

TREE REPORT

SUBJECT

**880 S. Westlake Boulevard
PTP 2024-70020**

PREPARED FOR:

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1. ASSIGNMENT

The objective of this report is to assess the condition of the site's protected trees to discuss their potential encroachments and to discuss the effect of the encroachments on their health.

2. BACKGROUND

The site is a parking lot where there are 2 mature oak trees along the driveway access to the parking lot. There are nearly mature landscape trees in planters in the parking lot and on the perimeter of the parking lot.

3. METHOD OF STUDY

On April 23, 2024, I inspected the protected trees using the ISA Level 2 or Basic Assessment, a ground-level, visual inspection assessing their structure and general health by means of measuring tools and tools to observe the exterior of the tree. The 4 oak trees were assigned numbers, but they were not tagged. 2 of the trees are off-property and were not accessible.

4. DISCUSSION

The parking lot is paved with asphalt with concrete curbs. 4 inches of decomposed granite will be placed on the asphalt end to end inside the parking lot but not on the access driveway at the south end. The site will not be disturbed by demolition and no earthwork will be performed such as grading and trenching. Fencing must be installed, as shown on the Tree Location Map, to prevent any construction activity occurring under the driplines of the oak trees. The soil and leaf litter under the oak trees shall not be disturbed or removed.

Pruning is recommended to raise some low branches to prevent damage from trucks during construction and when it is ready to be used to accommodate food trucks. 16 feet of clearance should be maintained over the driveway and parking lot. Tree #1 should be pruned on the northwest quadrant of the driplines by reducing several branches that are no greater than 2 inches in diameter to achieve 16 feet of clearance. Tree #2 should be pruned on the southeast quadrant over the driveway; 3 branches no greater than 3 or 4 inches in diameter should be reduced to achieve 16 feet of clearance over the driveway. No other pruning of live tissue is necessary for trees #1 and #2. There are many large and small dead branches that should be removed throughout both trees to prevent them from causing damage or injury when they fall.

Oak trees #3 and #4 are located off-property and slightly extend over the parking lot. Some live tissue of branches less than 2 inches may need to be pruned for clearance.

The physiological condition of each tree is detailed in the summary of field observations below, dated May 3, 2023. Driplines on the oak tree location map are for graphic purposes. See the measured driplines below for the dimensions. Both trees are protected by the existing property line chain link fence. Tree #3 is 30 feet from the curb and tree #4 is 7 feet from the curb.

The other 27 trees on this site, planted when the landscape was originally installed, are 16 London plane trees (*Platanus acerifolia*) and 11 carrotwood trees (*Cupaniopsis anacardioides*). 9 of the 11 carrotwoods were ruined by excessive pruning and are not likely to recover to become attractive or healthy trees. 2 of the carrotwoods are proposed to be removed for the project.

5. RECOMMENDATIONS

A. Tree Protection

- a. The general contractor shall be familiar with the stated oak tree protection measures and protected tree ordinance as set forth in the municipal code. The following is a brief guideline of recommendations to protect the trees.
- b. The applicant's tree consultant shall be notified 48 hours prior to the commencement of any work within the protected zone of any protected tree.
- c. A minimum five (5') foot high new chain link fence will be required to be installed at the outermost edge of the protected zone of each oak tree or group of trees or at the limits of work of the approved grading plan. Additionally, signs must be installed on the fence in four locations, equidistant around each tree or group of trees. On fencing around a grove of oak trees, signs shall be placed at approximately fifty (50') foot intervals. The size of each sign must be a minimum of two (2') feet by two (2') feet square and must contain the following language:

WARNING
THIS FENCE SHALL NOT BE REMOVED OR RELOCATED
WITHOUT WRITTEN AUTHORIZATION FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT

- d. Once approval has been obtained, the fences must remain in place throughout the entire construction period and may not be removed without obtaining written authorization from the Community Development Department.
- e. Trees shall be protected from being injured by grading and construction including but not limited to wounding of branches and roots, compaction of soil within the protected zone, and damage to the foliage by engine exhaust.
- f. No activity, such as vehicle travel or parking, equipment and building materials storage, deposit of debris and trash or any activity that will harm the protected trees shall be allowed within the protected root zones of any protected tree at any time.

B. Pruning

- a. Pruning to remove dead wood does not require a tree permit.
- b. Any pruning of live tissue approved prior to commencement of work shall be executed only after the notification of the consulting arborist 48 hours prior to commencement so that he or she can observe the pruning performed.
- c. Pruning required but not previously approved shall not be performed until a written request for pruning has been submitted and approved by Planning unless the branches are less than 2 inches in diameter and pruning them is deemed necessary by the consulting arborist.

- d. Approved pruning shall be performed by the tree trimming contractor who must employ at least one ISA certified arborist and should be observed by the applicant's consulting arborist who shall keep Planning informed about the work being performed. Pruning wounds shall not be sealed.

C. Other protective measures

- a. Protect trees by not wounding them. Nailing anything such as grade stakes must be avoided.
- b. The potential for breaking branches by mechanical equipment should be anticipated and, if encountered, the arborist should be notified with a request for an evaluation and recommendation on how to proceed.
- c. It is important to leave the natural leaf litter that exists beneath trees.
- d. No chemicals such as herbicides shall be used upstream and within one hundred feet of any tree protected zone.
- e. Dust deposited on the foliage of trees must be washed off so that the leaves are not smothered by dust particles.

NOTICE of DISCLAIMER

The report represents the independent opinion of the signatory consultant (Tree Care Consulting). The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are ground-plane macro-visual observations only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted and therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health, or demise of any part of or the whole tree described in the report. Records may not remain accurate after our inspection due to unknown alteration or deterioration of the reviewed site.

Respectfully submitted,

John Oblinger

ISA Certified Arborist WE-6820A
ISA Tree Risk Assessor Qualified



Trees #1 and #2 facing north



Tree #1 facing north



Tree #1 facing north. Clearance pruning to 16 feet over driveway, this part of the tree only.



Tree #2 facing north. Clearance pruning to 16 feet over driveway, this part of the tree only.



Tree #3 facing east. Trunk is located off-property. No pruning.



Tree #4 facing north. Trunk is located off-property. No pruning.



London plane trees.



London plane trees.



London plane trees.



London plane trees.



London plane trees.



Carrotwood trees.



Carrotwood trees.

FIELD ASSESSMENT

	TREE NUMBER	1	2	3	4										
SPECIES	<i>Juglans californica</i>														
	<i>Platanus racemosa</i>														
	<i>Quercus agrifolia</i>														
	<i>Quercus lobata</i>	X	X	X	X										
DIMENSIONS	TREE HEIGHT	50'	45'	50'	40'										
	CROWN SPREAD														
	UNBALANCED CROWN														
	LEAN DIRECTION														
	TRUNK DIAMETER(S)	41"	38"	36"	15" 10" 7"										
RATING	HEALTH	B	B	B	B										
	AESTHETICS/COMFORMITY	B	B	B	C										
PHYSICAL CONDITION	VIGOR(LOW/ NORM/ HIGH)	N	N	N	H										
	TRUNK CAVITY/DAMAGE														
	TRUNK SAP OOZE														
	CODOMINANCE				X										
	CANKER(S)														
	INCLUDED BARK				X										
	BURIED ROOT COLLAR														
	CUT/DAMAGED ROOTS														
	FUNGAL DISEASE														
	INSECT DAMAGE														
	MAINSTEM DIEBACK														
	TWIG/BRANCH DIEBACK														
	THIN FOLIAGE														
	WEAK ATTACHMENT(S)														
	BADLY PRUNED														
	BRANCH CAVITIES														
	OVER-EXTENDED BRANCH														
	EPICORMIC GROWTH														
	TERRAIN - SLOPED/LEVEL	L	L	L	L										

Remove dead wood

Remove dead wood

Multiple stems

GLOSSARY

INTRODUCTION

Familiarity with the following definitions is necessary to the basic understanding of the tree ordinance, this tree report, and of the procedures used to evaluate the trees and the site conditions. There are numerous diseases and insects that frequently attack trees. A long discourse in plant pathology or entomology is not a prerequisite to develop a basic understanding of the effects of disease and insects upon living plant tissue but a basic knowledge of disease and insects should include an understanding of the following definitions:

SPECIES/DIMENSIONS

1. **Tree Number** - each protected tree in the field has been assigned a number that corresponds to a tree location on the Tree Location Map.
2. **Species** - is the type of tree that is being evaluated.
3. **Trunk Diameter** - as measured at 4½' above mean natural grade or, traditionally, DBH (diameter at breast height). This may be altered if the measurement cannot be made at 4½' feet or if makes sense to measure above or below that point.
4. **Tree Height** - is the approximate height of each assessed tree.
5. **Crown Spread** - is the approximate, average diameter of the crown or canopy.
6. **Lean Direction** - is the direction the tree is inclined from the natural vertical position.

PHYSICAL CONDITION

1. **Vigor** - is the capacity of a tree for growth and survival. Below are the ratings:

Low - Little new tip growth; poor leaf color; abnormal bark; much dead wood; significantly thinning foliage.

Normal - New tip growth; good leaf color; some insect damage and twig dieback; no significant dieback;

High - New tip growth; good leaf color; dense foliage; usually found in younger trees;

A vigorous tree will more easily ward off disease and/or insect attacks, and should recover from impacts more quickly than a less vigorous tree.

2. **Trunk Cavity/Damage** - A cavity is a hollow area in the trunk, usually due to fire or wood decay. Damage is a damaged area on the trunk, usually due to an external (abiotic) force on the tree.
3. **Water Pocket** - pockets formed at branch crotches that can hold water and possibly weaken the tree's structure (possible hazard).
4. **Trunk Sap Ooze** - the exudation of liquid, usually from wounds; trunk sap ooze.
5. **Codominance** – equal in size and importance, usually associated with either trunks/stems or scaffold limbs/branches in the crown. Often can and should be corrected by pruning.
6. **Included Bark** - bark that is embedded between a branch and its parent stem or between codominant stems causing a weak attachment.
7. **Buried Root Collar** - the root collar is the transition area between the bark and the trunk. Burying the root collar may lead to fungal infection.
8. **Fungal Disease** - diseases that attack live tissue/external signs (i.e. mushrooms, conks) of internal wood decay.

GLOSSARY

Page 2 of 3

9. **Insect Damage** - is some form of damage to the parts of the tree caused by insects or mites (e.g. scale, caterpillars, weevils, borers, mites, etc.).
10. **Mainstem Dieback** - death of healthy mainstems from the growing tip back.
11. **Twig/Branch Dieback** - death of twigs from the growing tip back.
12. **Thin Foliage** - defoliation and twig dieback throughout the canopy.
13. **Weak Attachments** - poorly formed branch connection at a crotch.
14. **Branch Cavities** - hollow areas in the limbs in the crown, usually due to the decay of wood.
15. **Over-extended Branch** - a large branch usually growing horizontally that may have excessive end weight and that exerts tremendous stress on its attachment. Can be corrected with reduction pruning.
16. **Epicormic Growth** - growth from adventitious buds along trunk and/or main limbs, rather than on twigs usually due to stress or poor pruning.
17. **Terrain** - refers to the general topography of the land where the tree is found.

RATING

1. **Heritage** - can vary in definition by agency but generally indicates a tree of significant size and age.
2. The **Health** of the trees was visually determined from a macroscopic inspection of signs and symptoms of disease. The following describes our rating system:
 - A - Outstanding** - A healthy and vigorous tree characteristic of its species and free of any significant visible signs of disease or insect damage;
 - B - Above Average** - A healthy and vigorous tree. However, there are minor visible signs of disease and insect damage;
 - C - Average** - Although healthy in overall appearance, there is a normal amount of disease and/or insect damage;
 - D - Below Average/Poor*** - This tree is characterized by exhibiting a greater degree of disease and/or insect damage or loss of structural integrity than normal and appears to be in a state of decline. This tree also exhibits extensive signs of dieback;
 - F - Dead*** - This tree exhibits no signs of life at the time of field evaluation.

*A tree rating of "D" and lower is in a low stage of vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed project development.
3. The **Aesthetic/Conformity** quality of the trees was visually determined from an overall inspection of appearance. The following describes our system:
 - A. Outstanding** - The tree is visually symmetrical, having the ideal form and appearance for the species;
 - B. Above Average** - The tree, though may not be perfectly symmetrical, has a nearly ideal form for the species with very little dieback of foliage or twigs and branches;
 - C. Average** - The tree has some asymmetry for the species with some defects that can be corrected and/or has some dieback of foliage and twigs and branches;
 - D. Poor** - The tree has few positive characteristics that probably cannot be corrected and may detract from the beauty of the landscape.

GLOSSARY

Page 3 of 3

REMARKS (Some other terms that may be used)

1. **Bark Beetle Frass** – are wood fragments (dust) mixed in the insect's excrement produced by boring.
2. **Basal Growth** – is leaf growth generated from the base of the trunk.
3. **Cable/Brace** – provides support to relieve stress on a weak part of the tree (e.g. where two trunks form a "V" crotch).
4. **Cankers** – are rough swellings with depressed centers resulting in death of tissue that later cracks open and exposes the wood underneath in twigs, branches, and/or trunks. May be a sign of fungal damage.
5. **Chlorotic Leaves** – leaf veins remain normally green but the tissue between veins becomes yellow. Usually caused by nutrient deficiencies.
6. **Compartmentalization** – Physiological process in trees that creates the chemical and physical boundaries that act to limit the spread of disease and the decay organisms. Often seen where branches have been pruned properly.
7. **Crown** – parts of the tree above the trunk, including leaves, branches, and scaffold branches.
8. **Crown-clean pruning** – removal of dead, dying, diseased, rubbing, and structurally unsound branches, etc.
9. **Crown reduction pruning** – Removal of large branches and/or cutting back to large laterals to reduce the height or spread of the crown; sometimes referred to as “drop crotch” pruning or “natural pruning.”
10. **Exfoliating Bark** – the flaking off of bark from trunk, branches and/or twigs.
11. **Exposed Buttress Roots** – when soil is absent at the base of the tree exposing large roots at trunk flare.
12. **Fire Damage** – each tree may be berated on the amount of burn it has received.
13. **Heart Rot** – decay in the center of the tree (heartwood).
14. **Lion-tailing** – an improper pruning technique where internal foliage and branches are removed, leaving twigs and foliage concentrated at the branch ends.
15. **Mistletoe** – is a leafy evergreen, perennial parasite with dark green leathery leaves.
16. **Multiple stems/branches** – single location where several branches are attached often creating weak attachments.
17. **Powdery Mildew** – a white powdery fungus on leaves often found when new growth becomes wet for long periods of time; leaves may be distorted, stunted and drop prematurely.
18. **Reduction cuts** – cutting a branch back to a live lateral branch which will take over as the new end of that branch.
19. **Removal cuts** – a thinning cut back to the trunk or the parent stem (branch) that preserves the branch collar.
20. **Scaffold limb** – A primary structural branch of the crown.
21. **Stub cuts** – an improper pruning technique that leaves a stub that may lead to structural defects.
22. **Topping** – the improper pruning of large limbs, usually growing vertically, to reduce the height of a tree.
23. **Witches Broom** – is an abnormal growth cluster of twigs that may be caused by pruning, insects, mites, fungus, etc.