
- Reference 4 - Agoura Road/Project Driveway**
- Reference 5 - Ladyface Circle/Project Driveway**
- Reference 6 - Ladyface Circle/City Hall Driveway**

**INTERSECTION CAPACITY UTILIZATION WORKSHEET**

REF. #1AM

**AGOURA HILLS OFFICE PROJECT - #07092**

COUNT DATE: 09/26/2007  
 N/S STREET: REYES ADOBE ROAD  
 E/W STREET: AGOURA ROAD  
 TIME PERIOD: A.M. PEAK HOUR  
 CONTROL TYPE: SIGNAL

**TRAFFIC VOLUME SUMMARY**

CONDITION	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	0	0	0	529	0	379	152	152	0	0	177	136
(B) PROJECT:	0	0	0	16	0	0	0	3	0	0	1	2
(C) CUMULATIVE:	0	0	0	686	0	482	168	269	0	0	229	192

**GEOMETRICS:**

MOVEMENTS	# OF LANES	CAPACITY	NORTH BOUND				SOUTH BOUND		EAST BOUND		WEST BOUND	
			1	2	3	4	L	R	L	T	T	TR

MOVEMENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	0	0	0	0	0	0	-	-	-	-		
NBT	0	0	0	0	0	0	-	-	-	-		
NBR	0	0	0	0	0	0	-	-	-	-		
SBL	1	1600	529	545	686	702	0.331 *	0.341 *	0.429 *	0.439 *		
SBT	0	0	0	0	0	0	-	-	-	-		
SBR (a)	1	1600	315	315	400	400	0.197	0.197	0.250	0.250		
EBL	1	1600	152	152	168	168	0.095 *	0.095 *	0.105 *	0.105 *		
EBT	1	1600	152	155	269	272	0.095	0.097	0.168	0.170		
EBR	0	0	0	0	0	0	-	-	-	-		
WBL	0	0	0	0	0	0	-	-	-	-		
WBT	2	3200	177	178	229	230	0.078 *	0.079 *	0.104 *	0.105 *		
WBR (b)	0	0	73	75	104	105	-	-	-	-		
<b>CLEARANCE INTERVAL:</b>							0.05 *	0.05 *	0.05 *	0.05 *		
<b>INTERSECTION CAPACITY UTILIZATION:</b>							0.55	0.57	0.69	0.70		
<b>LEVEL OF SERVICE:</b>							A	A	B	B		

- SCENARIO 1: EXISTING (A)
- SCENARIO 2: EXISTING+PROJECT (A+B)
- SCENARIO 3: CUMULATIVE (C)
- SCENARIO 4: CUMULATIVE+PROJECT (C+B)

**NOTES:**

(a) 17% RTOR  
 (b) 46% RTOR



**INTERSECTION CAPACITY UTILIZATION WORKSHEET**

REF. #1PM

**AGOURA HILLS OFFICE PROJECT - #07092**

COUNT DATE: 09/26/2007  
 N/S STREET: REYES ADOBE ROAD  
 E/W STREET: AGOURA ROAD  
 TIME PERIOD: P.M. PEAK HOUR  
 CONTROL TYPE: SIGNAL

**TRAFFIC VOLUME SUMMARY**

CONDITION	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	0	0	0	193	0	94	356	244	0	0	279	537
(B) PROJECT:	0	0	0	3	0	0	0	1	0	0	3	17
(C) CUMULATIVE:	0	0	0	291	0	119	464	338	0	0	435	731

GEOMETRICS:	NORTH BOUND			SOUTH BOUND		EAST BOUND		WEST BOUND	
	L	T	R	L	R	L	T	T	R

MOVEMENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS			
			1	2	3	4	1	2	3	4
NBL	0	0	0	0	0	0	-	-	-	-
NBT	0	0	0	0	0	0	-	-	-	-
NBR	0	0	0	0	0	0	-	-	-	-
SBL	1	1600	193	196	291	294	0.121 *	0.123 *	0.182 *	0.184 *
SBT	0	0	0	0	0	0	-	-	-	-
SBR (a)	1	1600	51	51	64	64	0.032	0.032	0.040	0.040
EBL	1	1600	356	356	464	464	0.223 *	0.223 *	0.290 *	0.290 *
EBT	1	1600	244	245	338	339	0.153	0.153	0.211	0.212
EBR	0	0	0	0	0	0	-	-	-	-
WBL	0	0	0	0	0	0	-	-	-	-
WBT	2	3200	279	282	435	438	0.216 *	0.222 *	0.312 *	0.317 *
WBR (b)	0	0	413	427	563	576	-	-	-	-
<b>CLEARANCE INTERVAL:</b>							0.05 *	0.05 *	0.05 *	0.05 *
<b>INTERSECTION CAPACITY UTILIZATION:</b>							0.61	0.62	0.83	0.84
<b>LEVEL OF SERVICE:</b>							B	B	D	D

- SCENARIO 1: EXISTING (A)
- SCENARIO 2: EXISTING+PROJECT (A+B)
- SCENARIO 3: CUMULATIVE (C)
- SCENARIO 4: CUMULATIVE+PROJECT (C+B)

**NOTES:**

- (a) 46% RTOR
- (b) 23% RTOR

**INTERSECTION CAPACITY UTILIZATION WORKSHEET**

REF. #2AM

**AGOURA HILLS OFFICE PROJECT - #07092**

COUNT DATE: 09/26/2007  
 N/S STREET: LADYFACE CIRCLE  
 E/W STREET: AGOURA ROAD  
 TIME PERIOD: A.M. PEAK HOUR  
 CONTROL TYPE: SIGNAL

**TRAFFIC VOLUME SUMMARY**

CONDITION	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	13	0	9	2	1	3	67	308	87	71	285	15
(B) PROJECT:	1	0	0	0	0	0	0	9	10	0	2	0
(C) CUMULATIVE:	33	0	13	13	1	7	94	484	108	76	375	95

GEOMETRICS:	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R

MOVEMENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	0	0	13	14	33	34	-	-	-	-		
NBT	1	1600	0	0	0	0	0.010 *	0.011 *	0.023 *	0.024 *		
NBR (a)	0	0	3	3	4	4	-	-	-	-		
SBL	0	0	2	2	13	13	-	-	-	-		
SBT	1	1600	1	1	1	1	0.002 *	0.002 *	0.009 *	0.009 *		
SBR (b)	0	0	0	0	0	0	-	-	-	-		
EBL	1	1600	67	67	94	94	0.042	0.042	0.059	0.059		
EBT	2	3200	308	317	484	493	0.121 *	0.127 *	0.182 *	0.188 *		
EBR (c)	0	0	80	89	99	109	-	-	-	-		
WBL	1	1600	71	71	76	76	0.044 *	0.044 *	0.048 *	0.048 *		
WBT	2	3200	285	287	375	377	0.090	0.090	0.121	0.122		
WBR (d)	0	0	2	2	13	13	-	-	-	-		

CLEARANCE INTERVAL: 0.05 \* 0.05 \* 0.05 \* 0.05 \*

INTERSECTION CAPACITY UTILIZATION: 0.23 0.23 0.31 0.32  
 LEVEL OF SERVICE: A A A A

- SCENARIO 1: EXISTING (A)
- SCENARIO 2: EXISTING+PROJECT (A+B)
- SCENARIO 3: CUMULATIVE (C)
- SCENARIO 4: CUMULATIVE+PROJECT (C+B)

**NOTES:**

- (a) 66% RTOR
- (b) 100% RTOR
- (c) 8% RTOR
- (d) 86% RTOR

**INTERSECTION CAPACITY UTILIZATION WORKSHEET**

REF. #2PM

**AGOURA HILLS OFFICE PROJECT - #07092**

COUNT DATE: 09/26/2007  
 N/S STREET: LADYFACE CIRCLE  
 E/W STREET: AGOURA ROAD  
 TIME PERIOD: P.M. PEAK HOUR  
 CONTROL TYPE: SIGNAL

**TRAFFIC VOLUME SUMMARY**

CONDITION	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	56	0	31	9	1	2	7	316	21	20	470	2
(B) PROJECT:	10	0	0	0	0	0	0	2	2	0	10	0
(C) CUMULATIVE:	77	0	36	91	1	29	13	487	39	25	722	19

GEOMETRICS:	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	LTR			LTR			L T TR			L T TR		

MOVEMENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	0	0	56	66	77	87	-	-	-	-		
NBT	1	1600	0	0	0	0	0.039 *	0.046 *	0.053 *	0.059 *		
NBR (a)	0	0	7	7	8	8	-	-	-	-		
SBL	0	0	9	9	91	91	-	-	-	-		
SBT	1	1600	1	1	1	1	0.006 *	0.006 *	0.058 *	0.058 *		
SBR (b)	0	0	0	0	0	0	-	-	-	-		
EBL	1	1600	7	7	13	13	0.004 *	0.004 *	0.008 *	0.008 *		
EBT	2	3200	316	318	487	489	0.104	0.106	0.163	0.164		
EBR (c)	0	0	18	20	34	35	-	-	-	-		
WBL	1	1600	20	20	25	25	0.013	0.013	0.016	0.016		
WBT	2	3200	470	480	722	732	0.147 *	0.150 *	0.229 *	0.232 *		
WBR (d)	0	0	1	1	10	10	-	-	-	-		
CLEARANCE INTERVAL:							0.05 *	0.05 *	0.05 *	0.05 *		
INTERSECTION CAPACITY UTILIZATION:							0.25	0.26	0.40	0.41		
LEVEL OF SERVICE:							A	A	A	A		

- SCENARIO 1: EXISTING (A)
- SCENARIO 2: EXISTING+PROJECT (A+B)
- SCENARIO 3: CUMULATIVE (C)
- SCENARIO 4: CUMULATIVE+PROJECT (C+B)

**NOTES:**

- (a) 77% RTOR
- (b) 100% RTOR
- (c) 14% RTOR
- (d) 50% RTOR

**INTERSECTION CAPACITY UTILIZATION WORKSHEET**

REF. #3AM

**AGOURA HILLS OFFICE PROJECT - #07092**

COUNT DATE: 09/26/2007  
 N/S STREET: KANAN ROAD  
 E/W STREET: AGOURA ROAD  
 TIME PERIOD: A.M. PEAK HOUR  
 CONTROL TYPE: SIGNAL

**TRAFFIC VOLUME SUMMARY**

CONDITION	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	87	424	29	94	614	307	81	116	77	56	109	80
(B) PROJECT:	1	0	0	0	0	10	1	0	0	0	2	0
(C) CUMULATIVE:	134	482	58	262	819	442	166	166	92	71	159	144

**GEOMETRICS:**

MOVEMENTS	# OF LANES	CAPACITY	NORTH BOUND				SOUTH BOUND				EAST BOUND		WEST BOUND	
			L	T	TR	L	T	TR	L	TR	L	TR		

MOVEMENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	87	88	134	135	0.054 *	0.055 *	0.084 *	0.084 *		
NBT	2	3200	424	424	482	482	0.142	0.142	0.169	0.169		
NBR	0	0	29	29	58	58	-	-	-	-		
SBL	1	1600	94	94	262	262	0.059	0.059	0.164	0.164		
SBT	1	1600	614	614	819	819	0.384 *	0.384 *	0.512 *	0.512 *		
SBR	1	1600	307	317	442	452	0.192	0.198	0.276	0.283		
EBL	1	1600	81	82	166	167	0.051	0.051	0.104	0.104		
EBT	1	1600	116	116	166	166	0.121 *	0.121 *	0.161 *	0.161 *		
EBR	0	0	77	77	92	92	-	-	-	-		
WBL	1	1600	56	56	71	71	0.035 *	0.035 *	0.044 *	0.044 *		
WBT	1	1600	109	111	159	161	0.068	0.069	0.099	0.101		
WBR	1	1600	80	80	144	144	0.050	0.050	0.090	0.090		
<b>CLEARANCE INTERVAL:</b>							0.05 *	0.05 *	0.05 *	0.05 *		
<b>INTERSECTION CAPACITY UTILIZATION:</b>							0.64	0.65	0.85	0.85		
<b>LEVEL OF SERVICE:</b>							B	B	D	D		

- SCENARIO 1: EXISTING (A)
- SCENARIO 2: EXISTING+PROJECT (A+B)
- SCENARIO 3: CUMULATIVE (C)
- SCENARIO 4: CUMULATIVE+PROJECT (C+B)

**NOTES:**

**INTERSECTION CAPACITY UTILIZATION WORKSHEET**

REF. #3PM

**AGOURA HILLS OFFICE PROJECT - #07092**

COUNT DATE: 09/26/2007  
 N/S STREET: KANAN ROAD  
 E/W STREET: AGOURA ROAD  
 TIME PERIOD: P.M. PEAK HOUR  
 CONTROL TYPE: SIGNAL

**TRAFFIC VOLUME SUMMARY**

CONDITION	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	93	554	34	174	433	122	188	189	112	71	152	163
(B) PROJECT:	0	0	0	0	0	2	10	3	1	0	1	0
(C) CUMULATIVE:	125	754	60	293	616	230	477	264	175	107	227	382

GEOMETRICS:	NORTH BOUND			SOUTH BOUND			EAST BOUND		WEST BOUND		
	L	T	TR	L	T	R	L	TR	L	T	R

MOVEMENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS			
			1	2	3	4	1	2	3	4
			NBL	1	1600	93	93	125	125	0.058 *
NBT	2	3200	554	554	754	754	0.184	0.184	0.254	0.254
NBR	0	0	34	34	60	60	-	-	-	-
SBL	1	1600	174	174	293	293	0.109	0.109	0.183	0.183
SBT	1	1600	433	433	616	616	0.271 *	0.271 *	0.385 *	0.385 *
SBR	1	1600	122	124	230	232	0.076	0.078	0.144	0.145
EBL	1	1600	188	198	477	487	0.118	0.124	0.298 *	0.304 *
EBT	1	1600	189	192	264	267	0.188 *	0.191 *	0.274	0.277
EBR	0	0	112	113	175	176	-	-	-	-
WBL	1	1600	71	71	107	107	0.044 *	0.044 *	0.067	0.067
WBT	1	1600	152	153	227	228	0.095	0.096	0.142 *	0.143 *
WBR	1	1600	163	163	382	382	0.102	0.102	0.239	0.239
CLEARANCE INTERVAL:							0.05 *	0.05 *	0.05 *	0.05 *
INTERSECTION CAPACITY UTILIZATION:							0.61	0.61	0.95	0.96
LEVEL OF SERVICE:							B	B	E	E

- SCENARIO 1: EXISTING (A)
- SCENARIO 2: EXISTING+PROJECT (A+B)
- SCENARIO 3: CUMULATIVE (C)
- SCENARIO 4: CUMULATIVE+PROJECT (C+B)

NOTES:

## TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	JJK		Intersection	AGOURA/PROJECT DRIVEWAY
Agency/Co.	ATE		Jurisdiction	CITY OF AGOURA HILLS
Date Performed	10/9/2007		Analysis Year	CUMULATIVE + PROJECT
Analysis Time Period	AM PEAK HOUR			

Project Description 07092	
East/West Street: AGOURA ROAD	North/South Street: PROJECT DRIVEWAY
Intersection Orientation: East-West	Study Period (hrs): 1.00

Vehicle Volumes and Adjustments						
Major Street Movement	Eastbound			Westbound		
	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		488	9	13	449	
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	488	9	13	449	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	2	0
Configuration			TR	LT	T	
Poststream Signal		0			0	

Minor Street Movement	Northbound			Southbound		
	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	2		1			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	2	0	1	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service								
Approach Movement	Eastbound	Westbound	Northbound			Southbound		
			7	8	9	10	11	12
Line Configuration		LT		LR				
Volume (veh/h)		13		3				
Control Delay (s/veh)		1077		395				
Delay (s/veh)		0.01		0.01				
95% queue length		0.04		0.02				
Control Delay (s/veh)		8.4		14.2				
LOS		A		B				
Approach Delay (s/veh)	--	--		14.2				
Approach LOS	--	--		B				

## TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information		
Analyst	JJK		Intersection	AGOURA/PROJECT DRIVEWAY	
Agency/Co.	ATE		Jurisdiction	CITY OF AGOURA HILLS	
Date Performed	10/9/2007		Analysis Year	CUMULATIVE + PROJECT	
Analysis Time Period	PM PEAK HOUR				
Project Description 07092					
East/West Street: AGOURA ROAD			North/South Street: PROJECT DRIVEWAY		
Intersection Orientation: East-West			Study Period (hrs): 1.00		

Vehicle Volumes and Adjustments						
Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		521	2	3	737	
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	521	2	3	737	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
Channelized			0			0
Lanes	0	1	0	0	2	0
Configuration			TR	LT	T	
Stream Signal		0			0	
Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	10		14			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	10	0	14	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Line Configuration		LT		LR				
Volume (veh/h)		3		24				
Control Delay (s/veh)		1054		381				
LOS		0.00		0.06				
95% queue length		0.01		0.20				
Control Delay (s/veh)		8.4		15.1				
LOS		A		C				
Approach Delay (s/veh)	--	--	15.1					
Approach LOS	--	--	C					

## TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information		
Analyst	JJK		Intersection	LADYFACE CIRCLE/PROJECT DWY	
Agency/Co.	ATE		Jurisdiction	CITY OF AGOURA HILLS	
Date Performed	10/9/2007		Analysis Year	CUMULATIVE + PROJECT	
Analysis Time Period	AM PEAK HOUR				
<b>Project Description 07092</b>					
East/West Street: PROJECT DRIVEWAY			North/South Street: LADYFACE CIRCLE		
Intersection Orientation: North-South			Study Period (hrs): 1.00		

Vehicle Volumes and Adjustments						
Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		35	0	37	141	
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	35	0	37	141	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
T Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration			TR	LT		
Poststream Signal		0			0	
Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				0		5
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	5
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Shared Approach		N			N	
Storage		0			0	
T Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration					LR	

Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Line Configuration		LT		LR				
Volume (veh/h)		37		5				
Flow (veh/h)		1589		1044				
Delay (s/veh)		0.02		0.00				
85% queue length		0.07		0.01				
Control Delay (s/veh)		7.3		8.5				
LOS		A		A				
Approach Delay (s/veh)	--	--	8.5					
Approach LOS	--	--	A					



## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	JJK	Intersection	LADYFACE CIRCLE/PROJECT DWY
Agency/Co.	ATE	Jurisdiction	CITY OF AGOURA HILLS
Date Performed	10/9/2007	Analysis Year	CUMULATIVE + PROJECT
Analysis Time Period	PM PEAK HOUR		

Project Description 07092	
East/West Street: PROJECT DRIVEWAY	North/South Street: LADYFACE CIRCLE
Intersection Orientation: North-South	Study Period (hrs): 1.00

Major Street						
Movement	Northbound			Southbound		
	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		66	2	7	43	
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	66	2	7	43	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration			TR	LT		
Stream Signal		0			0	

Minor Street						
Movement	Eastbound			Westbound		
	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				0		11
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	11
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Shared Approach		N			N	
Storage		0			0	
Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration					LR	

Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Signal Configuration		LT		LR				
Volume (veh/h)		7		11				
Flow (veh/h)		1546		1002				
Delay (s/veh)		0.00		0.01				
85% queue length		0.01		0.03				
Control Delay (s/veh)		7.3		8.6				
LOS		A		A				
Approach Delay (s/veh)	--	--	8.6					
Approach LOS	--	--	A					

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	JJK	Intersection	LADYFACE CIRCLE/CITY HALL DWY
Agency/Co.	ATE	Jurisdiction	CITY OF AGOURA HILLS
Date Performed	10/9/2007	Analysis Year	CUMULATIVE + PROJECT
Analysis Time Period	AM PEAK HOUR		

Project Description 07092	
East/West Street: CITY HALL DRIVEWAY	North/South Street: LADYFACE CIRCLE
Intersection Orientation: North-South	Study Period (hrs): 1.00

### Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	1	40			178	17
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	1	40	0	0	178	17
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Stream Signal		0			0	

Minor Street Movement	Eastbound			Westbound		
	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	6		0			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	6	0	0	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Shared Approach		N			N	
Storage		0			0	
Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Line Configuration	LT						LR	
Volume (veh/h)	1						6	
Control Delay (s/veh)	1390						764	
LOS	0.00						0.01	
95% queue length	0.00						0.02	
Control Delay (s/veh)	7.6						9.7	
LOS	A						A	
Approach Delay (s/veh)	--	--					9.7	
Approach LOS	--	--					A	

## TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	JJK		Intersection	LADYFACE CIRCLE/CITY HALL DWY
Agency/Co.	ATE		Jurisdiction	CITY OF AGOURA HILLS
Date Performed	10/9/2007		Analysis Year	CUMULATIVE + PROJECT
Analysis Time Period	PM PEAK HOUR			

Project Description 07092	
East/West Street: CITY HALL DRIVEWAY	North/South Street: LADYFACE CIRCLE
Intersection Orientation: North-South	Study Period (hrs): 1.00

### Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	3	74			49	18
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	3	74	0	0	49	18
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Stream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	39		1			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	39	0	1	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Prepared Approach		N			N	
Storage		0			0	
Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Queue Configuration	LT						LR	
Volume (veh/h)	3						40	
Queue Length (veh/h)	1547						861	
Control Delay (s/veh)	0.00						0.05	
95% queue length	0.01						0.15	
Control Delay (s/veh)	7.3						9.4	
LOS	A						A	
Approach Delay (s/veh)	--	--					9.4	
Approach LOS	--	--					A	

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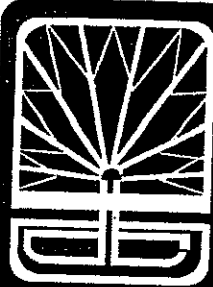
**Appendix C**  
*Oak Tree Report*



**GUPTA**  
**CORPORATE OFFICES**  
REVISED 03-21-09

**OAK TREE REPORT**

**RICHARD W. CAMPBELL**  
**OAK TREE SPECIALIST**



Richard W. Campbell  
ASLA BSLA  
Landscape Architect  
Calif. #1099 - Nev. #14  
(805) 375-1010  
P. O. Box 6192  
Thousand Oaks, Calif. 91359

# OAK TREE REPORT #2

GUPTA CORPORATE OFFICES

May 18, 2007 (rev. 3-24-08, 6-9-08, 9-15-08,  
11-10-08, 11-24-08, 3-10-09, 3-21-09)

## GUPTA CORPORATE OFFICES

c/o Dr. Vinod Gupta  
996 Vista Ridge Lane  
Westlake Village, California 91362

Attn.: Dr. Gupta

SUBJECT SITE:

## GUPTA CORPORATE OFFICES IN THE LADYFACE AREA OF THE CITY OF AGOURA HILLS, CALIFORNIA

### GENERAL STATEMENT

On May 18 & 19, 2007, March 24, 2008 and November 8, 2008, Oak Tree "surveys" were conducted at the Subject Site. A ground level field inventory and external details (caliper size, health and physical & aesthetic character) were recorded, based upon the existing site conditions. **Twenty-three (23)** Oak Trees were "surveyed" and evaluated for their present condition based on "owner's" concern for their general health and potential impacts from the proposed demolition, grading and construction activities, per Architect's Site Plan. **Fourteen (14)** of the Trees evaluated are Quercus agrifolia, **six (6)** are Quercus lobata and two (2) are a Quercus berberidifolia trees/groves. Even though undersized, one of the "Surveyed" Oak trees (**GOT-11**) was in a position to be preserved in place, **but has since died. Tree GOT-21 has been dead for a number of years.** Other physically "protected" on and off-site Oak Trees are not included in this Report, as they are "guarded" by roads and/or other on-site and off-site Oak Trees. **Five** Oak Trees (**GOT-9, GOT-10, GOT-10A, GOT-13 and GOT-17**) are scheduled to be removed and/or transplanted because of the proposed construction, and **thirteen others (GOT-1, GOT-2, GOT-3, GOT-4, GOT-5, GOT-6, GOT-8, GOT-11, GOT-16, GOT-18, GOT-19, GOT-20 AND GOT-22)** are expected to be impacted by **minor to moderate encroachments.** The results of the "Survey" are shown on the attached Tree Evaluation Forms, Oak Tree Map and/or as outlined herein.

The Oak Trees have been "tagged" with aluminum flags, at 42" above grade, with their corresponding Plan Tree numbers (GOT-1, GOT-2, GOT-3, GOT-4, GOT-5, GOT-6, GOT-7, GOT-8, GOT-9, GOT-10, GOT-10A, GOT-11, GOT-12, GOT-13, GOT-14, GOT-15, GOT-16, GOT-17, GOT-18, GOT-19, GOT-20, GOT-21 and GOT-22). The conditions of the Trees are itemized on the Tree Evaluation forms and Oak Tree Map attached.



## PURPOSE AND SCOPE

The purpose and scope of this report, in accordance with the City of Agoura Hills Zoning Ordinance #9657 and #9657.5 Appendix A **Oak Tree Preservation Guidelines**, is to identify native and "planted" oak species and evaluate their present condition. A report on impacts, if known, and proposed mitigation measures is required, for submittal to the City for review by the Planning Department, if any work is planned to take place in or within the "PROTECTED ZONE" of any Quercus genus two (2") inches, and over, in diameter at 42" above grade.

## SITE CONDITIONS

The site for the Oak Trees is located east of the intersection of Agoura Road and Ladyface Drive, in the "Ladyface Corridor" area of the City of Agoura Hills. The site is a mildly sloping commercial property "pad", with a steep ascending slope from Agoura Road to the north and a moderately ascending slope at the south of the "pad" into an undisturbed sage scrub natural habitat. There is a developed commercial property along the west property line, a church/school property across a small access drive to the east. In addition to the on and off-site Oak Trees, reported on herein, there are mature native Oaks "guarded" by roads and/or other Oaks, and are not included in this Report. Although these trees are within the 250' reporting area, they will not be impacted by the construction of the proposed project. The "pad" part of the site has been recently disced for brush fire control. The west boundary includes irrigated landscape plantings.

Tree GOT-1 is a multi-trunk volunteer **off-site** Valley Oak Tree (*actually two trees*), located at the northwest corner of the property, near Agoura Road. A Proposed new sidewalk, grading and fiber optics conduit will encroach within the "Protected Zone" of this tree. Tree GOT-2 is a young volunteer **off-site** Valley Oak Tree, located at the northwest corner of the property, near Agoura Road. A Proposed new sidewalk, grading, landscaping and fiber optics conduit will encroach within the "Protected Zone" of this tree. Tree GOT-3 is a young volunteer **off-site** Valley Oak Tree, located at the northwest corner of the property, near Agoura Road. Proposed new sidewalk, grading, landscaping and fiber optics conduit will encroach within the "Protected Zone" of this tree. Tree GOT-4 is a maturing planted **off-site** Coast Live Oak Tree, located at the northwest corner of the property, in an irrigated planter near Agoura Road. Proposed new grading and landscaping will encroach within the "Protected Zone" of this tree. Tree GOT-5 is a maturing planted **off-site** Coast Live Oak Tree, located in an irrigated planter near the northeast corner of the existing office building. Proposed new grading and landscaping will encroach within the "Protected Zone" of this tree. Tree GOT-6 is a maturing planted **off-site** Coast Live Oak Tree, located in an irrigated planter midway along the east side of the existing office building. Proposed new low wall, grading and landscaping will encroach within the "Protected Zone" of this tree. Tree GOT-7 is a maturing planted Coast Live Oak Tree, located in an irrigated planter near the southeast corner of the existing office building. **No encroachments are expected** within the "Protected Zone" of this tree. Tree GOT-8 is a maturing planted **off-site** Coast Live Oak Tree, located in an irrigated planter, overhanging the existing parking lot and proposed drive aisle near the southeast corner of the existing office building. Proposed grading and concrete curb will encroach within the "Protected Zone" of this tree. Tree GOT-9 is a maturing planted **off-site** Coast Live Oak Tree, located in an irrigated planter within the proposed drive aisle near the southeast corner of the existing office building. Proposed access drive, from the existing office building parking lot will require this Tree to be removed.

Tree GOT-10 is a young planted *off-site* Coast Live Oak Tree, located *in an irrigated parking lot 'finger planter'* near the southeast corner of the existing office building. Proposed access drive, from the existing office building is expected to require the removal of this severely *encroach-upon tree*. *Tree GOT-10A is a young volunteer Coast Live Oak Tree, located within the proposed drive aisle near the southeast corner of the existing office building. Proposed access drive, from the existing office building will require this Tree to be removed.* Tree GOT-11 is a young volunteer Coast Live Oak Tree, located south of the proposed drive aisle near the southeast corner of the existing office building. *This Tree is dead and will be removed.* Tree GOT-12 is a mature Scrub Oak *grove* habitat, located at the south end of the existing disced "pad". Proposed grading will not encroach into the "Protected Zone" of this Oak grove habitat of trees, however and canopy removal is expected. Tree GOT-13 is a mature multi-stem Scrub Oak Tree, located within the proposed parking lot. Proposed grading and parking lot *construction* will require this Tree to be removed. Tree GOT-14 is a mature native Valley Oak Tree, located south of the southeast corner of the disced "pad" along the *adjacent* church/school property's narrow access drive, next to GOT-15. Proposed construction is not expected to encroach within the "Protected Zone" of this tree. Tree GOT-15 is a mature native Valley Oak Tree, located south of the southeast corner of the disced "pad" along the church/school property narrow access drive, next to GOT-14. Proposed construction is not expected to encroach within the "Protected Zone" of this tree. Tree GOT-16 is a maturing *native* Coast Live Oak Tree, located next to the church/school property *narrow* access drive. *Proposed access from the church/school property narrow access drive and underground storm drain line will encroach into the "Protected Zone" of this Tree.* Tree GOT-17 is a maturing planted Valley Oak Tree, located next to the church/school property narrow access drive. Proposed access from the church/school property small access drive will require this Tree to be removed. *Tree GOT-18 is an off-site mature native off-site Valley Oak Tree, located next to the church/school property narrow access drive, near Agoura Road. Existing and proposed access from the church/school property's expanded access drive and retaining wall both encroach within the "Protected Zone" of this Tree.* *Tree GOT-19 is an off-site young native Coast Live Oak Tree, located south of the southeast corner of the disced "pad" along the church/school property narrow access drive, next to GOT-20. Proposed construction is expected to encroach within the "Protected Zone" of this tree. Tree GOT-20 is an off-site mature native Coast Live Oak Tree, located south of the southeast corner of the disced "pad" along the church/school property narrow access drive, next to GOT-19 and GOT-21. Proposed construction is expected to encroach within the "Protected Zone" of this tree. Tree GOT-21 is an off-site young native Coast Live Oak Tree, located south of the southeast corner of the disced "pad" along the church/school property narrow access drive, next to GOT-20. This off-site Tree is dead and will remain in place. Tree GOT-21 is a young native Coast Live Oak Tree, located south of the southeast corner of the disced "pad" along the church/school property narrow access drive, near GOT-14. Proposed construction is not expected to encroach within the "Protected Zone" of this tree.*

Nearly all the Trees are in relatively good health and, other than codominant scaffolds, deadwood, vines on trunk, metal tree stake in trunk, hollow branching, need no treatment at this time. Trees **GOT-9, GOT-10, GOT-10A, GOT-13 and GOT-17** must be removed to allow for the construction of the proposed project. **Trees GOT-11 and GOT-21 are dead.** See Oak Tree Map and Tree Evaluation Forms for specific notes and comments.



## WORK PROCEDURES (AS APPLICABLE)

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

1. **All work** within the oak tree aerial/root ("protected") zone shall be regularly observed by the oak tree preservation consultant.
2. The extent of all new construction work affecting oak trees shall be staked, where applicable, by field survey and reviewed with the oak tree preservation consultant.
3. Any approved pruning shall be done by a qualified tree trimmer, and observed by the oak tree preservation consultant of record.
4. **Hand dig** vertical trench or fence post(s) at the final location to final grade and "bridge-over", move footing/post or cleanly cut and seal with tree/root seal, as approved by the oak tree preservation consultant, any and all roots encountered. (This procedure shall protect the root system from unnecessary damage by excavation equipment).
5. All footings for wall construction (as applicable) shall be designed to provide minimal impact to the tree and backfilled with topsoil. Where roots greater in diameter than one (1") inch are encountered, footings must be "bridged" over the affected roots.
6. Unless waived, a minimum five (5') foot high temporary chain link fence shall be constructed at the limit of approved work, prior to the commencement of work, to

protect the adjacent trees from further unauthorized damage and remain in place until completion of construction. A Fencing Plan shall be submitted at the preconstruction meeting. The fence must have four (4) warning signs located equidistant from each other around each Tree or group of Trees. For groves of Oak Trees, the signs must be no further than fifty (50') feet apart around the grove. The signs must be two (2') feet square and contain the following language:

<p>WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.</p>
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Should any work be required within the limit of work, and the temporary fence must be opened, the oak tree preservation consultant **must** direct **all work** at any time the fence is open.

7. **No** further work within the aerial/root ("protected") zone shall be done beyond that which was approved, without obtaining written approval prior to proceeding.
8. The area within the chain link fence shall **not** be used at any time for material or equipment storage or parking.

9. No chemicals or herbicides shall be applied to the soil surface within 100' of an oak tree's aerial/root (protected) zone.
10. Copies of the following shall be maintained on the site during any work to or around the Oaks, as applicable:

OAK TREE REPORT  
OAK TREE PERMIT  
OAK TREE LOCATION MAP  
ENGINEERING PLANS  
INSPECTION TICKET  
OAK TREE PRESERVATION AND GUIDELINES  
OAK TREE ORDINANCE  
APPROVED SITE PLAN  
APPROVED PLANTING AND IRRIGATION PLAN

11. Oak Tree preservation device such as air ventilation systems, tree wells, drains, special paving and branch cabling, if required, must be installed prior to completion of grading and prior to the construction phase.
12. A utilities trenching pathway plan must be submitted, prior to completion of grading and prior to the construction phase, in order to avoid unnecessary damage to the Tree root systems. The plan shall indicate the routing of all trenching including but not limited to storm drains, subdrains, sewers, easements, area drains, gas lines, electrical service, cable TV, water mains, irrigation main lines and any other underground installations.
13. In areas where Trees are in or adjacent to walkways or parking areas, pervious paving shall be employed to mitigate the effects of root air space reduction, as approved.
14. Oak Tree removals shall be replaced as follows:

Commercial properties----- For dead or hazardous Trees, one (1) thirty-six inch box Oak Tree shall be planted on site for each unhealthy Oak Tree approved for removal. For healthy Trees, two (2) twenty-four inch box specimen Oak Trees and one (1) thirty-six inch box specimen Oak Tree shall be planted on site for each healthy Oak Tree approved for removal. For landmark trees (forty-eight inch diameter and larger), a nursery grown Oak Tree of equivalent diameter to the Tree removed or two (2) nursery container grown sixty inch box Oak Trees shall be planted on site for each healthy Oak Tree approved for removal.

Residential properties----- For dead or hazardous Trees one (1) thirty-six inch box Oak Tree shall be planted on site for each Tree approved for removal. However, in cases where houses currently exist on the property, the requirement for replacement shall be one (1) fifteen gallon Oak

Tree be planted on site for each unhealthy Tree approved for removal. For landmark trees (forty-eight inch diameter and larger), one (1) nursery container grown sixty inch box Oak Tree shall be planted on site for each healthy Oak Tree approved for removal.

In the case of Trees which are candidates for transplant, a refundable cash deposit, in the amount equal to the cost of purchasing an equivalent nursery grown Oak Tree, shall be made with the City. The deposit will be refunded after twelve (12) months if, in the opinion of the City's Oak Tree Consultant, the transplanted Tree has survived and is considered to be in good health. Should the Tree be in marginal health or physical condition, the deposit will be retained for an additional twelve (12) months. At the end of the second twelve month period, should the Tree continue to be in a marginal or poor health condition, then the Tree shall be removed and replaced with an equivalent nursery grown Oak Tree and the deposit will be retained for at least an additional twelve (12) months.

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

## **PROTECTION**

Per paragraph 6 above, to preserve Oak trees in a construction area, a minimum 5' height chain link fence must be installed at the limit of work, prior to any clearing, grubbing, demolition, construction and/or treatment, in order to protect the sensitive "Z.O.N.E.", during all work operations. The Oak Tree Preservation Consultant of record must "function" as the fence for any work necessary within the Z.O.N.E. fenced area, while directing or observing work in and near any oak tree.

Z.O.N.E.= "Zone of Nutraire Endemic" (the area of natural or amended planting medium which may extend to or beyond the dripline of a native tree). An oak care and maintenance guideline, as provided by the City of Agoura Hills, should be followed, as well as regular monitoring throughout each tree's life cycle, by a qualified Oak Tree Preservation Specialist/Consultant.

## **EVALUATION CRITERIA**

In evaluating oak trees, as with any other trees, the reporting format records the external observation of the tree(s) at the time of the "survey," including approximate sizes of trunk, height and spread of the branching system to the outer drip line, surface observation of the trees' condition and other pertinent information. The Rating designation assigns a health/aesthetic value for each tree. Ratings range from "A" to "F", with "A" as the indicator of a tree exhibiting the best condition for the species in the area, and the lower letters indicating

lesser values. The "C" value represents an average condition for the species. An "F" rating is a candidate for removal for health or hazard reasons.

Plus (+) and minus (-) sub-values are assigned where a clear letter designation is not appropriate. The letter "E" is not used in order to avoid confusion with the term "excellent".

## CARE AND SAFETY

It must be noted that the tree referred to in this report is a living organisms, and therefore subject to change. And since internal, crown or subsurface systems could not be investigated, no warranties, either expressed or implied, are made that these trees will be in any condition other than as observed and reported herewith, beyond the date of the inventory walk-thru ("survey"). A copy of the OAK TREE--CARE AND MAINTENANCE , for

the care and maintenance of Oak trees, is available from The City of Agoura Hills for use in providing guidelines for the "on-going" maintenance of your Oak trees. The preferred maintenance procedure used in caring for native Oak trees is to promote and encourage proper vigor within the tree systems. In this way, the natural defenses are better able to ward-off pests and diseases.

## CONSTRUCTION AND MAINTENANCE PROCEDURES

According to the "City" Oak Tree Ordinance, all work, should it be necessary, within the "Protected Zone" (that area enclosed by a line five (5') feet beyond the natural "drip line" of the Oak Tree, but not less than fifteen (15) feet) shall be done using hand tools under the observation of the Oak Tree Preservation Consultant. This also includes pruning / trimming for clearance. Pruning for aesthetics is not permitted in the Ordinance.

**Current maintenance/treatment procedures for the Oak Trees at Gupta Corporate Offices facility, consist of the following (also see Tree Evaluation Forms, and Oak Tree Map):**

### 1) GENERAL:

IT IS OUR RECOMMENDATION THAT THE FOLLOWING TREATMENT(S) TO THE APPROPRIATE OAK TREES BE IMPLEMENTED:

OAK TREE PRESERVATION SPECIALIST IS TO MONITOR AND DIRECT ALL WORK NEAR THE TREES TO REMAIN PROTECTED IN PLACE.

OAK TREE PRESERVATION SPECIALIST IS TO MONITOR AND DIRECT **THE REMOVAL AND/OR** BOXING, TRANSPORT, STORAGE AND REPLANTING OF OAK TREES GOT-9, GOT-10, **GOT-10A**, GOT-13 AND/OR GOT-17.

REMOVE DEADWOOD FROM APPROPRIATE SPECIMENS.

CLEAN-CUT PRIOR PRUNING/BROKEN BRANCH SCARS, AS DIRECTED.

PROTECT "DUFF" AREAS TO ALLOW SEEDLINGS TO ESTABLISH.

**CLEAN AND SCREEN TRUNK AND BRANCH CAVITIES ON APPROPRIATE SPECIMENS, AS DIRECTED.**

THE "PROTECTED ZONES" OF ALL TREES, TO REMAIN, MUST BE FENCED TO PROTECT THE CANOPIES AND ROOT SYSTEMS FROM DEMOLITION, GRADING, AND/OR CONSTRUCTION. SEE OAK TREE MAP.

FINAL DETERMINATION OF TREATMENT WILL BE AS DIRECTED IN THE FIELD BY THE OAK TREE PRESERVATION SPECIALIST.

## 2) IMPACT(S):

PER THE LATEST CVE GRADING PLAN, OAK TREES GOT-1 THRU GOT-8, GOT-12, **GOT-19 AND GOT-20 WILL HAVE MINIMAL TO MODERATE IMPACTS** BY ENCROACHMENT OF THE SITE CLEARING, **CURBS, SIDEWALK, RETAINING WALLS, BACK-CUTS, GRADING AND PAVING ADJACENT TO THE TREES**. THE CANOPIES AND ROOT ZONES OF THESE TREES MUST BE PROTECTED FROM **SITE CLEARING, CURBS, SIDEWALK, GRADING, BACK-CUTTING, RETAINING WALLS** AND CONSTRUCTION ACTIVITIES.

OAK TREES GOT-9, **GOT-10, GOT-10A**, GOT-13 AND GOT-17 MUST BE REMOVED AND/OR RELOCATED TO AVOID THE PROPOSED GRADING AND CONSTRUCTION OF THE PARKING LOT AND DRIVE AISLES.

OAK TREES **GOT-7, GOT-14, GOT-15 AND GOT-22** ARE NOT EXPECTED TO BE IMPACTED BY ANY ENCROACHMENT OF THE **PROPOSED SITE GRADING OR PAVING NEAR THE TREES**. THE CANOPIES AND ROOT ZONES OF THESE TREES MUST BE PROTECTED FROM **ANY SITE** ACTIVITIES.

**BASED UPON LATEST CVE GRADING PLAN TREE LOCATIONS, THE ESTIMATED PERCENTAGE OF ENCROACHMENT INTO "PROTECTED ZONE" AND ESTIMATED DIRECT IMPACTS TO OAK TREES, ARE AS FOLLOWS:**

<u>TREE</u>	<u>% "P Z" ENCROACHMENT</u>	<u>DIRECT IMPACT</u>
GOT-1 =	15% TO 25%	MODERATE
GOT-2 =	5% TO 10%	MINIMAL
GOT-3 =	10% TO 15%	MINIMAL
GOT-4 =	15% TO 20%	MINIMAL
GOT-5 =	15% TO 20%	MINIMAL
GOT-6 =	LESS THAN 5%	MINIMAL
GOT-7 =	0%	NONE
GOT-8 =	12% TO 18%	MINIMAL
GOT-9 =	100%	MAXIMUM
GOT-10 =	100%	MAXIMUM
GOT-10A =	100%	MAXIMUM
GOT-11 =	10%	DEAD
GOT-12 =	0%	NONE
GOT-13 =	100%	MAXIMUM
GOT-14 =	0%	NONE
GOT-15 =	0%	NONE
GOT-16 =	10% TO 15%	MINIMAL
GOT-17 =	100%	MAXIMUM
GOT-18 =	5% TO 10%	MINIMAL
GOT-19 =	<u>5%</u>	<u>MINIMAL</u>
GOT-20 =	<u>10%</u>	<u>MINIMAL</u>
GOT-21 =	0%	<u>DEAD</u>
GOT-22 =	0%	NONE

### 3) TREE DATA:

#### GOT-1 (*Quercus lobata*)

Trunk diameter (2) 8", 2 1/2", spread 22'-34', Height 30', Health C+, Aesthetic Conformity C+. **Encroachment into this off-site Tree, and possible direct impacts** for proposed demolition, **new sidewalk**, grading, or site construction are

expected. Although this Tree is growing northerly and has Ficus vine on its trunk, it appears to be in a good health and should be protected in place.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Remove Ficus vine from trunk. Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.

#### GOT-2 (*Quercus lobata*)

Trunk diameter 2 1/2", spread 3'-9', Height 19', Health B-, Aesthetic Conformity B-. **Encroachment into this off-site Tree, and possible direct impacts** for proposed demolition, **new sidewalk**, grading, or site construction are expected. This Tree is growing northerly, appears to be in a good health and should be protected in place.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.

#### GOT-3 (*Quercus lobata*)

Trunk diameter 3 1/2", spread 5'-13', Height 18', Health B-, Aesthetic Conformity B-. **Encroachment into this off-site Tree, but minimal to no direct impacts for proposed demolition, new sidewalk, grading, or site construction are expected. It appears to be in a good health and is a good candidate for transplanting, if the need arises.**

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

It is planned to preserve this Tree in place, **with some northerly canopy clearance pruning**. Should removal be necessary, box, transport, store and replant, using standard horticultural and safety practices, as directed by the Oak Tree Preservation Specialist. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

#### **GOT-4 (Quercus agrifolia)**

Trunk diameter 14", spread 24'-44', Height 45', Health B, Aesthetic Conformity B. **Encroachment into this off-site Tree, but minimal to no direct impacts for proposed demolition**, grading, or site construction are expected. Although this Tree is growing along the joint boundary, it appears that it could be protected in place.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.

#### **GOT-5 (Quercus agrifolia)**

Trunk diameter 18", spread 30'-39', Height  $\pm 50'$ , Health C, Aesthetic Conformity B. **Encroachment into this off-site Tree, but minimal to no direct impacts for proposed demolition**, grading, or site construction are expected. Although this Tree is growing along the joint boundary, it appears that it could be protected in place.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Remove embedded metal tree stake from the trunk. Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.

#### **GOT-6 (Quercus agrifolia)**

Trunk diameter 14 1/2", spread 28'-34', Height  $\pm 55'$ , Health B, Aesthetic Conformity B. **Encroachment into this off-site Tree, with minimal to no direct impacts for proposed demolition**, grading, **retaining wall** or site construction are

expected. Although this Tree is growing along the joint boundary, it appears that it could be protected in place.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.

#### **GOT-7 (Quercus agrifolia)**

Trunk diameter 11 1/2", spread 22'-25', Height  $\pm$ 50', Health C, Aesthetic Conformity B. ***No encroachment into the "Protected Zone" of this off-site Tree are expected. Although this Tree is growing along the joint boundary, it appears that it can be protected in place.***

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage of any Oak Tree. ***Some clearance pruning of the southeasterly canopy will be required.*** Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

#### **GOT-8 (Quercus agrifolia)**

Trunk diameter 16", spread 35'-50', Height  $\pm$ 50', Health C, Aesthetic Conformity B. Impacts for proposed site construction are expected. ***This off-site Tree is growing near the alignment of the proposed drive access, along the joint boundary, and will be encroached upon by the proposed drive access and a proposed concrete curb. Minor impacts for proposed demolition, grading, concrete curb, or site construction are expected. Although this Tree is growing along the joint boundary, it appears that it can be protected in place by employing clearance pruning, as well as, pruning smaller roots, if encountered.***

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

***Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Some clearance pruning of the southerly canopy will be required. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.***



**GOT-9 (Quercus agrifolia)**

Trunk diameter 12", spread 16'-21', Height  $\pm$ 38', Health B, Aesthetic Conformity B. Impacts for proposed site construction are expected. This **off-site** Tree is growing in the alignment of the proposed drive access, along the joint boundary, and it needs to be removed.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Remove and replace this Tree, *as directed*.

**GOT-10 (Quercus agrifolia)**

Trunk diameter 6", spread 14'-15', Height  $\pm$ 18', Health C, Aesthetic Conformity C+. Impacts for proposed site construction are expected. ***This off-site Tree is growing next the alignment of the proposed drive access, along the joint boundary, and will be further encroached upon, and severely impacted by the proposed new drive access. This Tree is growing in an existing irrigated finger planter at the joint parking lot access drive.***

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

***Remove and replace this dead Tree, as directed.***

**GOT-10A (Quercus agrifolia)**

***Trunk diameter 1", spread 2'-6', Height 8', Health C, Aesthetic Conformity C+. This Tree is growing in the alignment of the proposed drive access, and it needs to be removed.***

**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

***Remove and replace this Tree, as directed.***

**GOT-11 (Quercus agrifolia)**

Trunk diameter 1" @ 12", spread 2'-2', Height 5', Health F, Aesthetic Conformity F. ***This Tree is dead.***

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

***Remove and replace this dead Tree, as directed.***

**GOT-12 (Quercus berberidifolia)**

Trunk diameter  $\pm$ 100", spread 100'-?, Height 6'-15', Health C, Aesthetic Conformity C. ***No encroachment is expected into the "Protected Zone" of this Tree for proposed demolition, retaining walls, grading, or site construction. This***

**Tree/Grove** appears to be in a good health and should be protected in place.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

**GOT-13 (Quercus berberidifolia)**

Trunk diameter 7", 6", (2) 5", 4", (2) 3", spread 24'-30', Height 12', Health C, Aesthetic Conformity C. impacts for proposed site construction are expected. This Tree is growing in the alignment of the proposed parking lot, and it needs to be removed.

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Remove and replace this Tree, as directed.

**GOT-14 (Quercus lobata)**

Trunk diameter 26", spread 35'-73', Height 60', Health B, Aesthetic Conformity B. No impacts for proposed demolition, grading, or site construction are expected. This Tree is growing along the eastern boundary **adjacent to an existing asphalt driveway, and it is proposed to be protected in place.**

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.

**GOT-15 (Quercus lobata)**

Trunk diameter 18", spread 30'-47', Height 60', Health B, Aesthetic Conformity B. No impacts for proposed demolition, grading, or site construction are expected. This Tree is growing along the eastern boundary adjacent **to an existing asphalt driveway, and it is proposed to be protected in place.**

IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.

**GOT-16 (Quercus agrifolia)**

Trunk diameter 8", 7", 4", 3", spread 22'-27', Height ±26', Health B, Aesthetic Conformity B. *Minimal encroachment, and some negative effects from indirect impacts for proposed demolition, grading, buried storm drain line or site construction, are expected. Although this Tree is growing next to the proposed south parking lot grading storm drain line and the existing asphalt driveway, it appears that it can be protected in place.*

**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

*Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Although this Tree is growing along the eastern boundary next to an existing asphalt driveway, it appears that it can be protected in place by employing clearance pruning, to avoid larger roots and/or by pruning smaller ones, if necessary. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.*

**RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.**

**GOT-17 (Quercus agrifolia)**

Trunk diameter 8", 7", 4", 3", spread 22'-27', Height ±26', Health B, Aesthetic Conformity B. Impacts for proposed site construction are expected. This Tree is growing in the alignment of the *proposed expansion of an existing drive access*, along the eastern boundary, and it needs to be removed.

**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

Remove and replace this Tree, as directed.

**GOT-18 (Quercus lobata)**

*Trunk diameter 27", spread 30'-39', Height 32', Health D+, Aesthetic Conformity C-. Encroachment into this off-site Tree, but no long term negative effects from the minimal direct impact for proposed widening and repaving of the existing private road and 2' to 5' ht. retaining wall are expected. This Tree is growing, off-site, along the eastern boundary, near Agoura Road and it appears that it can be protected in place.*

**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Although this Tree is growing above a proposed 2' to 5' ht. retaining wall at the edge of its westerly dripline, it appears that it can be protected in place by avoiding larger roots and/or by pruning smaller ones. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

**RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.**

**GOT-19 (Quercus agrifolia)**

Trunk diameter "6, 3", 2", spread 7'-16', Height 20', Health C, Aesthetic Conformity C. Encroachment into this off-site Tree, but no long term negative effects from the minimal direct impact for proposed repaving of the existing private road is expected. This Tree is growing, off-site, along the eastern boundary, and it appears that it can be protected in place.

**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Although edge of the westerly dripline of this Tree is growing above the existing asphalt driveway to be repaved, it appears that it can be protected in place no canopy or roots are expected to be pruned. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

**RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.**

**GOT-20 (Quercus agrifolia)**

Trunk diameter 21", 20", spread 39'-57', Height 28', Health D+, Aesthetic Conformity C+ Encroachment into this off-site Tree, but no long term negative effects from the minimal direct impact for proposed repaving of the existing private road are expected. This Tree is growing, off-site, along the eastern boundary, and it appears that it can be protected in place.

**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Although the edge of the westerly dripline of this Tree is growing above the existing asphalt driveway to be repaved, it appears that it can be protected in place, without pruning canopy or roots. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

**RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.**

**GOT-21 (Quercus agrifolia)**

Trunk diameter "7 1/2", 7", 4 1/2", spread 0'-23', Height 15', Health F, Aesthetic Conformity F. This Tree is dead.

**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

**This dead off-site Tree to remain in place.**

**GOT-22 (Quercus agrifolia)**

Trunk diameter 5 1/2", spread 15'-23', Height 22', Health B, Aesthetic Conformity B. No impacts for proposed demolition, grading, or site construction are expected. This Tree is growing along the eastern boundary adjacent to an existing asphalt driveway, and it is proposed to be protected in place.


**IT IS OUR RECOMMENDATION, THAT THE FOLLOWING TREATMENT(S) BE IMPLEMENTED:**

Observe any construction within the "Protected zone" and direct workers to avoid canopy and/or root damage. Final determination of the treatment will be as directed in the field by the Oak Tree Preservation Specialist.

**RELIEVE OF SOIL COMPACTION WITH LIGHT MANUAL SCARIFYING (WITHOUT DAMAGING FEEDER ROOTS) FOR AIR / WATER TRANSFERENCE AS DIRECTED, IS ALSO RECOMMENDED.**

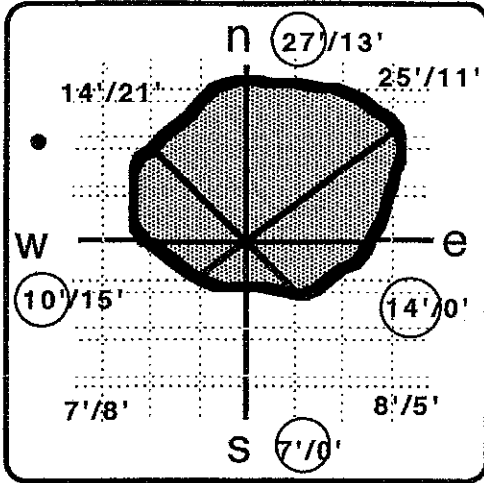
IN ADDITION TO THESE PROCEDURES SEE THE PREVIOUSLY SUBMITTED TREE EVALUATION FORMS. PERIODIC (AT LEAST QUARTERLY) MONITORING FOR DECLINING BRANCHING SYSTEMS, IS ALSO RECOMMENDED.

Cordially,



**Richard W. Campbell, A.S.L.A., B.S.L.A.**

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES: Quercus lobata**

APPEARANCE (A-F): C+

DATE: 5-19-07

HEALTH (A-F): C+

INSPECTOR: DC

NO. OF TRUNKS: 3

HEIGHT ± 30'

DIA. OF TRUNKS: (2)8", 21/2"

TREE #

GOT-1

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROTSUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HARZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND

**PESTS:**

- BORERS / TERMITES
- GIRDLEERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- FICUS VINE ON TRUNK

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- POOR DRAINAGE
- SEEDLINGS IN DUFF
- OVERHANGS ROAD

**GRAPHIC:**



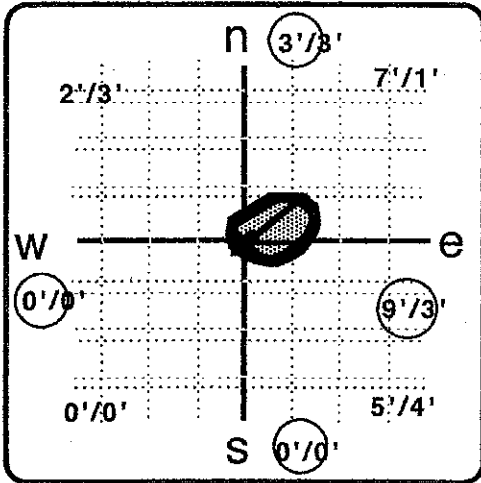
**REMARKS / RECOMMENDATIONS:**

REMOVE FICUS VINE FROM TRUNK.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** Quercus lobata

**APPEARANCE (A-F):** B-

**DATE:** 5-19-07

**HEALTH (A-F):** B-

**INSPECTOR:** DC

**NO. OF TRUNKS:** 1

**HEIGHT ± 19'**

**DIA. OF TRUNKS:** 21/2"

**TREE #**

GOT-2

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND

**PESTS:**

- BORERS / TERMITES
- GIRDERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- FICUS VINE ON TRUNK

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- POOR DRAINAGE
- SEEDLINGS IN DUFF
- OVERHANGS ROAD

**GRAPHIC:**

**REMARKS / RECOMMENDATIONS:**

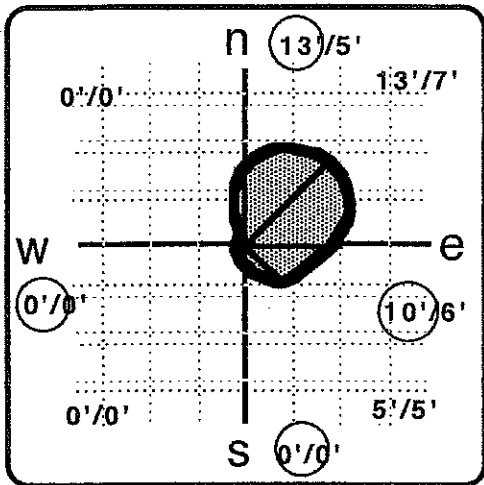


REMOVE DEADWOOD.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES: Quercus lobata**

APPEARANCE (A-F): B-

DATE: 5-19-07

HEALTH (A-F): B-

INSPECTOR: DC

NO. OF TRUNKS: 1

HEIGHT ± 18'

DIA. OF TRUNKS: 3 1/2"

TREE #

GOT-3

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND

**PESTS:**

- BORERS / TERMITES
- GIRDLERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- FICUS VINE ON TRUNK

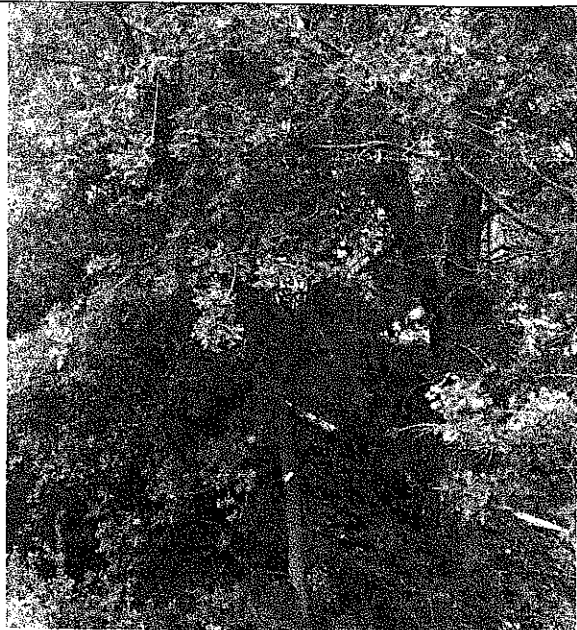
**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- POOR DRAINAGE
- SEEDLINGS IN DUFF
- OVERHANGS ROAD

**GRAPHIC:**



**REMARKS / RECOMMENDATIONS:**

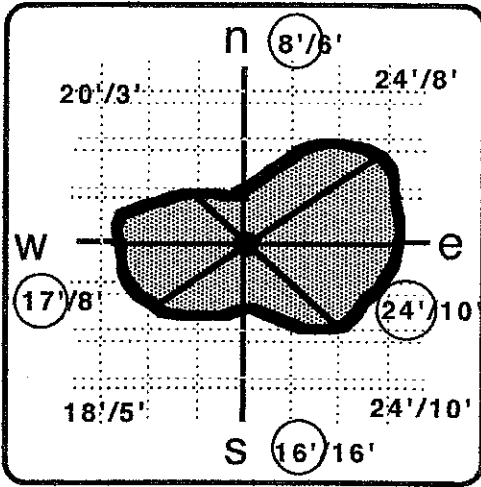
NO TREATMENT REQUIRED AT THIS TIME.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

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 THOUSAND OAKS, CALIFORNIA 91359



# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus agrifolia*

**APPEARANCE (A-F):** B

**DATE:** 5-19-07

**HEALTH (A-F):** B

**INSPECTOR:** DC

**NO. OF TRUNKS:** 1

**HEIGHT ±:** 45'

**DIA. OF TRUNKS:** 14"

**TREE #**

GOT-4

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT/SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- INTERTWINED IN GOT-5

**PESTS:**

- BORERS / TERMITES
- GIRDLETS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- FICUS VINE ON TRUNK

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- OVERHANGS ROAD

**GRAPHIC:**



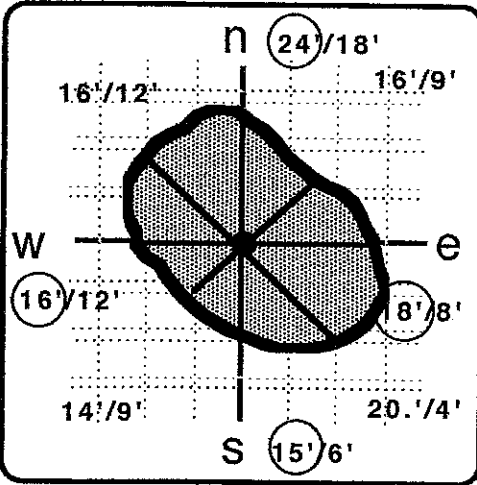
**REMARKS / RECOMMENDATIONS:**

NO TREATMENT REQUIRED AT THIS TIME.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

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 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus agrifolia*  
**APPEARANCE (A-F):** B      **DATE:** 5-19-07  
**HEALTH (A-F):** C      **INSPECTOR:** DC  
**NO. OF TRUNKS:** 1      **HEIGHT ± 50'**  
**DIA. OF TRUNKS:** 18"

**TREE #**  
 GOT-5

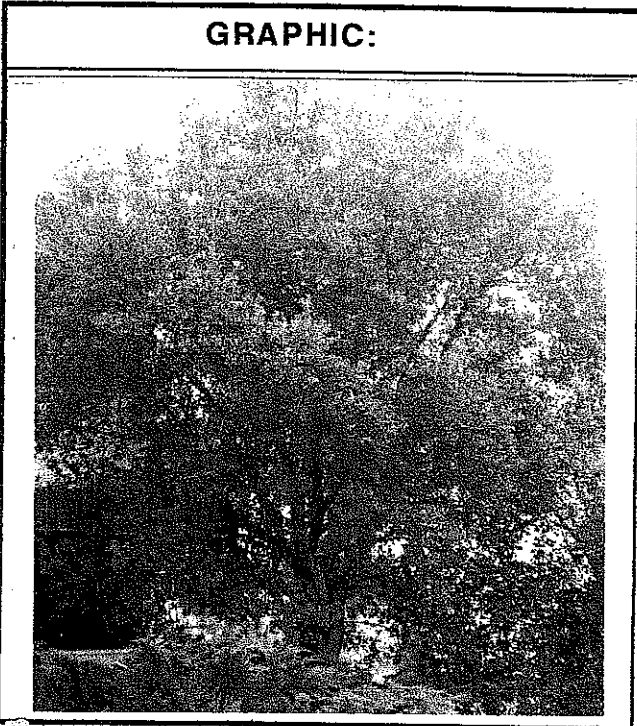
- PESTS:**
- BORERS / TERMITES
  - GIRDLETS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - METAL TREE STAKE IN TRUNK

- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAIIS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROT/SUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HARZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - INTERTWINED IN GOT-4

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - OVERHANGS ROOF



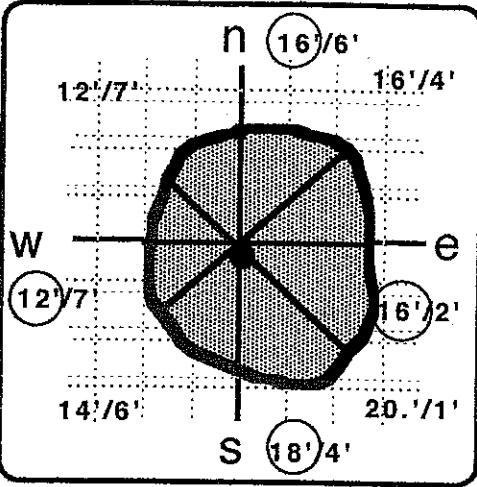
**REMARKS / RECOMMENDATIONS:**

REMOVE METAL TREE STAKE FROM TRUNK.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form **GUPTA CORPORATE OFFICES**



**SPECIES:** *Quercus agrifolia*  
**APPEARANCE (A-F):** B      **DATE:** 5-19-07  
**HEALTH (A-F):** B      **INSPECTOR:** DC  
**NO. OF TRUNKS:** 1      **HEIGHT ±** 55'  
**DIA. OF TRUNKS:** 14 1/2"

**TREE #**  
**GOT-6**

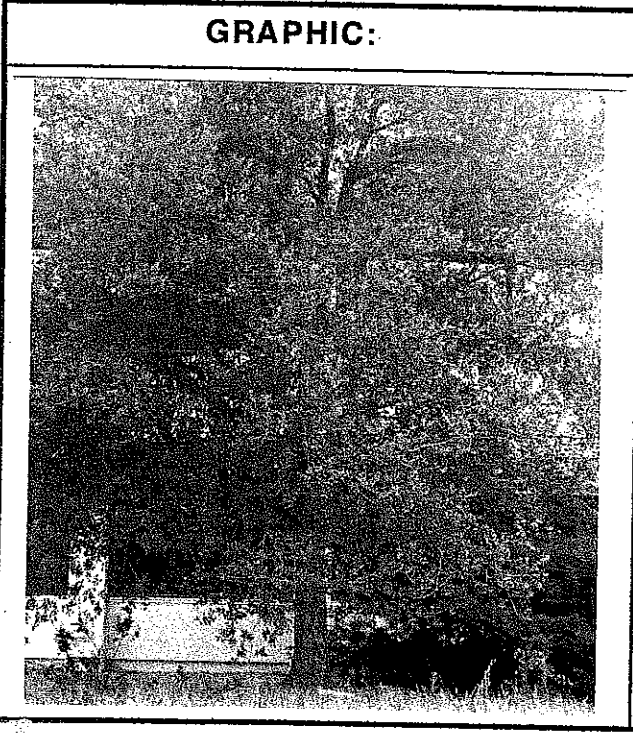
- PESTS:**
- BORERS / TERMITES
  - GIRDLETS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - METAL TREE STAKE IN TRUNK

- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - OVERHANGS ROOF

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAILS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROT SUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HAZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - INTERTWINED IN GOT-4



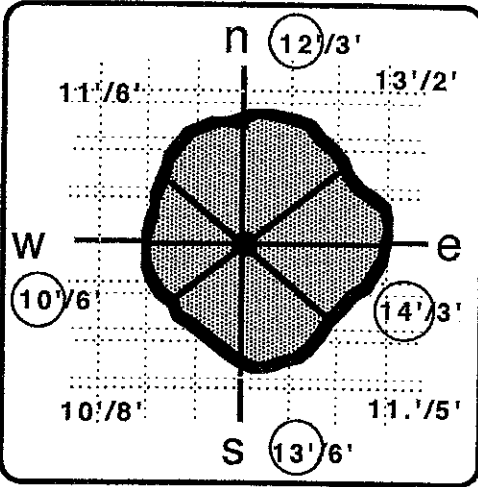
**REMARKS / RECOMMENDATIONS:**

NO TREATMENT REQUIRED AT THIS TIME.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** Quercus agrifolia  
**APPEARANCE (A-F):** B      **DATE:** 5-19-07  
**HEALTH (A-F):** C-      **INSPECTOR:** DC  
**NO. OF TRUNKS:** 1      **HEIGHT ±** 50'  
**DIA. OF TRUNKS:** 11 1/2"

**TREE #**  
 GOT-7

- PESTS:**
- BORERS / TERMITES
  - GIRDERS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - METAL TREE STAKE IN TRUNK

- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - OVERHANGS ROOF

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAILS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROTSUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HAZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - CODOMINANT SCAFFOLDS WITH INCLUDED BARK



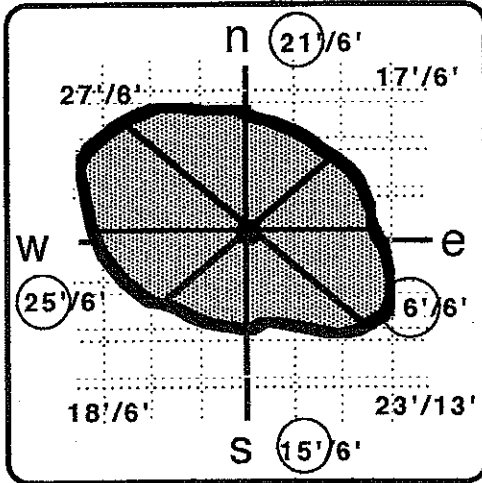
**REMARKS / RECOMMENDATIONS:**

REMOVE 3" DIAMETER CROSSING BRANCH AT CODOMINANT UNION.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

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 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** Quercus agrifolia

**APPEARANCE (A-F):** B

**DATE:** 5-19-07

**HEALTH (A-F):** C

**INSPECTOR:** DC

**NO. OF TRUNKS:** 1

**HEIGHT ± 50'**

**DIA. OF TRUNKS:** 16"

**TREE #**

GOT-8

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT/SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- METAL TREE STAKE IN TRUNK

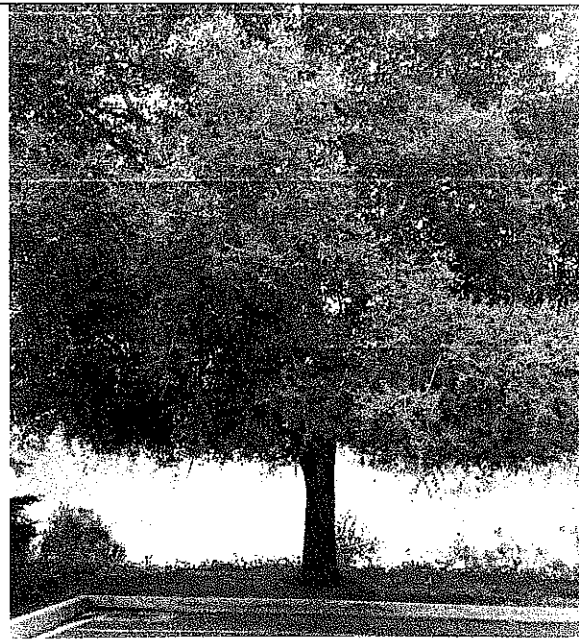
**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-9

**GRAPHIC:**



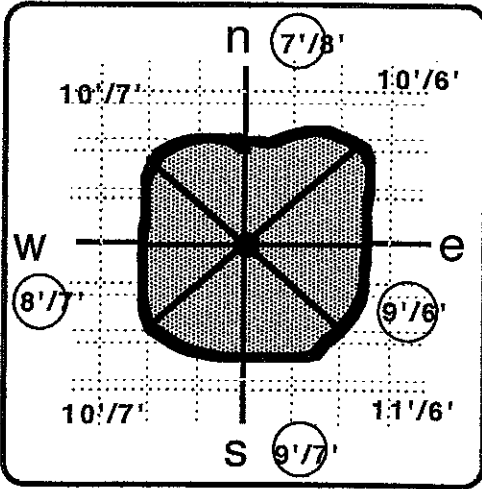
**REMARKS / RECOMMENDATIONS:**

NO TREATMENT REQUIRED AT THIS TIME.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form **GUPTA CORPORATE OFFICES**



**SPECIES: Quercus agrifolia**

APPEARANCE (A-F): B

DATE: 5-19-07

HEALTH (A-F): B

INSPECTOR: DC

NO. OF TRUNKS: 1

HEIGHT ± 38'

DIA. OF TRUNKS: 12"

TREE #

GOT-9

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROTSUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HARZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLEERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- METAL TREE STAKE IN TRUNK

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-8

**GRAPHIC:**

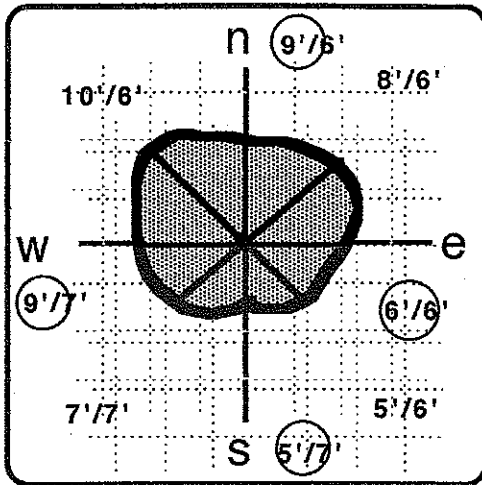


**REMARKS / RECOMMENDATIONS:**

REMOVE FOR PROJECT ACCESS.

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 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus agrifolia*

**APPEARANCE (A-F):** C+

**DATE:** 5-19-07

**HEALTH (A-F):** C

**INSPECTOR:** DC

**NO. OF TRUNKS:** 1

**HEIGHT ±** 18'

**DIA. OF TRUNKS:** 6"

**TREE #**

GOT-10

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLETS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- METAL TREE STAKE IN TRUNK

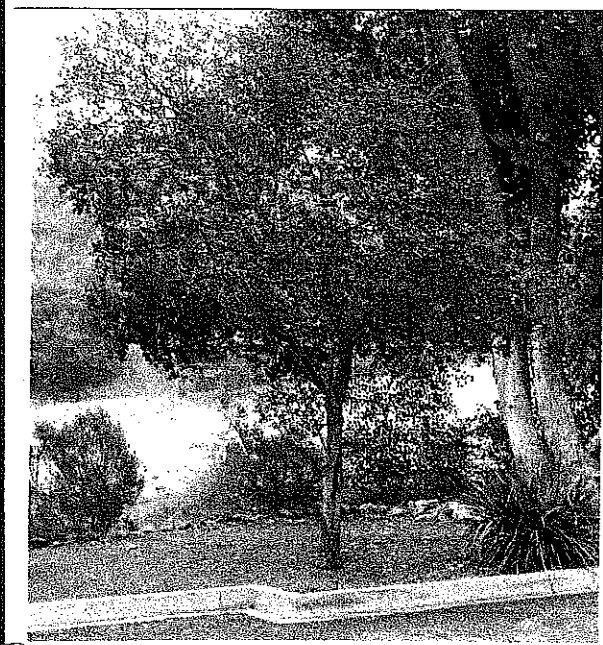
**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-8

**GRAPHIC:**

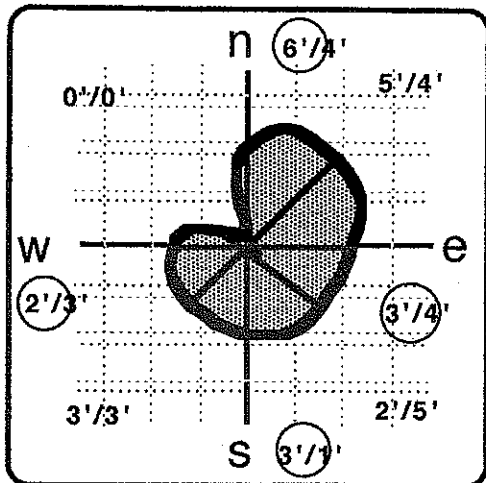


**REMARKS / RECOMMENDATIONS:**

REMOVE FOR PROJECT ACCESS.

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# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus agrifolia*  
**APPEARANCE (A-F):** C+      **DATE:** 3-24-08  
**HEALTH (A-F):** C      **INSPECTOR:** DC  
**NO. OF TRUNKS:** 1      **HEIGHT:** ±8'  
**DIA. OF TRUNKS:** 1"

**TREE #**  
 GOT-10A

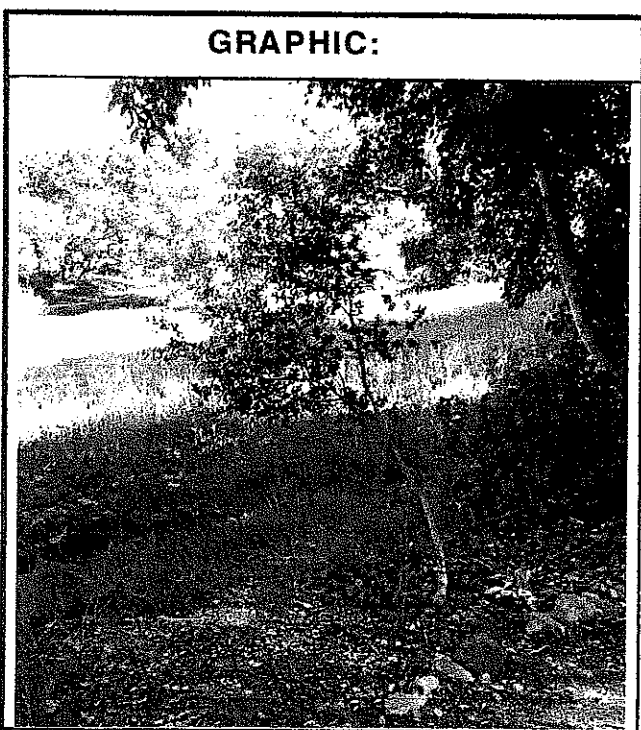
- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAILS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROTSUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HARZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - CODOMINANT SCAFFOLDS WITH INCLUDED BARK

- PESTS:**
- BORERS / TERMITES
  - GIRDLEERS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - METAL TREE STAKE IN TRUNK

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - INTERTWINED IN WILD CUCUMBER



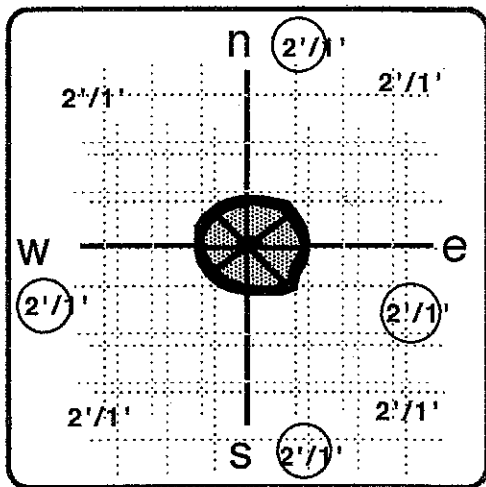
**REMARKS / RECOMMENDATIONS:**

REMOVE FOR PROJECT ACCESS.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359



# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus agrifolia*  
**APPEARANCE (A-F):** F      **DATE:** 5-19-07  
**HEALTH (A-F):** F      **INSPECTOR:** DC  
**NO. OF TRUNKS:** 1      **HEIGHT ± 5'**  
**DIA. OF TRUNKS:** 1" @ 12"

**TREE #**  
 GOT-11

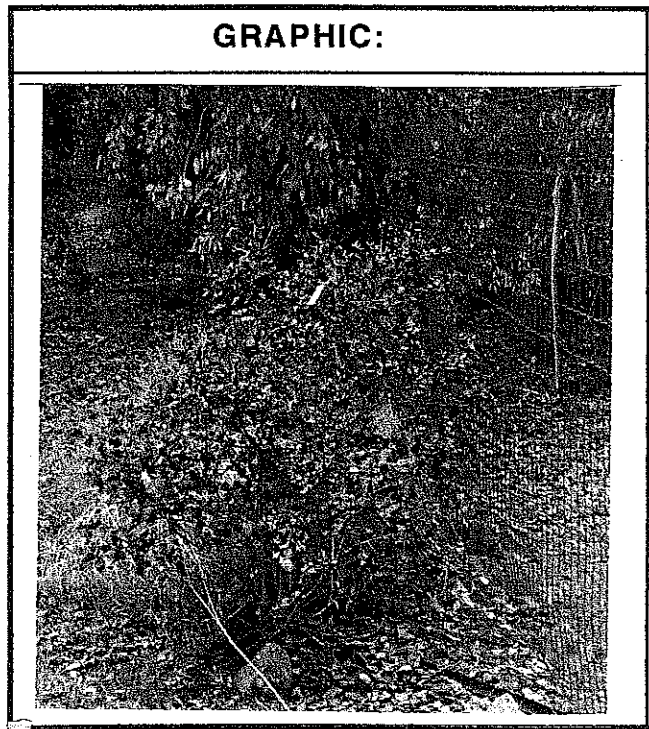
- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAILS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROTSUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HAZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - CODOMINANT SCAFFOLDS WITH INCLUDED BARK

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - INTERTWINED IN GOT-8

- PESTS:**
- BORERS / TERMITES
  - GIRDLETS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - LEAF MINERS

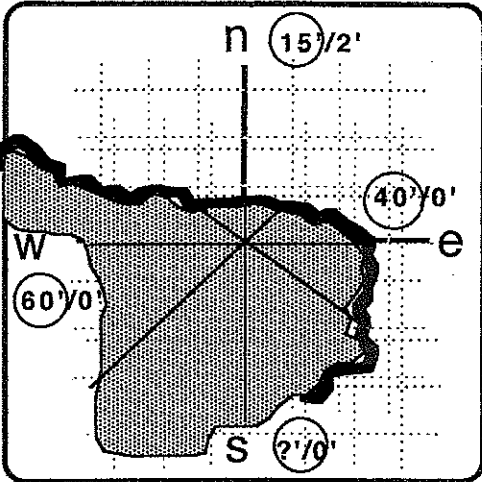


**REMARKS / RECOMMENDATIONS:**

REMOVE THIS DEAD TREE.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus berberidifolia*  
**APPEARANCE (A-F):** B      **DATE:** 5-19-07  
**HEALTH (A-F):** B-      **INSPECTOR:** DC  
**NO. OF TRUNKS:** MULTI      **HEIGHT** ± 6'-15'  
**DIA. OF TRUNKS:** ± 100"

**TREE #**  
 GOT-12

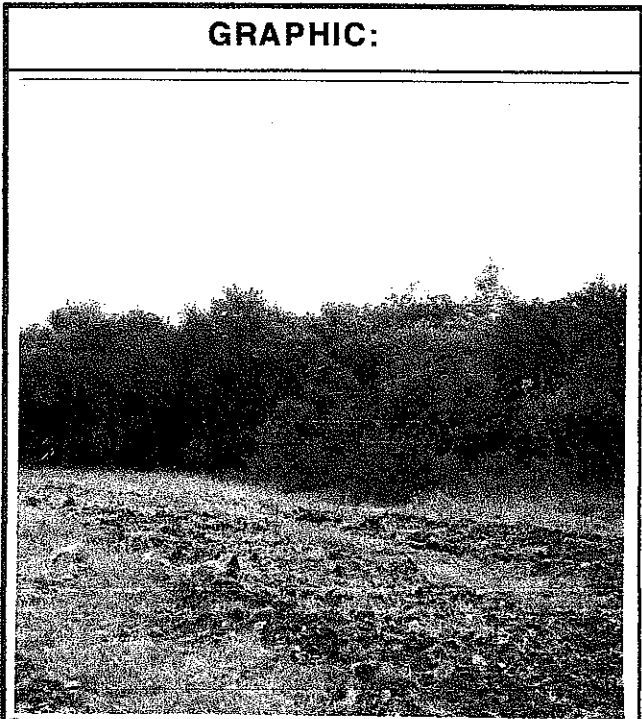
- PESTS:**
- BORERS / TERMITES
  - GIRDLEERS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - POISON OAK
  - RATS NESTS

- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - CONTINUOUS HABITAT

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAILS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROT SUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HAZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - CODOMINANT SCAFFOLDS WITH INCLUDED BARK



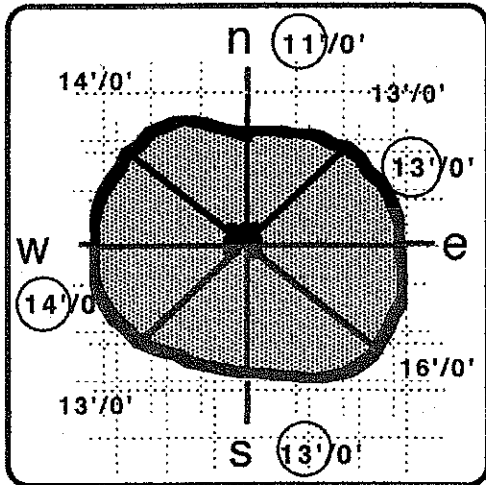
**REMARKS / RECOMMENDATIONS:**

SOME CLEARANCE PRUNING MAY BE REQUIRED.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** Quercus berberidifolia  
**APPEARANCE (A-F):** C      **DATE:** 5-19-07  
**HEALTH (A-F):** C      **INSPECTOR:** DC  
**NO. OF TRUNKS:** MULTI HEIGHT ± 12'  
**DIA. OF TRUNKS:** 7", 6", (2) 5", 4", (2) 3"

**TREE #**  
 GOT-13

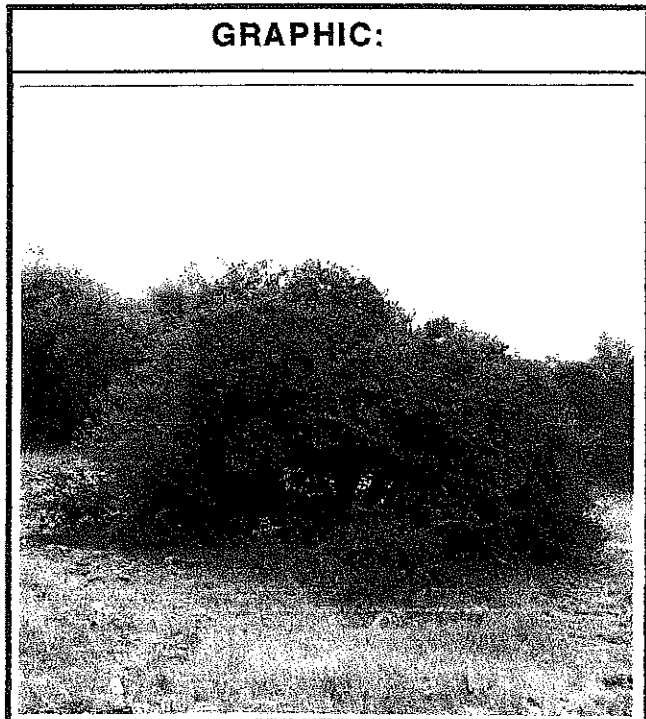
- PESTS:**
- BORERS / TERMITES
  - GIRDLERS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - POISON OAK
  - RATS NESTS

- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - CONTINUOUS HABITAT

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAILS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROT SUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HAZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - CODOMINANT SCAFFOLDS WITH INCLUDED BARK

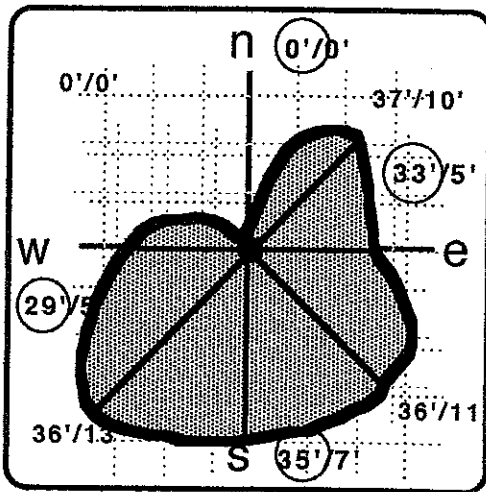


**REMARKS / RECOMMENDATIONS:**

REMOVE FOR PROJECT CONSTRUCTION.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form **GUPTA CORPORATE OFFICES**



**SPECIES: Quercus lobata**

APPEARANCE (A-F): B

DATE: 5-19-07

HEALTH (A-F): B

INSPECTOR: DC

NO. OF TRUNKS: 1

HEIGHT ± 60'

DIA. OF TRUNKS: 26"

TREE #

GOT-14

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROTSUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HARZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLEERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- POISON OAK
- RATS NESTS

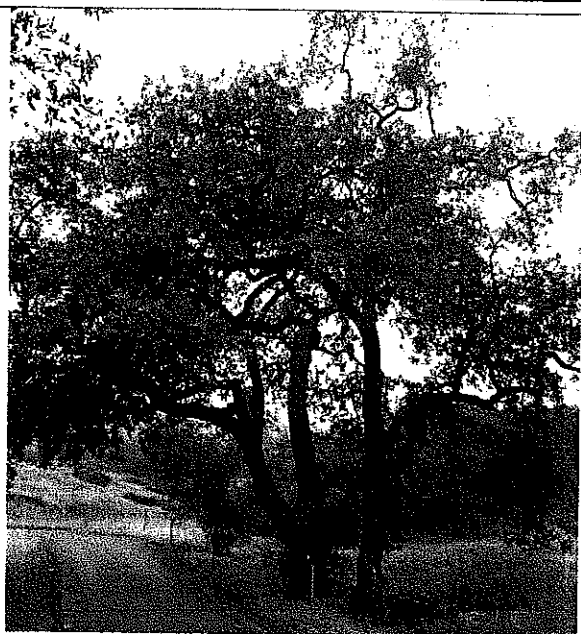
**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-15

**GRAPHIC:**



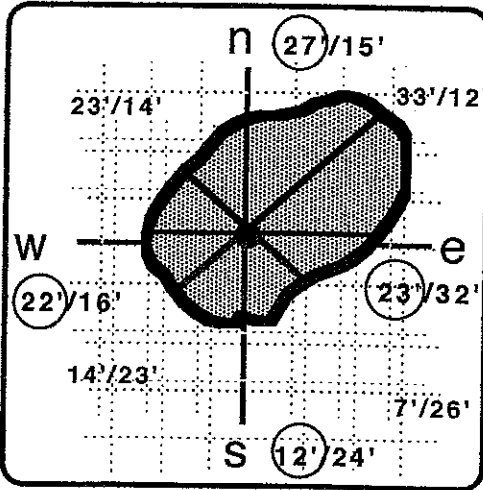
**REMARKS / RECOMMENDATIONS:**

REMOVE FILL, DEADWOOD AND CLEAN-CUT BROKEN BRANCH SCARS AND PRIOR PRUNING CUTS.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form **GUPTA CORPORATE OFFICES**



**SPECIES: Quercus lobata**

**APPEARANCE (A-F): B**

**DATE: 5-19-07**

**HEALTH (A-F): B**

**INSPECTOR: DC**

**NO. OF TRUNKS: 1**

**HEIGHT± 60'**

**DIA. OF TRUNKS: 18"**

**TREE #**

**GOT-15**

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROTSUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HARZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLEERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- POISON OAK
- RATS NESTS

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-14

**GRAPHIC:**



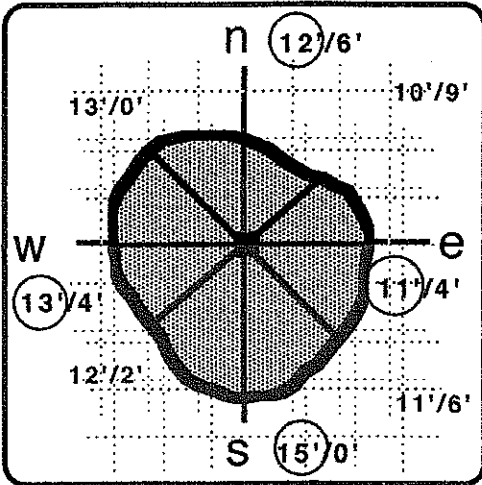
**REMARKS / RECOMMENDATIONS:**

REMOVE FILL, DEADWOOD AND CLEAN-CUT BROKEN BRANCH SCARS AND PRIOR PRUNING CUTS.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus agrifolia*  
**APPEARANCE (A-F):** B      **DATE:** 5-19-07  
**HEALTH (A-F):** B      **INSPECTOR:** DC  
**NO. OF TRUNKS:** 4      **HEIGHT±** 26'  
**DIA. OF TRUNKS:** 8", 7", 4", 3"

**TREE #**  
 GOT-16

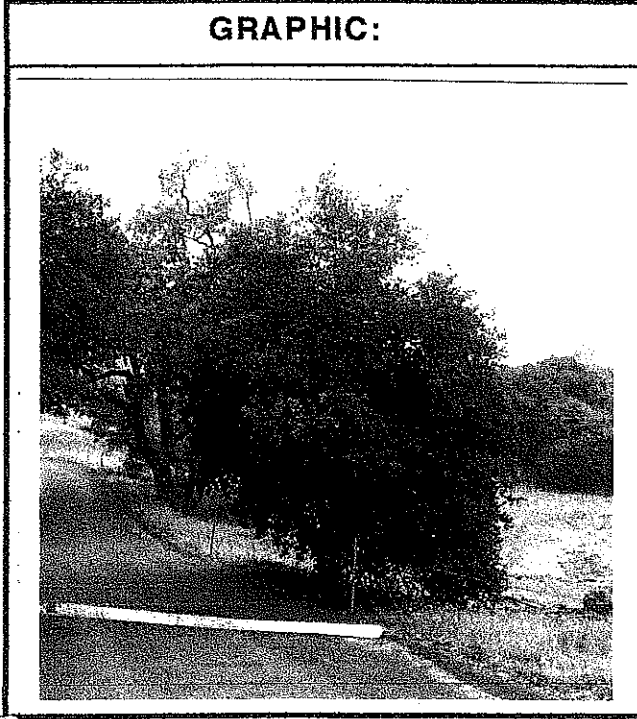
- PESTS:**
- BORERS / TERMITES
  - GIRDLETS
  - ANTS
  - WOODPECKERS
  - GALLS
  - WITCHES BROOM
  - PIT-SCALE
  - OAK MOTH
  - BEES
  - PLANT PARASITES
  - POISON OAK
  - RATS NESTS

- VIGOR:**
- CHLOROSIS
  - EPICORMIC GROWTH
  - DIEBACK
  - DEADWOOD
  - THINNING OF CROWN
  - GOOD SHOOT GROWTH

- DISEASE:**
- MARGINAL LEAF SCORCH
  - EXFOLIATION
  - LESIONS
  - EXUDATIONS
  - EHRHORN'S SCALE

- ENVIRONMENT:**
- FILL ON TRUNK
  - ON SLOPE
  - SEEDLINGS IN DUFF
  - ADJACENT TO ROAD

- STRUCTURE:**
- BROKEN BRANCHES
  - PRIOR PRUNING
  - MECHANICAL INJURY
  - WIRE/NAILS/SPIKES
  - TORN BRANCH SCARS
  - SHARP BRANCH ANGLE
  - LOW BRANCHING
  - WATER TRAP
  - CAVITY-TRUNK
  - HOLLOW BRANCH(S)
  - LOPSIDED CANOPY
  - EXCESS HORIZ. GROWTH
  - DECAY / ROTSUSPECTED
  - FIRE DAMAGE
  - ROOTS EXPOSED
  - HARZARDOUS CONDITION
  - STRUCTURE CONFLICT
  - STRESS CRACKS NOTED
  - CROSSING BRANCHES
  - BRANCHES ON GROUND
  - CODOMINANT SCAFFOLDS WITH INCLUDED BARK



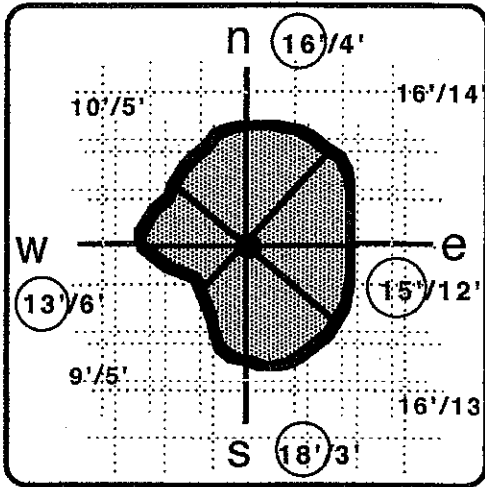
**REMARKS / RECOMMENDATIONS:**

NO TREATMENT REQUIRED AT THIS TIME.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form **GUPTA CORPORATE OFFICES**



**SPECIES:** *Quercus lobata*

**APPEARANCE (A-F):** B

**DATE:** 5-19-07

**HEALTH (A-F):** B

**INSPECTOR:** DC

**NO. OF TRUNKS:** 1

**HEIGHT±:** 38'

**DIA. OF TRUNKS:** 11"

**TREE #**

GOT-17

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLETS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- POISON OAK
- RATS NESTS

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-14

**GRAPHIC:**

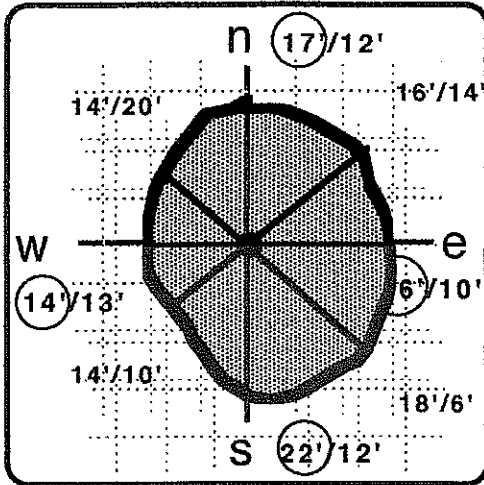


**REMARKS / RECOMMENDATIONS:**

REMOVE FOR PROJECT ACCESS.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus lobata*

**TREE #**

**APPEARANCE (A-F):** C-

**DATE:** 3-24-08

**HEALTH (A-F):** D+

**INSPECTOR:** DC

**NO. OF TRUNKS:** 1

**HEIGHT±:** 32'

**DIA. OF TRUNKS:** 27"

GOT-18

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLETS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- POISON OAK
- RATS NESTS

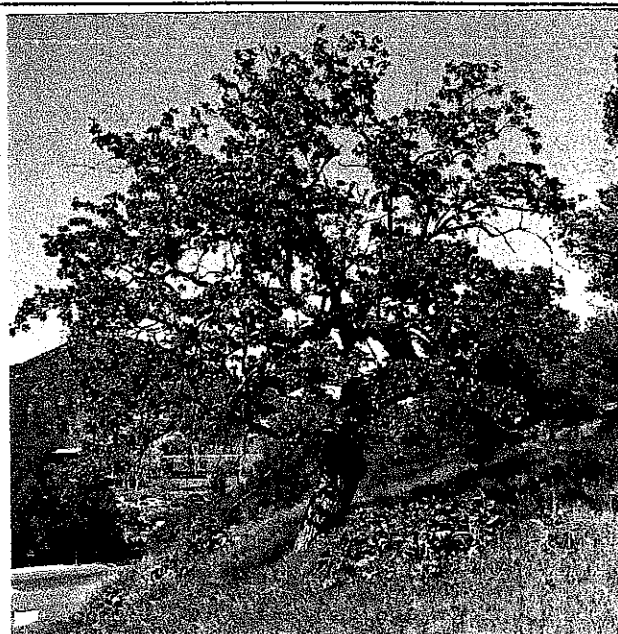
**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-14

**GRAPHIC:**



**REMARKS / RECOMMENDATIONS:**

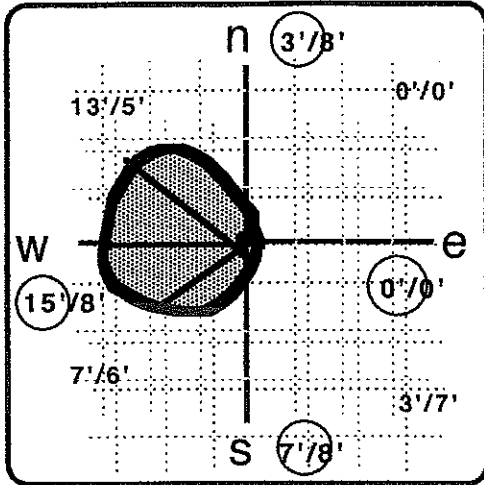
DEADWOOD, CLEAN-CUT TORN BRANCHES AND CLEAN AND SCREEN CAVITIES, AS DIRECTED.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359



# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** Quercus agrifolia

**TREE #**

**APPEARANCE (A-F):** C

**DATE:** 11-8-08

**HEALTH (A-F):** C

**INSPECTOR:** DC

**NO. OF TRUNKS:** 3

**HEIGHT±** 20'

**DIA. OF TRUNKS:** 6", 3", 2"

GOT-19

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROTSUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HARZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLEERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- POISON OAK
- RATS NESTS

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- INTERTWINED W/ GOT-20
- ADJACENT TO ROAD

**GRAPHIC:**

**REMARKS / RECOMMENDATIONS:**

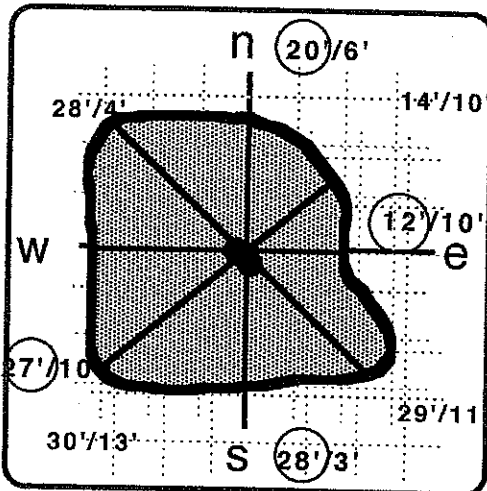


NO TREATMENT REQUIRED AT THIS TIME FOR THIS OFF-SITE TREE.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form **GUPTA CORPORATE OFFICES**



**SPECIES:** *Quercus agrifolia*

**APPEARANCE (A-F):** C+

**DATE:** 11-8-08

**HEALTH (A-F):** D+

**INSPECTOR:** DC

**NO. OF TRUNKS:** 2

**HEIGHT±:** 28'

**DIA. OF TRUNKS:** 21", 20"

**TREE #**

GOT-20

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT/SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HARZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT TRUNKS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLEERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- POISON OAK
- RATS NESTS

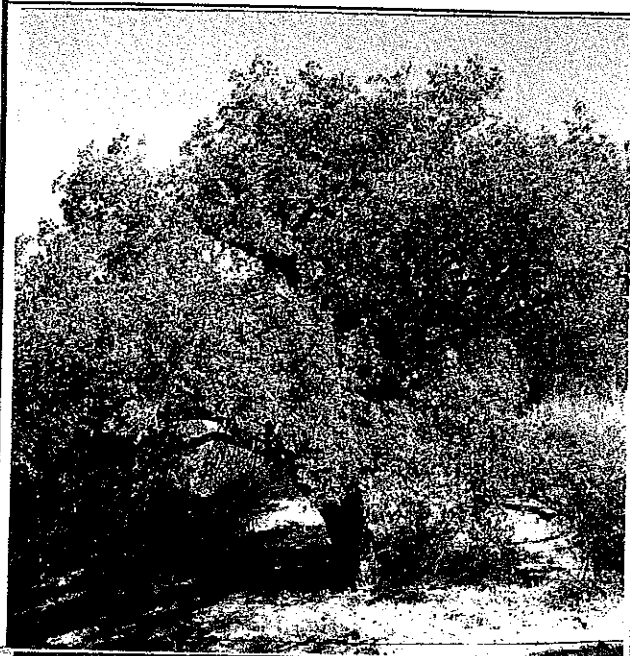
**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- ADJACENT TO ROAD
- INTERTWINED W/ GOT-19 & 21

**GRAPHIC:**



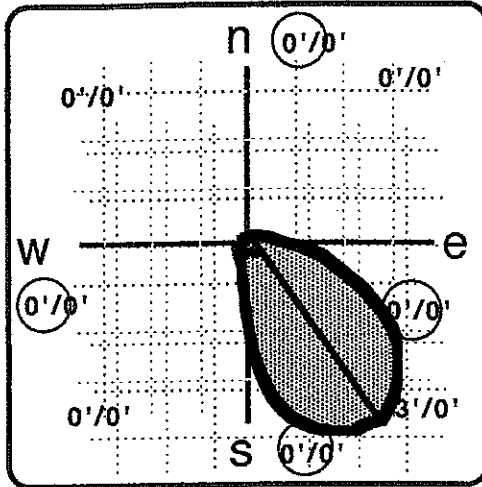
**REMARKS / RECOMMENDATIONS:**

NO TREATMENT REQUIRED AT THIS TIME.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

RICHARD W. CAMPBELL, ASLA, BSLA  
 P. O. BOX 6192  
 THOUSAND OAKS, CALIFORNIA 91359

# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** *Quercus agrifolia*

**APPEARANCE (A-F):** F

**DATE:** 11-8-08

**HEALTH (A-F):** F

**INSPECTOR:** DC

**NO. OF TRUNKS:** 3

**HEIGHT:** ± 15'

**DIA. OF TRUNKS:** 7 1/2", 7", 4 1/2 "

**TREE #**

GOT-21

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROTSUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HARZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLEERS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- LEAF MINERS

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- INTERTWINED IN GOT-20

**GRAPHIC:**

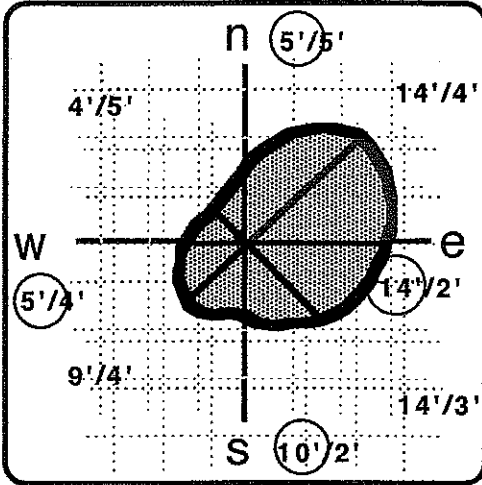


**REMARKS / RECOMMENDATIONS:**

OFF-SITE DEAD TREE TO REMAIN.

RICHARD W. CAMPBELL, ASLA, BSLA  
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# tree evaluation form GUPTA CORPORATE OFFICES



**SPECIES:** Quercus agrifolia

**APPEARANCE (A-F):** B

**DATE:** 11-8-08

**HEALTH (A-F):** B

**INSPECTOR:** DC

**NO. OF TRUNKS:** 1

**HEIGHT±:** 22'

**DIA. OF TRUNKS:** 5 1/2"

**TREE #**

GOT-22

**VIGOR:**

- CHLOROSIS
- EPICORMIC GROWTH
- DIEBACK
- DEADWOOD
- THINNING OF CROWN
- GOOD SHOOT GROWTH

**STRUCTURE:**

- BROKEN BRANCHES
- PRIOR PRUNING
- MECHANICAL INJURY
- WIRE/NAILS/SPIKES
- TORN BRANCH SCARS
- SHARP BRANCH ANGLE
- LOW BRANCHING
- WATER TRAP
- CAVITY-TRUNK
- HOLLOW BRANCH(S)
- LOPSIDED CANOPY
- EXCESS HORIZ. GROWTH
- DECAY / ROT/SUSPECTED
- FIRE DAMAGE
- ROOTS EXPOSED
- HAZARDOUS CONDITION
- STRUCTURE CONFLICT
- STRESS CRACKS NOTED
- CROSSING BRANCHES
- BRANCHES ON GROUND
- CODOMINANT SCAFFOLDS WITH INCLUDED BARK

**PESTS:**

- BORERS / TERMITES
- GIRDLETS
- ANTS
- WOODPECKERS
- GALLS
- WITCHES BROOM
- PIT-SCALE
- OAK MOTH
- BEES
- PLANT PARASITES
- POISON OAK
- RATS NESTS

**DISEASE:**

- MARGINAL LEAF SCORCH
- EXFOLIATION
- LESIONS
- EXUDATIONS
- EHRHORN'S SCALE

**ENVIRONMENT:**

- FILL ON TRUNK
- ON SLOPE
- SEEDLINGS IN DUFF
- ADJACENT TO ROAD

**GRAPHIC:**



**REMARKS / RECOMMENDATIONS:**

NO TREATMENT REQUIRED AT THIS TIME FOR THIS OFF-SITE TREE.

PROTECT TREE FROM DEMOLITION, GRADING AND CONSTRUCTION ACTIVITIES OF PROPOSED OFFICE FACILITY, AS DIRECTED.

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