

# **Appendix C**

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## Oak Tree Report

Lee Newman, Landscape Architect #1314  
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Westlake Village, CA 91362  
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October 4, 2022 – Original  
April 18, 2023 – Revised

Cruzan  
Attn. Mr. Tom Wood  
9171 Wilshire Blvd., Suite #500  
Beverly Hills, Ca 90210

Re: 1300 Lawrence Dr. LLC  
Oak Tree Letter / Report for 1300 Lawrence Dr., Thousand Oaks, Ca.

Dear Mr. Wood,

This letter is being prepared to present the facts and findings to the City of Thousand Oaks staff. Per resolution No. 2010-14, Oak Tree Protection and Preservation Guidelines.

#### The Site

The site is currently a flat, abandoned parking lot. It seems that the landscape could have been installed at least 12 years ago. There are parking lot planters and perimeter landscaping. According to the current Grading Plan, 90% of the site will be graded to receive the new building necessitating the removal of all vegetation except some Eucalyptus along Corporate Center Drive and the Eastern property line.

#### Vegetation

Currently the property has the following trees species on site. Eucalyptus, Koelreuteria, Pinus, Lagerstroemia, and some Pistacia. There is 1 small Oak tree #134 – Quercus agrifolia, located in the landscape area above the street on Lawrence Dr. There is one Quercus ilex with 2 trunks @ 1" caliper, noted as Tree #135. There is one other Quercus agrifolia, Tree # 136 within the drainage swale on the S.E. property line on a manufactured slope. The maintenance of this parking lot is almost nonexistent.

#### Oak Tree #134 - Quercus agrifolia – Coast Live Oak

This is a very healthy, small Coast Live Oak tree. The tree is approximately 20' high and has a canopy diameter of approximately 9'. The tree is approximately 3" in diameter at D.B.H and leans to the south. This tree we would grade as a B in health and aesthetics. According to the Grading Plan, the site will be graded up to the trunk of this tree, requiring it's removal since it falls within the Code criteria. We would recommend that as mitigation for this volunteer Oak that 2-24" box & 1- 36" box to be planted as part of the future landscape plan.

Oak Tree #135 - Quercus ilex – Holly Oak

This tree appears to have been severely pruned and poorly maintained. It is suckering from the base. It has 2 small trunks. There is one dominant trunk that is at least 1" caliper. There is a lot of shrubs and groundcover around the tree. I would give this non-native Oak a grade of D for health and aesthetics. This tree will be impacted by the grading of the site to accommodate the future building and possibly new landscape and irrigation. There should be no mitigation required for this removal.

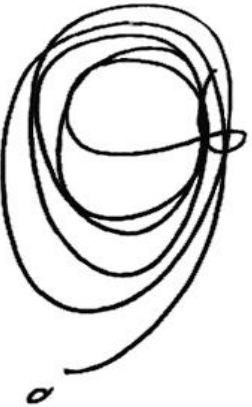
Oak Tree #136 – Quercus Agrifolia – Coast Live Oak

There is a small volunteer Oak located on the slope of an existing drainage area. According to the Architectural Site Plan, there are proposed double retaining walls. These walls will cause the removal of this Oak. We recommend that the Landscape Plan reflect Oak Tree mitigation of 2-24" and 1-36" box Oaks to be planted.

Mitigation

In summary, we are requesting that we submit a Type "C" Oak Tree Permit and that the suggested mitigation be accepted as meeting the spirit of the City of Thousand Oaks ordinances. We will plant 4 – 24" box Quercus lobata standards and 2- 36" box Quercus agrifolia standards as mitigation for these 2 volunteer Oaks.

Cordially,

A handwritten signature in black ink, appearing to read 'Lee Newman', with a small leaf-like flourish at the end of the signature.

Lee Newman  
Landscape Architect, License #1314

Cc: Melanie Danneberg – Ware Malcomb  
Keith Malloy – Ware Malcomb

Encl: Oak Tree Permit Application Revision  
Site Tree Photos  
Site Legend/100 Scale Map L-1  
Summary of Field Observations Sheet  
Dripline Measurements Sheet



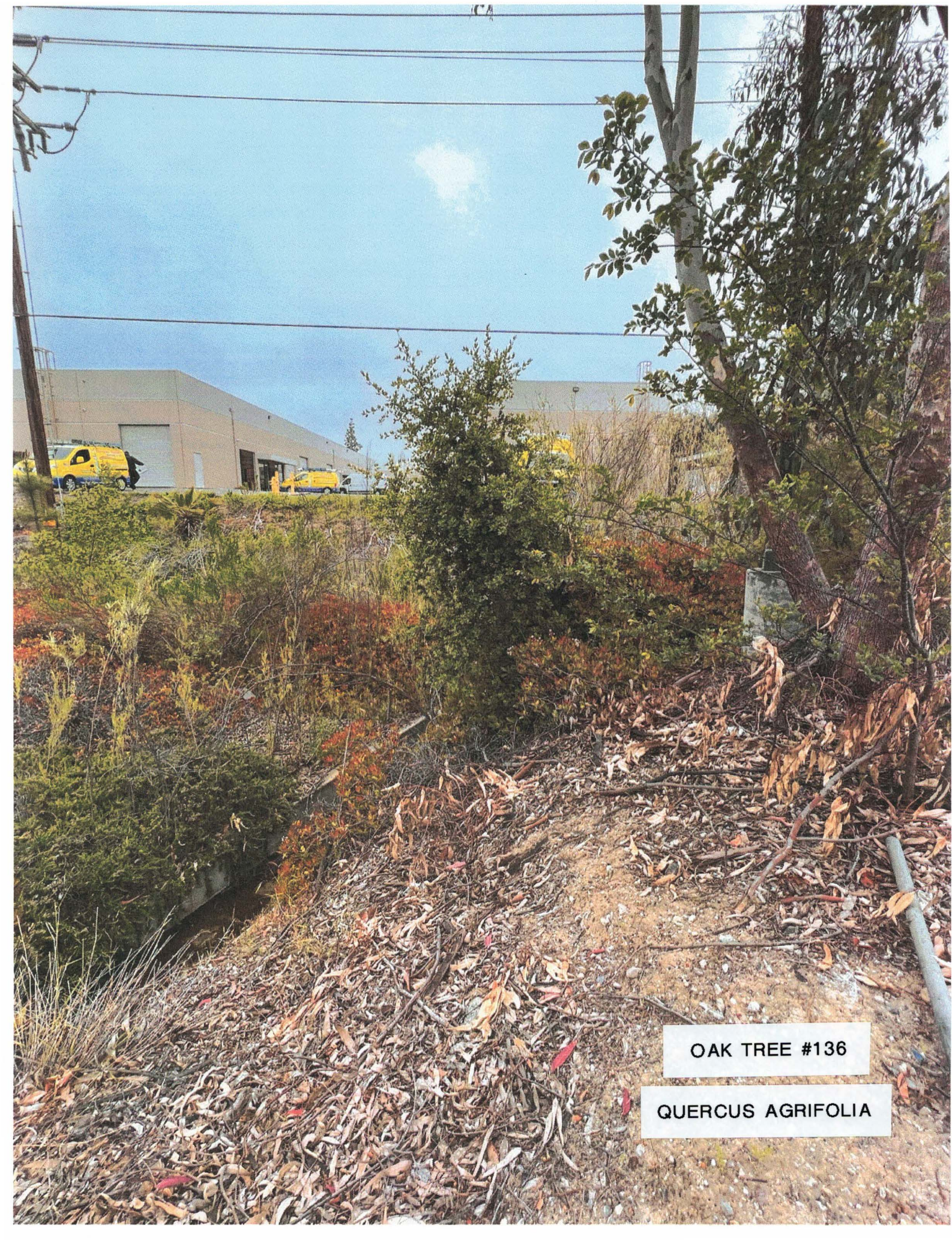
OAK TREE #134

QUERCUS AGRIFOLIA



OAK TREE #135

QUERCUS ILEX



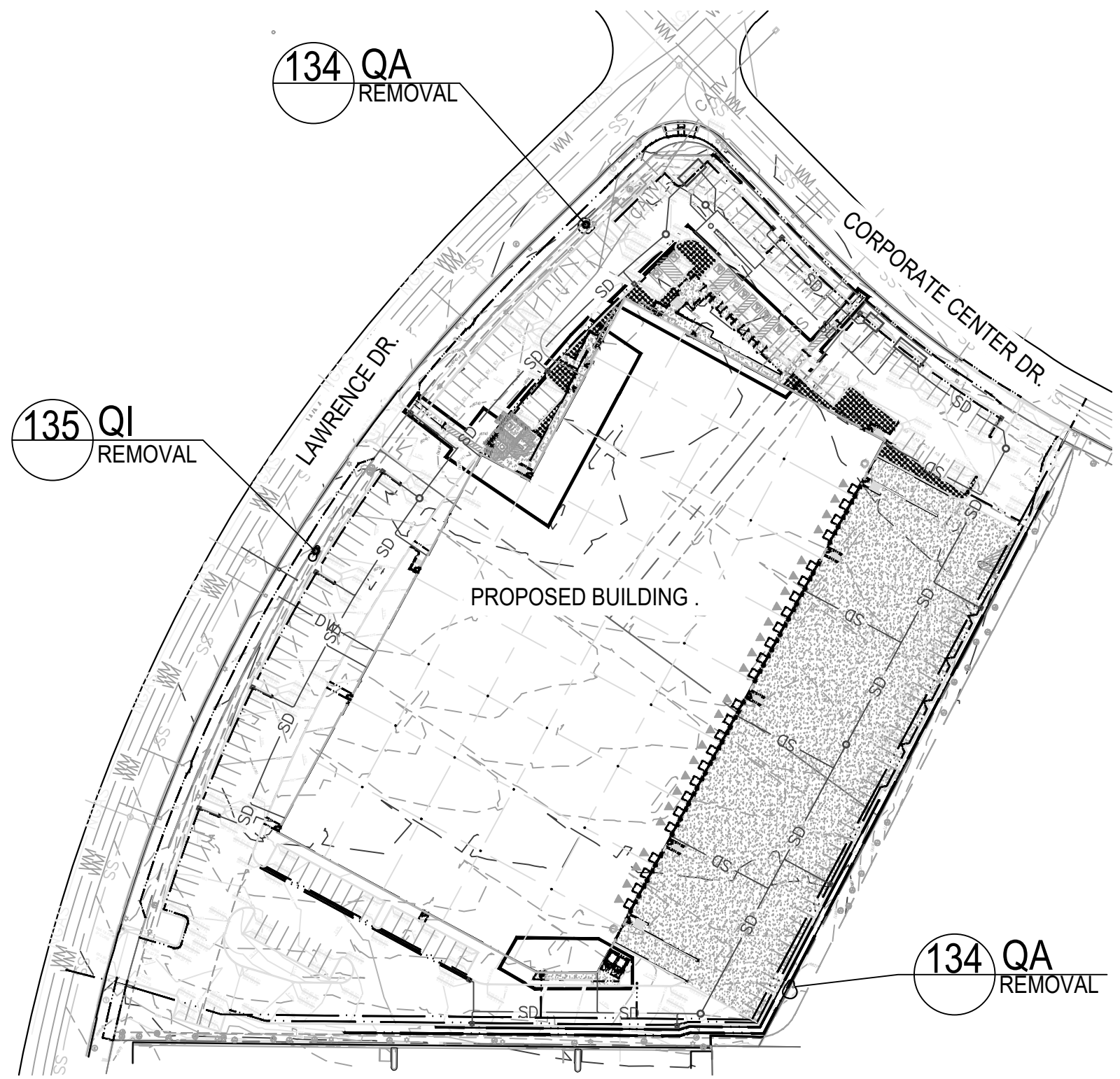
OAK TREE #136

QUERCUS AGRIFOLIA



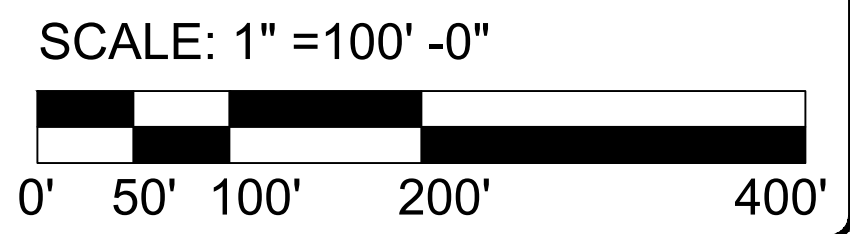






### OAK TREE LEGEND

- OAK TREE DRIPLINE
- QA QUERCUS AGRIFOLIA
- QI QUERCUS ILEX
- TREE NUMBER



REVISIONS	BY
CITY COMMENTS 4/17/23	AP

LANDSCAPE ARCHITECT:  
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 31366 VIA COLINAS, UNIT # 111  
 WESTLAKE VILLAGE, CA 91362  
 Tel: 818 889-3622  
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OAK TREE MAP

1300 LAWRENCE DR.  
 THOUSAND OAKS, CA 91320

CLIENTS:  
 CRUZAN  
 C/O TOM WOOD  
 9171 WILSHIRE BLVD.  
 BEVERLY HILLS, CA 90210

DRAWN BY: MJN DESIGN STUDIO
DATE OCTOBER 2022
SCALE
JOB NO.
SHEET <b>L-1</b>
OF SHEETS