

OAK TREE REPORT

Monte Nido Estates
Lot 1 - Tract 38931
Los Angeles County, Ca 91302

for
California Pacific Homes
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Irvine, Ca 92618-4310

by
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RDI Project No.: 301-4-12
September 7, 2012

OAK TREE REPORT

Lot 1 - Tract 38931, LACo

RDI Project No. 310-4-12

The following are our field observations (of July 27, 2012) & recommendations pertinent to the trees Coast Live Oak trees at (on-property) the above-mentioned site. This proposed residential project is located within the overall Monte Nido Estates on Lot 1 of Tract 38931 (APN 4456-038-001) within an unincorporated area of Los Angeles County, Ca [“The Thomas Guide 2010 (13th Edition) – Los Angeles & Ventura Counties street guide” page 628 // section J-1].

This report is prepared in accordance with Section 22.56.2050 of the Los Angeles County "Oak Tree Permit Regulations (adopted September 13, 1988)" relating to the "Oak Tree Preservation Guidelines". It shall be the policy of Los Angeles County (LACo) to require the preservation of all Oak trees unless compelling reasons justify the removal of such trees. The policy shall apply to the removal, pruning, cutting and/or the encroachment into the Protected Zone of Oak trees. The Los Angeles County Fire Department – Forestry Division (LACoFD-FD) shall have the primary & overall responsibility to administer, evaluate and monitor this policy. No person, partnership, firm, corporation, government agency, or other legal entity shall cut, prune, relocate, endanger or damage any tree protected by ordinance on any public or private land within the unincorporated areas of LACo except in accordance with the conditions of a valid Oak Tree Permit issued by LACo pursuant to the provisions of Section 22.56.2050.

The Permit requirements of Section 22.56.2060 covers the "damaging or removing Oak trees is prohibited". Except as otherwise provided in Section 22.56.2070, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a Protected Zone of any tree of the Oak genus which is (a) 25" or more in circumference (8" in diameter) as measured at 4½' above mean natural grade; in the case of an Oak with more than one trunk, whose combined circumference of any two trunks is at least 38" (12" in diameter) as measured at 4½' above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County, or (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an Oak tree permit is first obtained as provided.

Included within this report are the following: one (1) **TREE EVALUATIONS** sheet, and one (1) **TREE LOCATION MAP** (derived from the '10 scale' "Site Plan", as produced by Civil Design & Drafting Inc., dated August 16, 2012). It should be noted, that the trees on the enclosed **TREE LOCATION MAP** were surveyed as to their field locations.

Plan Review

1. On the date of our field review we found the following "of-size" trees on site:

<u>Tree Qty.</u>	<u>Tag/Map Numbers</u>	<u>Common Name</u>	<u>Botanical Name</u>
2	L1-1 & L1-2	Coast Live Oak	<i>Quercus agrifolia</i>

2. Pursuant to the enclosed **TREE LOCATION MAP**, the following is proposed:

<u>Tree No(s).</u>	<u>Disposition//Requested Encroachment</u>
L1-1	SAVE = this Coast Live Oak <u>shall not be impacted</u> by the proposed project construction. This tree is not a Heritage Oak.
L1-2	SAVE = two (2) proposed patio stoops constructed of 'floating flagstone' shall encroach into the Protected Zone of this Coast Live Oak, no closer than 1' from the dripline. Pruning is not required to occur to this tree. This tree is a Heritage Oak.

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In summary, the following is proposed:

Total quantity of Oaks that were inventoried for this lot =	2
SAVES (with no encroachments) =	1
SAVES (with dripline encroachments) =	1 (#L1-2)
Removals =	0

Previous Tree Reports by Others

1. A previous "Oak Tree Report" was completed for this 'overall' property by L. Newman Design Group, dated March 8, 2005. The Los Angeles County Department of Regional Planning assigned this project the Oak Tree Permit Case No. ROAK T2005-00018 (Project No. 2005-01468).

Field Observations

1. It is the intention of the present property owner (contracting builder) to preserve all of the Oak trees on these lots as well as those that are overhanging from other lots.
2. The trees are inventoried as to their specie, health & aesthetic considerations. This inventory was reviewed in accordance with presently accepted industry procedures, which are of macro-visual observations only. No extensive microbiological, soil-root excavations, upper crown examination, nor internal tree investigations were conducted.
3. This project's on-property trees were tagged with rectangular (3/4"x3") metal tags with numbers written in black on them. The report's inventoried off-property trees were not tagged, but are only map numbered & approximately located.
4. Definitions:
 - A. This inventory includes the measuring of trunk diameters of 8" & larger for a single trunk and 12" in diameter & larger for a multiple trunk (when the two largest trunks are added together) at 4 1/2' above existing grade. It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.
 - B. The "dripline" or "canopy spread" is defined as the outermost edge of the tree's canopy when viewed from above. These measurements, taken in feet, were taken at a minimum of four compass directions (north, south, east & west). If one or more sides is measured as "0" feet, this means that there is no canopy at that/those location(s). It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.
 - C. The "Protected Zone" is defined as the area at least 5' beyond the dripline or 15' from the trunk, whichever distance is greater, when viewed from above.
 - D. A "Heritage Oak" in Los Angeles County is any Oak tree that has at least one trunk that is at least 36" in diameter. It is also any Oak tree having a significant historical or have cultural importance to the community, notwithstanding that the tree diameter is less than 36" (as identified officially by the local Los Angeles County Resource Conservation District).

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Specific & Overall Recommendations

1. This Consulting Arborist should be on-site during all excavations within the driplines and/or Protected Zones of the protected trees.
2. The 'saved' native Oak trees within 50' from proposed construction shall be fenced with a temporary chainlink (or similar) protective fence at their driplines or Protected Zones (or at the location of approved encroachment) prior to the start of any on-site construction commences. This fencing shall remain intact until this Consulting Arborist and/or the Los Angeles County Fire Department - Forestry Division (LACoFD-FD) allows it to be removed or relocated.
3. All footing excavations, if there are any, within the driplines and/or Protected Zones shall be dug by hand work only, to a maximum depth of 5' (or to a depth that CAL-OSHA, OSHA or local codes allow). If any roots are encountered, they shall be cleanly excised. Any excavation below the "approved" depth may be done with acceptable machinery.
4. If 'saved' roots must stay exposed for longer than 1 day, or if the day is hot, then they shall be wrapped in burlap (or similar) and kept moist.
5. Soil compaction within the dripline and/or root zone shall be minimized. No equipment, spoils or debris shall be stored within the dripline and/or Protected Zone of the saved tree(s). No dumping of liquids or solvents, cleaning fluids, paints, concrete washout or other harmful substances within the driplines and/or Protected Zones shall be permitted.
6. All work, to this project's native Oak trees, shall be in accordance with the Los Angeles County 'Oak Tree Ordinance' and tree policies.
7. Prior to the completion of this project, *RDI & Associates, Inc. (dba TREES, etc.)* shall certify in a 'letter of compliance', that the 'Oak Tree Ordinance' and all concerned tree policies have been adhered to.

Tree Care & Maintenance

1. No "new" landscape, irrigation lines, utility lines and/or grade changes shall be designed and/or installed within the dripline and/or Protected Zones of any on-site native Oak trees, unless approved by the LACoFD-FD. If planting is necessary or the leaf litter is removed, the following is recommended:

- A. Plant Material – only drought tolerant plantings should be used. All plantings should be compatible with the on-site native Oak trees.

If additional plants are desired around the Oak trees, then use "acceptable" natives & follow these guidelines:

1. Plant no closer than 10' from any tree trunk.
2. Plant 1-gallon specimens or smaller, as these plants will establish faster than larger containers.
3. Use only native backfill with no amendments.

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4. Mulch with an insect/disease free material as needed (minimum) 2" thick, to cover the soil for better water retention, to assist in lessening compaction, and for supplying organic material.
 5. Water only once per week (or when necessary) by using a drip, or similar, irrigation system to a 3' depth. Place the emitters (min. 3/plant) at the edge of the rootball. After the 1st year move the emitters 12" away from their original locations. After the 3rd year move them another 12" out. By the 4th year, the system may be removed or shut-off.
 - B. Irrigation – spray-type irrigation systems should not be used within the driplines and/or Protected Zones. The irrigation systems should not spray onto the tree trunks and/or within 5' of the tree trunks or exposed roots. A continuously wet condition in this area favors unfavorable disease organisms to form, such as Avocado Root Rot (*Phytophthora cinnamomi*) and/or Oak Root Fungus (*Armillaria mellea*).
 - C. Resistant Plant Varieties – avoid plants that are susceptible to either Avocado Root Rot or Oak Root Fungus.
2. Natural rainfall should be sufficient to provide enough water for the Oak trees. Oaks in landscape areas will usually receive enough water from the adjacent & nearby plantings.
 - A. Watering – if it is needed in addition to the natural rainfall, a water probe should first be used to help determine the need. Watering may be accomplished by using a "Ross Root Feeder", a low volume soaker hose, drip systems, etc. The water should percolate through the entire root area & the surrounding soil to a 5' depth. Water as necessary, but generally not in the summer time.
 - B. Fertilization – can generally be applied when the tree is being watered. A total of 0.75 lbs. of actual nitrogen (N) per inch of trunk diameter per year (basic "rule of thumb") is adequate. All fertilizer applications should be based on the most current soil analysis for correct rates. Fertilizing should only be done in the late spring. Fertilizer may be broadcast or applied through a deep-root watering system, depending on the specific tree & site conditions.
3. The "bare" areas within the driplines and/or Protected Zones of this on-site or "over-hanging" or within 50' of approved grading/construction of the site's (native Oak) trees should be covered with an insect & disease free organic mulch. This is done to help alleviate compaction. Compaction is the compression of the soil from walking or equipment uses. When it occurs under or around the tree the roots may be adversely affected. The tree growth may be stunted. All compaction created shall be remedied as soon as possible. The following should alleviate compaction from occurring:
 - A. Mulching – place a 2"-4" layer of a light fluffy (insect/disease free) mulch around the tree beginning 6" from the trunk & extending to about 10' outside of the dripline. Mulch can consist of walnut shells, shredded bark or leaf litter. The mulch size shall be at least 1"-2" in size.
 - B. Grade changes – of as little of 6", within the dripline, can have a negative affect to the trees. It is important that the natural drainage patterns be maintained to help prevent water from "ponding" at the base of the tree trunk. The natural trunk flare should always be visible.

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- C. Aeration – is the ventilation of the root system, which can be very beneficial in compacted areas. To alleviate a compaction problem, hand-dug holes of 6" dia. by 24" deep by 24" on-center to about 10' outside of the dripline. Fill the holes with natural organic matter (leaf litter). This material will decompose & will produce a year-around source of fertilizer for the tree.
4. Most Oaks trees require little or no live wood pruning within their canopies. No major structural pruning shall be allowed. A qualified arborist under the review of **RDI & Associates, Inc. (dba TREES, etc.)** shall complete all dead wood removal and/or pruning.
 - A. Trees do not heal the way people do. When a tree is wounded, it must grow over & compartmentalize the wound. As a result, the wound is contained within the tree forever. Small cuts do less damage than large cuts. For that reason, proper pruning or training of young trees is critical. Waiting to prune a tree until it is mature can create the need for large cuts that the tree can not easily close. Correct pruning cuts are critical to a tree's response in growth & wound closure. Pruning cuts should be made just outside of the branch collar (which contains trunk or parent branch tissues). If the cut is too large, the tree may suffer permanent internal decay from an improper pruning cut.
 - B. Dead wood pruning removal – is the removal of dead tissue, no matter the size, is an acceptable practice. All pruning should follow the standards as set forth by the International Society of Arboriculture (ISA).
 - C. Live wood pruning removal – live branches that are considered to be unsafe due to decay; branches with cavities, cracks, fire damaged, diseased or infested with insects; branches that are physically imbalanced; especially branches with the above noted problems that are over 2" in diameter should be considered for removal. All pruning should follow the standards as set forth by the ISA.
 - D. Cavities & hollows – should be kept free of loose debris, soil & plants. Some contain decayed wood, which should be treated by a qualified arborist only. Concrete or other similar materials should not be used to seal or fill in cavities or hollows. Cavities or hollows may be covered with screening to prevent debris build-up.
 - E. Wound Dressings or Sealants – it was once thought that dressings were used to accelerate wound closure, but research has found that dressings do not reduce decay or speed closure & rarely prevent insect or disease infestations. Pruning wounds should not be sealed with any type of "pruning wound sealing compounds". Over time, these materials crack & can create entry points for diseases and/or insects. Wounds will "heal" properly if pruned correctly.
 5. Insects & Diseases
 - A. Effective pest control begins with the observation by the land owner. Changes such as abnormal leaf drop, oozing sap or discolored or dying twigs or leaves typically indicate that something has changed. Land owners should be careful when using pesticides around an Oak tree. Herbicides (weed killers) should never be used within the Protected Zone of an Oak tree, unless approved & applied by a certified pesticide applicator.

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6. Inspections & Reviews

- A. This site's Oak trees should be inspected on a periodic basis by this Consulting Arborist. The inspection basis should be determined by the relative hazard value of the tree. If a tree is in a "high-use" area, it should be inspected at least on a quarterly basis, whereas a tree that is located in a "low-use" area may only require a bi-annual inspection.

NOTICE of DISCLAIMER = Opinions given in this report are those of *RDI & Associates, Inc. (dba TREES, etc.)*, and are derived from current professional standards based on visual recordings at the time of inspection. This visual record does not include aerial or subterranean inspections, and therefore may not reveal existing hidden hazards. Records may not remain accurate after inspection due to changeable deterioration of the inventoried plant material. *RDI & Associates, Inc. (dba TREES, etc.)*, provides no warranty regarding errors of omission resulting from the lack of communication of facts available only to the requester of this report which are expressed or implied as to the fitness of the urban forests for safe uses. *RDI & Associates, Inc. (dba TREES, etc.)* has no past, present or future interest in this property or the subject trees. This report may not be reproduced without the expressed written permission of *RDI & Associates, Inc. (dba TREES, etc.)*. Any change or alteration to this report invalidates the entire report.

If you have any further questions, please do not hesitate to call *RDI & Associates, Inc. (dba TREES, etc.)*.

Sincerely,
RDI & Associates, Inc.
dba *TREES, etc.*



Richard Ibarra, President
CONSULTING ARBORIST
(OAK TREE CONSULTANT)

310otr-4[Lot 01]

TREE EVALUATIONS

[on property Oaks]

The inventory Health & Aesthetic Ratings of the trees are explained in the following:

The Health of the trees was visually determined from the following macroscopic inspection of signs and symptoms of disease.

- A. Excellent (31 to 35 points) - This tree is a healthy & vigorous tree characteristic of its species and free of any visible signs of disease or pest infestation.
- B. Good (26 to 30 points) - This tree is a healthy & vigorous tree. However, there are minor visible signs of disease and pest infestation.
- C. Fair (16 to 25 points) - This tree is healthy in overall appearance, but there is a normal amount of disease and/or pest infestation.
- D. Poor* (11 to 15 points) - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline.
- E. Very Poor* (6 to 10 points) - This tree exhibits extensive signs of dieback.
- F. Dead* (0 points) - This tree exhibits no signs of life at the time of field evaluation.

* A tree rating of "D" and lower is in low vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed development.

The Aesthetic quality of the trees was visually determined from the following overall inspection of appearance.

- A. Excellent - This tree is visually symmetrical, having the ideal form and appearance for the species.
- B. Good to Fair - This tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches.
- C. Poor - This tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches.
- D. Very Poor - This tree has few, if any, positive characteristics and may detract from the beauty of the landscape.

TREE EVALUATIONS

Inspection Date (Project No.) 7/27/12 (310.4.12)

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Lot 1

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

FACTORS	POINTS	1	2	3	4	5	6	7	8	9	10
CROWN DEVELOPMENT											
Well Balanced	5 points	X	X								
Lacking Natural Symmetry	3 points										
Lacking a Full Crown	1 point										
TRUNK CONDITION											
Sound & Solid	5 points	X	X								
Section of Bark Missing:											
Less Than 1/4 Around	4 points										
1/4 to 1/2 Around	3 points										
1/2 or More Around	2 points										
Stump with New Basal Growth	1 point										
Extensive Decay or Hollow Trunk	0 points										
BRANCH STRUCTURE											
No Defects	5 points										
Dieback (Limited)	4 points	X	X								
Few Structurally Dead or Broken Branches	3 points										
Many Structurally Dead or Broken Branches	1 point										
TWIG GROWTH											
Typical for Species & Age	5 points	X	X								
Less Than 1/2 Normal	3 points										
Growth Greatly Reduced	1 point										
FOLIAGE											
Normal Size & Color	5 points	X	X								
Minor Deficiency Symptoms	3 points										
Major Deficiency Symptoms	1 point										
INSECTS & DISEASES											
No Insects or Diseases Apparent	5 points										
Few Controllable Insects/Diseases Apparent	3 points	X	X								
Severe Infestation	1 point										
ROOTS											
No Root Problems Apparent	5 points										
Minor Root Problems	3 points	X	X								
Severe Root Problems	1 point										
TOTAL POINTS		30	30								
Aesthetic Grade		A	A								

ADDITIONAL COMMENTS
 Both trees are Coast Live Oaks
 P.O. = poison oak
 F.D. = fire damage

P.O. @ base; old F.D.
 14.5" 22.5" x 30"
 HERITAGE
 41.3" x 35" Ards