



Horticulturists and
Registered Consulting
ARBORISTS

September 24, 2019

Matthew Blain
The New Home Company
95 Enterprise, Suite 325
Aliso Viejo, California 92656

**RE: POST WOOLSEY FIRE OAK TREE ASSESSMENT REPORT
'WEST VILLAGE' DEVELOPMENT PROJECT
4790 LAS VIRGENES ROAD, CALABASAS, CALIFORNIA**

Dear Mr. Blain,

At your request, Carlberg Associates conducted a post-fire assessment of the oak trees on the West Village development project site. The Woolsey fire began on November 8, 2018 and appears to have impacted the majority of the property. We walked the site on July 1 and July 3, 2019 to locate and assess damages to the 206 oaks previously included in the project's Oak Tree Report dated June 15, 2017. We recorded field data and photographs of the trees. A brief summary of our methods, definitions, and findings is provided below. A few example photographs, charts, the field data table, and a Draft Post Woolsey Fire Impacts map are also enclosed. Additional photographs are available upon request.

Of 206 oak trees previously included in the Oak Tree Report, we found:

- Eight (8) oak trees with MINOR fire damage
- 21 oak trees with MODERATE fire damage
- 177 oak trees with SEVERE fire damage
 - 20 of the severely damaged oaks were noted as 'no longer present'; they were burned to ash or charred stump remains, and showed no sign of basal sprouting from the root stock
 - 27 of the severely damaged oaks were found to be standing dead or collapsed dead, and showed no sign of basal sprouting from the root stock
 - 15 of the severely damaged oaks were found to be standing dead or collapsed dead but **with** basal sprouting from root stock
 - The rest of the severely damaged oaks were found to have some level of epicormic growth in their crowns

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We walked the entire site in search of each previously inventoried oak tree. In some areas, post-fire weed growth was over six feet in height and we had to use hand-held tools to push through the brush. Where the steepest slopes were inaccessible due to slippery ash and debris, we verified tree presence or absence from safe areas up- or downslope. We verified tree tags, and when a tree was found to be "gone", we used topographical landmarks and other oaks to determine where the tree used to exist. In some areas, ash prints or charred trunks/limbs were present, and those remnants assisted with tree locations.

For the purposes of this assessment:

Minor fire damage is defined as trees that exhibit the following:

- No fire damage noted in the crown or on the trunk
- Minor fire damage on the trunk or limbs that is confined to only the outer bark
- Minor leaf desiccation throughout the crown or only a small portion of the canopy scorched
- No cavities or minor, pre-fire cavities that have not been worsened
- Minor or no defoliation of the canopy

Moderate fire damage is defined as trees that exhibit the following:

- Moderate fire damage on the trunk, underside of limbs, or entire limbs that has penetrated beyond the outer bark but not to the extent that structural damage is likely in the long term
- Moderate leaf desiccation throughout the crown or up to approximately 50% of the canopy scorched
- New epicormic growth is robust and well distributed
- New cavities in the trunk that are small (generally less than 1/3) relative to the trunk diameter
- Moderate defoliation of the canopy

Severe fire damage is defined as trees that exhibit one or more of the following:

- have been completely or significantly defoliated
- have severe bark damage that may have penetrated to the cambium layer underneath
- have cavities and/or hollows that have been significantly worsened (structural issues)
- new epicormic growth may be present from the basal root stock or in the canopy
- most of the severely impacted but recovering trees that put out epicormic growth have suffered from a fungal disease of the new young shoots called powdery mildew. It infects tender new shoots, covering them with fungi that deplete fluids, deform and retard growth, and kill twigs and leaf buds. Normally, oaks can handle light-moderate powdery mildew infections by pushing new growth the following season. Post-fire, it is normal for oaks to respond with new epicormic shoots that arise from previously dormant buds on the branches, twigs, and even the trunk. If a tree uses a significant amount of carbohydrate storage from the unburned root system to generate new foliage, and that foliage is killed by disease, photosynthesis will be minimized and the tree may not be able to produce enough new carbohydrate to flush again the following season. Fire-damaged trees are also using stored carbohydrates to form new bark and callus tissue. Severe infections of powdery mildew will inhibit a tree's ability to produce photosynthates and will slow recovery. Some trees may not have sufficient carbohydrate storage to put out a second round of epicormic growth and those trees are high risk for irreversible decline and death.



There are 45 total removals proposed for the project. Five (5) for the development envelope and 40 for the landslide.

- All 40 of the oaks proposed for removal due to the landslide remediation have suffered SEVERE fire damage
- Six (6) of the landslide removal oaks that are classified as having SEVERE fire damage have been killed above ground but are sprouting from the root stock – they are no longer of ordinance size.
- Of the five (5) oaks proposed for removal within the development envelope, four (4) experienced MINOR fire damage and one (1) experienced SEVERE fire damage.

Of the 161 oaks to remain in open space:

- 20 are no longer present (burned to ash or a charred stump remnant with no new growth as of the date of our site assessment)
- 28 are either collapsed or standing dead with no signs of recovery as of the date of our assessment

Long-term recovery will vary from tree to tree. Trees that have been moderately or severely burned may recover canopy density over years to come if there is sufficient rainfall. Trees that recover physiologically may be structurally compromised. Trees that have experienced moderate to severe fire damage may be more susceptible to insects and disease.

If development moves forward, we recommend follow-up assessments of the oaks to remain. This is especially recommended for trees that will remain near buildings, or paths where people will be present.

Please feel welcome to contact me at the Sierra Madre office with any questions or concerns. Thank you.

Sincerely,



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Encl. 24 pages + one map – Arborist disclosure, charts, photographs, inventory table, and full-size map

CC: Nancy Johns/Wildflower Development



ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

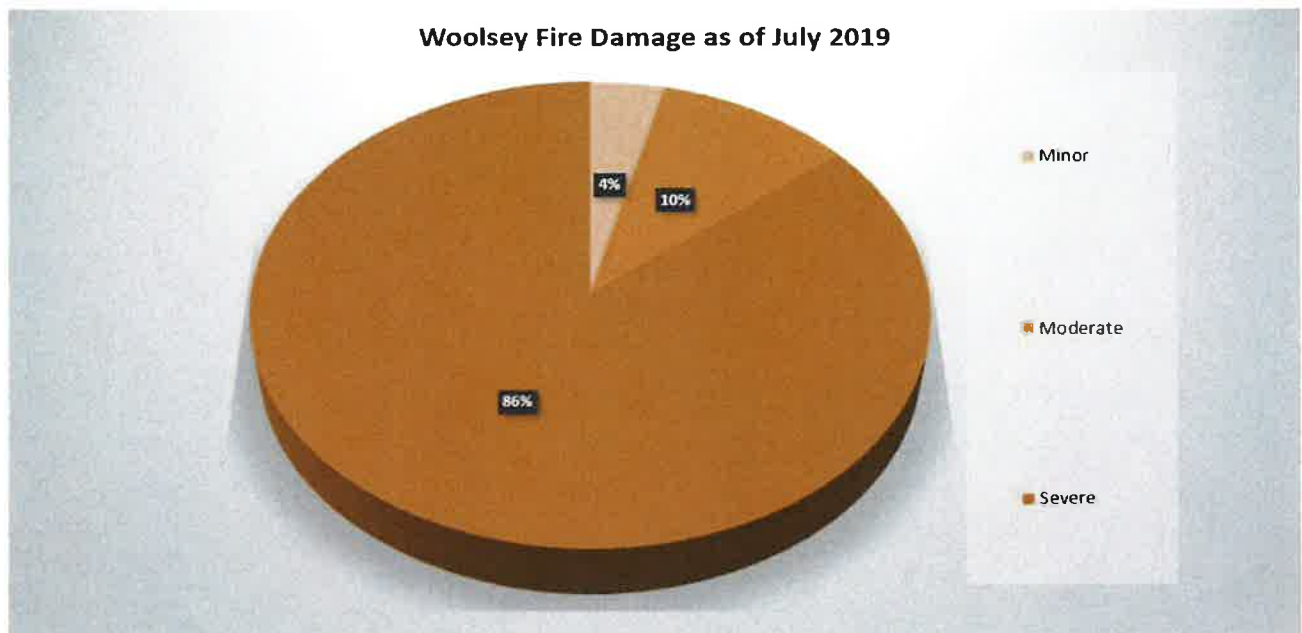
Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees contribute greatly to our enjoyment and appreciation of life. Nonetheless, they are subject to the laws of gravity and physiological decline. Therefore, neither arborists nor tree owners can be reasonably expected to warrant unflinching predictability or elimination of risk.

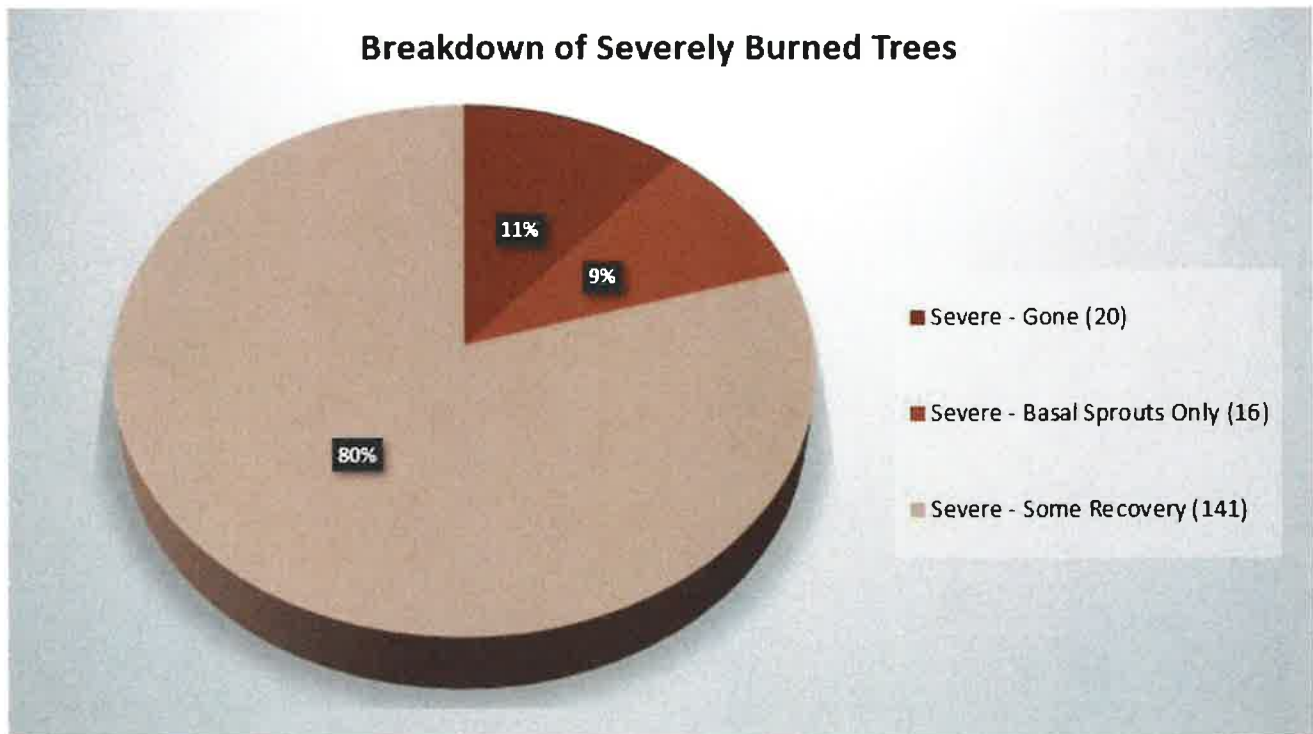
Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Risk assessments were not requested nor performed as part of this assignment. Conditions stated in this report are limited to the time and date of our assessment.

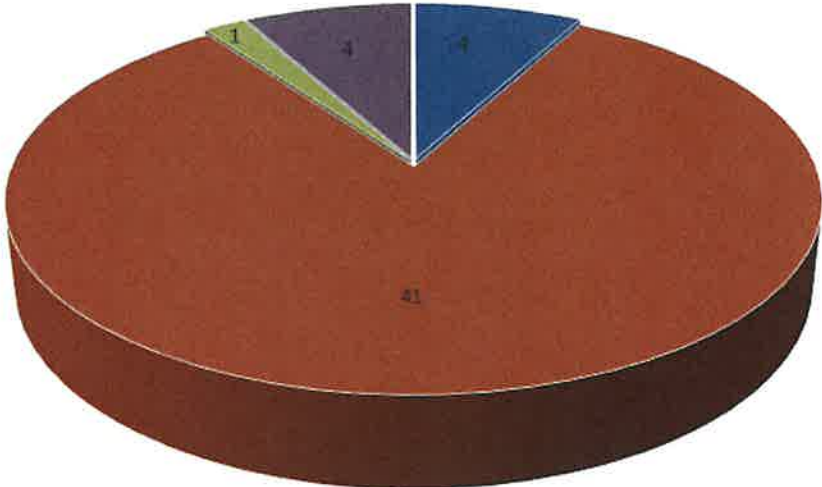




The Oak Tree Report includes 206 coast live and valley oak trees. Those 206 oaks were assessed for fire damage in early July 2019. Scrub oaks were not included in the Oak Tree Report because we did not find any to be of ordinance size at the time of the 2014 inventory or the update in 2017.



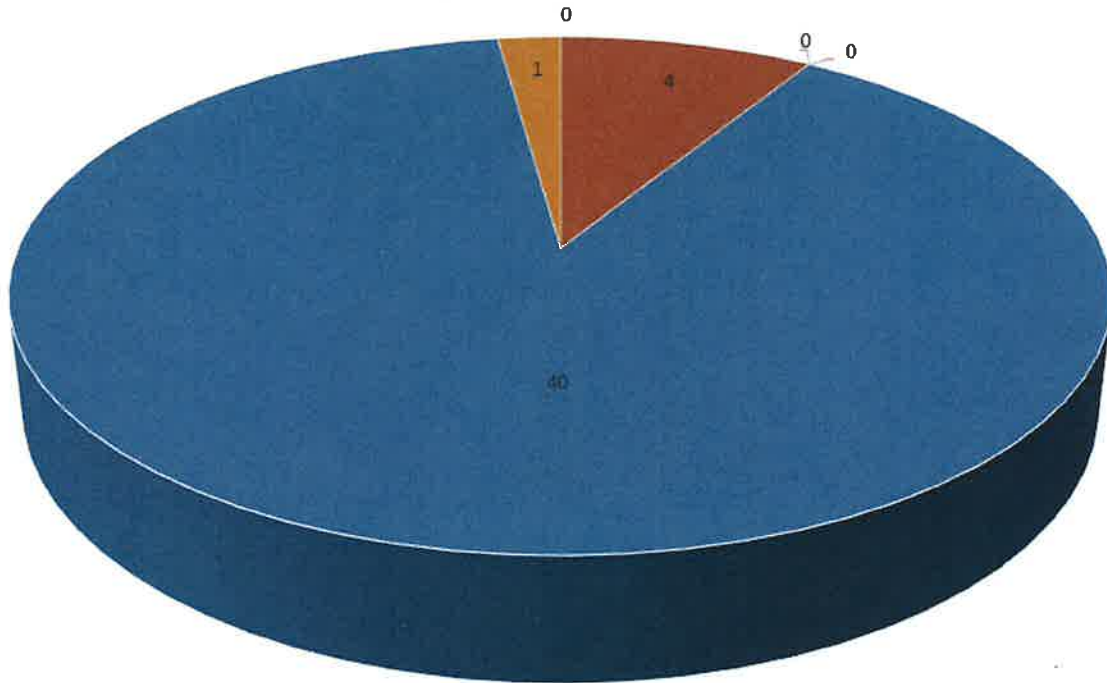
Summary of Fire Damage to Requested 45 Removal and 5 Encroachment Oak Trees



- Request for Removal Tree with Minor Damage (4 - No Heritage)
- Removal Tree with Severe Damage (41 - 25 Heritage)
- Encroachment Trees with Minor Damage (1 - Non-Heritage)
- Encroachment Trees with Severe Damage (4 - 3 Heritage)



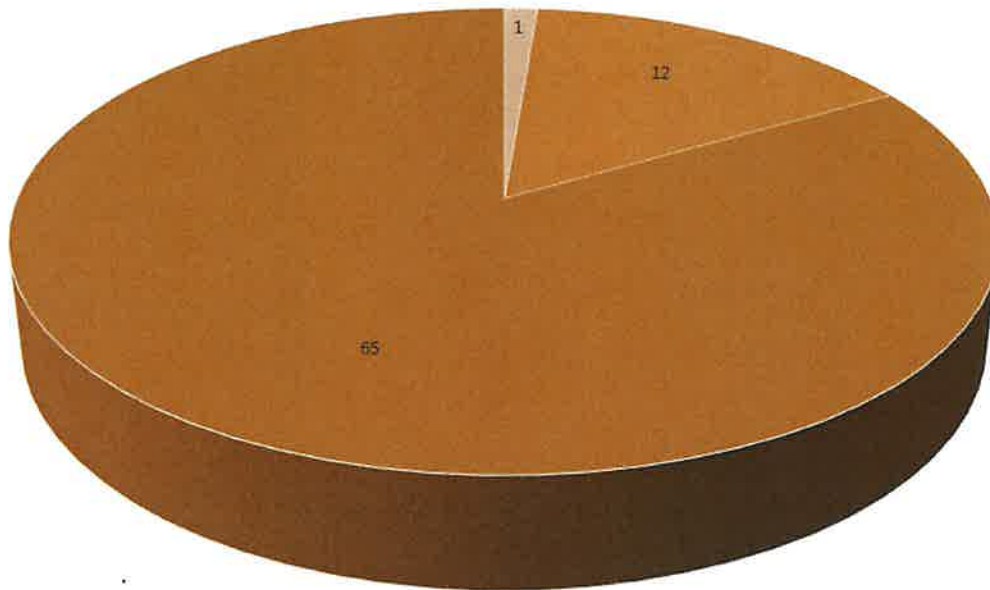
Summary of Fire Damage + Reason for Removal



- Minor damage - Removal for Landslide (0 trees)
- Moderate Damage - Removal for Landslide (0 trees)
- Severe Damage - Removal for Landslide (40 trees)
- Minor Damage - Removal for Project Envelope (4 trees)
- Moderate Damage - Removal for Project Envelope (0 trees)
- Severe Damage - Removal for Project Envelope (1 tree)



Fire Damage Summary for the 78 Heritage Trees



- » Heritage Trees with Minor Damage (1 - outside of impact area)
- Heritage Trees with Moderate Impact (12 - all outside of impact area)
- Heritage Trees with Severe Impact (65 - 37 are outside of the impact area [12 of those are dead or gone]; 3 are proposed for Encroachment; 24 are proposed for Removal due to landslide remediation [1 is dead]; 1 is proposed for Removal due to Debris Basin)





Example of an oak tree with minor fire damage





Example of a tree with moderate fire damage





Example of a tree with severe fire damage - with some recovery





Example of a tree with severe fire damage - with no recovery on left and with basal sprouts only on right



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (M, Mo, S)	Desiccated	Minor Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
1	Coast live oak	Quercus agrifolia	48	48	Not Impacted		5280	Mi	X	X						X	X						only minor, outer limbs impacted
2	Coast live oak	Quercus agrifolia	18	18	Not Impacted		1326	Mi															minor foliage / twigs desiccation
3	Valley oak	Quercus lobata	46	46	Not Impacted		5103	Mo	X	X		X	X			X							chimneys in trunk below codorns, smolder damage
4	Coast live oak	Quercus agrifolia	37.5	37.5	Not Impacted		3128	Mo	X	X	X	X	X			X							burned underside limbs
5	Coast live oak	Quercus agrifolia	19.5	19.5	Not Impacted		1456	Mo	X	X	X	X	X			X							PM on new foliage
6	Coast live oak	Quercus agrifolia	24	24	Not Impacted		3658	Mo	X	X						X	X						underside impacted the most
7	Coast live oak	Quercus agrifolia	12	12	Not Impacted		672	S	X		X	X	X			X							all epicormic, pm
8	Coast live oak	Quercus agrifolia	30.5	30.5	Not Impacted		5250	S	X		X					X							all epicormic, pm
9	Coast live oak	Quercus agrifolia	2, 3.5	5.5	Not Impacted		483	S	X		X										X		appears dead, basal sprouts with pm
10	Coast live oak	Quercus agrifolia	25.5	25.5	Not Impacted		2112	S	X	X	X	X	X			X							
11	Coast live oak	Quercus agrifolia	9.5, 12.5, 22	44	Not Impacted		2948	S	X	X	X	X	X			X	X						
12	Coast live oak	Quercus agrifolia	51	51	Not Impacted		6734	Mo	X	X	X	X	X			X	X						
13	Coast live oak	Quercus agrifolia	2.5	2.5	Not Impacted		156	S										X	X				standing dead
14	Coast live oak	Quercus agrifolia	36@2'	36	Not Impacted		3168	S										X	X				collapsed dead



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15	Coast live oak	Quercus agrifolia	6, 7, 7	20	Not Impacted		1134	S	X									X						all epicormic, pm	
16	Coast live oak	Quercus agrifolia	5, 6.5	11.5	Not Impacted		600	S	X			X						X						all epicormic, pm	
17	Coast live oak	Quercus agrifolia	2, 2.5, 3, 5, 5.5	18	Not Impacted		638	S	X			X						X						all epicormic, pm	
18	Coast live oak	Quercus agrifolia	10	10	Not Impacted		868	S	X			X						X						all epicormic, pm	
19	Coast live oak	Quercus agrifolia	7.5, 9	16.5	Not Impacted		999	S	X			X						X						all epicormic, pm	
20	Coast live oak	Quercus agrifolia	3.5, 4	7.5	Not Impacted		182	S	X			X						X						all epicormic, pm	
21	Coast live oak	Quercus agrifolia	7.5, 4	11.5	Not Impacted		506	S	X			X						X						all epicormic, pm	
22	Coast live oak	Quercus agrifolia	5.5, 6	11.5	Not Impacted		323	S	X			X						X						all epicormic, pm	
23	Coast live oak	Quercus agrifolia	2, 6	8	Not Impacted		315	S	X			X						X						all epicormic, pm	
24	Coast live oak	Quercus agrifolia	3.5	3.5	Not Impacted		272	S	X			X						X						all epicormic, pm	
25	Coast live oak	Quercus agrifolia	4, 4.5@3'	8.5	Not Impacted		480	S	X			X						X						all epicormic, pm	
26	Coast live oak	Quercus agrifolia	21	21	Not Impacted		1591	S	X			X						X						all epicormic, pm	
27	Coast live oak	Quercus agrifolia	18	18	Not Impacted		663	S	X			X						X						all epicormic, pm	
28	Coast live oak	Quercus agrifolia	3.5	3.5	Not Impacted		120	S	X			X						X						all epicormic, pm	
29	Coast live oak	Quercus agrifolia	1.5, 2, 3	6.5	Not Impacted		117	S	X			X						X						all epicormic, pm	



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (M.M.o.S)	Defoliated	Minor Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliate/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
30	Coast live oak	Quercus agrifolia	2, 6	8	Not Impacted		546	Mo	X	X							X						all epicormic, pm
31	Coast live oak	Quercus agrifolia	14, 17.5	31.5	Removal	Grading/Debris basin	2597	S	X		X						X						
32	Coast live oak	Quercus agrifolia	25	25	Removal	landslide remediation	2597	S	X		X						X						bees
33	Coast live oak	Quercus agrifolia	18.5, 18.5	37	Removal	landslide remediation	1800	S	X		X	X					X						
34	Coast live oak	Quercus agrifolia	45	45	Removal	landslide remediation	3465	S	X		X	X					X						vigorous recovery
35	Coast live oak	Quercus agrifolia	43 @ base	43	Removal	landslide remediation	3192	S	X		X						X						
36	Coast live oak	Quercus agrifolia	33	33	Removal	landslide remediation	6205	S	X		X	X					X						powdery mildew
37	Coast live oak	Quercus agrifolia	23	23	Removal	landslide remediation	2318	S	X		X	X					X						cavity
38	Coast live oak	Quercus agrifolia	8, 23, 26	57.00	Removal	landslide remediation	3520	S	X		X	X					X						
39	Coast live oak	Quercus agrifolia	31 @ 3'	31	Removal	landslide remediation	1666	S	X		X						X						
40	Coast live oak	Quercus agrifolia	40 @ 3'	40	Removal	landslide remediation	1862	S	X		X	X					X						
41	Coast live oak	Quercus agrifolia	42	42	Removal	landslide remediation	3078	S	X		X						X						
42	Coast live oak	Quercus agrifolia	41	41	Removal	landslide remediation	4356	S	X		X	X					X						
43	Coast live oak	Quercus agrifolia	21	21	Encroachment	landslide remediation / ribbon drain	1260	S	X		X						X						
44	Valley oak	Quercus lobata	27.5	27.5	Not Impacted		1850	S	X		X	X	X	X	X		X						



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Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (Mil.Mo.S)	Desiccated	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
45	Coast live oak	Quercus agrifolia	18, 19, 22	59	Not Impacted		2162	S	X	X	X	X	X	X			X							splitting at base, epicormic with pm
46	Valley oak	Quercus lobata	32	32	Not Impacted		0	S							X									
47	Coast live oak	Quercus agrifolia	30	30	Not Impacted		2592	S	X		X						X							
48	Coast live oak	Quercus agrifolia	25	25	Not Impacted		2300	S	X		X						X							
49	Coast live oak	Quercus agrifolia	40	40	Not Impacted		1760	S	X		X	X	X	X			X							
50	Coast live oak	Quercus agrifolia	14, 14.5, 16, 21	65.5	Encroachment	landslide remediation / ribbon drain	2116	S	X		X	X	X	X			X							powdery mildew
51	Coast live oak	Quercus agrifolia	28	28	Removal	landslide remediation / ribbon drain	1800	S	X		X	X	X	X			X							powdery mildew
52	Coast live oak	Quercus agrifolia	20	20	Removal	landslide remediation	912	S	X		X	X	X	X			X							powdery mildew
53	Coast live oak	Quercus agrifolia	40@2.5	40	Removal	landslide remediation	2438	S	X		X	X	X	X			X							
54	Coast live oak	Quercus agrifolia	2, 4.5	6.5	Removal	landslide remediation	166	S	X		X	X	X	X			X							minor epicormic sprouts with pm
55	Coast live oak	Quercus agrifolia	2, 2.5, 1.5, 4.5, 1, 1, 1	13.5	Removal	landslide remediation	192	S	X		X	X	X	X			X							minor epicormic at base only
56	Coast live oak	Quercus agrifolia	1, 2, 2.5, 3.5, 3.5, 6	17.5	Removal	landslide remediation	340	S	X		X	X	X	X			X							minor epicormic only
57	Coast live oak	Quercus agrifolia	23	23	Removal	landslide remediation	1287	S	X		X	X	X	X			X							
58	Coast live oak	Quercus agrifolia	5, 6, 6, 6	23	Removal	landslide remediation	440	S	S		X	X	X	X			X							



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Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (Mi. Mo. S)	Defoliated/Delimited	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
59	Coast live oak	Quercus agrifolia	2, 2, 2.5, 3, 3.5, 4.5, 5	22.5	Removal	landslide remediation	440	S S S				X					X							epicormic
60	Coast live oak	Quercus agrifolia	1.5, 3.5, 4.5	9.5	Not Impacted		270	S	X			X			X		X							basal sprout only
61	Coast live oak	Quercus agrifolia	20	20	Not Impacted		1720	S				X			X		X							extreme damage
62	Coast live oak	Quercus agrifolia	15, 17	32	Not Impacted		930	S				X			X		X							
63	Coast live oak	Quercus agrifolia	17, 17	34	Not Impacted		1763	S				X			X		X							bees, minor epicormics
64	Coast live oak	Quercus agrifolia	24	24	Not Impacted		1872	S				X			X		X							epicormics with pm
65	Coast live oak	Quercus agrifolia	5	5	Removal	landslide remediation	252	S	X						X		X							basal sprouts, epicormic
66	Coast live oak	Quercus agrifolia	36	36	Removal	landslide remediation	3477	S	X			X			X		X							epicormics with pm
67	Coast live oak	Quercus agrifolia	1.5, 1.5, 2, 3, 3, 5, 6, 8	30	Removal	landslide remediation	625	S	X						X		X							epicormics with pm
68	Coast live oak	Quercus agrifolia	3.5, 4.5, 5, 6	19	Removal	landslide remediation	525	S	X			X			X		X							very little new epicormics
69	Coast live oak	Quercus agrifolia	23, 28, 30	81	Removal	landslide remediation	3596	S					X		X									collapsed dead
70	Coast live oak	Quercus agrifolia	9.5, 10, 10, 11.5, 15, 16, 20	92	Removal	landslide remediation	3000	S	X			X			X		X							minor epicormic with pm
71	Coast live oak	Quercus agrifolia	2, 3, 4, 14, 16, 20	59	Removal	landslide remediation	2592	S	X			X			X		X							failed trunks, burned, minor epicormics with pm
72	Coast live oak	Quercus agrifolia	9, 23	32	Removal	landslide remediation	1482	S	X			X			X		X							minor epicormic with pm



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73	Coast live oak	Quercus agrifolia	3, 3 @ 2'	6	Removal	landslide remediation	35	S	X				X			X		X				X		basal sprouts only		
74	Coast live oak	Quercus agrifolia	8, 20.5, 21.5, 22	72	Removal	landslide remediation	2726	S	X				X			X		X							epicormics, failed trunk	
75	Coast live oak	Quercus agrifolia	2.5, 3	5.5	Removal	landslide remediation	168	S	X							X		X				X			basal sprouts only	
76	Coast live oak	Quercus agrifolia	14, 17, 17, 18	66	Removal	landslide remediation	1209	S					X			X		X		X	X				dead	
77	Coast live oak	Quercus agrifolia	18.5, 22.5, 23	64	Removal	landslide remediation	2940	S	X				X			X		X		X					epicormic with pm	
78	Coast live oak	Quercus agrifolia	7, 9, 9.5, 10, 14.5	50	Removal	landslide remediation	2024	S	X				X			X		X		X					epicormic with pm	
79	Coast live oak	Quercus agrifolia	1, 2.5, 3	6.5	Removal	landslide remediation	255	S	X				X			X		X				X			basal sprouts only	
80	Coast live oak	Quercus agrifolia	17, 17.5, 23	57.5	Removal	landslide remediation	1988	S					X			X		X		X					basal sprouts only	
81	Coast live oak	Quercus agrifolia	1.5, 2.5	4	Removal	landslide remediation	225	S					X			X		X				X			basal sprouts only	
82	Coast live oak	Quercus agrifolia	2.5	2.5	Removal	landslide remediation	60	S					X			X		X				X			only basal sprouts	
83	Coast live oak	Quercus agrifolia	29 @ 3'	29	Not Impacted		1927	S					X			X		X		X						
84	Coast live oak	Quercus agrifolia	18.5, 20.5	39	Not Impacted		1824	S					X			X		X		X						
85	Coast live oak	Quercus agrifolia	1, 1, 2, 3	7	Not Impacted		36	S																X	gone, no basal sprouts	
86	Coast live oak	Quercus agrifolia	1.5, 3, 5	9.5	Not Impacted		209	S															X		gone, no basal sprouts	
87	Coast live oak	Quercus agrifolia	4	4	Not Impacted		176	S								X					X				dead, collapsed and broken stump	



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (MI/Mo.S)	Destituted	Minor Bark Damage	oderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
88	Coast live oak	Quercus agrifolia	1.5, 2	3.5	Not Impacted		168	S													X		gone, no basal sprouts	
89	Coast live oak	Quercus agrifolia	10, 12	22	Not Impacted		720	S	X	X	X	X	X	X	X				X	X				dead
90	Coast live oak	Quercus agrifolia	18	18	Not Impacted		0	S								X			X		X			gone, ashes
91	Coast live oak	Quercus agrifolia	1.5, 3	4.5	Not Impacted		182	S	X			X			X				X	X				no basal sprouts
92	Coast live oak	Quercus agrifolia	18	18	Not Impacted		1148	S	X	X	X	X	X	X	X			X	X					minor epicormic with pm
93	Coast live oak	Quercus agrifolia	13	13	Not Impacted		378	S	X	X	X	X	X	X	X			X	X					minor epicormic with pm
94	Coast live oak	Quercus agrifolia	4.5, 5	9.5	Not Impacted		418	S								X			X		X			gone
95	Coast live oak	Quercus agrifolia	13, 17	30	Not Impacted		1479	S	X	X	X	X	X	X	X			X	X					epicormics with pm
96	Coast live oak	Quercus agrifolia	20	20	Not Impacted		1656	S	X	X	X	X	X	X	X			X						epicormic only
97	Coast live oak	Quercus agrifolia	11.5	11.5	Not Impacted		768	S	X						X				X	X				dead
98	Coast live oak	Quercus agrifolia	18	18	Not Impacted		2550	S	X		X	X	X	X	X			X						epicormics with pm
99	Coast live oak	Quercus agrifolia	11	11	Not Impacted		171	S	X			X	X	X	X			X				X		root crown sprouts
100	Coast live oak	Quercus agrifolia	9, 12	21	Not Impacted		1050	S	X		X				X			X						epicormics with pm
101	Coast live oak	Quercus agrifolia	15 @ 3.5'	15	Not Impacted		1247	S	X		X				X			X						epicormics with pm
102	Coast live oak	Quercus agrifolia	20.5	20.5	Not Impacted		725	S	X		X				X			X						epicormics with pm



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (MI, Mo.S)	Destituted Foliage/Defoliated	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
103	Coast live oak	Quercus agrifolia	5	5	Not Impacted		165	S	X		X				X		X							epicormics with pm
104	Coast live oak	Quercus agrifolia	12, 16, 15	43	Encroachment	landslide remediation	1950	S	X	X	X		X		X		X	X						vigorous epicormics with pm
105	Valley oak	Quercus lobata	18	18	Not Impacted		1680	MI	X	X							X							
106	Valley oak	Quercus lobata	33@3'	33	Not Impacted		1645	S			X			X			X							pm on secondary growth
107	Coast live oak	Quercus agrifolia	26	26	Not Impacted		1224	S			X	X					X							
108	Valley oak	Quercus lobata	35	35	Not Impacted		1640	S			X	X		X			X							
109	Coast live oak	Quercus agrifolia	14.5	14.5	Removal	grading for entry street	960	MI	X								X	X						
110	Coast live oak	Quercus agrifolia	8	8	Removal	grading for entry street	256	MI	X	X							X	X						rope embedded in trunk, charred, plastic grow pot melted
111	Coast live oak	Quercus agrifolia	18	18	Not Impacted		672	S			X	X			X				X		X			collapsed dead
112	Coast live oak	Quercus agrifolia	11	11	Not Impacted		336	S			X	X			X				X		X			collapsed dead
113	Coast live oak	Quercus agrifolia	12	12	Not Impacted		375	S			X	X			X				X		X			collapsed dead
114	Coast live oak	Quercus agrifolia	18	18	Not Impacted		1271	S	X		X				X		X							
115	Coast live oak	Quercus agrifolia	9, 14	23	Not Impacted		768	S	X		X				X		X							minor epicormic with pm
116	Coast live oak	Quercus agrifolia	3	3	Not Impacted		24	S	X						X		X							basal sprouts, minor epicormic



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (M.M.o.S)	Desiccated Foliage/Detached	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
117	Coast live oak	Quercus agrifolia	19	19	Not Impacted		1330	S	X	X	X	X	X	X	X		X							epicormics with pm
118	Coast live oak	Quercus agrifolia	20	20	Not Impacted		888	S											X	X				no basal sprouts, collapsed dead
119	Coast live oak	Quercus agrifolia	23	23	Not Impacted		1794	S							X						X	X		basal sprouts, collapsed dead
120	Coast live oak	Quercus agrifolia	11	11	Not Impacted		0	S														X		gone
121	Coast live oak	Quercus agrifolia	11.5, 13, 13.5	38	Not Impacted		1890	S		X	X	X	X	X	X		X							collapsed at 7, epicormics on one trunk with pm
122	Coast live oak	Quercus agrifolia	28 @ 3'	28	Not Impacted		1804	S				X					X							minor epicormic only
123	Coast live oak	Quercus agrifolia	1.5, 1.5, 2, 2	7	Not Impacted		0	S							X		X						X	gone
124	Coast live oak	Quercus agrifolia	17	17	Not Impacted		420	S							X	X	X			X			X	ash pit
125	Coast live oak	Quercus agrifolia	13, 15, 19	47	Not Impacted		0	S							X	X	X			X		X		ash pit, gone
126	Coast live oak	Quercus agrifolia	9, 10, 12.5	31.5	Not Impacted		632	S	X	X	X	X	X	X			X							exposed roots
127	Coast live oak	Quercus agrifolia	3, 14	17	Not Impacted		322	S							X				X					charred stump
128	Coast live oak	Quercus agrifolia	6, 12	18	Not Impacted		432	S		X	X	X	X	X	X		X							very minor epicormic
129	Coast live oak	Quercus agrifolia	7	7	Not Impacted		0	S							X		X		X			X		gone
130	Coast live oak	Quercus agrifolia	12, 16	28	Not Impacted		1634	S	X	X	X	X	X	X	X		X							minor epicormic with pm



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (M.Mo.S)	Desiccated	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
131	Coast live oak	Quercus agrifolia	18	18	Not Impacted		1470	S	X		X	X	X	X					X					collapsed dead
132	Coast live oak	Quercus agrifolia	1, 1, 8	10	Not Impacted		42	S							X	X			X			X		gone
133	Coast live oak	Quercus agrifolia	14, 17	31	Not Impacted		0	S							X	X			X			X		gone
134	Coast live oak	Quercus agrifolia	23	23	Not Impacted		1617	S			X	X	X	X	X	X								only minor epicormic with pm
135	Coast live oak	Quercus agrifolia	10, 11	21	Not Impacted		930	S	X		X	X	X	X	X		X							basal cavity
136	Coast live oak	Quercus agrifolia	18	18	Not Impacted		572	S			X	X	X	X	X		X							
137	Coast live oak	Quercus agrifolia	12.5, 13	25.5	Not Impacted		841	S		X			X		X				X		X			fallen dead
138	Coast live oak	Quercus agrifolia	10, 11	21	Not Impacted		312	S	X		X	X	X	X	X		X							epicormics with pm
139	Coast live oak	Quercus agrifolia	16	16	Not Impacted		230	S	X		X	X	X	X	X		X							
140	Coast live oak	Quercus agrifolia	14, 15	29	Encroachment	landslide remediation	700	S	X		X	X	X	X	X		X			X	X			collapsed, basal sprouts only
141	Coast live oak	Quercus agrifolia	13, 15, 19	47	Not Impacted		1935	S	X		X	X	X	X	X		X							all epicormic with pm
142	Coast live oak	Quercus agrifolia	8, 10, 14	32	Not Impacted		775	S	X		X	X	X	X	X		X							
143	Coast live oak	Quercus agrifolia	10.5, 12, 13	35.5	Not Impacted		288	S					X	X	X		X		X				X	gone, charred stump
144	Coast live oak	Quercus agrifolia	8.5	8.5	Not Impacted		132	S	X						X				X	X				collapsed dead
145	Coast live oak	Quercus agrifolia	4, 20	24	Not Impacted		1296	S	X		X	X	X	X	X		X		X					epicormics with pm



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (M./Mo.S)	Desiccated	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
146	Coast live oak	Quercus agrifolia	12.5, 13	25.5	Not Impacted		1280	S											X	X				collapsed dead
147	Coast live oak	Quercus agrifolia	7.5, 9	16.5	Not Impacted		345	S	X		X						X							epicormics with pm
148	Coast live oak	Quercus agrifolia	18	18	Not Impacted		1131	S	X		X						X							epicormics with pm
149	Coast live oak	Quercus agrifolia	13	13	Not Impacted		575	S	X			X	X				X							epicormics with pm
150	Coast live oak	Quercus agrifolia	22.5	22.5	Not Impacted		0	S							X				X			X		gone
151	Coast live oak	Quercus agrifolia	25	25	Not Impacted		0	S							X				X			X		gone
152	Coast live oak	Quercus agrifolia	19.5	19.5	Not Impacted		0	S							X				X			X		gone
153	Coast live oak	Quercus agrifolia	20.5	20.5	Not Impacted		800	S				X	X						X		X			collapsed dead
154	Coast live oak	Quercus agrifolia	13, 16, 22	51	Not Impacted		0	S							X				X					charred stump
155	Coast live oak	Quercus agrifolia	2, 3, 3.5, 4, 3, 2, 4	21.5	Not Impacted		400	S	X								X					X		epicormic basal sprout
156	Coast live oak	Quercus agrifolia	2.5, 2.5, 3, 4, 4, 5, 6	27	Not Impacted		600	S	X		X	X	X				X							epicormics with pm
157	Coast live oak	Quercus agrifolia	2, 3.5	5.5	Not Impacted		156	S	X		X	X	X				X							epicormics with pm
158	Coast live oak	Quercus agrifolia	1, 1, 1.5, 2, 2.5	8	Not Impacted		136	S	X						X									
159	Coast live oak	Quercus agrifolia	1, 2	3	Not Impacted		70	S	X						X									
160	Coast live oak	Quercus agrifolia	17	17	Not Impacted		442	S			X	X	X						X		X			collapsed dead



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (M, Mo, S)	Desiccated	Foliage/Delimited	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
161	Coast live oak	Quercus agrifolia	13, 18	31	Not Impacted		1100	Mo	X		X				X										
162	Coast live oak	Quercus agrifolia	2.5, 6, 6.5, 6.5	21.5	Not Impacted		754	S								X							X		gone
163	Coast live oak	Quercus agrifolia	4, 7	11	Not Impacted		442	S	X		X					X		X							minor epicormic, impacted by 164 failure
164	Coast live oak	Quercus agrifolia	17, 12.5, 4, 5	38.5	Not Impacted		1056	S			X	X								X	X				collapsed dead
165	Coast live oak	Quercus agrifolia	9	9	Not Impacted		420	Mo	X		X							X							good epicormics
166	Coast live oak	Quercus agrifolia	7	7	Not Impacted		128	S								X				X			X		gone
167	Coast live oak	Quercus agrifolia	11	11	Not Impacted		230	Mo	X		X							X							epicormics
168	Coast live oak	Quercus agrifolia	4.5, 10	14.5	Not Impacted		528	S	X		X	X	X			X		X							epicormics
169	Coast live oak	Quercus agrifolia	8, 11	19	Not Impacted		720	S				X				X				X	X				standing dead
170	Coast live oak	Quercus agrifolia	4, 8, 10	22	Not Impacted		0	S				X								X	X				collapsed dead
171	Coast live oak	Quercus agrifolia	20	20	Not Impacted		598	S			X									X	X				collapsed dead
172	Coast live oak	Quercus agrifolia	14, 19	33	Not Impacted		1368	S			X									X	X				collapsed dead
173	Coast live oak	Quercus agrifolia	19	19	Not Impacted		850	S			X									X	X				collapsed dead
174	Coast live oak	Quercus agrifolia	17, 18	35	Not Impacted		0	S			X									X	X				collapsed dead
175	Coast live oak	Quercus agrifolia	24 @ 2.5'	24	Not Impacted		0	S								X				X			X		gone



POST-WOOLSEY FIRE OAK TREE ASSESSMENT - 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Entrenchment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (Mil.Co.S)	Defoliated	Minor Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
176	Coast live oak	Quercus agrifolia	14	14	Not Impacted		225	Mo	X				X			X							good epicormics
177	Coast live oak	Quercus agrifolia	14	14	Not Impacted		312	Mo	X				X			X							good epicormics
178	Coast live oak	Quercus agrifolia	18	18	Not Impacted		0	S						X				X				X	gone; was collapsed dead in last inventory
179	Coast live oak	Quercus agrifolia	12, 12, 14	38	Not Impacted		1760	Mo	X	X						X	X						
180	Coast live oak	Quercus agrifolia	2.5, 12	14.5	Not Impacted		384	Mo	X	X						X	X						
181	Coast live oak	Quercus agrifolia	3, 6	9	Not Impacted		105	Mo	X							X	X						no access, too steep
182	Coast live oak	Quercus agrifolia	18	18	Not Impacted		1800	Mo	X	X						X	X						no access, too steep
183	Coast live oak	Quercus agrifolia	20	20	Not Impacted		1056	S	X		X			X				X	X				dead
184	Coast live oak	Quercus agrifolia	12, 12.5, 17	41.5	Not Impacted		1840	Mo	X	X				X		X	X						good epicormics
185	Coast live oak	Quercus agrifolia	41	41	Not Impacted		2337	Mo	X	X		X				X	X						
186	Coast live oak	Quercus agrifolia	65	65	Not Impacted		3600	Mo	X	X	X	X	X			X	X						
187	Coast live oak	Quercus agrifolia	49	49	Not Impacted		5950	Mo	X	X	X	X	X			X	X						
188	Valley oak	Quercus lobata	43 @3'	43	Removal	landslide remediation	3410	S	X	X	X	X	X										broken from fire damage
189	Valley oak	Quercus lobata	-25	25	Not Impacted		2400	Mo	X	X						X							
190	Valley oak	Quercus lobata	-24	24	Not Impacted		1554	Mo	X	X	X												



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (Mi./Mo.S)	Desiccated	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)	
191	Valley oak	Quercus lobata	16	16	Not Impacted		750	S	X	X			X	X	X		X								
192	Valley oak	Quercus lobata	8.5	8.5	Removal	grading up to west PL	255	Mi	X								X								
193	Valley oak	Quercus lobata	10	10	Removal	grading up to west PL	700	Mi	X								X								
194	Valley oak	Quercus lobata	6.5	6.5	Encroachment	grading up to west PL	182	Mi	X								X								
195	Coast live oak	Quercus agrifolia	1.1, 1.5, 1.5 @ base	8	Not Impacted		16	S	X		X		X		X		X	X						upper half dead, epicormic	
196	Coast live oak	Quercus agrifolia	4	4	Not Impacted		0	S	X						X		X				X			top cut off, basal sprout	
197	Valley oak	Quercus lobata	3	3	Not Impacted		0	S	X								X					X		main tree top dead, still standing, basal sprouts	
198	Coast live oak	Quercus agrifolia	4	4	Not Impacted		30	S	X						X		X					X		basal sprouts only	
199	Coast live oak	Quercus agrifolia	1.1, 1.1, 1.5	5.5	Not Impacted		48	S	X		X				X				X	X					
200	Coast live oak	Quercus agrifolia	1.1, 1.2	5	Not Impacted		77	S	X		X				X		X								all epicormic
201	Coast live oak	Quercus agrifolia	1.2	3	Not Impacted		36	S	X		X				X		X								epicormics with pm
202	Coast live oak	Quercus agrifolia	3	3	Not Impacted		64	S	X		X				X		X								all epicormic
203	Coast live oak	Quercus agrifolia	2.5, 4, 5	11.5	Not Impacted		272	S	X		X				X				X	X					
204	Coast live oak	Quercus agrifolia	2	2	Not Impacted		48	S	X		X		X		X							X			basal sprouts only



POST-WOOLSEY FIRE OAK TREE ASSESSMENT – 4790 LAS VIRGENES ROAD, CALABASAS

Tag Number	Common Name	Botanical Name	Pre-Fire DBH	Added Diameters	Disposition	Reason for Encroachment or Removal	Pre-Woolsey Fire Canopy Area (Sq. Ft.)	Overall Fire Damage (M.I.Mo.S)	Destituted Foliage/Detritated	Minor Bark Damage	Moderate Bark Damage	Severe Bark Damage	Structural Damage	Cavities	Burned to Stump or Bare Branches	Burned to ash	Foliage/Epicormic recovery	Callus tissue noted	No Sign of Recovery	Standing Dead	Collapsed	Basal sprouts only	Gone - No Longer Present	New Comments (PM = Powdery Mildew)
205	Coast live oak	Quercus agrifolia	2	2	Not Impacted		24	S	X			X	X		X		X					X		basal sprouts only
206	Coast live oak	Quercus agrifolia	1.5, 1.5	3	Removal	landslide remediation	90	S	X		X	X	X		X		X					X		basal sprouts





Legend

- Oak Tree with Minor Fire Damage
- Oak Tree with Moderate Fire Damage
- Oak Tree with Severe Fire Damage
- Oak Tree that is the Largest Present Due to Fire

DRAFT POST-WOOLSEY FIRE OAK TREE IMPACT ASSESSMENT EXHIBIT

WEST VILLAGE
VESTING TENTATIVE TRACT NO. 75021
PREPARED FOR THE DEVELOPER COMPANY
BY THE ENGINEERING FIRM AND ARCHITECTURAL FIRM

www.yourfirm.com Date: 07/15/15

A SET LOCKMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND MODIFIED PLANNING TO THE COUNTY OF LOS ANGELES, RECORDED MARCH 12, 2015, INSTRUMENT NO. 1289 IN BK 10876 PG 172 OF 214

LEGEND

CONCEPTUAL GRADING PLAN

VESTING TENTATIVE TRACT NO. 75021

UNITED CIVIL, INC.

CONCEPTUAL GRADING PLAN

VESTING TENTATIVE TRACT NO. 75021

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