Oak Tree Report

Project:

Single-Family Residence and Accessory Dwelling Unit

4440 Park Aurora

Calabasas, California 91302

Prepared for:

Attention: Avi Siboni

Park Aurora LLC

4416 Park Aurora

Calabasas, California 91302

(213) 761-2100

Prepared by:

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(805) 577-8432

Date:

April 24, 2024

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Oak Tree Report

Single Family Residence and Accessory Dwelling Unit
4440 Park Aurora
Calabasas, California 91302

INTRODUCTION

This Oak Tree Report was prepared at the request of Mr. Avi Siboni, Park Aurora LLC. Park Aurora LLC proposes to construct a two-story single-family residence and an Accessory Dwelling Unit (ADU) on the property located at 4440 Park Aurora, Calabasas, California. The site is currently undeveloped.

There is one native oak tree located within the site. There are no Heritage oak trees on or overhanging the property. A Heritage oak is defined as an oak with a trunk diameter of at least 24 inches as measured at breast height (dbh). There are no additional protected oak trees overhanging the site from adjacent properties. The subject oak tree will experience encroachment within its protected zone.

This report was prepared in accordance with Section 17.26.070 of the Municipal Code of the City of Calabasas, relating to oak trees. 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.

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.

Any person or entity that owns, controls or has custody or possession of any real property within the city shall maintain all oak trees and scrub oak habitat located thereon in a state of good health pursuant to the most current “Oak Tree Preservation and Protection Guidelines” as adopted by a resolution of the City Council and which may be found on file in the office of the city clerk.

SCOPE OF WORK

The scope of work included a full ground field observation of the cultural and physical conditions of one protected oak tree located within the immediate vicinity of the subject project. A photograph for reference and record purposes is included in Appendix B. An Oak Tree Location Map created utilizing the grading plan is included in Appendix D. Original field data was

collected on April 13, 2023 by associate Certified Arborist Ann Burroughs. All information provided by the preparer is certified by the preparer to be true and correct as of the date of the field observations.

TREE CHARACTERISTICS AND SITE CONDITIONS

A reference number is shown for the protected tree on the Oak Tree Location Map in Appendix D. The number used was #70. The tree is a *Quercus agrifolia*, commonly referred to as coast live oak. The tree appears to have grown naturally in place.

Detailed information with respect to trunk diameters, height, canopy dimensions, form, crown class, age class, and pruning history is provided for the subject tree on the Field Evaluation Form contained in Appendix A.

As shown on the Oak Tree Location Map in Appendix D, the single protected oak tree is located within the northerly corner of the site, near Park Sienna, where the property lines form an approximately 43-degree angle.

The site is a flat residential lot with the exception of the easternmost approximately 12 feet which slope steeply upward to the east. The site is located at the northeasterly corner of the intersection of Park Aurora and Park Sienna. The site is currently vacant. The property contains a number of species of mature fruit trees, several southern California black walnuts (*Juglans californica*) and a variety of ornamental trees and shrubs.

Due to the presence of the on-site walnut trees the previous property owner engaged Mr. R. Mitchel Beauchamp, Pacific Southwest Biological Services, Inc. to prepare a report in response to a concern about the status of the Southern California Black Walnut Woodland in the vicinity of the parcel. The report, dated May 22, 2023 is attached as Appendix D. The report concludes that the three walnuts within the site do not constitute sensitive habitat. The report does state that consideration should be given to walnut trees present in the adjacent open space. This project would not impact those walnuts.

TREE HEALTH

The oak tree located within the immediate vicinity of the proposed construction exhibits normal foliage color and density with no signs of insects or disease. Its condition is Excellent, as noted on Table 1 in Appendix C. The tree exhibits co-dominant trunks and scaffold limbs.

Detailed information with respect to tree health issues and defects is documented for the subject tree on the Field Evaluation Form contained in Appendix A.

Tree #	Botanical Name	Trunk dbH (inches)	Comments
70	*Quercus agrifolia*	6, 5	near northerly corner of subject property

The overall health and vigor rating was evaluated as follows:

Tree #	Heath and Vigor
70	A

VALUATION

The value of the tree was calculated in accordance with the PRC standards of the City of Calabasas. Detailed calculations are provided in Table 1 and Table 2 in Appendix C. The total PRC value for the tree was calculated at $14,800.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed construction includes a new two-story single-family residence with attached garage, a single story accessory dwelling unit, a swimming pool and retaining walls. No protected trees will be removed to complete the proposed project. One protected tree would be encroached upon within its protected zone.

In determining whether a tree could be preserved, guidelines for determining a Tree Protection Zone (TPZ) as contained in the International Society of Arboriculture (ISA) Best Management Practices (BMP) for Managing Trees during Construction and BMP for Root Management were utilized. The TPZ is a defined area within which certain activities should be prohibited or restricted to prevent or minimize potential injury to a tree to be protected. Coast live oaks are known to have a high tolerance to construction impacts. The impacts may be summarized as follows:

Tree #70 – This mature coast live oak is located within the northeasterly corner of the site. Using the BMP, the recommended TPZ for a mature coast live oak of this size is approximately 5.2 feet.

Construction of a 6-foot high wood fence would occur within 8.6 feet of the trunk on its easterly side, outside its dripline but within the protected zone. The encroachment would amount to 7% of the tree's protected zone.

Holes for the fence posts should be dug by hand and their locations adjusted to accommodate any roots encountered that are 2 inches in diameter and over. The excavation for the posts should be performed with hand tools under the direct observation of this office to ensure that roots are not damaged during the excavation.

If the following specific recommendations are followed, it is unlikely this work would impose long-term adverse impacts on the tree, as long as the work is performed carefully.

1. The approved tree permit must be on-site during construction activities. The Permittee shall provide a copy of the permit and performance standards to all responsible parties who will be performing work on the site.
2. Temporary protective fencing shall be installed prior to the start of any grading, demolition, or construction to prevent the area beneath the tree from being utilized as laydown space for equipment, materials, and debris.
3. Unanticipated damage to the protected tree or areas within its protected zone is to be reported to the project arborist within 24 hours.
4. No vehicles, equipment, materials, spoils, or other items should be used or placed within the protected zone of the protected tree at any time, unless necessary to perform specifically approved work.
5. Locate wash-out retention areas as far away from the tree's protected zone as possible.

6. Monitor the tree semi-annually for symptoms of decline such as small or wilting leaves, thinning foliage, defoliation, epicormic shoots, poor annual twig growth, twig and branch dieback, or attack by borers or other opportunistic pests.

If the above specific recommendations and the following general recommendations are followed, it is our opinion that the subject tree would sustain no long-term adverse impacts as a result of the proposed construction.

GENERAL RECOMMENDATIONS

The following general recommendations should be followed to establish and maintain a healthy cultural environment for oak trees. It must be understood that these recommendations apply to oak trees in general; specific questions should always be referred to the oak tree consultant.

WORK WITHIN THE PROTECTED ZONE

The protected zone is an area surrounding a tree, defined by the City of Calabasas. It includes all areas within the dripline of the tree, plus 5 feet beyond the dripline. This distance must be no less than 15 feet from the trunk. For Heritage Oaks, the area is increased to a minimum diameter of 50 feet. Given the high sensitivity of oak trees, great care must be taken when work is conducted within the protected zone. Specifically:

Observation -- All work conducted within the protected zone of an oak tree should be performed within the presence of a qualified oak tree consultant. Usually, this work will also require a permit from the City of Calabasas. This will help to ensure that work is performed in a manner that will not harm a tree.

Notice – A minimum of 48 hours' notice should be provided to the oak tree consultant prior to the planned start of work. This notification must usually be provided to the City of Calabasas also. The notice will ensure that the project receives the highest possible scheduling priority and avoid delays.

Hand Tools -- All work should be accomplished with the use of hand tools only. Except under special circumstances, tractors, backhoes, and other vehicles cannot be operated in a manner that will preserve major tree roots, minimize soil compaction, and ensure the safety of both the vehicle operator and the tree.

Certification -- All work conducted within the protected zone should be certified by a qualified oak tree consultant. For work performed under a permit, this may be a requirement of the City of Calabasas.

WORK OUTSIDE OF THE PROTECTED ZONE

To protect trees within the vicinity of major construction, trees should usually be temporarily fenced at the edge of the protected zone prior to the beginning of construction operations on a site. The fence should be constructed of chain link material, a minimum of 5 feet in height. The fence may be removed at the completion of the construction upon approval by the City of Calabasas. Fencing may not be required for some projects; always contact the project arborist for specific recommendations.

PLANTING WITHIN THE PROTECTED ZONE

Planting within the protected zone of an oak tree is discouraged. Ideally, the leaf litter from the tree should be allowed to collect beneath the tree, creating natural mulch and fertilizer. If planting is necessary or the natural leaf litter is removed, the following should be considered:

Plant Material -- Only drought tolerant plantings should be utilized. All plantings should be compatible with native oak trees. A good reference for compatible plant material is Compatible Plantings under and around Oaks by the California Oak Foundation.

Irrigation -- No spray-type irrigation systems should be used within the protected zone. It is important that sprinkler systems do not throw water against the trunk of an oak tree. A continuously wet soil condition near the root crown, the area where the tree trunk meets the ground, favors the growth of predatory disease organisms. The two most prominent organisms in Southern California are avocado root rot (*Phytophthora cinnamomi*) and oak root fungus (*Armillaria mellea*). As an absolute minimum, all spray irrigation should be located at least 15 feet from the trunk.

Resistant Varieties -- Avoid plants that are susceptible to either avocado root rot or oak root fungus. Oak trees are particularly susceptible to these diseases in developed areas. Avoiding other plants susceptible to these diseases will also help to keep the diseases in a dormant state. Consult publications by the University of California Cooperative Extension for plant lists.

Mulch -- Place a 4-inch-thick layer of organic mulch throughout the protected zone of each tree. Arborist wood chips perform well in terms of moisture retention, temperature moderation, weed control, and sustainability. Wood chips should not be incorporated into the soil. All mulch should be kept from direct contact with the tree. These mulches are beneficial when natural leaf litter is not available.

TREE MAINTENANCE AND PRUNING OPERATIONS

Most oak trees require little pruning, with the exception of periodic deadwooding. However, if a tree has a major defect, the employment of proper pruning practices may be more desirable than uncontrolled damage that could otherwise occur. Always consult qualified professionals for advice.

Ornamental or Aesthetic Pruning -- Removal of live tissue for the purpose of altering the appearance of an oak tree is not desirable and is generally not allowed by the City of Calabasas. Activities such as thinning out, heading up, or other similar practices contribute to the onset of insect and disease attacks.

Deadwooding -- Removal of dead tissue, regardless of size, may usually be performed without a permit. All pruning should follow standards endorsed by the International Society of Arboriculture.

Other Pruning Operations -- Branches that are considered to be unsafe due to decay, cavities, cracks, physical imbalance, fire damage, disease, or insects should be referred to a qualified oak tree consultant for inspection, especially if the branches exceed 2 inches in diameter. A permit is generally required to remove such branches. The oak tree consultant will prepare a brief written report to provide the basis for the request.

Cavities and Hollows -- Cavities and hollows should be kept free of loose debris. Some contain decayed wood; these should generally be referred to a qualified arborist for treatment. Concrete or other materials should not be used to seal or fill cavities or hollows. These materials create a

haven for diseases and insects over time. Openings may be covered with screening to prevent debris build-up.

Wound Seal -- Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A proper pruning cut will heal naturally over a brief period of time.

WATERING AND FERTILIZATION

Winter rains should be sufficient to provide the water needed for oak trees in natural areas. Oak trees in landscaped areas will usually receive enough water from adjacent plantings. If you suspect that an oak tree needs supplemental water, contact a qualified oak tree consultant for advice.

Watering -- If supplemental water is required, use a water probe, such as a "Ross Root Feeder" to apply the water. Alternatively, a low volume soaker hose could be utilized. Apply the water at various locations, just outside the dripline of the tree. A total of 15 to 20 hours of low volume application should suffice. Repeat this watering cycle every one to two months as needed. Water should generally not be applied in the summer, as most oak trees are dormant and cannot accept the water.

Fertilization -- Fertilizer can be applied along with the water. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. However, ask a local certified nurseryman for a specific recommendation and follow the manufacturer's directions carefully. Over-fertilization can be deadly.

Aeration -- Ventilation of the root system can be greatly beneficial in areas where soil has been compacted. Hand dig holes 6 inches in diameter to a depth of 2 feet. Do not cut any roots in excess of 1 inch in diameter. Dig the holes 2 feet on-center, in concentric circles around the trunk, throughout the dripline. If possible, add holes outside of the dripline. Fill the holes with organic matter. If oak leaf litter is not available, a mixture such as 50 percent "Kellogg's Nitrohumus" and 50 percent nitrolized redwood shavings will be beneficial. This organic matter will be decomposed, producing a year-round source of fertilizer for the oak tree.

DISEASES AND INSECTS

Effective pest control starts with observation by the homeowner. Changes, such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed, and expert inspection is required. Tree owners should be incredibly careful when using pesticides around an oak tree. Herbicides should never be utilized within 100 feet of an oak tree, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

GRADE CHANGES

Any change to the grade at the root crown of an oak tree can have a negative impact. As little as 6 inches of change can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If fill soil exists, use a shovel to remove the excess soil. The flare at the root crown should just be visible.

INSPECTION

Oak trees should be inspected on a periodic basis by a qualified oak tree consultant. The inspection basis should be determined by the relative hazard value of the tree. For example, trees surrounding a high-use business should be inspected on a quarterly basis, whereas trees located within a low-use open space might only require bi-annual inspection. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by the oak tree consultant.

WARRANTY

The trees discussed herein were generally reviewed for physical, biological, functional, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures: an at-grade, macro-visual observation only. No extensive microbiological, soil/root excavation, upper crown examination, nor internal tree investigation was conducted and therefore, the reportings herein reflect the overall visual appearance of the trees on the date reviewed. No warranty is implied as to the potential failure, health, or demise of any part or the whole of any tree described in this report.

Clients are advised that should physical or biological concerns be evidenced for any specimen within this report, prudent further investigation, detailed analysis, or remedial action may be required.

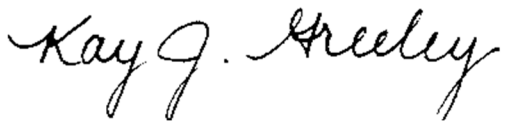
As living organisms, plants continually exhibit growth and response to environmental changes that influence the development, health, and vigor of the specimen. These influences may not be externally visible and may be present or develop over various time periods depending on the site conditions.

It is recommended that due to the general nature of plant development and continued environmental and physical influences on vegetation at a specific site, regular monitoring by a qualified arborist is scheduled.

Locations of property lines or exact tree locations, site amenities, structures or easements are assumed to be as illustrated on any enclosed maps. They are a composite of information provided by the client, records of fact and/or on-site field review. No investigation was made to verify these conditions.

This report represents the independent opinion of the preparer and was conducted per the client's scope of request. The report is therefore limited to the extent described herein.

Respectfully submitted,



Kay J. Greeley, BCMA

APPENDIX A – FIELD EVALUATION FORM

FIELD EVALUATION FORM

Owner: _____ ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: 4440 Park Aurora, Calabasas Thomas Guide: Page: ____ Coordinate: ____

Date: 4/13/23 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 10 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 2 dbH (inches): 6, 5 Height (feet): 16

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	12	13	9E	9	9	11	11	12
Clearance to canopy (feet)	6	2	5	4	2	3	1	3

Form: ☒ generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☒ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☐ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☐ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☒ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☒ excellent ☒ average ☐ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☒ other culvert 1' from rt crown

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest vacant lot

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break duff

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☐ slope _____° aspect _____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2 Tree Number 10

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe M moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks			M	
Multiple attachments				
Included bark			L-M	
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam		M		
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

APPENDIX B - PHOTOGRAPH

APPENDIX C – TABLES

TABLE 1
OAK TREE CONDITION ANALYSIS

Tree Number	Crown Development	Trunk Condition	Branch Structure	Twig Growth	Foliage	Insects/ Diseases	Roots	Total	Condition (%)	Class
70	5	4	4	5	5	5	5	33	96%	Excellent

TABLE 2
OAK TREE VALUATION

Tree Number	Trunk Diameters (inches)								Method	Basic Value	Condition Value	Adjusted Value	Final Value
	D1	D2	D3	D4	D5	D6	D7	Total					
70	6	5						11	P	$15,400	96%	$14,784	$14,800
												Total:	$14,800

NOTE:

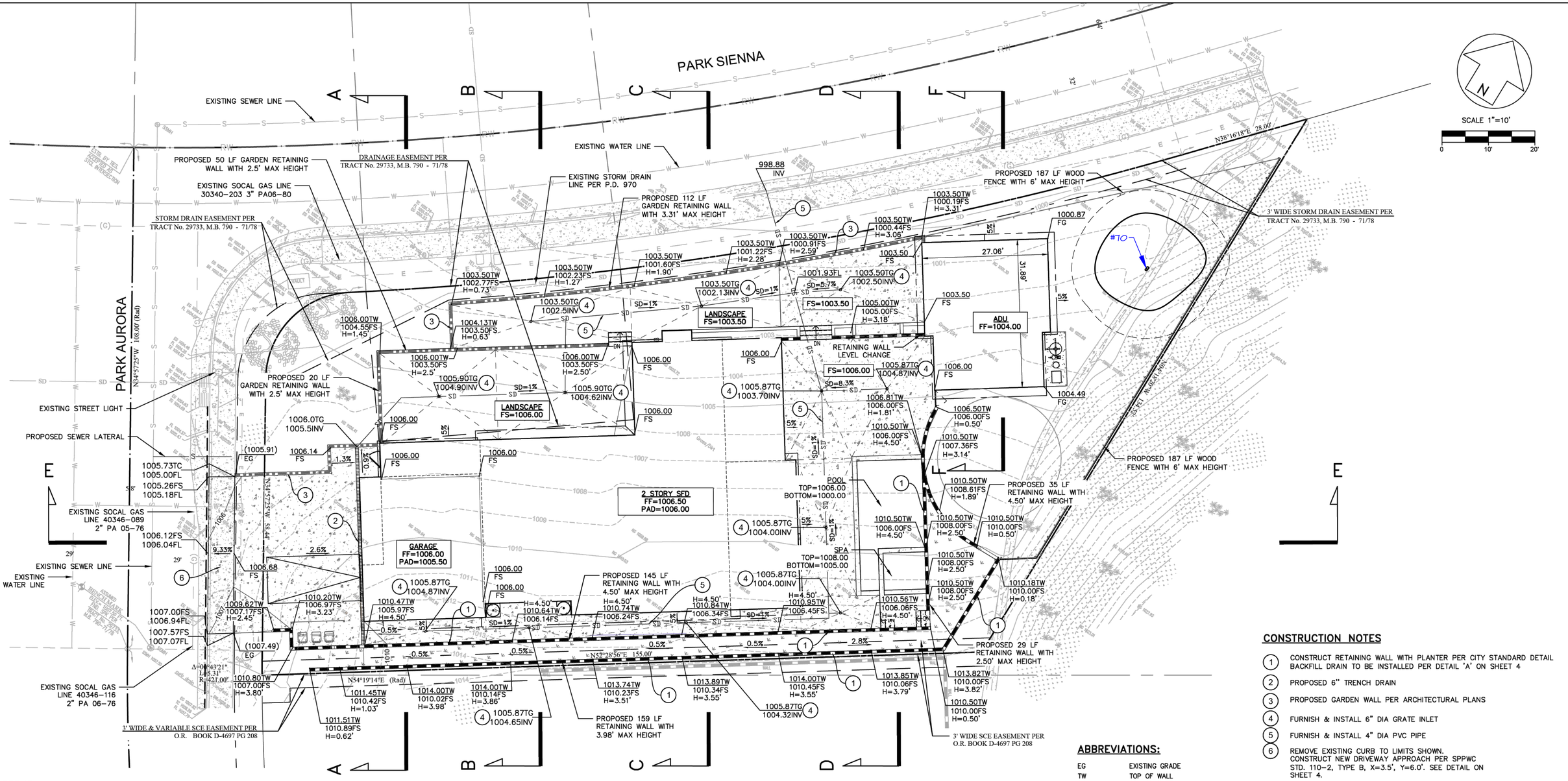
Method: A = Actual replacement value, used for trees < or = 7" dBH
P = PRC value, used for trees > 7" dBH

TABLE 3
OAK TREE IMPACT ANALYSIS

Tree Number	Impact	Protected Zone (sq ft)	Removal/ Encroachment (sq ft)	% Encroachment
70	Encroach	817	55	7
Total		**817**	**55**	**7**

Impact Summary	
Preserve	**0**
Encroach	**1**
Remove	**0**
Dead	**0**
Total	**1**

APPENDIX D – OAK TREE LOCATION MAP



CONSTRUCTION NOTES

1. CONSTRUCT RETAINING WALL WITH PLANTER PER CITY STANDARD DETAIL BACKFILL DRAIN TO BE INSTALLED PER DETAIL 'A' ON SHEET 4
2. PROPOSED 6" TRENCH DRAIN
3. PROPOSED GARDEN WALL PER ARCHITECTURAL PLANS
4. FURNISH & INSTALL 6" DIA GRATE INLET
5. FURNISH & INSTALL 4" DIA PVC PIPE
6. REMOVE EXISTING CURB TO LIMITS SHOWN. CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2, TYPE B, X=3.5', Y=6.0'. SEE DETAIL ON SHEET 4.

LEGEND

- PROPOSED FLOW LINE & DIRECTION (1.0%)
- PROPOSED GRADE BREAK (GB)
- PROPERTY LINE
- STREET CENTER LINE
- PROPOSED STORM DRAIN (S=0.5% SD)
- PROPOSED RETAINING WALL
- EXISTING SANITARY SEWER (S)
- EXISTING STORM DRAIN (SD)
- EXISTING WATER MAIN (W)
- EXISTING GAS LINE ((G))
- EXISTING ELECTICAL (E)
- PROPOSED ELEVATION / DESCRIPTION OF ELEVATION (XX.XX / XX)
- EXISTING ELEVATION / DESCRIPTION OF ELEVATION ((XX.XX) / XX)
- PROPOSED GRADIENT & DIRECTION OF FLOW (1.0%)
- EXISTING GRADIENT & DIRECTION OF FLOW ((1.0%))
- DRAINAGE EASEMENT
- EXISTING RECLAIMED WATER (RW)

ABBREVIATIONS:

EG	EXISTING GRADE
TW	TOP OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
C/L	CENTER LINE
TG	TOP OF GRADE
H	HEIGHT OF WALL
TC	TOP OF CURB
FL	FLOW LINE

SECTION NOTES

PLEASE SEE SHEET C3.0 FOR SECTIONS

OAK TREE LOCATION MAP
PREPARED BY:
KAY J. GREELEY, BCMA
5328 ALHAMA DRIVE
WOODLAND HILLS, CALIFORNIA 91364
(805) 577-8432

GEOTECHNICAL REVIEW BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

PLANS PREPARED BY:
KOBE STRUCTURAL & DESIGN
13739 VENTURA BLVD
SHERMAN OAKS, CA 91423

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

REGISTERED PROFESSIONAL ENGINEER APRILE L. ANDRADA C81097 EXP. 9/30/25 CIVIL STATE OF CALIFORNIA
04-23-2024

NO.	REVISION	REVISED BY	APPROVED BY	DATE

COUNTY OF LOS ANGELES

4440 PARK AURORA
CALABASAS, CALIFORNIA 91302
GRADING PLAN

SCALE: AS SHOWN
DATE: 4/23/2024
JOB NO. 1536-23C
SHEET: 2 of 5

APPENDIX E – SOUTHERN CALIFORNIA BLACK WALNUT WOODLAND STATUS

Pacific Southwest Biological Services, Inc.
P.O. Box 985, National City, California 91951-0985 ● (619) 477-5333 ● FAX (619) 477-5380

Southern California Black Walnut Woodland Status

4400 Park Aurora

Calabasas, California 91302

Prepared for

Mr. Jacob Shalit

22 May 2023

Prepared by

Pacific Southwest Biological Services, Inc.

PSBS #W644

R. Mitchel Beauchamp, M. Sc., President

Southern California Black Walnut Woodland Status

Introduction

A prior tree survey to determine the status of native Coast Live Oaks (*Quercus agrifolia*) on a vacant lot at 4400 Park Aurora, Calabasas, California (Greeley 2023) raised the issue regarding the status of an adjacent native walnut woodland of California Black Walnut (*Juglans californica*) habitat relative to any proposed development of the parcel.

The Oak Tree Ordinance (Section 17.32 of the Calabasas Municipal Code) requires reforestation, registration, and preservation of all healthy oak trees, unless reasonable and conforming use of a property justifies the removal, transplanting, altering, and/or encroachment into the oak tree's protected zone. This ordinance indirectly encompasses attention for protection and preservation to native species and natural site features (Section 17.26.050 – A. 2.

The City's 2030 General Plan (Calabasas 2021), provides specifics on these natural site features by detailing the location of sensitive plant and animal species as well as certain native vegetation communities. Figure IV-5, of the Conservation Element, entitled Sensitive Biological Resources in and around Calabasas, maps the pre-developed extent of the California Walnut Woodland (sic), among other such resources. That mapping overlaps the project site, as well as much of the residential area there.

Methods

This report responds to a concern about the status of the Southern California Black Walnut Woodland in the vicinity of the parcel. The site was field checked on 13 May 2023.

Field Assessment

Biologist R. Mitchel Beauchamp conducted the biological reconnaissance of the property on 13 May 2023 from 9:15am to 10am. The site and eastern, off-site slope were surveyed on-foot with all portions of the site observed. Methods for the general biological survey consisted of walking slowly over the appropriate habitats of the site and mapping them.

Scientific Nomenclature

Scientific nomenclature used in this report is from the following standard references: vascular plants (Hickman 1993, Jepson 1993); vegetation communities (Holland 1986).

RESULTS

Site Physiography

The site is an undeveloped lot of the Calabasas Park subdivision, across from the Calabasas Lake Park, along Park Sienna Road. The site drains to the northeast with a brow ditch roughly along the eastern property line. The site is located at 34° 08' 59"N 118° 38' 22" W at an elevation range of 1009'.

Soils are mapped as Gazos silty clay loam on slopes (USDA 1980).

Geologic strata are mapped as late Miocene Sisquoc shale, also named Modelo or Santa Margarita formations (Dibble 1992).

Figure 1. Regional Map Location

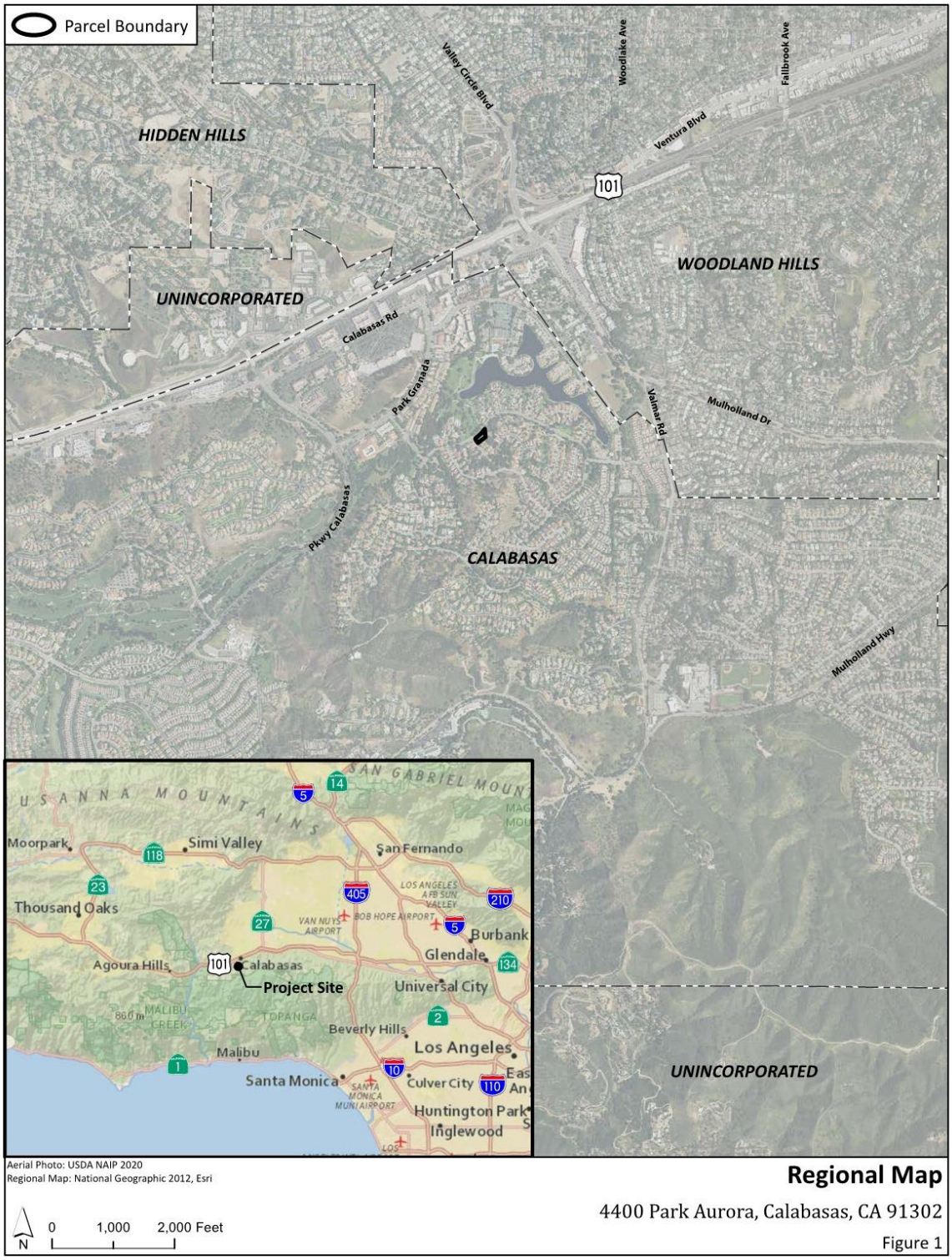
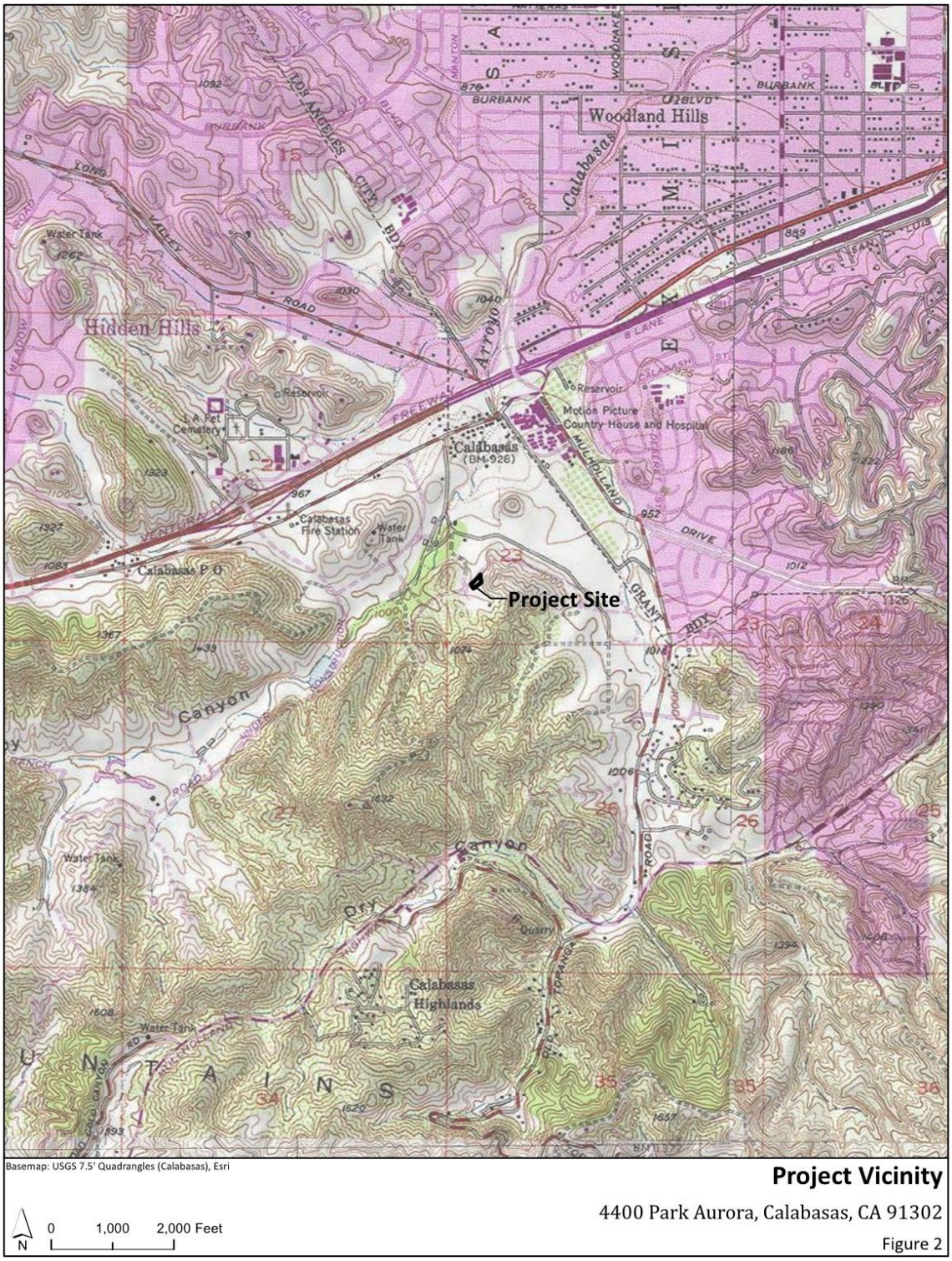


Figure 2. Vicinity Map



Botanical Resources
Southern California Black Walnut (*Juglans californica*) is generally found in the valleys and adjacent slopes of the California Coast Ranges, Transverse Ranges, and Peninsular Ranges. It grows as part of mixed woodlands, and also on slopes and in valleys wherever conditions are favorable. Some native stands remain in urban Los Angeles in the Santa Monica Mountains, Hollywood Hills, and Repetto Hills. *J. californica* grows in upland and riparian woodlands, either in single species stands or mixed with oaks (*Quercus* spp.) and cottonwoods (*Populus fremontii*).

This is a species distinguished from the Northern California form of the taxon, *Juglans hindsii*. The historical range of *Juglans hindsii* is from the San Joaquin Valley and Sacramento Valley to the Inner Northern California Coast Ranges and San Francisco Bay Area.

Vegetation Communities
Vegetation communities are assemblages of plant species that usually coexist in the same area. The classification of vegetation communities is based upon the life form of the dominant species within that community and the associated flora. Nomenclature for the vegetation communities, and vegetation community code classifications, conform to Holland (1986). A map of the vegetation communities and other biological features is included (Figure 3).

Figure 3. Site Vegetation

Site Conditions
The site is involved with an orchard planting of various fruit trees and other exotic plants. To the east lies a steep slope with isolated native oak, walnut and eucalyptus trees.

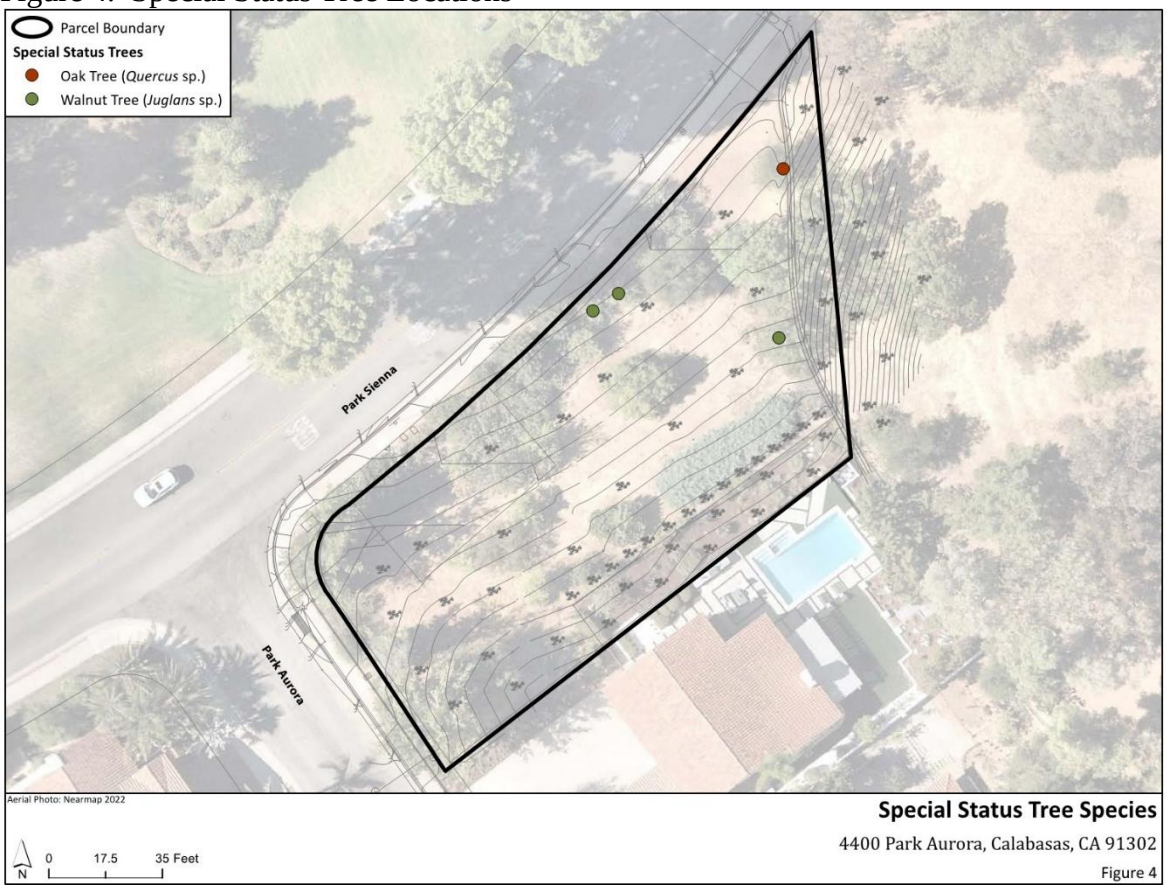
Urban Developed (#112000)
This category includes the subject parcel and all adjacent developed, private and public areas.

Southern California Black Walnut Woodland (off-site) (#71200)
This community generally consists of Coast Live Oak and Southern California Black Walnut trees with disturbed understory due to fuel reduction clearing.

Walnut Woodland is described as "Similar to and intergrading with Interior Live Oak Woodland or Coast Live Oak Woodland, but with a more open tree canopy locally dominated by *Juglans californica*. The open tree canopy allows development of a grassy understory. In most sites, this understory is comprised of introduced winter-active annuals that complete most of their growth cycle before the deciduous *Juglans* leafs out in spring." (Holland 1986).

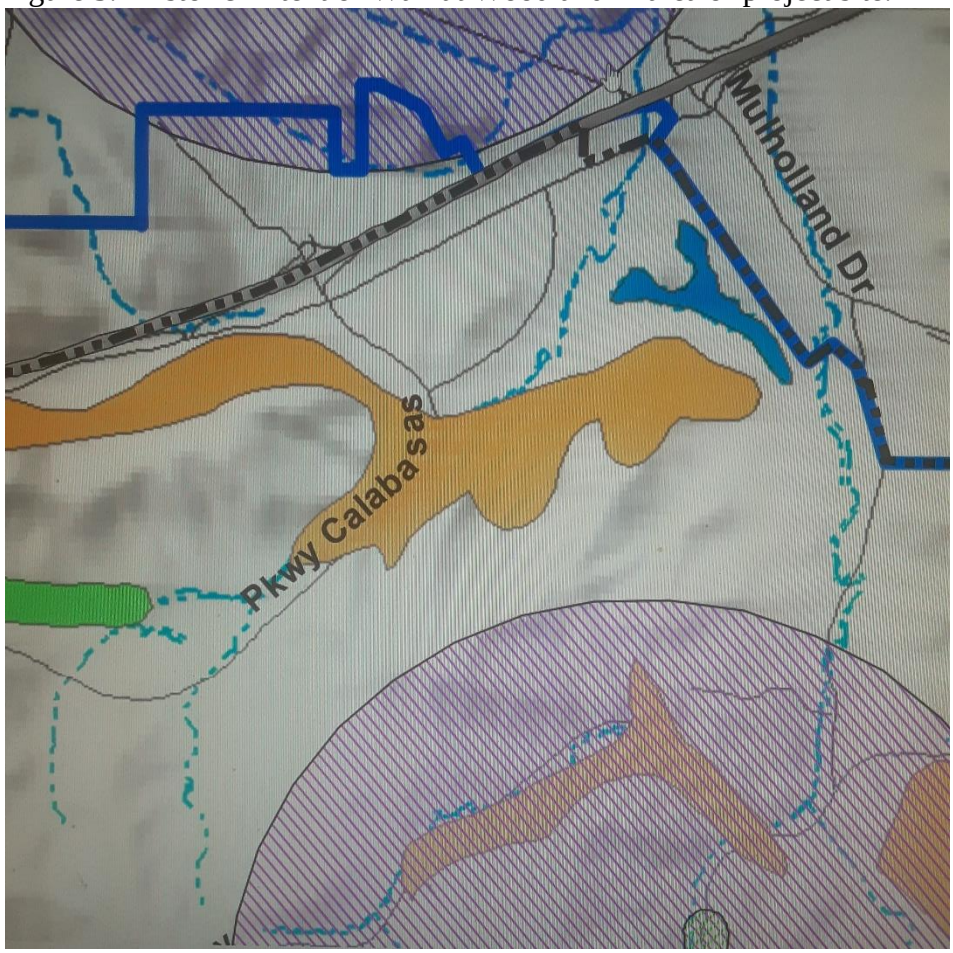
The subject parcel has three such walnut trees (Figure 4). Two are in the hedge of Oleanders along Park Sienna and are part of the Urban Developed cover of the region, most probably regrowing from the underground burl or persisting root system A third resprout occurs along the brow ditch of the eastern property line and will probably break the concrete as it grows.

Figure 4. Special Status Tree Locations



Upslope, and off-site, the stand of walnut trees, about five in number, is much more impressive, as to their size, and function as a natural woodland, without any irrigation. As mentioned, clearing of the understory due to fuel reduction measures significantly diminishes the function as a vegetation community, particularly in thwarting establishment of seedling trees for continuance of the woodland as a native habitat.

Figure 5. Historic Extent of Walnut Woodland in area of project site.



RECOMENDATIONS

The presumed development of the site as a single-family residence, possibly with an ADU, will have to consider the presence of the large oak, walnut and eucalyptus trees in this adjacent eastern, open space area, particularly from tree or limb fall, as well as canopy fire hazard.

A setback of 5 feet from the drip line of the on-site oak and nearby walnut tree would seem to be a prudent mitigation measure.

Conditions of construction and irrigation about the on-site oak tree in this same area, i.e. 5-foot outside of drip line, are assumed to be part of the conditions of approval for the building permit and would facilitate the continued existence of the adjacent native woodland (Greeley 2023).

LITERATURE CITED

Calabasas, City of. 2021. 2030 General Plan of the City of Calabasas. October 2021.

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Hickman, J. C., ed. 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley. 1,400 pp.

Holland, R. F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Non-game Heritage Program, California Department of Fish and Game. Sacramento. 157 pp.

USDA 1980. Soil Survey of Los Angeles County, California, West San Fernando Valley Area. January 1980.

Site Photographs of 13 May 2023

Hedge along Park Sienna

Hedge along Park Sienna with two walnut “trees”

Walnut “trees” in Oleander hedge

Break in Oleander hedge

East end of Oleander hedge

Interior of fruit tree orchard area


Interior of fruit tree orchard area


Interior of fruit tree orchard area


Interior of fruit tree orchard area


Visual barrier Juniper hedge in orchard area

Upper area of brow ditch

Canopy of walnut on right along brow ditch

Edge of walnut at brow ditch

Walnut at brow ditch

Lower area of brown ditch

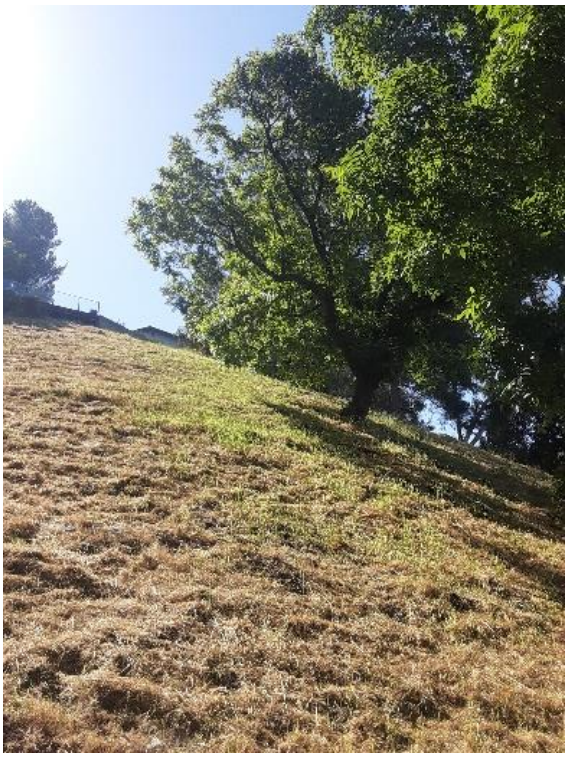
Eucalyptus tree on eastern slope

Walnut trees on eastern slope

Lower end of brow ditch

Walnut in fruit

Multi-stemmed walnut tree on eastern slope



Southern California Black Walnut Woodland on adjacent eastern slope