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MEMORANDUM

July 15, 2024 11898

To: Jaclyn Rackerby – Planner for the City of Calabasas
From: Noah Stamm – City of Calabasas Contract Arborist

Subject: ***Peer-Review Memo Letter of Oak Tree Report for the proposed Single-family Residential and ADU Project at 4440 Park Aurora, Calabasas, California***

1 Introduction

This memorandum provides the results of a third-party peer review of the submitted Oak Tree Report (dated April 24, 2024) and associated Oak Tree Location Map/Grading Plan prepared by Board Certified Master Arborist Kay Greeley. The Oak Tree Report was prepared at the request of the property owner (applicant) who proposes to construct a new two-story single-family residential structure and an Accessory Dwelling Unit (ADU) on the vacant/undeveloped property located at 4440 Park Aurora, Calabasas, California. There currently is one (1) protected coast live oak tree (*Quercus agrifolia)* located in the far northeast corner of the property which will have its tree protection zone (TPZ) encroached upon as a result of the proposed construction related activities. There are no additional protected oak trees within or adjacent to the property. The proposed construction related activities will take place throughout the property of 4440 Park Aurora and the existing coast live oak tree is to be protected-in-place.

According to the submitted Oak Tree Report, the proposed construction incudes a new two-story single-family residential structure with attached garage, a single-story ADU, swimming pool, and retaining walls. The proposed construction of a 6-foot-high wood fence would occur within 8 feet 6 inches of the eastern side of the tree's trunk, outside the dripline but within the tree's TPZ, amounting in an approximately 7% encroachment within the tree's TPZ. Holes are required to be dug in order to install the fence, however, the holes will be required to be dug by hand and the location of the holes will be situated so that any roots that are encountered that are 2-inches in diameter or greater shall be avoided. Although there are aspects of the proposed construction related activities that will encroach into the TPZ of the coast live oak tree, no long-term negative impacts are expected to affect the health/roots or crown of the coast live oak tree.

That said, Dudek conducted a visual Level 2 Basic Tree Assessment from the ground in June 2024, to visually inspect and evaluate the health, structure and location of the oak tree identified within the Oak Tree Report; neither the applicant nor the City of Calabasas Planner were present at the time of the inspection/site visit. A Level 2 Basic Tree Risk Assessment consists of an ISA Certified Arborist walking completely around the trunk of a 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 the Oak Tree Report and the site inspection is to address the focused tree survey of the single protected coast live oak tree growing within the vicinity of the proposed construction related activities. Dudek completed the

site inspection to verify the validity of the recommendations regarding the coast live oak tree that are included within the Oak Tree Report for the proposed project related activities and therefore, will minimally be impacted or encounter long term negative impacts by the construction activities in the rear yard area. As mentioned above, the TPZ of the coast live oak tree will be encroached upon. The TPZ is an area surrounding a tree and includes all area within the dripline of the tree, plus five feet beyond the dripline. This area cannot be less than 15 feet from the trunk of the tree. For Heritage oak trees, the area is increased to a minimum distance of 50 feet from the trunk; this oak tree is not considered a heritage oak tree, thus has a minimum 15-foot TPZ. As mentioned above, according to the Oak Tree Report and associated Oak Tree Map/Grading Plan, the proposed installation of a 6-foot-high wood fence will be located within approximately 8 feet of the east side of the trunk and outside of the tree's dripline. The construction activities likely will not impact the future health of the coast live oak tree with the proper installation of tree protective fencing and use of hand digging within the TPZ of the tree.

The purpose of this arborist peer review is 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 Report and associated Oak Tree Map/Grading Plan to be generally accurate to the observed site conditions and was found to be complete. The coast live oak tree is a young, multi-trunk coast live oak tree that exhibits good health with a fair structure due to a multi-trunk form with co-dominant trunks and scaffold branches; the tree is located in the northeastern portion of the project site, near Park Sienna, and the north and east property boundary intersection. The tree is located on flat ground and no soil or root issues were noted during the Level 2 Basic Tree Assessment. The tree exhibited a well-balanced crown with good vigor and green foliage throughout the tree's crown. Further, there were no signs of insects and/or disease observed at the time of the Level 2 Assessment of the coast live oak tree. The tree has trunk diameters of 5- and 6-inches diameter at standard height (DSH), is approximately 18 feet tall, and has an estimated crown width of 15 feet at its widest point across. It appears that the tree is a native coast live oak tree and has grown naturally in its current place. Representative photographs of the single coast live oak tree are shown in *Attachment 1 – Representative Site Photographs.*

Dudek is in agreement with the validity of the findings and information included in the Oak Tree Report and associated Oak Tree Map/Grading Plan, which identifies the oak tree within the limits of disturbance, provides a description of the oak tree (including health and locations), as well as recommendations for tree protection and preservation. Because the proposed construction of a new single-family residential property and associated property fence being located within approximately 8 feet of the southern side of the coast live oak tree's trunk and outside of the tree's dripline, will encroach into the TPZ's of the coast live oak tree, all work performed within the TPZ of this oak tree should be performed within the presence of a qualified oak tree consultant and all work should be performed with the use of hand tools only. To protect the tree during construction, 5-foot-tall tree protective fencing will be placed around the TPZ limits of the tree. An ISA Certified Arborist shall be retained to supervise and monitor the condition of the existing protected oak tree throughout the proposed construction related activities.

3 Conclusion

Based on the information provided in the submitted Oak Tree Report by the Project's Board-Certified Master Arborist, Dudek is in agreement that 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. **Therefore, the request is warranted to grant approval of the Oak Tree Report and associated Oak Tree Location Map/Grading Plan**.

In Dudek's opinion, the construction related activities associated with the proposed 6-foot-high property boundary fence, which is located within approximately 8 feet of the eastern side of the tree's crown east will encroach into the TPZ of the coast live oak tree, however, **likely will not impact the future health of the coast live oak tree with the proper installation of tree protective fencing and use of hand digging within the TPZ of the tree**. Tree protective fencing will be installed around the trunk of the tree and additional tree protection measures will be used to reduce soil and root problems going forward.

As mentioned earlier, Dudek's arborist only performed a Level 2 visual inspection of the protected coast live oak tree; we did not perform a Level 3 assessment of the trees to determine the structural stability of the tree and/or location of the tree's roots. This report provides conclusions and recommendations based on an examination of the trees 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.

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 – Healthy Oak Tree Report for 4440 Park Aurora

Representative Site Photographs

1. Overview photograph of the coast live oak tree (Tag #70) located in the northeast portion of the property of 4440 Park Aurora. Photograph taken facing east.

2. Overview photograph of the coast live oak tree (Tag #70) located in the northeast portion of the property of 4440 Park Aurora. Photograph taken facing southwest.

Photographs were taken on June 19, 2024

Attachment 1 – Healthy Oak Tree Report for 4440 Park Aurora

Representative Site Photographs

3. Overview photograph of the coast live oak tree (Tag #70) located in the northeast portion of the property of 4440 Park Aurora. Photograph taken facing northeast.

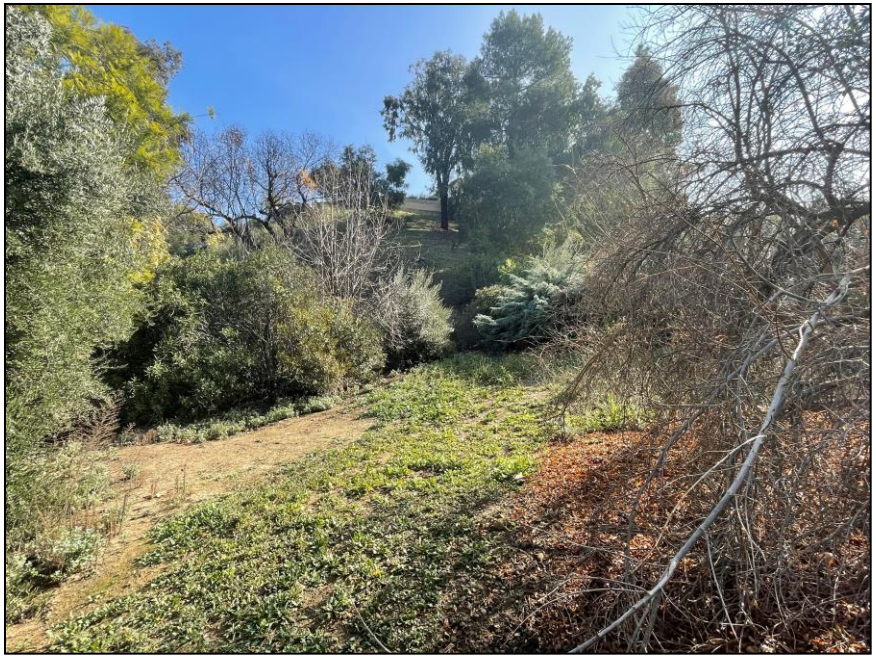
4. Overview photograph of the base of the coast live oak tree (Tag #70) located in the northeast portion of the property of 4440 Park Aurora. Photograph taken looking down facing east.

Photographs were taken on June 19, 2024

Attachment 1 – Healthy Oak Tree Report for 4440 Park Aurora

Representative Site Photographs

5. Overview photograph looking down the southern property line towards Park Aurora. It should be noted that there are no additional coast live oak trees located in this portion of the project site. Photograph taken facing southwest.



6. Overview photograph looking towards eastern property line towards the location of the single coast live oak tree. It should be noted that there are no additional coast live oak trees located in this portion of the project site. Photograph taken facing east.

Photographs were taken on June 19, 2024

Attachment 1 – Healthy Oak Tree Report for 4440 Park Aurora

Representative Site Photographs

7. Overview photograph looking east/northeast across the project site.

8. Overview photograph looking east across the project site towards the southern property boundary.

Photographs were taken on June 19, 2024

Attachment 1 – Healthy Oak Tree Report for 4440 Park Aurora

Representative Site Photographs

9. Overview photograph looking east/northeast across the project site along the northern property boundary.

Photographs were taken on June 19, 2024