

OAK TREE REPORT

Latigo Hillcrest
2150 Hillcrest Drive
Newbury Park, Ca 91320-2209

for
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Los Angeles, Ca 90064-5085

by
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RDI Project No.: 1063-1-21
Original Date: August 23, 2022
1st Revision Date: December 8, 2022
2nd Revision Date: March 27, 2023

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RDI Project No. 1063-1-21

This proposed residential // commercial project, encompassing 8.22 acres, is located at the address of 2150 Hillcrest Dr. (APN 667-0-113-075) within the Newbury Park area of Thousand Oaks, Ca.

*This report is prepared in accordance with the Thousand Oaks Municipal Code (Title 9, Chapter 4, Article 42) relating to the "Oak Tree Preservation & Protection Guidelines (Resolution 2010-14)" and the "Landmark Tree Ordinance (Resolution 70-45)". Oak & Landmark trees within the city of Thousand Oaks are recognized as significant historical, aesthetic & valuable ecological resources. It is the intent of the Oak Tree Ordinance & the Landmark Tree Ordinance to preserve & maintain healthy Oak & Landmark trees in the development of the community. Unless allowed by an Oak Tree Permit, no person shall cut, remove, encroach into the Protected Zone or relocate any Oak tree of the *Quercus* genus that is at least 2" in diameter when measured at 4½' above natural grade. And, unless allowed by a Landmark Tree Permit, no person shall cut, remove, encroach into the Protected Zone or relocate any Landmark tree of the following species (when measured at 4½' above natural grade): Sycamore (*Platanus racemosa*) of at least 12" in diameter. (For multiple trunk Landmark trees, the sum of the diameters shall exceed the required diameter plus 2".) The status of dead limbs or trees must be confirmed by the city's own Oak & Landmark Tree Preservation Consultant.*

Included within this Report is the following:

1. This text;
 - Field Inspection Dates Page 2
 - Field Observations Pages 2 & 3
 - Plan Review Pages 3 to 8
 - Tree Replacement Program Page 8
 - Specific & Overall Recommendations (and Best Management Practices) Pages 8 to 10
 - Landscape Demolition Procedures with the Saved Oak tree Protected Zones Page 10
 - On-Site Oak Tree Care & Maintenance Pages 10 to 13
 - Notice of Disclaimer Page 13
 - Signature Page 14
2. Five [5] **TREE EVALUATIONS** sheets;
3. Two [2] **TREE CANOPY MEASUREMENTS** sheets;
4. One [1] **ON-SITE OAK TREE DISPOSITIONS** sheet;
5. Two [2] "enlarged" **TREE LOCATION MAPS** (derived from the '10 scale' "Civil Conceptual Grading Plan", as produced by Stantec, dated March 22, 2023; and, one [1] **TREE LOCATION MAP** (derived from the '40 scale' "Civil Conceptual Grading Plan", as produced by Stantec, dated March 22, 2023). It should be noted, that the Oak trees on the enclosed **TREE LOCATION MAPS** were field surveyed by Stantec.

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Field Inspection Dates

1. Our field reviews were made on Nov. 15, 17, 23, 2021; and Jan. 11, 18, 2022.

Field Observations

1. On the dates of our field review we found twenty-eight [28] {tagged 1 to 28} Coast Live Oak (*Quercus agrifolia*) trees.

Of the above noted trees it appears that Oaks #1 to #7, #13 to #26, #28 were originally planted by a previous property owner, as required by the city of Thousand Oaks. It also appears that Oaks #8 to #12 and #27 just grew from 'fallen or moved around' acorns.

The '1¼" round tree inventory tags' are made from aluminum & are stamped with a number or letter into each of them. These tags are nailed to each tree, typically located on the northerly side of the inventoried tree.

2. The trees are inventoried as to their specie, health & aesthetic considerations. This inventory was reviewed in accordance with presently accepted industry procedures, which are of macro-visual observations only. No extensive microbiological, soil-root excavations, upper crown examination, nor internal tree investigations were conducted.

This inventory information is found with this report within the section titled **TREE EVALUATIONS**.

3. It should be noted that if a decimal point is found within a "trunk diameter measurement", that measurement was taken with a "diameter tape". "Whole number diameter measurements" were taken with a "regular tape measure". It should also be noted that these dimensions might change in the next growing season(s) following our initial field measurements.
4. The "drip line" or "canopy spread" is defined as the outermost edge of the "Protected" tree's canopy when viewed from above. These measurements, taken in feet, typically taken at a minimum of eight [8] compass directions (north, northeast, east, southeast, south, southwest, west & northwest). If one or more sides is measured as "0" feet, this means that there is no canopy at that/those location(s). It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.

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It should be noted that only the Oaks had their drip lines measured. These drip line measurements are found within this report within the section titled **TREE CANOPY MEASUREMENTS**.

5. The "Protected Zone" is defined as the area at least five [5] feet beyond the drip line or fifteen [15] feet from the trunk, or whichever distance is greater, when viewed from above.

Plan Review

1. If "live wood" pruning is required for walking or vehicle clearances, we shall endeavor to prune to the following heights: walking clearance shall be six [6] feet eight [8] inches high (for the entire "designated walking area width"); while vehicle clearance shall be thirteen [13] feet six [6] inches high (for the entire "driveway width").
2. Pursuant to the enclosed **TREE LOCATION MAP**, the following is proposed:

Tree No(s). Proposed Disposition(s)

- 1 to 6 **Removals** = these six [6] Coast Live Oaks shall be removed for the construction of this proposed project. It should be noted that Oak #6 is of poor health!

According to the "Cut-Fill Exhibit (Aug. 12, 2022) produced by Stantec" the following "cut-grading" will be required to occur 'below' (varying from one [1] foot to three [3] feet deep) to the above noted Oaks.

- 7 **SAVE** = this one [1] Coast Live Oak shall remain during & after the construction of this proposed project.

The existing sidewalk, curb & driveway currently exists within this tree's drip line, eight [8] feet west of the trunk shall be removed very carefully by hand or small equipment. To the south of the tree, the proposed "Building A" patio area shall be constructed within five [5] feet of the trunk.

The overall area of the Protected Zone for this tree takes up 2,335 square feet. The existing encroachment for the sidewalk, curb & driveway covers 619 square feet (or 26.51%). The proposed encroachment for the new patio covers 689 square feet (or 29.51%).

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Tree No(s). Proposed Disposition(s)

7 (cont.) Live wood pruning of the following branches will be required to occur to this Oak for "use clearance" of the patio: one 3" branch, one 4" branch, one 6" branch & one 8" branch. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

8 **SAVE** = this one [1] Coast Live Oak shall remain during & after the construction of this proposed project.

To the south of the tree, the proposed "Building A" patio area shall be constructed within three [3] feet from the trunk.

The overall area of the Protected Zone for this tree covers 713 square feet. The proposed encroachment for the new patio covers 240 square feet (or 34.5%).

Live wood pruning of the following branches will be required to occur to this Oak for "use clearance" of the patio: one 1" branch & one 1½" branch. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

9 **SAVE** = this one [1] Coast Live Oak shall remain & not be encroached upon during & after the construction of this proposed project.

Live wood pruning will not be required to occur to this Oak. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

10 **SAVE** = this one [1] Coast Live Oak shall remain & not be encroached upon during & after the construction of this proposed project.

To the south of this tree, the proposed grading for "Building A" shall be constructed within seven [7] feet of its drip line.

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Tree No(s). Proposed Disposition(s)

- 10 (cont.) The overall area of the Protected Zone for this tree takes up 706 square feet. The proposed encroachment for the new patio covers 7½ square feet (or 1.16%).

Live wood pruning will not be required to occur to this Oak. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

- 11 & 12 **SAVES** = these two [2] Coast Live Oaks shall remain & not be encroached upon during & after the construction of this proposed project.

Live wood pruning will not be required to occur to these Oaks. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of these Oaks. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

- 13 **SAVE** = this one [1] Coast Live Oak shall remain during & after the construction of this proposed project.

To the south of the tree, the proposed "Building A" shall be constructed within three [3] feet of the drip line.

The overall area of the Protected Zone for this tree takes up 641 square feet. The proposed encroachment for the new building covers 7½ square feet (or 1.16%).

Live wood pruning will not be required to occur to this Oak. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

- 14 **SAVE** = this one [1] Coast Live Oak shall remain during & after the construction of this proposed project.

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Tree No(s). Proposed Disposition(s)

- 14 (cont.) The existing curb & driveway is five [5] feet east of the trunk, it shall be removed. A new sidewalk, curb & driveway, is proposed to be seven [7] feet east of the trunk.

The overall area of the Protected Zone for this tree covers 1,885 square feet. The existing encroachment for the curb & driveway covers 554 square feet (or 29.39%). The proposed encroachment for the new sidewalk, curb & driveway covers 421 square feet (or 22.33%).

Live wood pruning of the following branches will be required to occur to this Oak for "use clearance" of the new sidewalk & driveway: two 1" branches, two 2" branches, one 3" branch & one 4" branch. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

- 15 & 16 **Removals** = these two [2] Coast Live Oaks shall be removed for the construction of this proposed project. We are not proposing to transplant (relocate) either of these proposed removal trees.

According to the "Cut-Fill Exhibit (Aug. 12, 2022) produced by Stantec" the following "cut-grading" will be required to occur 'below' (varying from two [2] to ten [10] feet deep) to the above noted Oaks.

- 17 **SAVE** = this one [1] Coast Live Oak shall remain during & after the construction of this proposed project.

The existing driveway, which shall be removed, occurs outside of the Protected Zone of this Oak. A proposed "driveway & parking lot" shall be constructed no closer than sixteen [16] feet south of the trunk.

The overall area of the Protected Zone for this tree covers 2,096 square feet. The proposed encroachment for the new driveway & parking lot covers 369 square feet (or 17.6%).

Live wood pruning of the following branches will be required to occur to this Oak for "use clearance" of the new driveway & parking lot: one 2" branch & one 3" branch. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of

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Tree No(s). Proposed Disposition(s)

17 (cont.) this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

18 to 26 **Removals** = these nine [9] Coast Lives Oak shall be removed for the construction of this proposed project. We are not proposing to transplant (relocate) any of these proposed removal trees. It should be noted that Oak #19 was previously topped by others & should not be considered as a good specimen tree!

According to the "Cut-Fill Exhibit (Aug. 12, 2022) produced by Stantec" the following "cut-grading" will be required to occur 'below' (varying from one [1] foot to six [6] feet deep) to the above noted Oaks.

27 **SAVE** = this one [1] Coast Live Oaks shall remain during & after the construction of this proposed project.

The existing nearby curb & parking lot shall be removed three [3] feet north of this tree. New "swale grading" is proposed to occur no closer than three [3] feet to the north to east of the drip line of this tree.

The overall area of the Protected Zone for this tree covers 302 square feet. The existing encroachment for the curb & driveway covers 11.06 square feet (or 3.66%). The proposed encroachment for the new adjacent grading covers 35.41 square feet (or 11.73%).

Live wood pruning is not required to occur to this Oak. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

28 **SAVE** = this one [1] Coast Live Oak shall remain during & after the construction of this proposed project.

The existing "Amgen fence" within this tree's drip line shall be removed. See this project's Landscape Architectural plans for the design around this Oak.

This Oak is currently located "behind" the City of Thousand Oak entry sign. This sign will remain as well as the Oak behind it. No new walkways shall be designed or installed within the Protected Zone of this Oak.

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Tree No(s). Proposed Disposition(s)

28 (cont.) Live wood pruning is not required to occur to this Oak. It will be determined by this project's Landscape Architect as to what happens to the existing plant material within the Protected Zone of this Oak. If the plants are to be removed, they shall be cut at their bases & their roots shall remain in the soil.

In summary, the following is proposed:

Total quantity of Oaks that were inventoried =	28 on-property
SAVES (with no encroachments)	3 (9, 11 & 12)
SAVES (with encroachments) =	8 (7, 8, 10, 13, 14, 17, 27 & 28)
Removals* =	17 (1 to 6, 15, 16, 18 to 26)

*It should be noted that only Oak #19 is less than six [6] inches in diameter, all the rest are larger.

Tree Replacement Program

1. This project proposes to remove seventeen [17] Oaks. For mitigation, the project shall plant two 24" boxes & one 36" box specimen Oak trees as mitigation "replacements" for each approved removal Oak tree. Therefore, this project proposes to plant a minimum of thirty-four 24" box specimen & seventeen 36" box specimen Oaks as mitigation "replacements".
2. The above noted mitigation Oak trees (as many as possible) shall be planted in the "landscape" areas of this project. See the project's Landscape Architectural plans for the locations of these mitigation trees.
3. If any of the above noted mitigation cannot be planted back into the project site, we propose to: {1} donate these mitigation trees to the Conejo Recreation & Parks Department (CRPD) to plant in their preferred parks; or, {2} donate an in-lieu fee to the Conejo Open Space Conservation Agency (COSCA) fund to be used towards the acquisition of public open space lands.

Specific & General Recommendations (and Best Management Practices)

1. This Consulting Arborist should be on-site during all excavations within the Protected Zones of the protected trees.
2. The on-site 'saved' "Protected" trees shall be fenced with a temporary chain-link (or similar) protective fence at their drip lines or Protected Zones (or at the location of

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approved encroachment) prior to the start of any on-site grading. A minimum of four [4] warning signs (minimum size of two [2] feet x two [2] feet) which shall read:

WARNING (lettering to be red & minimum 4" tall)

THIS FENCE SHALL NOT BE REMOVED or RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF THOUSAND OAKS' COMMUNITY DEVELOPMENT DEPARTMENT (lettering to be black & minimum 2" tall)

These signs shall be posted on all protective fencing. This fencing shall remain intact until this Consulting Arborist and/or the city of Thousand Oaks Planning & Community Development Department (CTOP&CDD) allows it to be removed or relocated.

3. All footing excavations within the drip lines and/or Protected Zones shall be dug by hand work only, to a maximum depth of five [5] feet (or to a depth that CAL-OSHA, OSHA or local codes allow). If any roots are encountered, they shall be cleanly excised (& not sealed). Any excavation below the "approved" depth may be done with acceptable machinery. If any roots are encountered, especially those of one [1] inch in diameter & larger, it is recommended that all footings within the Protected Zones be of "post type" rather than of "continuous type" to lessen potential root damage.
4. If 'saved' roots must stay exposed for longer than one [1] day, or if the day is hot, then they shall be wrapped in burlap (or similar) and kept moist.
5. It is anticipated that no other on-site (native Oak) trees shall be encroached upon within their driplines and/or Protected Zones, other than what is being requested.
6. No 'over-excavation' outside of any cut and/or fill slopes ("tops" or "toes") for the proposed construction shall occur within the dripline and/or Protected Zone of any on-site (native Oak) trees, unless required by the project's structural engineer, and approved by the city of .
7. Soil compaction within the dripline and/or root zone shall be minimized. No equipment, spoils or debris shall be stored within the dripline and/or Protected Zone of the saved tree(s). No dumping of liquids or solvents, cleaning fluids, paints, concrete washout or other harmful substances within the driplines and/or Protected Zones shall be permitted.
8. All work, to this project's native Oak trees, shall be in accordance with city of Thousand Oaks' **Oak Tree Ordinance** and tree policies.

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9. Prior to the completion of this project, **TREES, etc.** shall certify in a 'letter of compliance', that the '**Oak Tree Ordinance**' and all concerned tree policies have been adhered to.
10. Copies of this report and the '**Oak Tree Ordinance**' shall be maintained on site during all project construction.

Landscape Demolition Procedures within SAVED Oak tree Protected Zones

1. Hand remove & replace any broken irrigation valve boxes, irrigation lines, irrigation heads, other landscape (the root systems shall stay intact & not removed), sidewalks, curbs, parking lots, etc. that are scheduled to be removed.
2. Hand remove all groundcover & shrubs that are proposed to be removed. The root systems shall stay intact & not be removed. The project Landscape Architect will determine what plants are to be saved or removed.
3. All of the above noted work shall be observed by this project's Consulting Arborist.

On-Site Oak Tree Care & Maintenance

1. No "new" landscape, irrigation lines, utility lines and/or grade changes shall be designed and/or installed within the drip line and/or Protected Zones of any on-site Oak trees, unless approved by the CTOP&CDD. If planting is necessary or the leaf litter is removed, the following is recommended:
 - A. Plant Material – only drought tolerant plantings should be used. All plantings should be compatible with the on-site Oak trees.

If additional plants are desired around the Oak trees, then use "acceptable" natives & follow these guidelines:

1. Plant no closer than ten [10] feet from any tree trunk.
2. Plant one [1] gallon specimens or smaller, as these plants will establish faster than larger containers.
3. Use only native backfill with no amendments.
4. Mulch with an insect/disease free material as needed (minimum) two [2] inches thick, to cover the soil for better water retention, to assist in lessening compaction, and for supplying organic material.
5. Water only once per week (or when necessary) by using a drip, or similar, irrigation system to a three [3] foot depth. Place the emitters (minimum of

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three [3] per plant) at the edge of the rootball. After the 1st year move the emitters twelve [12] inches away from their original locations. After the 3rd year move them another twelve [12] inches out. By the 4th year, the system may be removed or shut-off.

- B. Irrigation – spray-type irrigation systems should not be used within the drip lines and/or Protected Zones. The irrigation systems should not spray onto the tree trunks and/or within five [5] foot of the tree trunks or exposed roots. A continuously wet condition in this area favors unfavorable disease organisms to form, such as Avocado Root Rot (*Phytophthora cinnamomi*) and/or Oak Root Fungus (*Armillaria mellea*).
 - C. Resistant Plant Varieties – avoid plants that are susceptible to either Avocado Root Rot or Oak Root Fungus.
2. Natural rainfall should be sufficient to provide enough water for the Oak trees. Oaks in landscape areas will usually receive enough water from the adjacent & nearby plantings.
 - A. Watering – if it is needed in addition to the natural rainfall, a water probe should first be used to help determine the need. Watering may be accomplished by using a “Ross Root Feeder”, a low volume soaker hose, drip systems, etc. The water should percolate through the entire root area & the surrounding soil to a five [5] foot depth. Water as necessary, but generally not in the summer time.
 - B. Fertilization – can generally be applied when the tree is being watered. A total of 0.75 lbs. of actual nitrogen (N) per inch of trunk diameter per year (basic “rule of thumb”) is adequate. All fertilizer applications should be based on the most current soil analysis for correct rates. Fertilizing should only be done in the late spring. Fertilizer may be broadcast or applied through a deep-root watering system, depending on the specific tree & site conditions.
 3. The “bare” areas within the drip lines and/or Protected Zones of this on-site or “over-hanging” or within 50’ of approved grading/construction of the site’s (native Oak) trees should be covered with an insect & disease free organic mulch. This is done to help alleviate compaction. Compaction is the compression of the soil from walking or equipment uses. When it occurs under or around the tree the roots may be adversely affected. The tree growth may be stunted. All compaction created shall be remedied as soon as possible. The following should alleviate compaction from occurring:
 - A. Mulching – place a four [4] inch layer of a light fluffy (insect/disease free) mulch around the tree beginning six [6] inch from the trunk & extending to about ten [10]

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feet outside of the dripline. Mulch can consist of walnut shells, shredded bark or leaf litter. The mulch size shall be at least two [2] inches in size.

- B. Grade changes – of as little of six [6] inches, within the dripline, can have a negative affect to the trees. It is important that the natural drainage patterns be maintained to help prevent water from “ponding” at the base of the tree trunk. The natural trunk flare should always be visible.
 - C. Aeration – is the ventilation of the root system, which can be very beneficial in compacted areas. To alleviate a compaction problem, hand-dug holes of six [6] inches in diameter by twenty-four [24] inches deep by twenty-four [24] inches on-center to about ten [10] feet outside of the dripline. Fill the holes with natural organic matter (leaf litter). This material will decompose & will produce a year-around source of fertilizer for the tree.
4. Most Oak trees require little or no live wood pruning within their canopies. No major structural pruning shall be allowed. A qualified arborist under the review of **TREES, etc.** shall complete all dead wood removal and/or pruning.
- A. Trees do not heal the way people do. When a tree is wounded, it must grow over & compartmentalize the wound. As a result, the wound is contained within the tree forever. Small cuts do less damage than large cuts. For that reason, proper pruning or training of young trees is critical. Waiting to prune a tree until it is mature can create the need for large cuts that the tree can not easily close. Correct pruning cuts are critical to a tree’s response in growth & wound closure. Pruning cuts should be made just outside of the branch collar (which contains trunk or parent branch tissues). If the cut is too large, the tree may suffer permanent internal decay from an improper pruning cut.
 - B. Dead wood pruning removal – is the removal of dead tissue, no matter the size, is an acceptable practice. All pruning should follow the standards as set forth by the International Society of Arboriculture (ISA).
 - C. Live wood pruning removal – live branches that are considered to be unsafe due to decay; branches with cavities, cracks, fire damaged, diseased or infested with insects; branches that are physically imbalanced; especially branches with the above noted problems that are over two [2] inches in diameter should be considered for removal. All pruning should follow the standards as set forth by the ISA.
 - D. Cavities & hollows – should be kept free of loose debris, soil & plants. Some contain decayed wood, which should be treated by a qualified arborist only. Concrete or

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other similar materials should not be used to seal or fill in cavities or hollows. Cavities or hollows may be covered with screening to prevent debris build-up.

- E. Wound Dressings or Sealants – it was once thought that dressings were used to accelerate wound closure, but research has found that dressings do not reduce decay or speed closure & rarely prevent insect or disease infestations. Pruning wounds should not be sealed with any type of “pruning wound sealing compounds”. Over time, these materials crack & can create entry points for diseases and/or insects. Wounds will “heal” properly if pruned correctly.

5. Insects & Diseases

- A. Effective pest control begins with the observation by the land owner. Changes such as abnormal leaf drop, oozing sap or discolored or dying twigs or leaves typically indicate that something has changed. Land owners should be careful when using pesticides around an Oak tree. Herbicides (weed killers) should never be used within the Protected Zone of an Oak tree, unless approved & applied by a certified pesticide applicator.

6. Inspections & Reviews

- A. This site’s Oak trees should be inspected on a periodic basis by this Consulting Arborist. The inspection basis should be determined by the relative hazard value of the tree. If a tree is in a “high-use” area, it should be inspected at least on a quarterly basis, whereas a tree that is located in a “low-use” area may only require a bi-annual inspection.

NOTICE of DISCLAIMER = Opinions given in this report are those of **TREES, etc.**, and are derived from current professional standards based on visual recordings at the time of inspection. This visual record does not include aerial or subterranean inspections, and therefore may not reveal existing hidden hazards. Records may not remain accurate after inspection due to changeable deterioration of the inventoried plant material. **TREES, etc.**, provides no warranty regarding errors of omission resulting from the lack of communication of facts available only to the requester of this report which are expressed or implied as to the fitness of the urban forests for safe uses. **TREES, etc.** has no past, present or future interest in this property or the subject trees. This report may not be reproduced without the expressed written permission of **TREES, etc.** Any change or alteration to this report invalidates the entire report.

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If you have any further questions, please do not hesitate to call **TREES, etc.**

Sincerely,

TREES, etc.

A handwritten signature in black ink that reads "Richard Ibarra". The signature is written in a cursive style with a large, stylized initial 'R'.

Richard Ibarra, President
CONSULTING ARBORIST

1063otr-1-21[c] // March 27, 2023

TREE EVALUATIONS

The inventory Health & Aesthetic Ratings of the tree is explained in the following:

The Health of the tree is visually determined from the following macroscopic inspection of signs and symptoms of disease.

- A. Excellent (31 to 35 points) - This tree is a healthy & vigorous tree characteristic of its species & free of any visible signs of disease or pest infestation.
- B. Good (26 to 30 points) - This tree is a healthy & vigorous tree. However, there are minor visible signs of disease and pest infestation.
- C. Fair (16 to 25 points) - This tree is healthy in overall appearance, but there is a normal amount of disease and/or pest infestation.
- D. Poor* (11 to 15 points) - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline.
- E. Very Poor* (6 to 10 points) - This tree exhibits extensive signs of dieback.
- F. Dead* (0 points) - This tree exhibits no signs of life at the time of field evaluation.

* A tree rating of "D" and lower is in low vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed development.

The Aesthetic quality of the tree is visually determined from the following overall inspection of appearance.

- A. Excellent - This tree is visually symmetrical, having the ideal form and appearance for the species.
- B. Good to Fair - This tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches.
- C. Poor - This tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches.
- D. Very Poor - This tree has few, if any, positive characteristics and may detract from the beauty of the landscape.

TREE EVALUATIONS

Inspection Date 11/15, 17, 23/21 ; 1/11, 18/22

Page 1/5

TOTAL POINTS	CLASS	GRADE	TREE NUMBER										
31 to 35	Excellent	A											
26 to 30	Good	B											
16 to 25	Fair	C											
11 to 15	Poor	D											
6 to 10	Very Poor	E											
0	Dead	F											
FACTORS			POINTS	1	2	3	4	5	6	7	8	9	10
CROWN DEVELOPMENT													
Well Balanced	5 points		X	X	X	X	X			X	X	X	X
Lacking Natural Symmetry	3 points												
Lacking a Full Crown	1 point								X				
TRUNK CONDITION													
Sound & Solid	5 points		X	X	X	X	X	X	X	X	X	X	X
Section of Bark Missing:													
Less Than 1/4 Around	4 points												
1/4 to 1/2 Around	3 points												
1/2 or More Around	2 points												
Stump with New Basal Growth	1 point												
Extensive Decay or Hollow Trunk	0 points												
BRANCH STRUCTURE													
No Defects	5 points												
Dieback (Limited)	4 points		X	X	X	X	X			X	X	X	X
Few Structurally Dead or Broken Branches	3 points								X				
Many Structurally Dead or Broken Branches	1 point												
TWIG GROWTH													
Typical for Species & Age	5 points		X	X		X	X				X	X	X
Less Than 1/2 Normal	3 points				X					X			
Growth Greatly Reduced	1 point								X				
FOLIAGE													
Normal Size & Color	5 points		X	X	X	X	X				X	X	X
Minor Deficiency Symptoms	3 points									X			
Major Deficiency Symptoms	1 point								X				
INSECTS & DISEASES													
No Insects or Diseases Apparent	5 points												
Few Controllable Insects/Diseases Apparent	3 points		X	X	X	X	X	X	X	X	X	X	X
Severe Infestation	1 point												
ROOTS													
No Root Problems Apparent	5 points		X	X		X	X				X	X	X
Minor Root Problems	3 points				X				X	X			
Severe Root Problems	1 point												
TOTAL POINTS			32	32	28	32	32	17	26	32	32	32	
Aesthetic Grade			A	B	B	A	B	C	D	A	A	A	

ADDITIONAL COMMENTS

*ALL trees are COAST LIVE OAKS *

MD → mainstem dieback

TD → twig dieback

10.2" x 20'	13.6" x 20'	7.9" x 20'	11.7" x 20'	20.25" x 25'	MD 13.35" x 20'	TD 20.05" x 30'	ivy growing on trunk 6.7", 7.75" @ 42" x 20'	5.4" x 15'	2" x 15'
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TREE EVALUATIONS

Inspection Date 11/15, 17, 23/21 & 1/11, 18/22

Page 2/5

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

		TREE NUMBER	11	12	13	14	15	16	17	18	19	20
FACTORS	POINTS											
CROWN DEVELOPMENT												
Well Balanced	5 points		X	X	X	X	X	X				
Lacking Natural Symmetry	3 points								X	X		X
Lacking a Full Crown	1 point										X	
TRUNK CONDITION												
Sound & Solid	5 points		X	X	X	X	X	X	X			X
Section of Bark Missing:												
Less Than 1/4 Around	4 points									X		
1/4 to 1/2 Around	3 points											
1/2 or More Around	2 points											
Stump with New Basal Growth	1 point											
Extensive Decay or Hollow Trunk	0 points										X	
BRANCH STRUCTURE												
No Defects	5 points		X	X	X	X						
Dieback (Limited)	4 points						X	X	X	X		X
Few Structurally Dead or Broken Branches	3 points										X	
Many Structurally Dead or Broken Branches	1 point											
TWIG GROWTH												
Typical for Species & Age	5 points		X	X	X	X	X	X	X			X
Less Than 1/2 Normal	3 points										X	
Growth Greatly Reduced	1 point									X		
FOLIAGE												
Normal Size & Color	5 points		X	X	X	X	X	X	X			X
Minor Deficiency Symptoms	3 points									X		
Major Deficiency Symptoms	1 point										X	
INSECTS & DISEASES												
No Insects or Diseases Apparent	5 points		X	X	X							
Few Controllable Insects/Diseases Apparent	3 points					X	X	X	X	X		X
Severe Infestation	1 point										X	
ROOTS												
No Root Problems Apparent	5 points		X	X	X			X	X			X
Minor Root Problems	3 points					X	X			X		
Severe Root Problems	1 point										X	
TOTAL POINTS			35	35	35	31	30	32	30	21	10	30
Aesthetic Grade			A	A	B	A	A	A	A	D	D	B

ADDITIONAL COMMENTS

* ALL trees are COAST LIVE OAKS *

Crowded by #12 2 1/2" x 20'	Crowded by #11 2 1/2" x 20'	7.85" x 25'	15.3" x 30'	31.25" @ 36" x 40'	11.8" x 25'	17.95" x 30'	6.35" x 15'	topped @ 15'-2" tall 3 1/2" x 10'	17.2" x 35'
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TREE EVALUATIONS

Inspection Date 11/15, 17, 23/21 & 1/11, 18/22

Page 3/5

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

		TREE NUMBER	21	22	23	24	25	26	27	28	-	-
FACTORS	POINTS											
CROWN DEVELOPMENT												
Well Balanced	5 points		X	X	X		X	X	X	X		
Lacking Natural Symmetry	3 points					X						
Lacking a Full Crown	1 point											
TRUNK CONDITION												
Sound & Solid	5 points		X	X	X		X	X	X			
Section of Bark Missing:												
Less Than 1/4 Around	4 points											
1/4 to 1/2 Around	3 points											
1/2 or More Around	2 points											
Stump with New Basal Growth	1 point											
Extensive Decay or Hollow Trunk	0 points					X				X		
BRANCH STRUCTURE												
No Defects	5 points								X			
Dieback (Limited)	4 points		X	X	X	X	X	X		X		
Few Structurally Dead or Broken Branches	3 points											
Many Structurally Dead or Broken Branches	1 point											
TWIG GROWTH												
Typical for Species & Age	5 points		X	X	X	X	X	X	X	X		
Less Than 1/2 Normal	3 points											
Growth Greatly Reduced	1 point											
FOLIAGE												
Normal Size & Color	5 points		X	X	X	X	X	X	X	X		
Minor Deficiency Symptoms	3 points											
Major Deficiency Symptoms	1 point											
INSECTS & DISEASES												
No Insects or Diseases Apparent	5 points											
Few Controllable Insects/Diseases Apparent	3 points		X	X	X	X	X	X	X	X		
Severe Infestation	1 point											
ROOTS												
No Root Problems Apparent	5 points								X	X		
Minor Root Problems	3 points		X	X	X	X	X	X				
Severe Root Problems	1 point											
TOTAL POINTS			30	30	30	23	30	30	33	27		
Aesthetic Grade			A	A	A	B	A	A	A	B		

ADDITIONAL COMMENTS

All trees are COAST LIVE OAKS

PP = previously pruned

WD = woodpecker damage

BF = beetle frass

16.9" x 14.0'	12.4" x 20'	18.6" x 30'	19.6" x 25'	9.55" x 20'	15.6" x 30'	crowded in shrub bed 2" x 15'	PP WD, BF 11.4" x 20'					
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TREE CANOPY MEASUREMENTS

[on-property Oaks]

[eight-point driplines (north, northeast, east, southeast, south, southwest, west, & northwest), along with the minimum clearances from the existing field grades to the bottoms of the canopy at each compass point – **where possible**]

DRIPLINE MEASUREMENTS @ 8 compass points & canopy heights

Tree No.	North / Canopy Ht.	Northeast / Canopy Ht.	East / Canopy Ht.	Southeast / Canopy Ht.	South / Canopy Ht.	Southwest / Canopy Ht.	West / Canopy Ht.	Northwest / Canopy Ht.	
1	15/6	15/7	15/8	18/10	19/8	20/8	15/6	15/6	
2	14/6	17/10	17/6	15/6	14/6	15/7	15/8	10/8	
3	9/8	10/8	11/8	12/8	15/8	13/10	11/10	10/10	
4	18/8	15/10	15/10	19/10	17/10	16/10	16/10	18/8	
5	27/10	25/10	22/10	25/10	25/8	25/10	20/10	25/10	
6	10/10	13/10	7/6	10/10	10/10	10/10	12/10	10/10	
7	24/6	22/10	21/10	20/10	20/6	20/10	22/10	22/10	
8	8/5	10/5	16/1	12/10	8/15	10/10	10/8	10/6	
9	8/1	8/1	8/1	7/1	5/1	5/1	4/4	6/5	
10	5/5	5/5	4/5	4/5	3/10	4/5	4/4	5/5	
11	5/5	←—————→						→	5/5
12	5/5	←—————→						→	5/5
13	10/2	10/10	8/15	8/10	8/6	8/5	8/4	10/4	
14	20/8	13/10	19/15	20/15	15/10	15/10	17/10	20/10	
15	25/10	30/10	35/10	30/10	25/10	25/10	28/10	25/10	
16	7/10	15/10	16/8	15/6	17/6	15/8	18/8	10/10	
17	22/8	19/8	20/8	21/7	23/7	25/7	25/7	15/6	
18	2/8	2/8	5/8	2/8	5/10	10/10	7/8	2/8	
19	5/5	←—————→						→	5/5
20	14/10	10/15	20/7	20/7	20/7	20/8	25/15	20/10	
21	18/6	20/15	12/6	20/5	20/20	20/20	20/20	28/10	
22	17/10	18/10	15/7	20/7	18/6	17/9	19/10	18/10	
23	18/20	20/20	22/20	22/20	22/20	20/20	19/15	19/20	
24	15/10	18/20	20/20	26/20	25/10	25/10	25/8	20/10	
25	13/8	13/8	14/8	12/8	10/8	10/10	12/10	12/10	

DRIPLINE MEASUREMENTS @ 8 compass points & canopy heights

Tree No.	North / Canopy Ht.	Northeast / Canopy Ht.	East / Canopy Ht.	Southeast / Canopy Ht.	South / Canopy Ht.	Southwest / Canopy Ht.	West / Canopy Ht.	Northwest / Canopy Ht.
26	12'/20'	10'/20'	9'/20'	15'/20'	18'/20'	16'/20'	16'/28'	19'/20'
27	4'/2'	5'/2'	5'/2'	5'/2'	4'/2'	5'/2'	5'/2'	5'/2'
28	7'/10'	10'/10'	11'/10'	15'/10'	19'/5'	17'/5'	19'/6'	10'/10'

RDI Project No.:

Date:

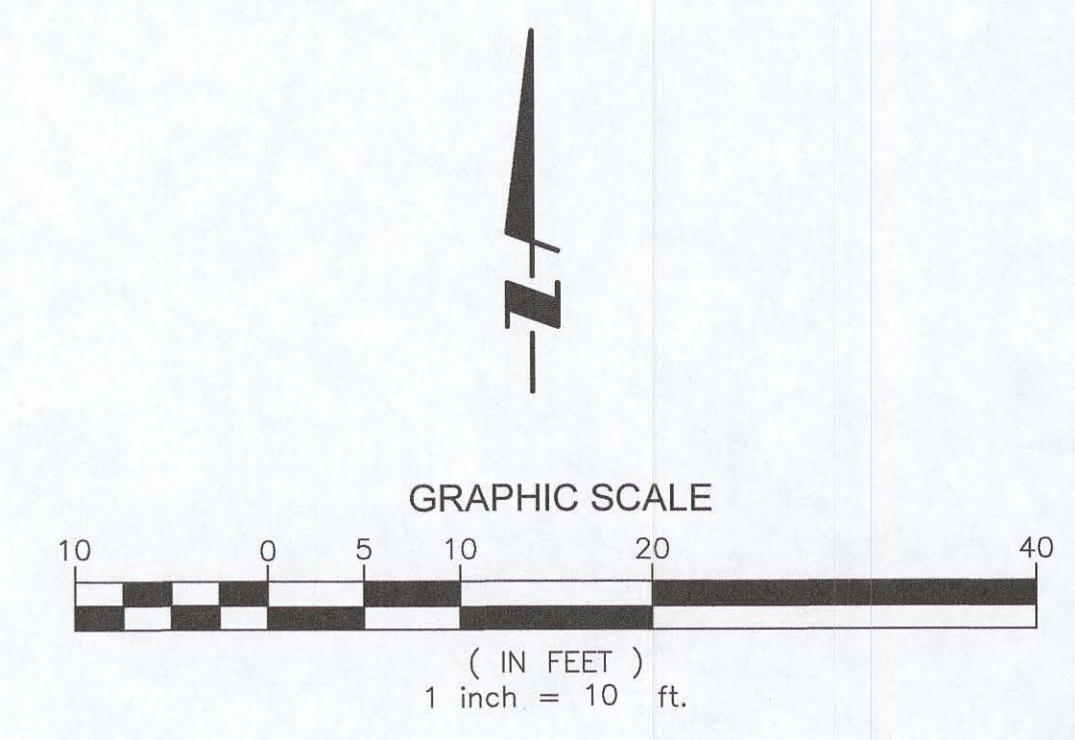
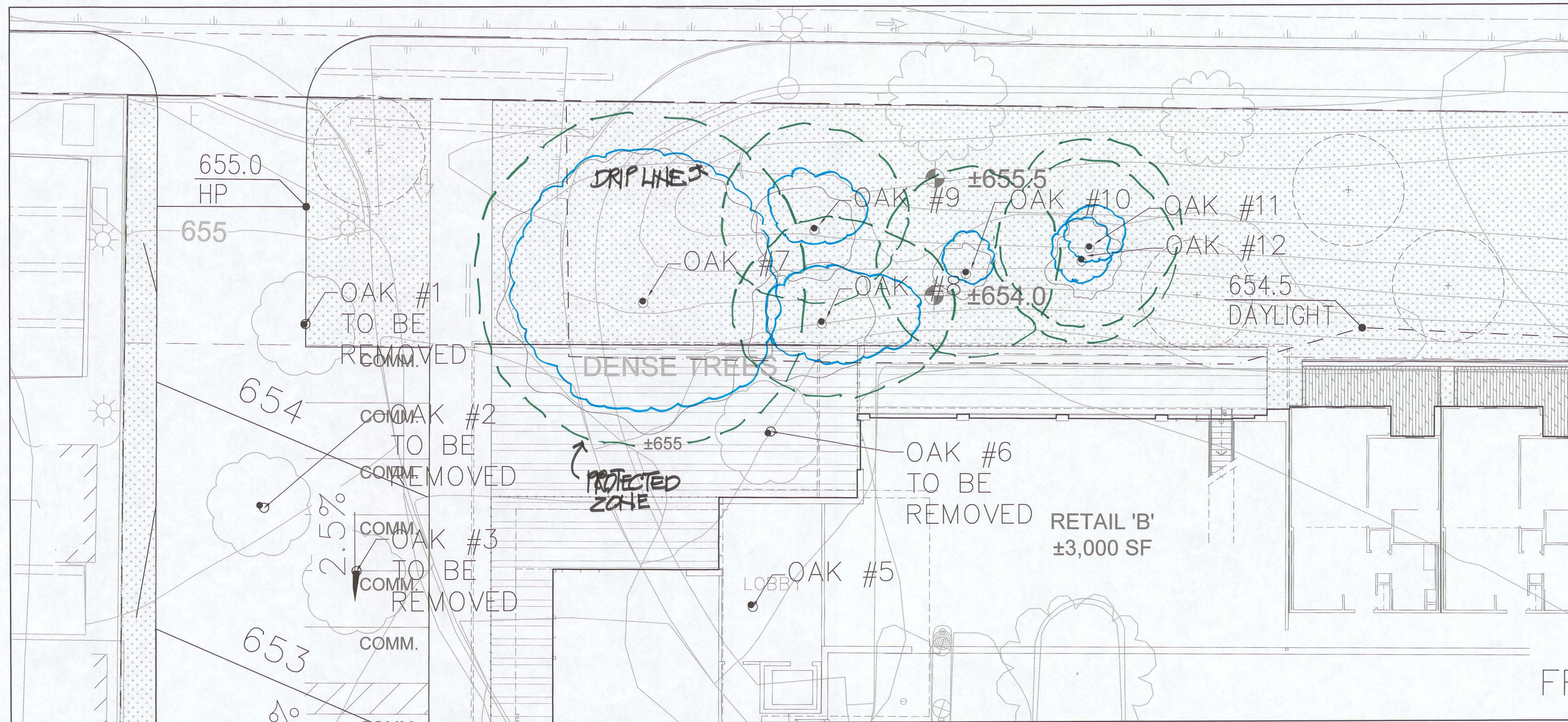
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**ON-SITE
OAK TREE
DISPOSITIONS**

On-Site Oak Tree Dispositions

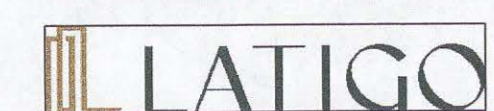
<u>Tree No.</u>	<u>Common Name</u>	<u>Trunk Diameter(s)</u>	<u>Health</u>	<u>Appearance*</u>	<u>Special Notes (branches to be pruned)</u>
<u>Retain & Protect (no encroachments) = 3</u>					
9	Coast Live Oak	5.4"	Excellent	A	NO PRUNING REQUIRED
11	Coast Live Oak	2-1/2"	Excellent	A	NO PRUNING REQUIRED
12	Coast Live Oak	2-1/2"	Excellent	A	NO PRUNING REQUIRED
<u>Removals = 17</u>					
1	Coast Live Oak	10.2"	Excellent	A	
2	Coast Live Oak	13.6"	Excellent	B	
3	Coast Live Oak	7.9"	Good	B	
4	Coast Live Oak	11.7"	Excellent	A	
5	Coast Live Oak	20.25"	Excellent	B	
6	Coast Live Oak	13.35"	Poor	C	
15	Coast Live Oak	31.25" @ 36" high	Good	A	
16	Coast Live Oak	11.8"	Excellent	A	
18	Coast Live Oak	6.35"	Fair	D	
19	Coast Live Oak	3-1/2"	Very Poor	D	
20	Coast Live Oak	17.2"	Good	B	
21	Coast Live Oak	16.9"	Good	A	
22	Coast Live Oak	12.4"	Good	A	
23	Coast Live Oak	18.6"	Good	A	
24	Coast Live Oak	19.6"	Fair	B	
25	Coast Live Oak	9.55"	Good	A	
26	Coast Live Oak	15.6"	Good	A	
<u>Pruning &/or Encroachments = 8</u>					
7	Coast Live Oak	20.05"	Good	B	3", 4", 6" & 8" banches over new deck
8	Coast Live Oak	6.7", 7.75" @ 42" high	Excellent	A	1" & 1-1/2" branches over new deck
10	Coast Live Oak	2"	Excellent	A	NO PRUNING REQUIRED
13	Coast Live Oak	7.85"	Excellent	B	NO PRUNING REQUIRED
14	Coast Live Oak	15.3"	Excellent	A	2x1", 2x2", 3" & 4" branches over new sidewalk & driveway
17	Coast Live Oak	17.95"	Good	A	2" & 3" branches over new driveway
27	Coast Live Oak	2"	Excellent	A	NO PRUNING REQUIRED
28	Coast Live Oak	11.4"	Good	B	NO PRUNING REQUIRED

* A = this tree is symmetrical, having the ideal form & appearance for the species; B = this tree, though non-symmetrical, has an appealing form with very little dieback; C = this tree, is non-symmetrical with an unappealing form and/or has much dieback; D = this tree has few if any positive characteristics.



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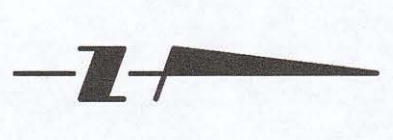
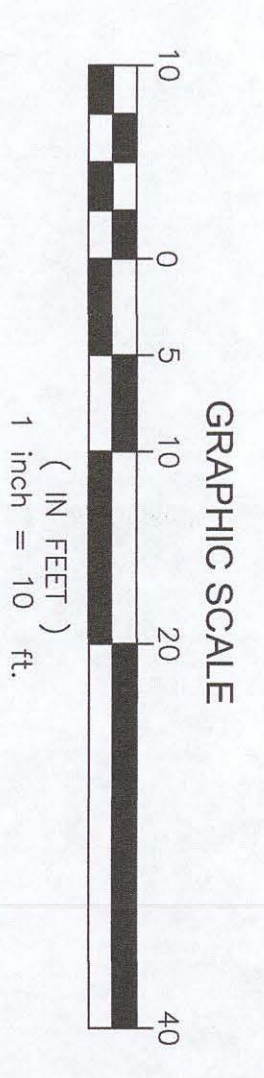
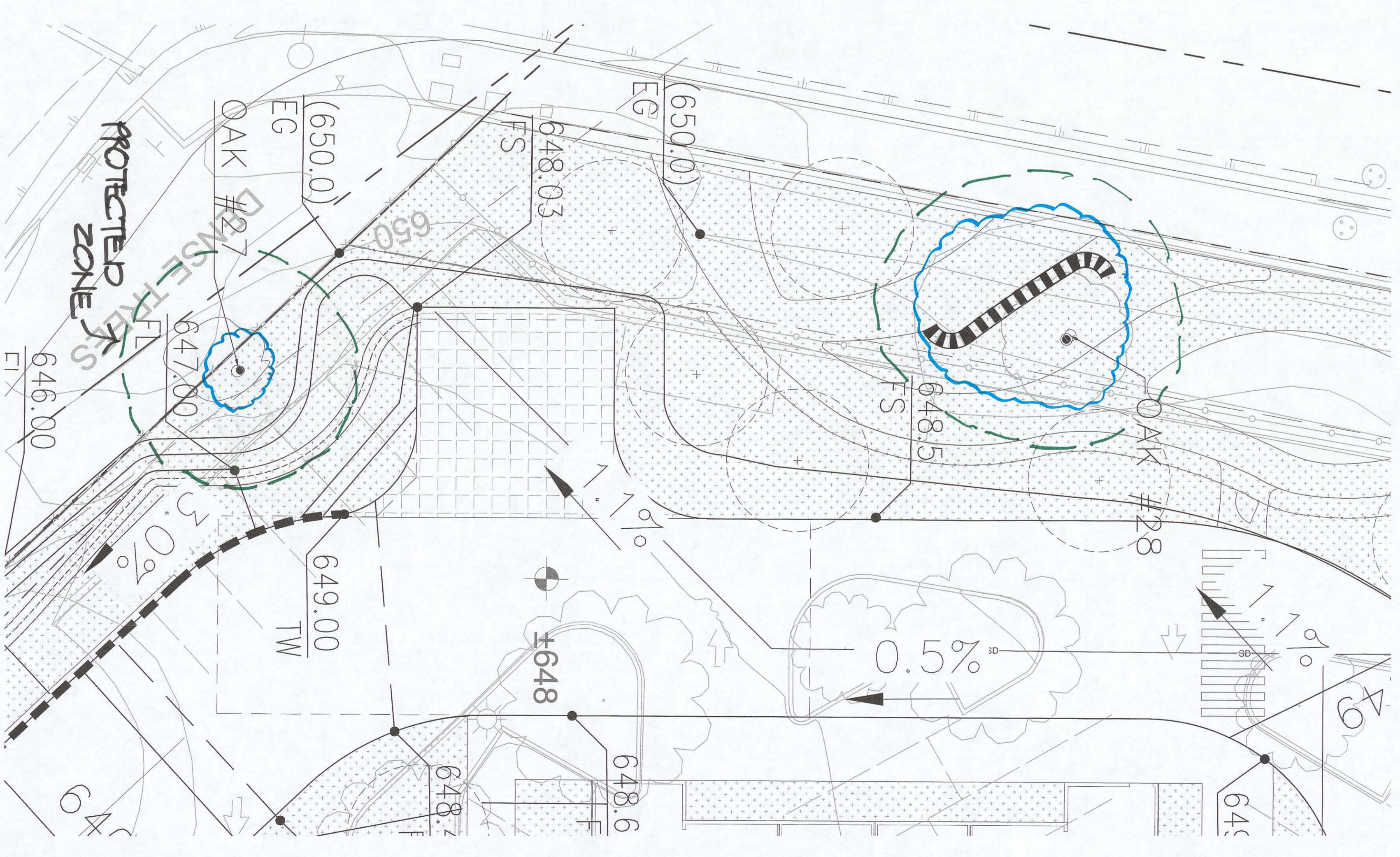


2150 HILLCREST DR
THOUSAND OAKS, CA # 2021-0082

Formal Application Re-Submittal
MARCH 22, 2023

CIVIL
CONCEPTUAL GRADING PLAN





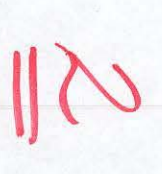
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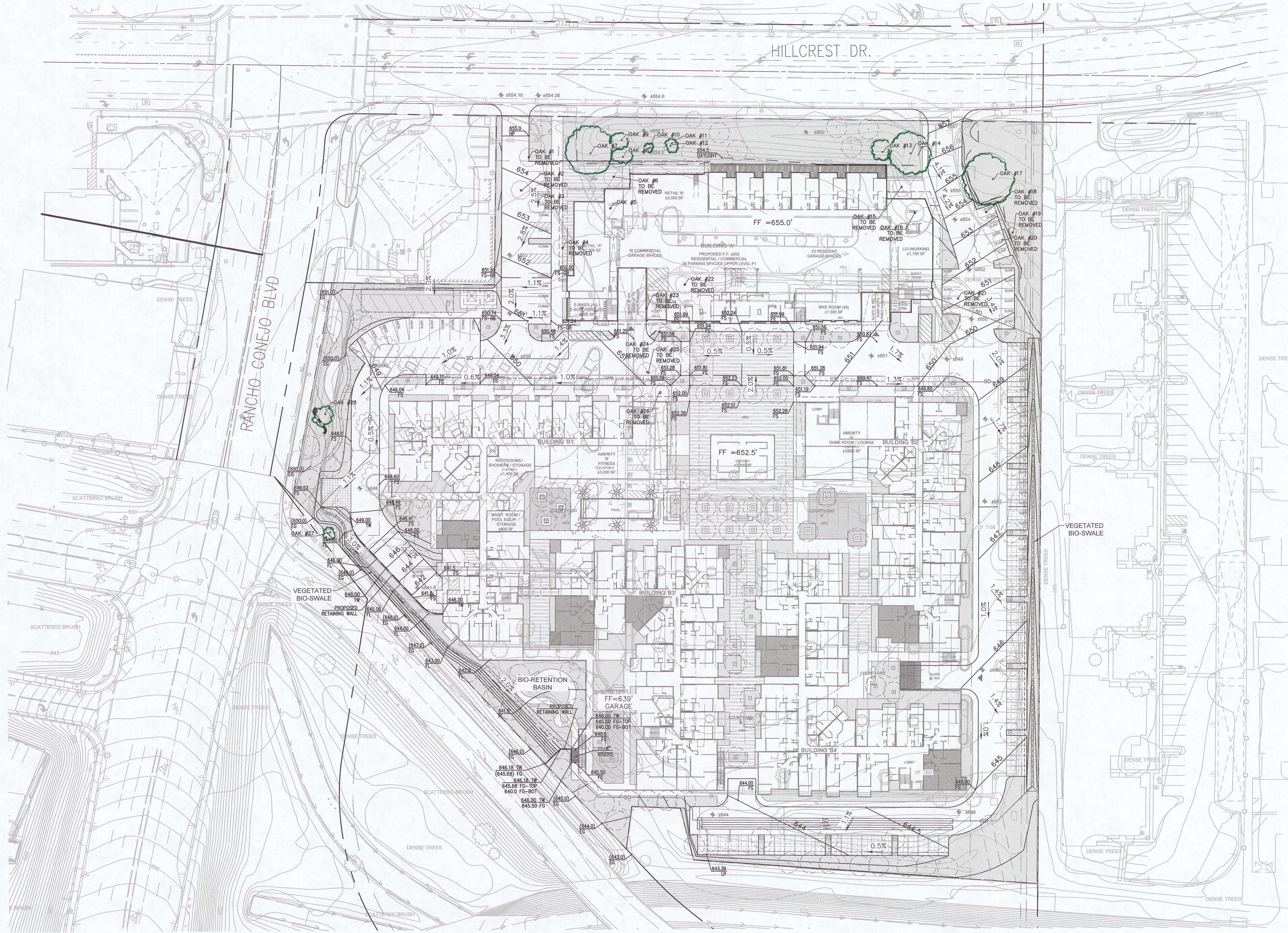


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MARCH 22, 2023

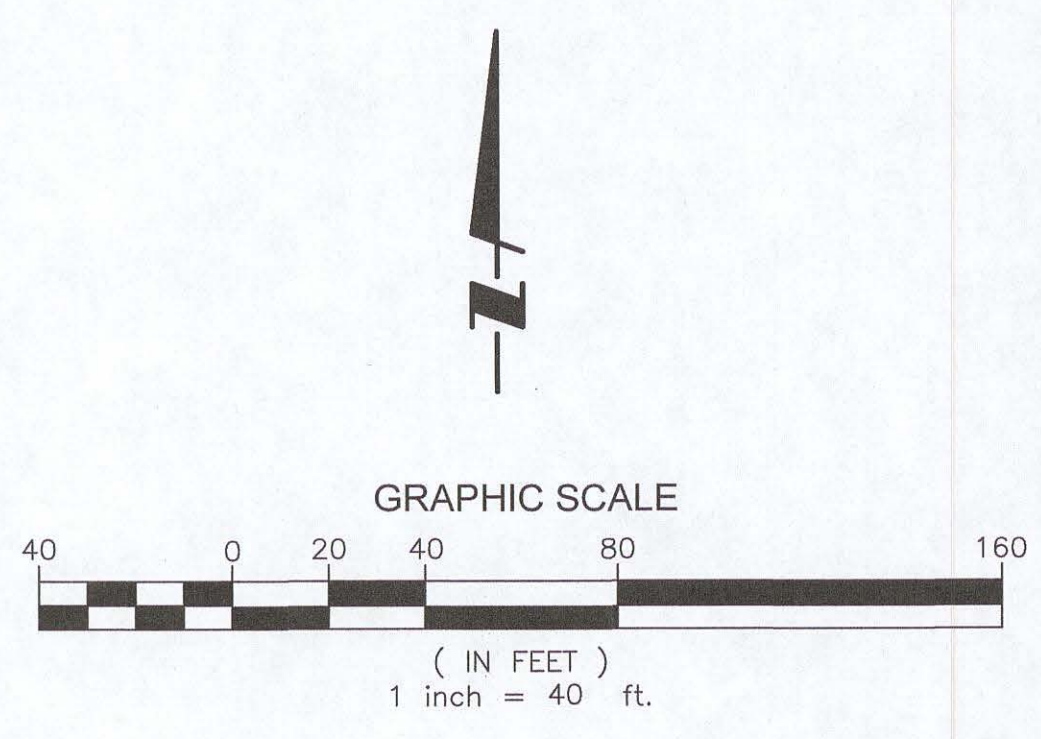
CIVIL
CONCEPTUAL GRADING PLAN





ESTIMATED EARTHWORK:
 RAW CUT: 52,800 CY
 RAW FILL: 4,700 CY
 NET: 48,100 CY EXPORT

NOTE: THE ABOVE VOLUMES ARE CALCULATED FROM THE EXISTING GROUND TO THE PRELIMINARY PROPOSED FINISHED GRADE OR SUBGRADE. QUANTITIES HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, OR SPOILS.



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C1.00