

SPIEGEL RESIDENCE

**3901 PRADO DEL TRIGO
CALABASAS, CALIFORNIA**



OAK TREE REPORT

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OAK TREE REPORT

SPIEGEL RESIDENCE
3901 PRADO DEL TRIGO
JUNE 9, 2023

David and Michelle Spiegel
3901 Prado del Trigo
Calabasas, CA 91302

Attn.: David Spiegel

SUBJECT SITE:

OAK TREE REPORT FOR THE SPIEGEL RESIDENCE AT 3901 PRADO DEL TRIGO IN THE CITY OF CALABASAS, CALIFORNIA 90302

GENERAL STATEMENT:

On June 3, 2023, an Oak Tree "survey" was conducted at the Subject Site. A ground level field inventory and external details (caliper size, physical and aesthetic character) were recorded, based upon the existing conditions. One (1) individual on-site Oak Tree was "surveyed" and evaluated for its present condition based on the Client's concern for the Trees' general health and proposed new Landscape Refurbishment activity and possible encroachments into the "Protected Zone" of the Oak Tree. The Tree is identified as *Quercus agrifolia* (Coast Live Oak). The Tree has been "tagged" with a 1" X 3 1/8" aluminum flag at dsh (diameter at standard height above grade, all of which is at or above 54") with its tag number of SOT-1. In addition to this Oak Trees, there are several non-Oak on-site and directly adjacent off-site landscape trees. See the results of the "survey" shown on the attached Tree Evaluation Form, Tree Map and as outlined herein, for specific notes, encroachment calculations, mitigation values, comments and recommendations.

PURPOSE AND SCOPE

The purpose and scope of this report, in accordance with the City of Calabasas Ordinance #2001-166 and Oak Tree Preservation and Protection Guidelines, is to identify native and "planted" oak species and evaluate their present condition. A report on impacts, if known, and proposed mitigation measures is required for submittal to the City for review by the Planning Department, if any work is planned to take place in or within the "Protected Zone" of any *Quercus* genus, measuring two inches (2") at four feet six inches (4'-6") above its natural grade. The City OAK TREE PRESERVATION AND PROTECTION GUIDELINES define an Oak tree as "Any tree of the genus *Quercus* having a diameter greater than 1 inch when measured 12 inches above grade.



SITE CONDITIONS

The site for the existing, planted, Oak Tree is located in the northwest corner of the rear yard of 3901 Prado Der Trigo, in THE OAKS Community neighborhood area of the City of Calabasas. The existing site is a relatively flat pad with a 2:1 easterly ascending up-slope at the westerly rear of the property and is bounded by developed residential properties to the west, north, south and east across Prado Del Trigo.

The Oak Tree is located near the bottom of the rear yard slope in the northwest quadrant of the property. Although there is a planned refurbishment of the existing rear yard irrigated landscaping, this existing Oak Tree is to be protected-in-place

See the Oak Tree Map for location of the reported-on tree.

WORK PROCEDURES (AS APPLICABLE)

All work, as applicable, (construction/maintenance activities) around the existing Oak Trees, shall follow the following work procedure program. This program has been developed to minimize the impacts to each Tree and protect them from unscheduled damage and unauthorized treatment per the following:

1. **All work** within the Oak Tree aerial/root zone, even though this zone may be outside the approved Oak Tree protection fencing, shall be regularly observed by the Tree Preservation Specialist (Project Arborist).
2. The extent of all new construction work affecting Oak Trees shall be staked, where applicable, by field survey and reviewed by the Tree Preservation Specialist.
3. Any approved pruning shall be done by a qualified Tree Trimmer, and observed by the Tree Preservation Specialist (Project Arborist).
4. **Hand dig** vertical trenches for walls/footings or fence posts at the final cut line to the final grade level to determine whether "bridging-over," moving footings/posts or clean cutting and sealing any and all roots encountered, is appropriate, as approved by the Tree Preservation Specialist (Project Arborist). (This procedure will protect the root system from unnecessary damage by excavation equipment).
5. All footings for wall construction (as applicable) shall be designed to provide minimal or no impact to the Tree; and, "L" type footings shall be projected in an outward direction, away from the Tree and shall be backfilled with topsoil.
6. Unless waived, a five (5') foot high temporary chain link fence shall be constructed at the approved/ permitted work limit, and as directed, to protect the tree(s) from unauthorized damage. This fence shall remain in place until completion of construction. Should any work be necessary within the "Protected Zone", and the temporary fence must be opened, the Oak Tree Preservation Specialist (Project Arborist) must direct all work within the "Protected Zone" at any time the fence is open.
7. **No work** within the aerial/root zone of the Oak Trees shall be done beyond that which was approved/permitted without obtaining written approval prior to proceeding.
8. The area within the chain link fence shall not be used for material or equipment storage or parking at any time.
9. No chemicals or herbicides shall be applied within 100' of an Oak Tree's aerial/root zone.
10. Copies of the following shall be maintained on the site during any work to or around the Oak Trees, as applicable:

Oak Tree Report
Oak Tree Permit

Engineering Plans
Project Conditions
Oak Tree Ordinance 2001-166
Approved Site Plan

During any construction and/or treatment, Tree work and impacts must be monitored to further mitigate shock symptoms, should they occur. Temporary water must be provided to irrigate the Trees and to wash the dust from the foliage, as directed by the Oak Tree Preservation Specialist (Project Arborist).

PROTECTION

Unless waived by the City of Calabasas to preserve Oak Trees in a construction area, a minimum five (5') foot chain link fence must be installed at the limit of the "Protected Zone", Prior to clearing, grubbing, demolition, grading, construction, construction and/or treatment, in order to protect the sensitive Z.O.N.E./fenced area, during all work operations.

Z.O.N.E = "Zone Of Nutraire Endemic" (the area of natural or amended planting medium that may extend to or beyond the dripline of a native tree). Oak Tree care and maintenance information, as provided by the City of Calabasas, should be followed, as well as regular monitoring throughout each tree's life cycle, by a qualified Tree Preservation Specialist. The Tree Preservation Specialist (Project Arborist) must "function as the fence" for any work necessary within the Z.O.N.E. an/or fenced area, while directing or observing work in and near any Oak Tree.

EVALUATION CRITERIA

In evaluating Oak Trees, as with any other trees, the reporting format records the external observation of the Oak Trees at the time of the "survey," including trunk size by diameter at breast height (4'-6" above grade), spread of the branching system to the outer dripline, approximate height of the Oak Trees' canopy, surface observation of the Trees' conditions and other pertinent information. The rating designation assigns health and aesthetic values for each Tree.

Ratings from "A" to "F," with an "A" rating as the indicator of a tree exhibiting the best condition of the species as compared to other Oak Tree species located in the immediate site area, and the lower letters indicating lesser ratings of the species as compared to other Oak Tree species located in the immediate site area. A "B" rating represents an above average condition for the species. The "C" rating represents an average condition for the species. The "D" rating represents a below average condition for the species. And, the "F" rating means that the tree is either dead or a candidate for removal for health or hazard reasons. Plus (+) and minus (-) sub-ratings are assigned where a clear letter designation is not appropriate. An "E" rating is not used in order to avoid confusion with the term "Excellent."

CARE AND SAFETY/WARRANTIES

It must be noted that the Oak Trees referred to in this report are living organisms, and are therefore subject to change. And, since internal trunk, crown or subsurface systems were not investigated, no warranties, neither expressed nor implied, are made that these Oak Trees will be in any condition other than as observed and reported herein beyond the date of the inventory walk-thru ("survey"). Information for the care and maintenance of Oak Trees is available from the City of Calabasas for use in the "on-going" maintenance of Oak Trees. The preferred maintenance in the care of native Oak Trees is to leave them in their "natural" state/habitat and to promote and encourage proper vigor within the Oak Trees' systems. In this way, the Oak Trees' natural defenses are better able to ward off pests and diseases.

CONSTRUCTION AND MAINTENANCE PROCEDURES

According to the "City" Oak Tree Ordinance 2001-166, all work, should it be necessary within the "Protected Zone" (that area enclosed by a concentric line five (5') feet beyond the natural dripline of an Oak Tree, but not less than fifteen (15') feet from the trunk) shall be done using hand tools under the observation of the Tree Preservation Specialist (Project Arborist). For "Heritage Oak" trees (24" or greater in trunk diameter(s), the Protected Zone extends to fifty feet (50') from the Heritage Tree's trunk. This also includes pruning/trimming for clearance, structural improvement and/or hazard. Pruning for aesthetics is not allowed nor included in the Ordinance.

Current maintenance procedures for the Oak Trees at the 3901 Prado Del Trigo property, consists of the following (refer to the Tree Evaluation Forms and Tree Map for graphics and additional notes):

GENERAL:

It is our recommendation that the following treatment(s) to the appropriate tree be implemented:

In this case, because of Site Constraints and the proposed refurbishment landscape, it is recommended that the chain Link Oak Tree Protection Fencing be waived in favor of +4' high orange Plastic Construction fencing, as directed by the Tree Preservation Specialist (Project Arborist).

No spray irrigation shall come in contact with Oak Tree SOT-1 trunk. It is also recommended that any above-ground irrigation spray system(s), within the dripline of Oak Tree SOT-1, be retrofitted using a sub-surface "dripline" type irrigation format. A three inch deep oak wood chip mulch is recommended for a landscape clearance from the trunk of Oak Tree SOT-1 of ten feet (10').

Tree Preservation Specialist (Project Arborist) shall be contacted to monitor and direct the protection of the Oak Trees in the area of site clearing, demolition, grading and construction activities within the "Protected Zones" of all the Oak Trees.

Pruning of any branches required for construction and clearance, shall be as directed by the Tree Preservation Specialist (Project Arborist). No pruning for Oak Tree SOT-1 is proposed at this time.

Removal of deadwood, clean-cutting of branch stubs and broken branch scars, and the cleaning and screening of water traps and trunk/branch cavities, shall be as directed by the Tree Preservation Specialist (Project Arborist).

Careful removal of "fill" and debris from the base of the Oak Trees' Trunks and branching, shall be as directed by the Tree Preservation Specialist (Project Arborist).

Protection of all wildlife nests and habitat prior to, during and after the construction activities, shall be as directed.

Protection of "duff" areas, so as to allow Oak Tree seedlings to germinate and grow, shall be as directed.

Final determination for the treatment of the Oak Trees, shall be as directed by the Tree Preservation Specialist (Project Arborist). In addition to these procedures, a periodic (at least quarterly) monitoring for declining branching system is recommended.

IMPACTS AND TREATMENT:

The canopy of Oak Tree SOT-1 is not expected to be negatively impacted by or pruned for clearance for the proposed new landscape improvement activity area. However, there may

minor root pruning for the construction of a concrete block seat wall about twenty feet (+20') to the north and downhill from the northerly trunk.

Although only feeder roots may be encountered in the dripline area of Oak Tree SOT-1, during the carefully "hand-digging" of the proposed landscape refurbishment improvements and any construction activity area, it is unlikely that a significant root(s) will be encountered. Should, however, any root(s) of significant size be encountered, a Site determination will be made as to whether or not to cleanly sever, bridge-over or adjust the locations of the adjacent proposed landscape improvements and construction activity areas, so as to allow for the protection of the Oak Tree. It is recommended that pervious pavers and other pervious material be installed for the newly proposed construction elements, to allow for the necessary sub-surface gaseous exchange. The impacts are estimated in the encroachment calculation below.

SUMMARY

Although the proposed landscape refurbishment and construction activity areas into the fifty foot (50') "Protected Zone" of Oak Tree SOT-1, no long term negative impacts are expected to affect root or canopy areas of this Trees.

Because of the location of the proposed Seat Wall, Fire Pit and Concrete Paver improvements, Oak Tree SOT-1 may need to have some minor root pruning. It is recommended that exploratory trenches be excavated on the southerly sides, and at the depth, of the newly proposed Seat Wal, Fire Pit and Concrete Pavers for location(s) of possible significant roots from Oak Tree SOT-1. Using pervious paving materials allows the necessary sub-surface gaseous exchange in the root zone of the Oak Tree.

The "below" Encroachment Calculation and Mitigation Values appear to indicate potential damage to Oak Tree SOT-1. This does not take into account that this Oak Tree has adapted well to the existing landscape installation(s). It is my opinion that any proposed new landscape refurbishment, with the proper mitigation measures, will not pose any long-term negative effects upon Oak Tree SOT-1.

ENCROACHMENT CALCULATIONS:

SOT-1 Average "dripline" diameter = 34.76'
Average "dripline" radius = 17.38'
Average "Protected Zone" diameter = 100.00'
Average "Protected Zone" radius = 50.00'

Total Area of "Protected Zone" = $r \times r \times 3.1416 = +7,854.00$ sq. ft.
Area of new "Protected Zone" encroachment = $\pm 1,800.00$ sq. ft.
Percentage of encroachment = $\pm 23\%$

MITIGATION VALUES:

We are herein submitting the "Production Replacement Cost" (PRC Value) for the damage and/or loss of Oak Tree canopy/roots from the proposed property line fence. The replacement/damage for Oak Trees under 7" in diameter at breast height (54") is the value of each Oak Tree by its planted nursery container size equivalent. The following Oak Trees are proposed to be impacted by grading and/or construction activities:

SOT-1 The basic formula is \$4,600.00 + \$2,700.00 (Tree Diameter - 7"):

$\$4,600.00 + \$2,700.00 (54.75"-7") = \$348,575.00$

The condition of this Tree is estimated to be 63%
 $\$348,575.00 \times 63\% = \$219,602.25$ (Condition Value)

The **new** impact(s) to the Protected Zone area of this Tree is estimated to be 23%

$\$219,602.25 \times 23\% = \$50,508.52$ (Impact Value)

TOTAL NEW PRC IMPACT VALUE = \$50,508.52

Please review this report, the attached Tree Evaluation Forms and Tree Map, and return your questions and/or comments to:

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Web. = www.richardwcampbellasla.com

Cordially,

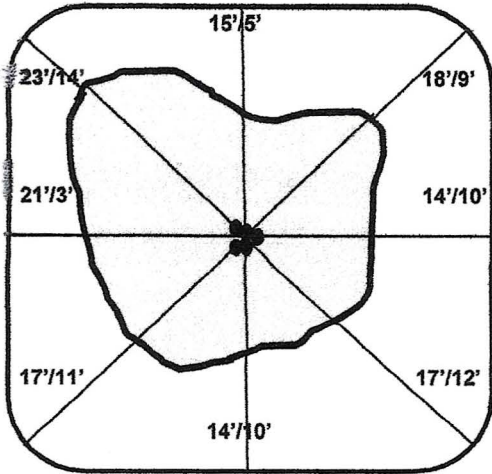


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OAK TREE EVALUATION

tree evaluation form

Spiegel Residence



SPECIES: *Quercus agrifolia*
Appearance (A-F): B **Date:** 06-09-23
Health: (A-F): C- **Inspector:** RWC
Diameter of Trunk(s) (5) 12 1/4", 11 3/4", 11 3/8", 10 3/8", 9 1/2" @ 54" above grade

TREE #
SOT-1

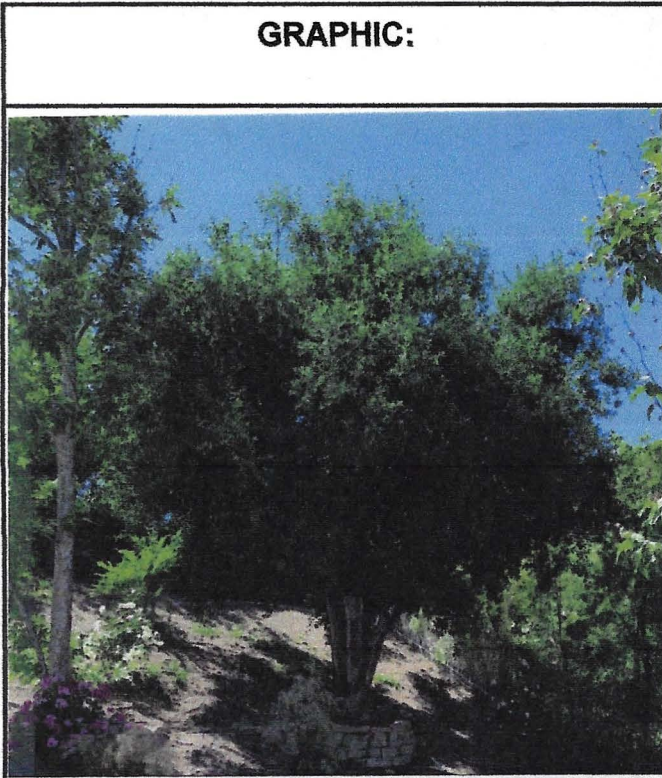
VIGOR:
 CHLOROSIS
 GOOD SHOOT GROWTH
 DIEBACK
 MINOR DEADWOOD
 THINNING OF CROWN
 EXTENSIVE EPICORMIC GROWTH

STRUCTURE:
 BROKEN BRANCHES
 PRIOR STUB-CUT PRUNING
 MECHANICAL INJURY
 WIRE / NAILS / SPIKES
 TORN BRANCH SCARS
 LOW BRANCHING
 WATER TRAP
 CAVITY – SCAFFOLD
 CAVITY – BRANCH
 LOPSIDED CANOPY
 EXCESS HORIZONTAL GROWTH
 DECAY / ROT SUSPECTED
 FIRE / LIGHTNING DAMAGE
 EXPOSED ROOTS
 HAZARDOUS CONDITION
 CROSSING BRANCHES
 CODOMINANT SCAFFOLDS
 CODOMINANT TRUNKS
 MULTI-TRUNK FORM
 SEMI-MATURE PLANTED OAK

PESTS:
 BORERS / TERMITES
 MINOR TWIG GIRDLER
 ANTS
 WOODPECKERS
 GALLS
 WITCHES BROOM
 PIT-SCALE
 PLANT PARASITES
 MINOR EHRHORN'S SCALE

DISEASE:
 MARGINAL LEAF SCORCH
 EXFOLIATION
 LESIONS
 MINOR EXUDATION STAINS
 CANKERS

ENVIRONMENT:
 ON IRRIGATED AND PLANTED SLOPE
 FILL ON TRUNK & ROOT ZONE
 LOCATED IN ROCK WALL RETAINER
 CANOPY INTERTWINED IN L/S PLANTS
 CANOPY OVERHANGS NEIGHBOR'S YARD



REMARKS / RECOMMENDATIONS

CLEAN AND SCREEN WATER TRAP, AND DIRECTED CAREFULLY REMOVE FILL FROM TRUNK BASE, AS DIRECTED

MONITOR AND DIRECT PROTECTION OF OAK TREE DURING ALL LANDSCAPE REFURBISHMENT ACTIVITIES.

FINAL DETERMINATION OF MITIGATION AND TREATMENT(S) WILL BE AS DIRECTED IN THE FIELD BY THE OAK TREE PRESERVATION SPECIALIST.

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OAK TREE MAP

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