

**OAK TREE REPORT
FOR
LAND DEVELOPMENT**

AT

**23616 VALLEY VIEW ROAD
CALABASAS, CA 91302
(APN: 2072-014-005)**

Prepared for:

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February 26, 2024

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SUMMARY

This is an updated Oak Tree Report, because an Off-Site Oak Tree was not included in the one prepared on December 5, 2023, and some of the requirements for the report were omitted.

I was retained by Mr. Amir Babaeian, to write an Oak Tree Report, and assess the impact of a residential land development project on protected oak trees, located at 23616 Valley View Rd., in Calabasas, California.

The reason for this report is the construction of a residential single-family dwelling on the vacant land.

As surveyed, there are two City of Calabasas protected oak trees, one of which is located on the public Right-of-Way.

As observed, both trees are in acceptable condition, with no specific health problems or major structural defects.

And based on the proposed and best possible design, for this land development project, only one tree is in conflict with the possible design and has to be removed, while the other tree can be retained and protected, with some unavoidable encroachment.

The possible design will also encroach into the drip line of another oak tree and the tree protection zone of a second oak tree, on one of the abutting properties.

Mitigation tree(s) can be planted on site for the removal of one of the oak trees.

INTRODUCTION

Background

Mr. Amir Babaeian, from **23616 Valley View LLC**, inquired if I would be interested in preparing an Oak Tree Report for a land development project.

He indicated that a plan has been prepared to build a single-family dwelling on the vacant land. And because there are City of Calabasas protected oak trees on site, he requested that I assess the impact of the construction to the trees.

After discussing my fees, I agreed to visit the site, assess the trees and prepare the Oak Tree Report, giving my professional opinion and evaluating the subject trees.

Assignment

I agreed to perform the following:

- Inspect and evaluate the trees on site.
- Submit a written report of my observations and findings.
- Assess the value of the on-site oak trees.
- Make appropriate recommendations if needed, based on my findings.

Limits of the Assignment

This report and the observations included herein are based on my visits to the site on November 11, 2023 and February 23, 2024.

This Oak Tree Report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Purpose and Use of the Report

Mr. Amir Babaeian, on behalf of **23616 Valley View LLC**, informed me that a site development project has been planned for the residential vacant land at 23616 Valley View Road, in Calabasas, California, and a new single-family residential dwelling will be built on the vacant land.

The purpose of this report is to present the evaluation of the oak trees on the lot and the impact of the proposed construction project on these trees.

This report is intended for the exclusive use of **Mr. Babaeian, 23616 Valley View LLC** and their representatives. Upon submission, this report will become their property and its use will be at their discretion.

OBSERVATIONS

General Site Observations

23616 Valley View LLC is planning to develop a vacant land, and build a single-family two-story dwelling on it.

The vacant land is located at 23616 Valley View Road, in the Calabasas Highlands area of the City of Calabasas, County of Los Angeles, California, 91302.

The Assessor's Parcel Number (APN) is: **2072-014-005**, in R3 Rural Community RC-CH zoning area.

The lot is rectangular in shape, located on a natural hill, in the south to north direction. There is almost twenty feet grade difference between the highest point on the south side and the lowest point at the property line on the north side, along the road.

Access to the site is from the Ventura (101) Freeway, off from Valley Circle Blvd. exit. Mesquite Dr. is the nearest cross-street. And Mulholland Dr. is the major nearby road.

The lot has a total area of 5,040 sq. ft. and the proposed building footprint area is 1,545 sq. ft.

There are only two oak trees on the vacant land, native California Live oak (*Quercus agrifolia*) trees. One of these trees is a City of Calabasas tree, located on the public Right-of-Way, quite close to the asphalt pavement of the road. The second oak tree is much younger, and located within the property, but close to the north property line.

The remaining vegetation consists of ten small juvenile California Live oak **sprouts** resulting from germinating acorns, two small Toyon (*Heteromeles arbutifolia*) native shrubs, and annual weeds.

The characteristics of the two oak trees are included in the Oak Tree Inventory (**Appendix I**) and are located on the Oak Tree Map (**Appendix III**), as are two additional California Live oak trees (Off-Site Tree #1 and #2), that are located on the abutting vacant land on the west side of the lot.

I took photographs of the trees and the lot (**Appendix II**), took measurements and used the surveyor's and architect's plans for the location of the trees. I installed numbered tags #875 and #876 on the two on-site oak trees.

Canopy spread of all four oak trees are drawn to scale on the Oak Tree Map.

Tree Evaluation.

As defined, the "purpose" of City of Calabasas Oak Tree Ordinance (Chapter 17.32.010 of the City's Municipal Code) and the City of Calabasas Oak Tree Preservation and Protection Guidelines, is:

1. The city of Calabasas lies within a unique area of Los Angeles County, the beauty and welfare of which is greatly enhanced by the presence of large numbers of oak trees and scrub oak habitat areas. Past development of the area resulted in removal of a great number of these trees and diminished resource habitat areas. Further destruction of these finite resources would detrimentally affect the ecosystem and aesthetics of the city.
2. It is the policy of the City to preserve and enhance its ecosystem, one element being its inventory of oak trees and scrub oak habitat, due in part to their contribution to the hardwood canopy and wildlife habitat. Other identified benefits of oak trees and scrub oak habitat to the health, safety and welfare of the citizens of Calabasas include, but are not limited to, erosion control, solar benefits, dust control, visual enjoyment, energy reduction, property values and the sense of community and place created by the surrounding vistas.
3. The preservation program outlined in this section contributes to the historical and environmental value of these trees to the community. Accordingly, the spirit and intent of this section are meant to have an equal parity to its articulated contents.

And accordingly, Oak Tree Permit Requirements and Exemptions are:

- No person shall alter any oak tree or scrub oak habitat on any real property within the city, unless a valid oak tree permit is issued pursuant to the provisions of this section and the guidelines.
- Exemptions. A permit is not required to cut or remove an oak tree or alter scrub oak habitat under the following circumstances:
 - a. If the oak tree is less than two inches in diameter, unless the tree is scrub oak habitat or was planted as mitigation for a prior removal.....

And according to the City of Calabasas Oak Tree Preservation and Protection Guidelines (1993), an oak tree is any oak tree of the genus *Quercus*, having a diameter greater than one inch, when measured twelve inches above grade.

Based on the above, the two oak trees are protected, because their diameter at breast height (**DBH**) or at four-and-one-half feet above the ground level at the base of the tree is more than the set size, and any site development impacting these trees would need an oak tree permit.

All these trees are naturally occurring, because they are one of the dominant tree species in the area and are found also on many of the abutting and neighboring properties.

The height of the trees was estimated. Trunk diameters were measured with a Lufkin diameter tape. Other dimensions, such as canopy spread, were measured with a DeWALT measuring tape.

Tree #875

This California Live oak (*Quercus agrifolia*) tree is located outside the property line, close to the asphalt pavement of the road.

It is a City of Calabasas tree, on the public Right-of-Way.

Two trunks emerge at grade; one trunk leans toward the northeast side, has a DBH of 13.5 inches. The other secondary trunk divides to two slightly above grade, and both extend upward. These two stems respectively have 13.5 and 15 inches DBH. The aggregate DBH of this tree is 24.3 inches. And because the DBH of this oak tree is more than 24 inches, it is considered a City of Calabasas "**Heritage Oak**" tree.

At about 10 feet over grade, the three stems further divide and result in seven main **scaffold branches**, extending in all directions.

Overall, the **crown** of the tree is somehow evenly-spread, with branches reaching distances of 18 to 21 feet into various directions. The resulting longest canopy spread is of 45 feet, in the southeast-northwest directions.

Foliage is quite dense and of the characteristic dark-green color. No damage from insects is observed on the leaves. New leaves are seen at the tips of the small branches. There is no **dieback** and **deadwood** in the upper crown. The tree's height reaches almost 30 feet.

Buttress roots are not visible at the **trunk flare**, an indication that soil has eroded over the years and accumulated around the trunk, hiding the buttress roots.

No **decay cavities** are observed on the trunk, stems and scaffold branches.

There is no **included bark** at the **crotch** of the main trunks, stems and scaffold branches, an indication that the union between them is structurally strong and not prone to storm damage.

Apparently, the lower section of one of the two main stems has been hit not long ago by a vehicle, and there is apparent damage to the **bark**, which has sloughed off, and the **cambium** underneath the bark is starting to dry.

Given all of the above, the **vigor** of this tree is acceptable.

Based on the City of Calabasas health and vigor grading on a scale of A to F (A being outstanding and F being dead), the **condition rating** for this tree is C (Average).

This tree can be retained, but the proposed driveway will encroach into its **drip line**. It should be protected during the entire construction period. A good portion of the designed structure will also encroach into its tree protection zone.

Tree #876

This is a younger California Live oak (*Quercus agrifolia*) tree, located on the southwest side of Tree #875. It is located within the property lines, and is also close to the road.

The single trunk divides to two at about 18 inches over grade, and both extend upward, leaning slightly toward the west and south directions. From the latter, a smaller branch emerges, and the respective DBH of all three are 6, 5.75 and 2.5 inches. Therefore, the aggregate DBH is 8.7 inches.

This tree also has the same characteristics of the previous tree, with healthy foliage of dark-green color, no decay, no deadwood and no structural defects. New foliage is visible throughout the edge of the outer crown. And because it is located close to Tree #875, its crown has developed unevenly. Toward the east side, the branches extend only by three feet, while toward the northwest side, or toward the street, the branches extend by almost 15 feet. The longest canopy spread of this tree is in the south to north direction, reaching 21 feet.

The height of the tree is about 25 feet.

On the same scale of A to F (A being outstanding and F being dead), the condition

rating for this tree also is B (Above Average). This tree is within the footprint of the driveway for the proposed dwelling; therefore, it has to be removed.

Off-Site Trees

There are various mature California Live oak trees on the abutting property on the west side. Because of their proximity to the lot, two of them are discussed below.

Off-Site Tree #1

Off-Site Tree #1 is located at about 32 feet southwest of Tree #876.

This tree also is a California Live oak (*Quercus agrifolia*) tree. The main trunk divides to two at about two feet over grade, and they respectively have 9.5 and 16.5 inches DBH, or a combined DBH of 18.8 inches.

The height of the tree is about 40 feet, and because of the presence of another much bigger oak tree on its west side, its crown is unevenly spread, extending mostly toward the north, south and east sides. The longest canopy spread of the tree is 54 feet, in the north-south directions. Overall, the tree is in average health, with no apparent structural defects or infestations from insects or fungi.

Based on the City of Calabasas health and vigor grading on a scale of A to F (A being outstanding and F being dead), the condition rating for this tree is C (Average).

A good section of the tree's crown extends over the northwest area of the property, and as designed, the foundations for the house will encroach into its drip line. And as specified, pervious surface cover is being proposed for the west side yard area, and a good portion of its northwest section is also within the drip line of this tree.

As for the crown of this tree, its branches are over the proposed front section of the structure, which is lower, and therefore, no crown reduction will be necessary.

Off-Site Oak Tree #2

Another California Live oak (*Quercus agrifolia*) tree, located on the same abutting property, and at 33 feet southwest of Off-Site Tree #1.

This tree has its main trunk dividing to two stems at about one foot over grade, and both lean slightly toward the south east side. They respectively have 10 and 10.5 inches DBH, or a combined DBH of 14.5 inches.

The height of this tree's crown is 25 feet, and it too is suppressed by the above mentioned further westerly mature oak tree, and the resulting crown of the tree is mostly in the south and west directions. The longest canopy spread is of 24 feet, in the northeast to southwest directions.

This tree has some deadwood in the crown, and it should further be assessed for possible included bark at the crotch of the main two stems.

Based on the City of Calabasas health and vigor grading on a scale of A to F (A being outstanding and F being dead), the condition rating for this tree is C (Average). This tree's crown is completely outside the property lines; however, the proposed west side yard edge encroaches into its tree protection zone, i.e. distance of five feet outside the drip line.

CONSTRUCTION IMPACT

Because of their locations close to the road, this site development project will not be possible without the removal of one of the two oak trees. And since Tree #875 is a Heritage tree, and has substantially much more benefits, the land development has been designed so to request the removal of the smaller Tree #876.

And because of the substantial size of the crown of Tree #875, it is not possible to not encroach into its drip line and protection zone, which in the case of a Heritage Oak" tree, the protection zone is 50 feet from the trunk of a tree.

Grading has been minimized for the driveway, and the latter as well as the west side yard will be covered with permeable surface, such as paving stones, etc...

At eleven feet from the trunk edge of Tree #876, a four-to-six-inch concrete berm will be installed to hold in place the surface covering of the driveway.

Unavoidable encroachment will also happen to Off-Site Tree #1, which has a good portion of its crown over the property. As for Off-Site Tree #2, encroachment is minimal: the west side yard edge is located just at the edge of this tree's protection zone.

RECOMMENDATIONS

As discussed above, the proposed construction project will impact to varying extents two on-site and two off-site native oak trees. Tree #876 is located within the footprint of the proposed driveway; therefore, it has to be removed.

Impact to Tree #875 will mostly be within its drip line. As indicated, the edge of the proposed driveway is about 11 feet from the trunk of this tree and this will result in severance of roots, the extent of which can only be assessed with a manual trenching or an air spade, to discover the existing roots. Some roots can be severed, and some can be retained, since disturbance for the driveway will be shallow, compared to a solid foundation for a dwelling or a retaining wall. The project's Consultant of Record (COR), a Certified Arborist, should be present for this exploratory trenching, and he/she will decide the possible

mitigation, considering what was discovered. Anchoring roots must be preserved as much as possible, while smaller feeder roots could be severed, as least as possible. Root severance must be done with a sharp pruning shear or lopper or hand saw, the cut must be perpendicular, to minimize the exposed area, and the wound should not be dressed. All exposed roots must be kept moist, by covering them with a burlap, that has to be kept moist until backfilling. This root severance could happen also to the two off-site trees, and the same precautions and guidelines apply to these two trees too.

As for the crown of all three retained trees, no impact is expected to happen, since all three trees' crown is either above or away from the proposed structure.

MITIGATION, MONITORING AND MAINTENANCE

For the removal of Tree #876, the City of Calabasas will decide the replacement tree quantity and their sizes.

And to secure that Tree #875 and the Off-Site Trees #1 and #2 are preserved in place and protected, and will not be impacted by any construction activity, the following guidelines should be adopted and executed, as indicated in the City of Calabasas "Oak Tree Preservation and Protection Guidelines", during the entire period of the construction, with assistance from the COR:

- **Tree Protection Zone (TPZ):** During the construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of the trees. A minimum five feet high chain link fence must be installed in concrete footings with posts installed every eight feet and two feet deep into natural grade (See location of the TPZ on the Oak Tree Map.) Signs should be prominently displayed on each fence at four cardinal points around each tree. The signs should be two feet by two feet square, and contain the following statement:

WARNING
THIS FENCE IS FOR THE PROTECTION OF THIS TREE
AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT
WRITTEN AUTHORIZATION FROM THE CITY OF CALABASAS.

- **Storage and Disposal:** Supplies and materials, including paint, lumber, concrete overflow, etc., shall not be stored or discarded within the tree protection zone. All foreign debris within the protection zone should be removed. It is important to leave duff, chips and leaves around the retained

tree for water retention and nutrients. Draining or leakage of equipment fluids, i.e. oils, hydraulics, gasoline, paint, paint thinners, etc... shall be avoided.

- **Scope of Work:** All work shall be performed as specified in this oak tree report and monitoring plan, oak tree permit and the requirements in the City of Calabasas Protection and Preservation Guidelines. Additional work, such as spraying, watering, fertilization, cabling, bracing, etc...may be required as determined by the City's oak tree consultant. It must be remembered that these trees are living organisms and that it is necessary for such additional work may be required due to any change in their condition after the original oak tree report is prepared.
- **Oak Tree Preservation Consultants:** Generally, the services of an oak tree consultant are made necessary by the conditions of approval of various permits issued by the City of Calabasas. The importance of the consultant to the applicant/property owner is clear from the various requirements listed herein. From the City's perspective, it is both necessary and critical that the applicant/property owner identify the COR and allow him/her to act independently so as to be able to certify that all work was conducted according to the permit and the guidelines. Where encroachment and/or removal has been approved, the applicant/property owner must notify the City and the consultant in writing 48 hours before commencing any authorized work within the protected zone of oak trees. Moreover, it is mandatory that the applicant/property owner notify the City in writing within 5 days of any changes of their oak tree COR. Monitoring of specific trees may need to begin at least 3 months prior to any encroachment or action within the protected zone. A list of qualified oak tree consultants can be obtained by contacting the City.
- **Monitoring:** A monitoring schedule for the site will be determined by the City's oak tree consultant, based on the monitoring protocol. Monitoring will be conducted at quarterly intervals or more, during all grading and construction activities as warranted by the site conditions, for the first 3 years. Following construction, bi-annual monitoring is required for the next 5 years, or more if warranted. The specific monitoring protocol for the project will be determined based on the following:
 - the number of trees to remain and their proximity to construction activities;
 - the location and number of replacement trees required;
 - the potential extent of impact to the overall canopy.

Annual reports will be submitted according to the schedule indicated in the permit.

All monitoring will be done by a City approved agency/firm and the cost will be borne by the applicant. Information provided by such monitoring will be used to establish realistic mitigation measures and to ensure the long-term future of oak resources in the City.

- **Inspections:** All work shall be conducted in accordance with applicable ordinances and procedures detailed in the guidelines. It is the applicant's responsibility to call for and secure all inspections required to approve such work in accordance with the schedule outlined in the permit.

- **Work within the protected zone:** Because of the high sensitivity of oak trees, great care must be taken when work is being conducted within the protected zone. For this reason, the City has established specific procedures to ensure that the trees receive maximum protection. The procedures are as follows:
 - a. **On-site Supervision:** All work conducted within the protected zone of an oak tree shall be performed in the presence of the applicant's oak tree consultant.
 - b. **Forty-eight Hour Notice:** Except for deadwooding and pruning of limbs and roots under 2 inches in diameter, the applicant shall provide a 48 hour notice to the City and the appropriate oak tree consultant before beginning any work within the protected zone.
 - c. **Hand Tools:** Unless otherwise approved, all work conducted within the protected zone shall be accomplished using hand tools only. Use of tractors and other vehicles is prohibited. Roots will be severed cleanly with a saw, avoiding torn ragged or shattered ends.
 - d. **Certification Letter:** Certification letters are required for all work conducted upon oak trees. The applicant's oak tree consultant shall submit a certification letter within 10 working days after completion of such work, certifying that all of the work was conducted in accordance with the appropriate permits and the requirements of these guidelines.

- **Maintenance:** Oak trees require little active maintenance and limited removal of deadwood. They thrive on benign neglect. The tree is growing on

a give site because the necessary environmental conditions are already present. For this reason, preserving existing grade and drainage is crucial to the future of the tree. Deadwooding does not need a permit, but pruning live tissue over 2 inches in diameter requires a permit and must be done according to International Society of Arboriculture best management practices and ANSI A300 standards.

Any mitigation procedures and additional maintenance practices proposed by the COR, i.e. fertilizing, spraying, washing the foliage, mulching, etc., should be performed without any delay.

PRC (Production Replacement Cost) Value of the Trees

As mandated by the City of Calabasas, the oak trees must be appraised for their value, as discussed in the Oak Tree Preservation and Protection Guidelines.

Oak Tree #875

Oak Tree #875 has a DBH of 24.3 inches, and its condition rating is C, average, or 50-69%. In the case of Tree #875, the condition rating is 69% or 0.69.

According to the PRC method,

Tree Value = (basic value) x (condition rating) and to consider the species value.

Basic value will be defined as \$4,600 for the first seven inches of diameter, and \$2,700 for each additional inch of size.

The City of Calabasas has determined that all oak trees have a species value of 100% or 1.

The basic value of this tree is:

$$\$4,600.00 + \$2,700.00 \times (24.3 - 7) = \$51,310.00$$

The Tree Value for Tree #875 is: $\$51,310 \times 0.69 \times 1 = \mathbf{\$35,404.00}$

Oak Tree #876

Oak Tree #876 has a DBH of 8.7 inches, and its condition rating is B, above average, or 70-89%. In the case of Tree #876, the condition rating is 85% or 0.85.

The basic value of this tree is:

$$\$4,600.00 + \$2,700.00 \times (8.7 - 7) = \$9,190.00$$

The Tree Value for Tree #876 is: $\$9,190 \times 0.85 \times 1 = \mathbf{\$7,812.00}$

CONCLUSION

As designed, for this site development project, one native protected oak tree (Tree #876) has to be removed, and the other oak tree (Tree #875) can be retained and protected in place.

Another two oak trees, on one of the abutting properties, will also be encroached upon. Off-Site Tree #1 will have encroachment into its drip line, while encroachment to Off-Site Tree #2 will be into its protection zone, or five feet outside the drip line, and at a very small portion.

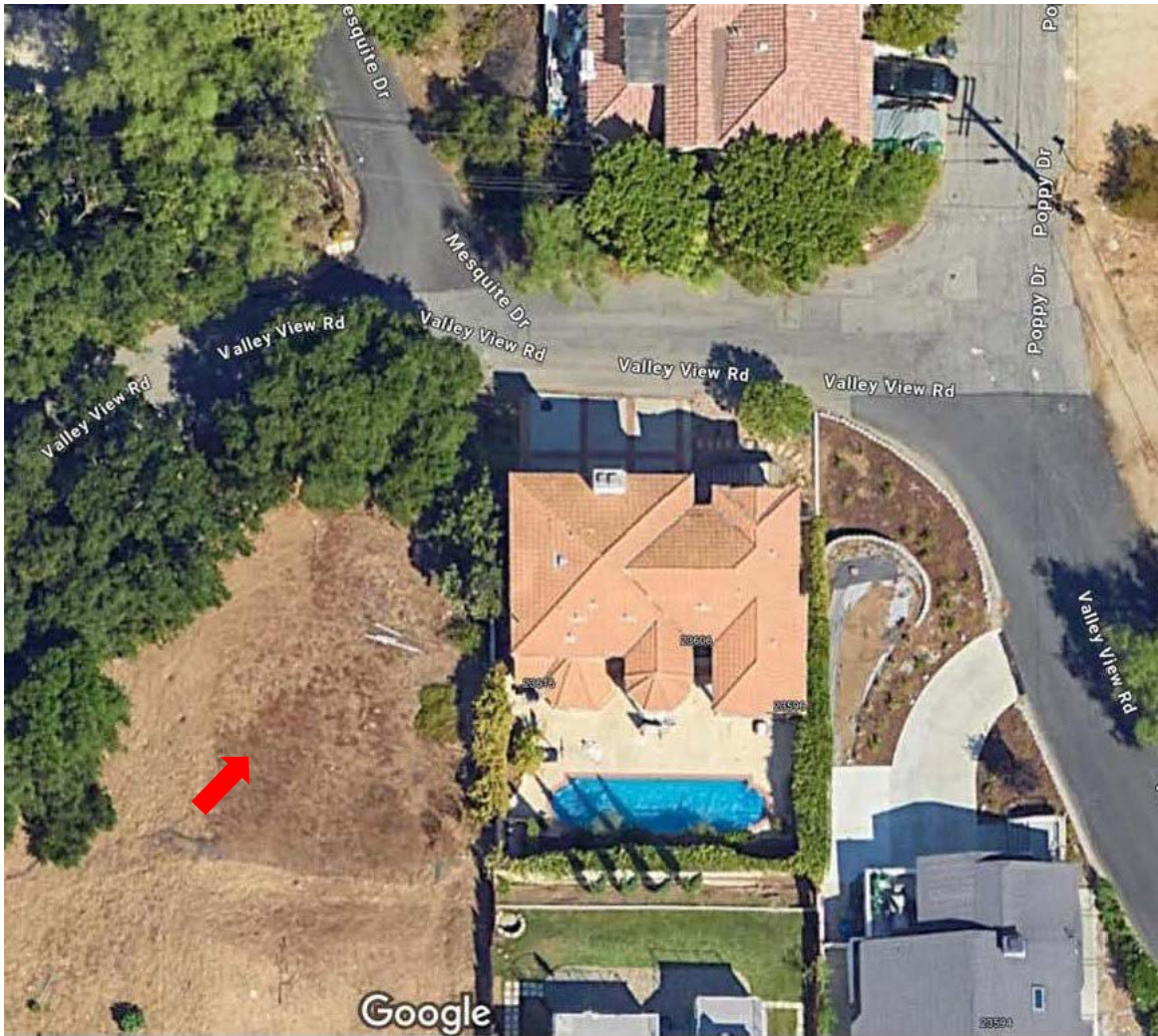
This Oak Tree Report will be reviewed by the Community Development Department of the Planning Division of the City of Calabasas, and the Department could have additional input for the preservation of the retained trees as well as for the replacement of Tree #876 which will be removed.

Appendix I

OAK TREE INVENTORY

23616 VALLEY VIEW ROAD, CALABASAS, CA 91302, APN: 2072-014-005										
ARSEN MARGOSSIAN, MS										
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818 669 6469 , ARSENM@PACBELL.NET										
FEBRUARY 26, 2024										
TREE #	SPECIES	COMMON NAME	CLASSIFICATION	DIAMETER (DBH)	HEIGHT	CROWN SPREAD	CONDITION	IMPACT	STATUS	MITIGATION
875	<i>QUERCUS AGRIFOLIA</i>	CALIFORNIA LIVE OAK	RIGHT-OF-WAY TREE / HERITAGE OAK	24.3" (2X13.5" & 15")	30'	45'	C	DRIP LINE ENCROACHMENT	X	REMAIN / PROTECT
876	<i>QUERCUS AGRIFOLIA</i>	CALIFORNIA LIVE OAK	N/A	8.7" (2.5", 5.75" & 6")	25'	21'	B	DRIVEWAY FOOTPRINT	O	REMOVE
OFF-SITE TREE #1	<i>QUERCUS AGRIFOLIA</i>	CALIFORNIA LIVE OAK	N/A	18.8" (9" & 16.5")	40'	54'	C	DRIP LINE ENCROACHMENT	X	REMAIN / PROTECT
OFF-SITE TREE #2	<i>QUERCUS AGRIFOLIA</i>	CALIFORNIA LIVE OAK	N/A	14.5" (10" & 10.5")	25'	24'	C	TREE PROTECTION ZONE ENCROACHMENT	X	REMAIN / PROTECT
CONDITION RATING: A=OUTSTANDING, B=ABOVE AVERAGE, C=AVERAGE, D=BELOW AVERAGE/POOR, F=DEAD										
TREE STATUS: X=TREE TO REMAIN , O=TREE TO BE REMOVED , * = TREE TO BE RELOCATED										

Appendix II
PHOTOGRAPHS



Google aerial view of the vacant land (2023).



The property front seen from the street.
(This and the following photographs were taken on November 11, 2023.)



The lot seen from the south side.



Tree #875 seen from the northwest side.



View of Tree #875 from the north side.



**View of the lower stems of Tree #875.
Injured bark is shown by the red arrow.**



A closer view of the missing and injured bark of Tree #875.



Tree #876 seen from the street.



A closer view of the lower section of Tree #876.



Off-Site Tree #1.



Off-Site Tree #2.

(This and the next photograph were taken on February 23, 2024.)



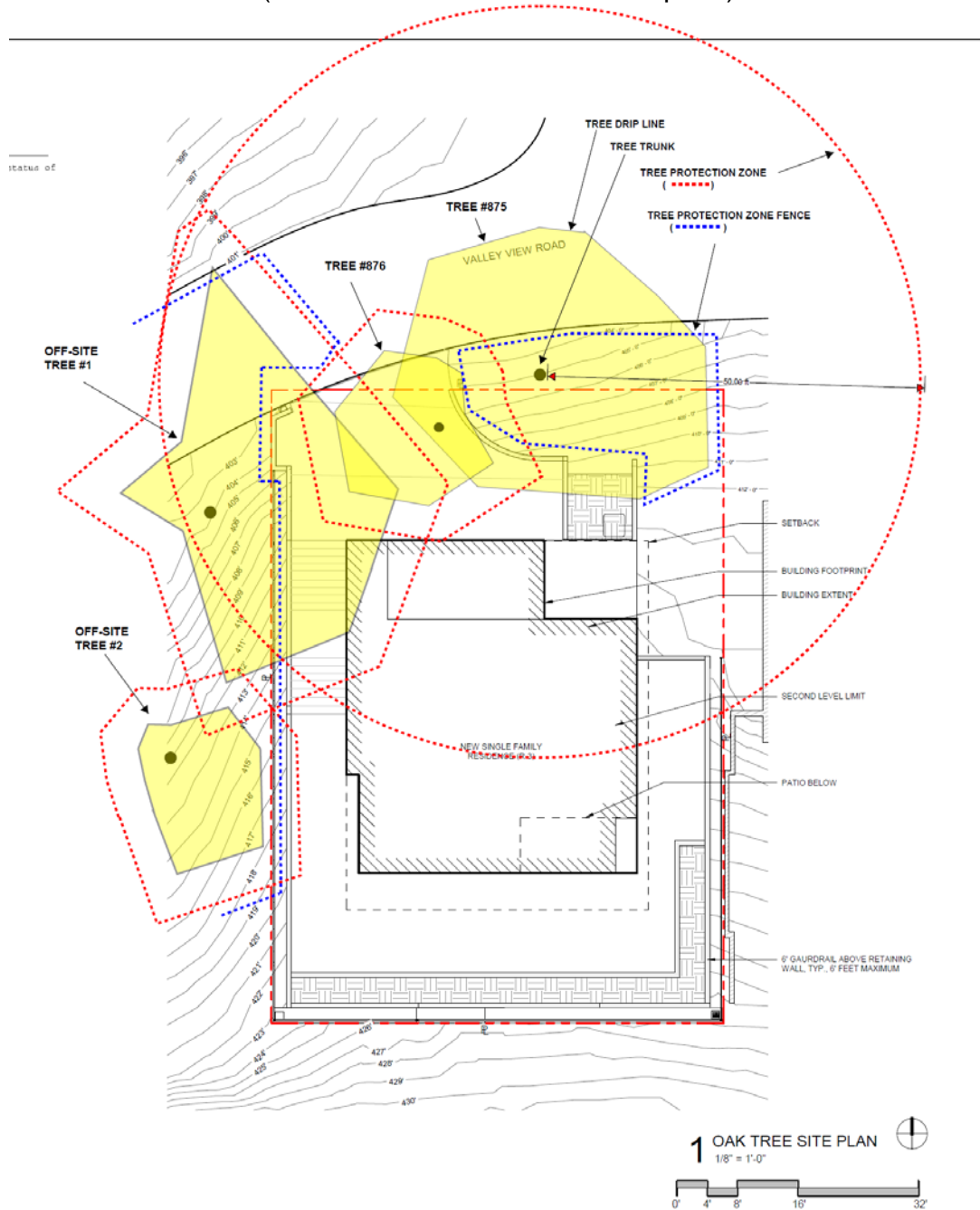
View of the lower section of Off-Site Tree #2.

(The fork of the two stems must further be assessed for possible included bark defect.)

Appendix III

OAK TREE MAP

(See attached the architectural plan.)



Glossary

Bark	Protective covering over branches and stem that arises from cork cambium; the outermost layer.
Buttress Root	Roots at the base of the trunk; trunk flare.
Cambium	A layer of cells that give rise to the phloem and xylem and allow for diameter increase in a tree.
Canopy	The cover formed by the leafy upper branches of a tree.
Cavity	An open wound or hollow within a tree, associated usually with decay.
Condition Rating	The condition of a tree expressed as percentage of ideal for that species.
Crotch	The area of a tree at which a main branch joins the trunk.
Crown	The above ground portion of a tree.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Decay	The gradual decomposition of organic matter.
Diameter at Breast Height (DBH)	Basic measure of tree girth usually at 4.5 feet above ground level.
Dieback	Condition in which the ends of the branches are dying.
Drip Line	Perimeter of the area under a tree delineated by the crown.
Foliage	The live leaves or needles of the tree; the plant part primarily responsible for photosynthesis.
Heritage Oak	Any oak tree with a DBH of 24 inches or as deemed by the City Council and Planning Commission of special value to the community.
Included Bark	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.
Scaffold Branch	The permanent or structural branches of a tree.
Sprout	A new shoot of a plant.
Trunk Flare	Region where the trunk meets the underground roots.
Vigor	Overall health of a tree; the capacity to grow and resist physiological stress.

Assumptions and Limiting Conditions

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Certification of Performance

I, Arsen Margossian, certify:

- That I have personally inspected the trees and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of Assignment;
- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I am an ISA Certified Arborist (#WE-7233A), I hold ISA Tree Risk Assessment Qualification (TRAQ), I am California Licensed Pest Control Advisor (#71429) and California Licensed Forestry Pesticide Applicator (#121525). I also am a 2007 graduate of ASCA Academy.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and California Association of Pest Control Advisers (CAPCA).

Signed: 

Date: February 26, 2024.

Copies of Licenses



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

5 March 2005

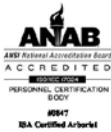
30 June 2026

WB-7233A

Issue Date

Expiration Date

Certification Number



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

1 February 2013

31 December 2026

Issue Date

Expiration Date




Copies of Licenses

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LICENSING/CERTIFICATION PROGRAM

PCA
AGRICULTURAL PEST CONTROL ADVISER LICENSE

LICENSE #: **71429** EXPIRES: **12/31/2025**
Categories: **AB** Issued: **1/1/2024**

ARSEN MARGOSSIAN
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LICENSING/CERTIFICATION PROGRAM

QAL
QUALIFIED APPLICATOR LICENSE

LICENSE #: **121525** EXPIRES: **12/31/2025**
Categories: **BCEF** Issued: **1/1/2024**

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