

July 23, 2007

CITY OF CALABASAS OAK TREE REVIEW

Applicant: Larry Dinovitz
D2 Development
5023 Parkway Calabasas, Ste. 200
Calabasas, CA 91302

VTTM No. 66208

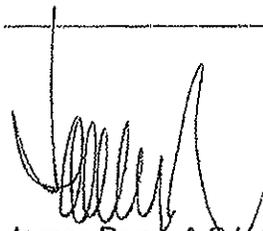
City Planner: Michael Kline
Permit No.

Consultant: LDC Design Consultants

City Consultant Response dated: 7/23/07

We have reviewed the latest submittal for the referenced project and recommend approval base upon condition as follows:

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1. The tree tags on the following trees need to be replace so that they are readable: 79,80,91,92,95,96,98,99,100,101,103,104,105,106,127,128 and 129.



James Dean, A.S.L.A., I.S.A.
Landscape Architect
The City Arborist for the City
of Calabasas

May 23, 2007

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OAK TREE REVIEW**

Applicant: Larry Dinovitz
D2 Development
5023 Parkway Calabasas, Ste. 200
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VTTM No. 66208

RECEIVED

City Planner: Michael Kline
Permit No.

MAY 23 2007

Consultant: LDC Design Consultants

COMMUNITY DEVELOPMENT
PLANNING DEPT.

City Consultant Response dated: 5/23/07

REVIEW OF SUBMITTED DOCUMENTS:

We have visited the site at the Village at Calabasas (Vesting Tentative Tract Map #66208) between March 14, and May 18, 2007, to observe and compare the condition of the oak resource throughout the property against the Oak Tree Report.

During the "walks," general and specific observations were noted as follows:

1. One additional *Quercus agrifolia*, with an approximate eleven inch diameter trunk was observed in the street-side planter north of the circular drive to the Park Sorrento Office Building, which is within the 200' reporting zone.
2. The "tags" on several of the Trees were obscure and need to be permanently marked as are the others, including 79, 80, 91, 92, 95, 96, 98, 99, 100, 101, 103, 104, 105, 106, 127, 128 and 129.
3. At least one Black Walnut tree was observed at the site.

Report Text and Sections Review:

4. In the "Justification Statement" reports that "The proposed removals and encroachments will not be contrary to or be in substantial conflict with the intent

and purpose of the oak tree permit procedure, as the removal and encroachment trees shall be mitigated for with replacement trees on-site and the retained trees shall be monitored as part of an overall habitat restoration plan.”

5. Trees 66, 72 and 73 are reported to be impacted as they are in the alignment for the Wooden Footbridge.

6. Nowhere in the Report is there an inventory of proposed (estimated) root and canopy pruning cuts for the proposed encroachments, nor have I observed an inventory of these cuts indicated in the “PRC” value calculations.

7. On page 17 of the Report, the total inches of caliper for oak tree removals is stated to be 64.” When I added the total inches of diameter of oak trees to be removed, the total appears to be 54.5,” unless the 64” number includes the root and canopy pruning cuts.

8. No cross sections, showing impact(s), were included in the report for the oak trees to be removed and/or encroached upon.

9. The Report refers to a Habitat Restoration Plan. No Habitat Restoration Plan was included in this submittal.

10. I did not find a statement regarding the monitoring the protection of the oak trees during the site demolition/clearing, grading and construction activities at the site.

11. On page 20 of the Report, it states that “The plan shall include a relocation feasibility report prepared by an oak tree relocation specialist.”

12. On page 20 of the Report, it states that “All work conducted within the protected zone of the oak trees shall be performed in the presence of a certified arborist.”

13. On page 21 of the Report, it states that “Where feasible, the native leaf litter should be retained and used as the mulching material.”

14. On page 23 of the Report, it states that “Irrigation – Established oaks are adapted to xeric (dry) conditions and do not need summer water at all. Excessive dry season irrigation within the drip line of existing trees will promote the growth of Oak Root Fungus (*Armellaria mellea*).”

My recommendation is as follows:

15. Add the new *Quercus agrifolia* to the Oak Tree Report.

16. Permanently “mark” the trees with obscure labels.

17. Revise Oak Tree Map to show all native Walnut Trees. Where Walnut Trees can be preserved in place, protect the Walnut Trees with protective fencing, as directed by The Land Design Consultants, Inc.
18. In 4 above, I disagree that the removals and encroachments will not be contrary to or be in substantial conflict with the oak tree permit procedure. It is, in fact, contrary to the oak tree ordinance, resolution and City policies, by the project. The applicant should make every effort to reduce the scope of the project so as to reduce and/or eliminate removal and encroachment impacts.
19. Can the wooden footbridge be located so as to minimize or eliminate encroachment impacts to 66, 72 and 73? Sections would be helpful.
20. Estimate pruning canopy cuts and add to the "PRC" value calculations.
21. Check caliper sizes of oak trees to be removed.
22. Add cross sections to better illustrate reasons for removals and encroachments.
23. Submit Habitat Restoration Plan for review.
24. Add a statement for the monitoring of oak trees during site demolition/clearing, grading and construction activities, by Land Design Consultants, Inc.
25. Change the term "oak relocation specialist" to – Land Design Consultants, Inc.
26. Revise the statement that "Established oaks...do not need summer water at all." and "excessive dry season irrigation...will promote...Oak Root Fungus..." to – Established oaks...may not need summer water, and excessive dry season irrigation...may promote Oak Root Fungus.

The information contained herein does not consider the latest information relating to the elimination of the wooden walk way.