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MEMORANDUM

January 22, 2024

11898

To: Glenn Michitsch – Senior Planner for the City of Calabasas
From: Noah Stamm – City of Calabasas Contract Arborist

Subject: Permit Peer Review Memo Letter Report of the submitted Oak Tree Report for Land Development at 23616 Valley View Road, Calabasas, California

1 Introduction

This memorandum provides Dudek's findings regarding a third-party review of the submitted Oak Tree Report with associated Oak Tree Map prepared by ISA Certified Arborist Arsen Margossian. The Oak Tree Report and associated Oak Tree Map were prepared at the request of the property owner and applicant, Mr. Amir Babaeian, to assess the impact of a new residential single-family structure development project on protected oak trees located on the vacant land at 23616 Valley View Road, Calabasas, California. Dudek's arborist conducted a site evaluation on January 9, 2024 for City of Calabasas Senior Planner Glenn Michitsch. The purpose of the site evaluation is to confirm the validity of the Oak Tree Report and Associated Oak Tree Map, evaluate the overall health and structure of the on- and off-site oak trees, and to address the proposed removal and/or encroachment within the tree protection zones (TPZs) of on- and off-site protected coast live oak trees (*Quercus agrifolia*) identified within the project's Oak Tree Report and on the associated Oak Tree Map, as a result of the grading and construction activities associated with construction of the proposed single-family residential structure (see Attachment 1 – Representative Site Photographs 1 through 17).

As identified within the Oak Tree Report and on the associated Oak Tree Map, the property includes two (2) on-site City of Calabasas defined protected coast live oak tree species, one of which has been identified as a City of Calabasas tree located on the public Right-of-Way and one (1) nearby off-site oak tree on the abutting property that could also be impacted. According to the Oak Tree Report, based on the proposed and best possible design for this land development project, only one (1) of the on-site oak trees is in conflict with the current design and is proposed to be removed (Tree no. 876), with the other onsite oak tree (Tree no. 875) and the off-site adjacent oak tree (OF #1) being retained and protected in place with unavoidable encroachment. Furthermore, the project's Oak Tree Report identifies coast live oak tree no 875 as being located outside of the property line and is considered a "Heritage" Oak Tree. A "heritage" tree, according to the City of Calabasas Oak Tree Preservation and Protection Guidelines, is a tree that has a trunk or combined trunk diameters larger than 24-inches in diameter at standard height (DSH - 4 ½-feet above natural grade. The tree was given a condition rating of C (average) and noted the tree was recently struck by a vehicle which damaged the lower portion of the tree's trunk/bark and will be protected in place with encroachment into the tree's tree protection zone (TPZ). Coast live oak tree no 876 was noted as a young multi-trunk tree located along the property line. The tree was given a condition rating of B (above average) and noted the tree is within the proposed footprint of the driveway, therefore, will be removed. Finally, off-site coast live oak tree no. 1 is

a mature oak tree located in the adjacent property to the west. The eastern portion of the tree's crown extends over the northwest portion of the property line and although the foundation of the house is outside of the tree's dripline, the construction related activities occurring in the northwest portion of the property will encroach into the tree's TPZ.

With that said, the overall health of the three (3) on- and off-site protected coast live oak trees identified in the Oak Tree Report were observed to be in fair/average health with fair/average structures. To that end, Dudek conducted a visual Level 2 Basic Tree Assessment from the ground on January 9, 2024, to visually inspect and evaluate the health, structure, and locations of the oak trees identified within the Oak Tree Report. It should be noted, that although coast live oak tree no. 875 is a heritage tree, the Oak Tree Report does not identify the off-site tree no. 1 as a 'heritage' tree, although it should be as it exhibits trunk diameters of 18 inches and 10 inches DSH. Additionally, there are up to four (4) additional coast live oak trees have not been identified/inventoried and not included in the Oak Tree Report or on the Oak Tree Map (see *Attachment 1 – Representative Site Photograph Nos. 1, 9, 10, 13 through 17* of the additional trees to be inventoried). A Level 2 Basic Tree Risk Assessment consists of an ISA Certified Arborist walking completely around the trunk of the tree and look for defects in all visible areas of the tree from the ground, including surrounding areas. Typically, the assessment could include using a rubber mallet to sound the tree or a probe that can be used to evaluate open cavities.

The purpose of this arborist peer review is to provide a review of the submitted Oak Tree Report and to ensure applicant compliance with the 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 (April 1993).

2 Discussion and Recommendations

Dudek's arborist found the submitted Oak Tree Permit request to be generally accurate to the observed site conditions; after conducting the site evaluation of the on-site protected oak trees located throughout and adjacent to the project site, Dudek's arborist is in agreement with the overall health of the inventoried coast live oak trees, however, Dudek's arborist is not in agreement with the validity of the number of trees, as presented within the submitted Oak Tree Report and identified on the associated Oak Tree Map. Therefore, the submitted Oak Tree Report and the associated Oak Tree Map were found to be incomplete because the City of Calabasas contract arborist found one (1) additional off-site coast live oak tree located adjacent to the western property boundary and within the limit of disturbance; the nearby coast live oak tree is located on the adjacent parcel to the west and is considered protected based on its sizes and there is a possibility that the design could change over time, which could encroach into the TPZ of the off-site tree. Therefore, a revised Oak Tree Report and associated tables and Oak Tree Map is required and shall be submitted to the City of Calabasas. The Oak Tree Report and Oak Tree Map needs to identify all on-site and off-site adjacent tree species within the limit of disturbance. According to the City of Calabasas Oak Tree Preservation and Protection Guidelines, the encroachment of any kind within a tree's protection zone of an oak tree (15 feet from the trunk or 5 feet outside the dripline of the trees under 24 inches DBH; 50 feet from all trees 24 inches DBH or greater) is to be avoided, however, permits will be granted to those situations where such encroachment is unavoidable. Please refer to *Attachment 1 – Representative Site Photograph nos. 1, 9, 10, 13 through 17* for images and locations of the additional off-site adjacent coast live oak trees.

Furthermore, the submitted Oak Tree Report was found to be incomplete and inconsistent with the City of Calabasas Oak Tree Ordinance (Chapter 17.32.010.(F) of the City's Municipal Code) and the City of Calabasas Oak Tree Preservation and Protection Guidelines (April 1993); the submitted Oak Tree Report did not include all required sections and information described within the City's guidelines. A revised Oak Tree Report (not an amendment) will need to be resubmitted with the following sections and conditions:

1. For the one (1) additional off-site tree, a tree description and observations section shall be included in the Oak Tree Report in accordance with 'Section VII. – Oak Tree Report, Part 2 'Format for Report', Items a through m, of the City of Calabasas Oak Tree Preservation and Protection Guidelines. Each of the trees identified in the oak tree report shall include a descriptive summary of the tree species, tree diameter, height, canopy cover, health and vigor rating, existing tree environment, physical structure, horizontal evaluation, tree vigor, etc.
2. The report needs to summarize all potential impacts individually to all oak trees that are proposed to be removed and/or will have their TPZs encroached (both on- and off-site).
3. A tree 'Recommendations' section shall be included in the Oak Tree Report in accordance with 'Section VII. Permit Requirements: Request to Remove – Oak Tree Report, Part 2 'Format for the Report', Item n, of the City of Calabasas Oak Tree Preservation and Protection Guidelines.
4. Update the tree location map included in the Oak Tree Report to clearly illustrate which trees are going to remain on and off the property, and which are going to be removed/relocated (Tree no. 875). It appears an "x" and "o" have been placed in parentheses for the three (3) trees that have already been included.
 - a. Each individual oak tree shall be identified with its own dripline and protection zone boundary. Specifically, make sure the TPZs are shown in accordance with the Tree Protection Guidelines; a tree's protection zone of an oak tree shall be shown as 15 feet from the trunk or 5 feet outside the dripline of the trees under 24 inches DBH; 50 feet from all trees 24 inches DBH or greater. Currently, it doesn't appear the two 'heritage' coast live oak trees (tree no. 875 and OP #1) are shown to have a 50-foot TPZ. The dripline and TPZ for the one (1) additional off-site adjacent coast live oak tree will also need to be shown.
5. A "Mitigation, Maintenance, and Monitoring section" is required and shall be included with the Oak Tree Report in accordance with the City of Calabasas Oak Tree Preservation and Protection Guidelines, 'Section VIII, Standards of Performance and Permitted Work, Part 3. Monitoring. The "Mitigation, Maintenance, and Monitoring section" shall include mitigation for the trees proposed to be removed and/or monitoring for all oak tree species that were a part of the on-site review, including trees with their "protection zones" encroached during on-property construction activities. Those trees that are proposed to be removed will need to be mitigated for, and for those to remain but will be encroached, a monitoring schedule will need to be created to monitor the health of the trees over a 5-year period.

3 Conclusion

Based on the information provided in the submitted Oak Tree Report and associated Oak Tree Map, Dudek is in agreement that the majority of the Oak Tree Report was prepared in accordance with the 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, however, a revised Oak Tree Report containing the recommended items above in 'Section 2 - Discussion' shall be resubmitted in order to grant approval of the applied permit. Therefore, the request is not warranted to grant approval of the applied permit.

The purpose of the Oak Tree Report and the site inspection is to address the removal and encroachment into the tree "protection zones" (5-feet beyond the dripline or 15-feet from tree trunks for trees over two-inches DSH and 50- feet from tree trunks for trees over 24-inches DSH) of the oak trees located within the disturbance footprint of the construction of the new single-family residence.

As mentioned above, Dudek's arborist only performed a Level 2 visual inspection of the on- and off-site coast live oak trees; we did not perform a Level 3 assessment of the trees to determine the structural stability of the trees and/or locations of each of the trees roots. This report provides conclusions and recommendations based on an examination of the tree and surrounding site by an ISA Certified Arborist. 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.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. 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. There are no guarantees that a tree's condition will not change over a short or long period due to weather or cultural or environmental conditions. Trees can be managed but not controlled. To live near trees is to accept some degree of risk. However, it is recommended that the applicant/property owner consider the recommendation to move the proposed medical office facility to reduce the number of impacted trees.

If you have any questions or require any additional information, please call me at 760.642.8379.

Sincerely,

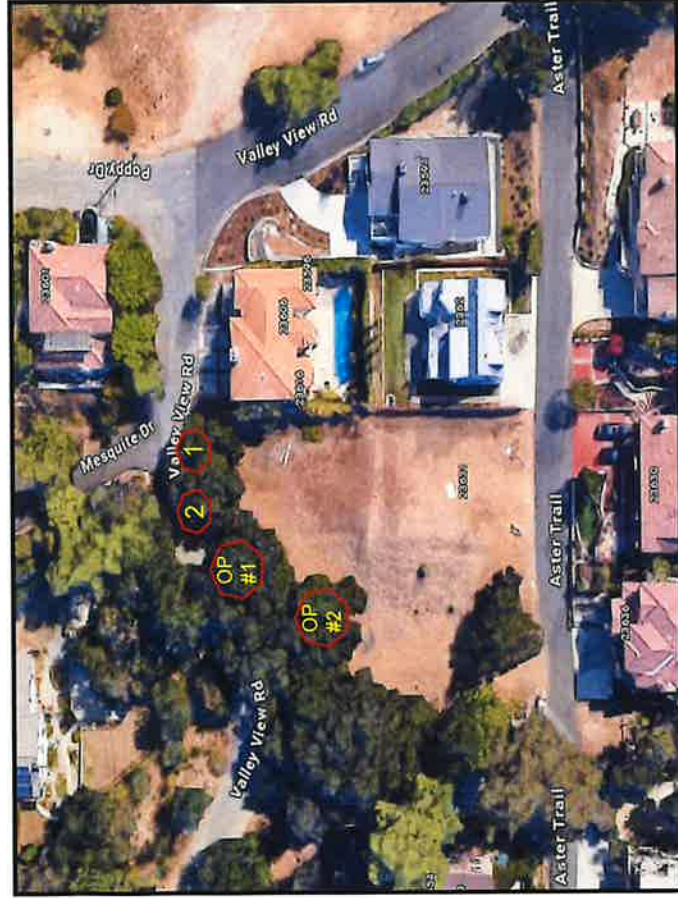


Noah Stamm, Calabasas Contract Arborist
ISA-Certified Arborist WE - 11995A
ISA TRAQ Qualified

Att: Attachment 1, Representative Site Photographs

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



1. Aerial photograph of on-site and off-site adjacent coast live oak trees located near the 23616 Valley View Road property. Note, OP #2 is identified as an approximate location of one additional off-site coast live oak tree.



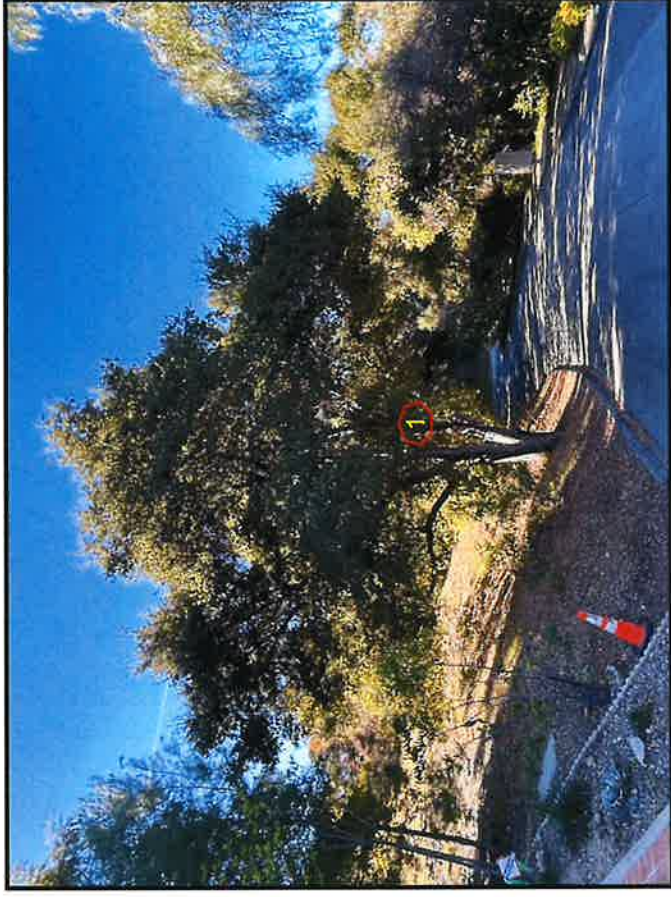
2. Overview photograph of on-site coast live oak trees nos. 1 and 2 located in the northern portion of 23616 Valley View Road along Valley View Road. Photograph taken facing east.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



3. Overview photograph of on-site coast live oak trees nos. 1 and 2 located in the northern portion of 23616 Valley View Road along Valley View Road. Photograph taken facing south.



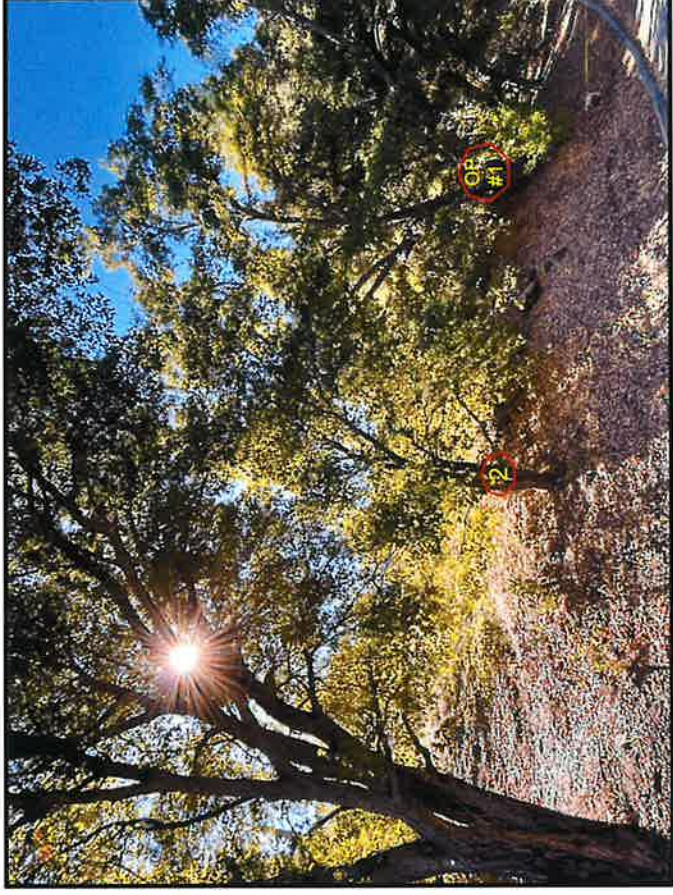
4. Overview photograph of on-site coast live oak tree no. 1 located in the northern portion of 23616 Valley View Road along Valley View Road. Photograph taken facing west.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



5. Overview photograph of on-site coast live oak tree no. 2 located in the northern portion of 23616 Valley View Road along Valley View Road. Photograph taken facing south.



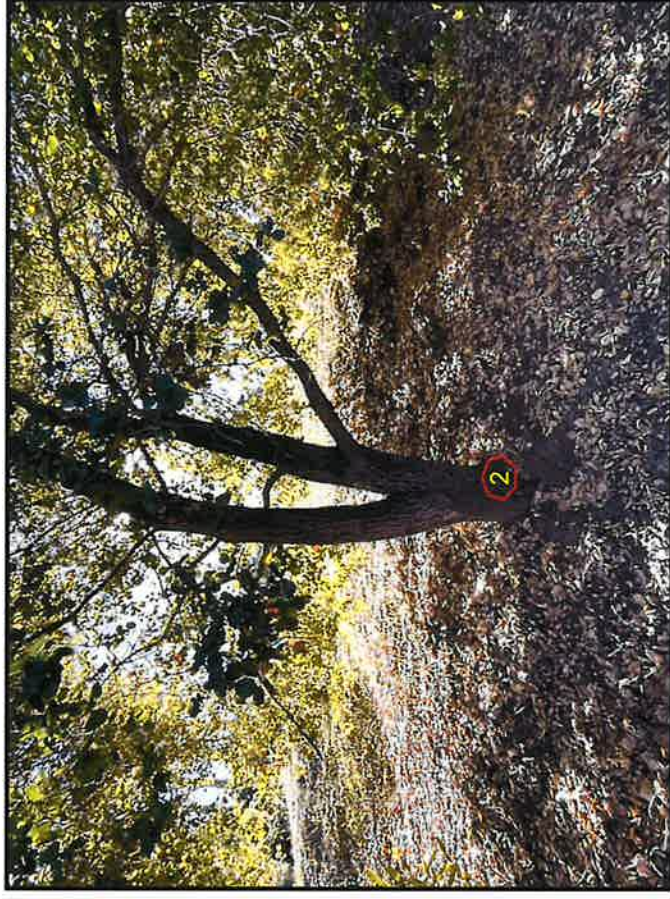
6. Overview photograph of on-site coast live oak tree no. 2 and off-site #1 located in the northern portion of 23616 Valley View Road along Valley View Road. Photograph taken facing west.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



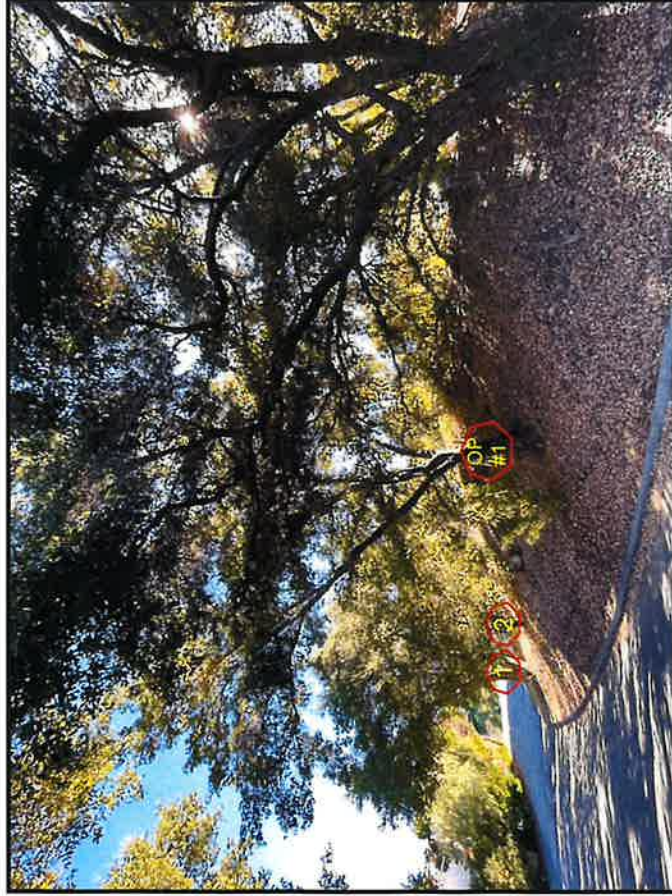
7. Overview photograph of the base of on-site coast live oak tree no. 1 located in the northern portion of 23616 Valley View Road along Valley View Road. Photograph taken facing south.



8. Overview photograph of the base of on-site coast live oak tree no. 2 located in the northern portion of 23616 Valley View Road along Valley View Road. Photograph taken facing south.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



9. Overview photograph of on-site coast live oak tree nos. 1 and 2, as well as off-site tree #1 located along Valley View Road. Photograph taken facing southeast.



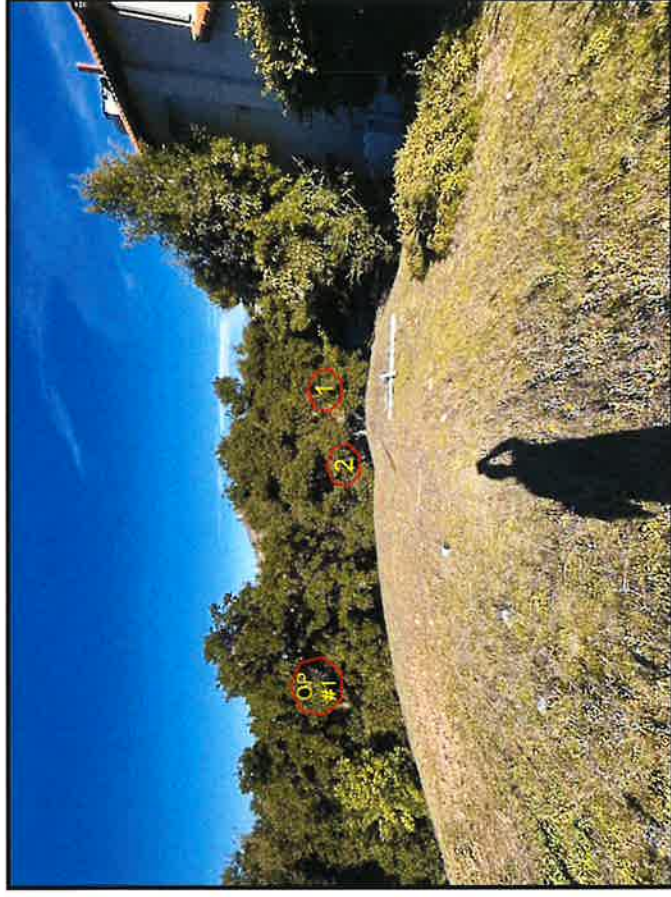
10. Overview photograph of off-site tree #1 located along Valley View Road. Photograph taken facing southwest.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



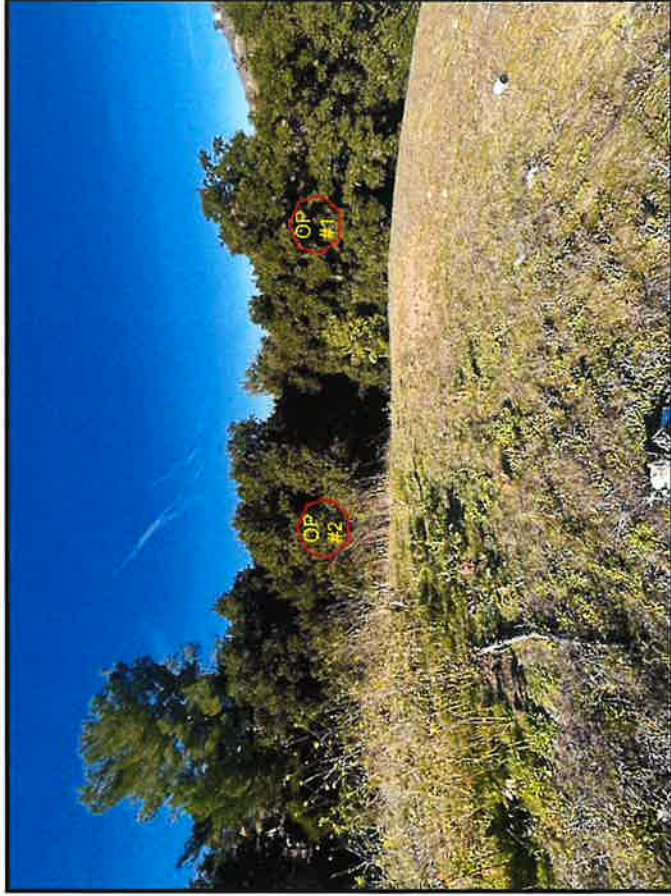
11. Overview photograph of the base of off-site coast live oak tree no. 1 located west of the proposed entrance to 23616 Valley View Road, along Valley View Road. Photograph taken facing south/southeast.



12. Overview photograph of on-site coast live oak tree nos. 1 and 2, as well as off-site tree #1 located along Valley View Road. Photograph taken facing north.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



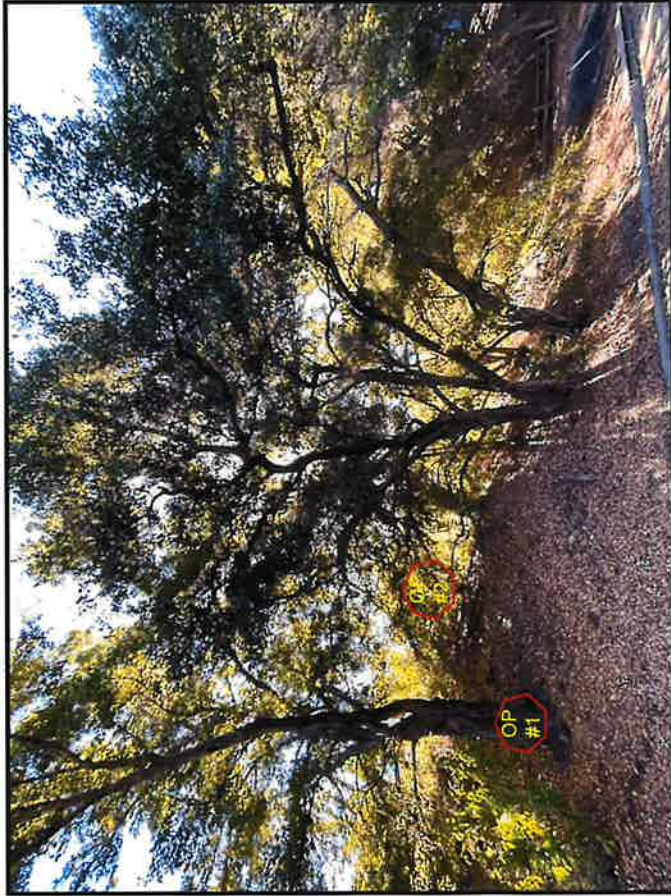
13. Overview photograph of off-site coast live oak tree no. 1, as well as the approximate location of off-site tree no. 2, which is located along the west property line of the 23616 Valley View Road property. Photograph taken facing northwest.



14. Overview photograph of off-site coast live oak tree no. 1, as well as the approximate location of off-site tree no. 2, which is located along the west property line of the 23616 Valley View Road property. Photograph taken facing northwest.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



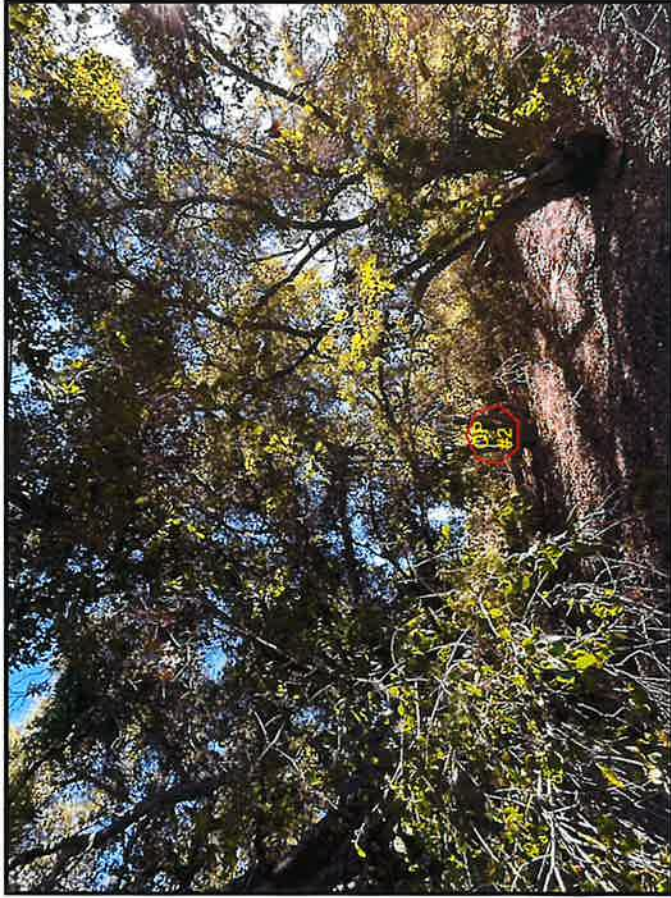
15. Overview photograph of off-site coast live oak tree no. 1, as well as other nearby off-site coast live oak trees, including the locations of off-site tree no. 2 which shall be added to the report. Photograph taken facing south.



16. Overview photograph of coast live oak tree nos. 1 and 2 and OP #1 in relationship to the additional off-site tree no. 2. Photograph taken facing southeast.

Attachment 1 – Representative Site Photographs

Oak Tree Report Review for 23616 Valley View Road, Calabasas



17. Overview photograph of off-site coast live oak tree no. 2. Photograph taken facing southeast. It should be noted that off-site tree no. 2 is located adjacent to the western property line of 23616 Valley View Road.

Photographs were taken on January 9, 2024

MEMORANDUM

March 7, 2024

11898

To: Glenn Michitsch – Senior Planner for the City of Calabasas
From: Noah Stamm – City of Calabasas Contract Arborist

Subject: Permit Peer Review Memo Letter Report of the submitted REVISED Oak Tree Report for Land Development at 23616 Valley View Road, Calabasas, California

1 Introduction

This memorandum provides Dudek's results of a third-party review of the **revised** Oak Tree Report with associated Oak Tree Map (with revised date of February 26, 2024) prepared by ISA Certified Arborist Arsen Margossian. The revised Oak Tree Report along with the original Oak Tree Report and associated Oak Tree Map (dated December 5, 2023) were prepared at the request of the property owner and applicant, Mr. Amir Babaeian, to assess the impact of a new residential single-family structure development project on protected oak trees located on the vacant land at 23616 Valley View Road, Calabasas, California. After review of the first Oak Tree Report, a Permit Review Memo Letter Report was completed on January 22, 2024 by Dudek which included five (5) recommendations/additional sections and conditions that were required to be included in a Revised Oak Tree Report and associated Oak Tree Map. Dudek's arborist originally conducted a visual Level 2 Basic Tree Assessment from the ground on January 9, 2024 at the request of City of Calabasas Senior Planner Glenn Michitsch, to confirm the validity of the original Oak Tree Report and Associated Oak Tree Map, visually inspect and evaluate the health, structure, and locations of the oak trees identified within the Oak Tree Report, and to address the proposed removal and/or encroachment within the tree protection zones (TPZs) of on- and off-site protected coast live oak trees (*Quercus agrifolia*) identified within the project's original Oak Tree Report and on the associated Oak Tree Map, as a result of the grading and construction activities associated with construction of the proposed single-family residential structure.

As identified within the original Oak Tree Report and on the associated Oak Tree Map, the property includes two (2) on-site City of Calabasas defined protected coast live oak tree species, one of which has been identified as a City of Calabasas tree located on the public Right-of-Way and one (1) nearby off-site oak tree on the abutting property that could also be impacted. According to the Oak Tree Report, based on the proposed and best possible design for this land development project, only one (1) of the on-site oak trees is in conflict with the current design and is proposed to be removed (Tree no. 876), with the other onsite oak tree (Tree no. 875) and the off-site adjacent oak tree (OF #1) being retained and protected in place with unavoidable encroachment. The overall health of three (3) on- and off-site protected coast live oak trees were identified in the original Oak Tree Report.

During the site evaluation on January 9, 2024, it was noted that there was one (1) additional coast live oak tree that along the western property line that could be impacted or encroached on by the construction related

activities and was not identified/inventoried and not included in the original Oak Tree Report or on the original Oak Tree Map.

The purpose of this arborist peer review is to provide a review of the submitted Oak Tree Report and to ensure applicant compliance with the 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 (April 1993).

2 Discussion

The revised Oak Tree Report and associated Oak Tree Map was found to be complete. After review of the revised Oak Tree Report, Dudek is in agreement with the validity of the findings and additional information included in the revised Oak Tree Report. The revised Oak Tree Report incorporated the five (5) recommended items that were requested in 'Section 2 – Discussion' of the original Oak Tree Report and were required to be resubmitted in order to grant approval of the applied permit.

The revised Oak Tree Report included the location and a description of off-site coast live oak tree no. 2 which is located adjacent to the western property boundary and within the limit of disturbance (Pg. 7). Furthermore, the revised Oak Tree Report summarizes the potential impacts to the four impacted coast live oak trees (Pg. 8), includes a 'Recommendations' section that provides information on how to work within the Tree Protection Zone (TPZ) of the protected coast live oak trees during the construction related activities and how to preserve the three retained coast live oak trees (Pgs. 8 and 9), and includes a 'Mitigation, Monitoring and Maintenance' section (Pgs. 9 through 12). Finally, an Oak Tree Map has been included within the revised Oak Tree Report which identifies the location of each individual coast live oak tree, their driplines, and TPZ boundaries, including for off-site tree no. 2.

3 Conclusion

Based on the information provided in the submitted revised Oak Tree Report and associated Oak Tree Map, Dudek is in agreement that the revised Oak Tree Report was prepared in accordance with the 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. **Therefore, the request is warranted to grant approval of the applied permit.**

In Dudek's opinion the proposed construction related activities will require the removal of one (1) coast live oak tree (Tree no. 876) that is currently located where the proposed driveway will be constructed, however, the heritage coast live oak tree (Tree no. 875) and two off-site coast live oak trees will be protected in place. The three trees that will be protected in place are likely to not be impacted or receive future damage or long-term impacts as the three trees' canopies will either be above or far enough away from the proposed structure.

As mentioned above, Dudek's arborist only performed a Level 2 visual inspection of the on- and off-site coast live oak trees in January 2024; we did not perform a Level 3 assessment of the trees to determine the structural stability of the trees and/or locations of each of the trees roots. This report provides conclusions and recommendations based on an examination of the tree and surrounding site by an ISA Certified Arborist. 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.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. 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. There are no guarantees that a tree's condition will not change over a short or long period due to weather or cultural or environmental conditions. Trees can be managed but not controlled. To live near trees is to accept some degree of risk. However, it is recommended that the applicant/property owner consider the recommendation to move the proposed medical office facility to reduce the number of impacted trees.

If you have any questions or require any additional information, please call me at 760.642.8379.

Sincerely,



Noah Stamm, Calabasas Contract Arborist
ISA-Certified Arborist WE - 11995A
ISA TRAQ Qualified

Att: *Attachment 1, Representative Site Photographs*

MEMORANDUM

April 10, 2024

11898

To: Glenn Michitsch – Senior Planner for the City of Calabasas
From: Noah Stamm – City of Calabasas Contract Arborist

Subject: Permit Peer Review Memo Letter Report of the additional of a buried cistern within the TPZ of off-site coast live oak tree no. 1 at 23616 Valley View Road, Calabasas, California

1 Introduction

This memorandum provides Dudek's results of a third-party review of the revisions to the project which include the incorporation of a buried cistern within the driveway area to mitigate stormwater. The proposed location of the buried cistern is located within the outer limits of the northeastern portion of the adjacent off-site coast live oak tree no. 1's tree protection zone (TPZ) and will require trenching or grading within the driveway area to install the cistern. A City of Calabasas Senior Planner, Glenn Michitsch, contacted Dudek to verify if the cistern would change any recommendations within the already approved **revised** Oak Tree Report with associated Oak Tree Map (with revised date of February 26, 2024) prepared by ISA Certified Arborist Arsen Margossian or if an additional condition of approval would be needed to address the trenching or grading within the outer limits of the tree's TPZ.

The revised Oak Tree Report along with the original Oak Tree Report and associated Oak Tree Map (dated December 5, 2023) were prepared at the request of the property owner and applicant, Mr. Amir Babaeian, to assess the impact of a new residential single-family structure development project on protected oak trees located on the vacant land at 23616 Valley View Road, Calabasas, California. After review of the first Oak Tree Report, a Permit Review Memo Letter Report was completed on January 22, 2024 by Dudek which included five (5) recommendations/additional sections and conditions that were required to be included in a Revised Oak Tree Report and associated Oak Tree Map. Dudek's arborist originally conducted a visual Level 2 Basic Tree Assessment from the ground on January 9, 2024 at the request of City of Calabasas Senior Planner Glenn Michitsch, to confirm the validity of the original Oak Tree Report and Associated Oak Tree Map, visually inspect and evaluate the health, structure, and locations of the oak trees identified within the Oak Tree Report, and to address the proposed removal and/or encroachment within the tree protection zones (TPZs) of on- and off-site protected coast live oak trees (*Quercus agrifolia*) identified within the project's original Oak Tree Report and on the associated Oak Tree Map, as a result of the grading and construction activities associated with construction of the proposed single-family residential structure.

As identified within the original Oak Tree Report and on the associated Oak Tree Map, the project includes two (2) on-site City of Calabasas defined protected coast live oak tree species, one of which has been identified as a City of Calabasas tree located on the public Right-of-Way and one (1) nearby off-site oak tree on the abutting property that could also be impacted, as well as two (2) off-site City of Calabasas defined protected coast live

oak tree species. According to the Oak Tree Report, based on the proposed and best possible design for this land development project, one (1) of the on-site oak trees is in conflict with the current design and is proposed to be removed (Tree no. 876), with the other on-site oak tree (Tree no. 875) and the two off-site adjacent oak trees (OF 1 and 2) being retained and protected in place with unavoidable encroachment. The overall health of on- and off-site protected coast live oak trees were identified in the original Oak Tree Report.

During the site evaluation on January 9, 2024, it was noted that there was one (1) additional coast live oak tree that along the western property line that could be impacted or encroached on by the construction related activities and was not identified/inventoried and not included in the original Oak Tree Report or on the original Oak Tree Map. The revised Oak Tree Report and associated Oak Tree Map was approved on March 7, 2024.

The purpose of this arborist peer review is to provide a review of the incorporation of a buried cistern and to ensure applicant compliance with the 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 (April 1993).

2 Discussion

In review of the proposed location of the buried cistern, the incorporation of the buried cistern would require grading within the TPZ of off-site coast live oak tree no. 1, however, it's anticipated that no additional trenching beyond the trenching for the installation of the drain lines along the driveway that were already planned will be needed. That being said, to mitigate for any potential damage to the tree or the tree's root system associated with the installation of the proposed 550 gallon buried cistern within the TPZ of off-site coast live oak tree no.1, the project's previously approved oak tree report is still found to be approved but will require the following additional condition of approval.

1. All work conducted within the Tree Protection Zone (TPZ) of any on- and- off-site protected coast live oak tree, including any additional grading and/or soil disturbance is required to install the 550-gallon buried cistern within the TPZ of off-site coast live oak tree no. 1, shall be performed in the presence of the project's consulting arborist to monitor any roots that are cut in the process. The TPZ shall commence from a point five (5) feet outside of the dripline and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of an oak tree. For trees with a DBH of 24 inches or greater, in no case shall the protected zone be less than fifty (50) feet from the trunk of the oak tree. Monitoring of the work by a consulting arborist is subject to inspection and approval by the City's Oak Tree Specialist and shall not relieve the Contractor of the obligation to fulfill all of these conditions. Within the TPZ of the on- and- off-site protected coast live oak trees to be preserved in place, hand trenching shall be done at the limit of the proposed grading or excavation to uncover roots, allowing them to be properly and cleanly pruned prior to grading and this work shall be done under the supervision of the certified arborist.

The goal is to eliminate or at least minimize damage to either the crown or root system of the tree when working within a tree's TPZ. It shall be required to define the area of excavation/grading for the 550-gallon cistern. After pruning the roots at the edge of the limits of work, it may be necessary to utilize equipment to remove the soil outside of where the roots were cut. When the use of equipment is necessary, a certified arborist shall be on site to observe and stop work if roots are encountered that are 2 inches or greater in diameter. The use of standard, sterile, mechanical root pruning equipment shall be required accompanied by hand work. These methods will minimize root damage from excavation and grading equipment pulling

on roots in a lateral direction from their path of travel. Pruning roots shall be hand sawn, using sterilized equipment, with a clean cut, at a 90-degree angle facing downward and shall not be sealed.

3 Conclusion

Based on the information provided regarding the incorporation of a buried cistern within the driveway area to mitigate for stormwater runoff, Dudek is in agreement that the approved Oak Tree Report in March 2024 **is still found to be approved** and was prepared in accordance with the 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, **however, will require the following additional condition of approval.**

In Dudek's opinion the proposed installation of a buried cistern within the outer limits of the northeastern portion of the adjacent off-site coast live oak tree no. 1's TPZ will likely not cause any additional damage to off-site coast live oak tree or its root system. Although the installation of the cistern will require trenching or grading with the tree's TPZ, it's unlikely that additional trenching beyond the drain lines that were already planned will occur and with the requirement of an on-site certified arborist during the installation, any roots that are found will be cleanly cut and monitored.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. 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. There are no guarantees that a tree's condition will not change over a short or long period due to weather or cultural or environmental conditions. Trees can be managed but not controlled. To live near trees is to accept some degree of risk. However, it is recommended that the applicant/property owner consider the recommendation to move the proposed medical office facility to reduce the number of impacted trees.

If you have any questions or require any additional information, please call me at 760.642.8379.

Sincerely,



Noah Stamm, Calabasas Contract Arborist
ISA-Certified Arborist WE - 11995A
ISA TRAQ Qualified

Att: Attachment 1, Representative Site Photographs