

**Bill Spiewak**

CONSULTING ARBORIST

Registered Consulting Arborist #381 • American Society of Consulting Arborists

## **TREE ASSESSMENT AND PROTECTION PLAN**

**Job Location: 2551 White Stallion Rd., Thousand Oaks, CA**

*Prepared for:*

Nick Jones

2551 White Stallion Rd.

Thousand Oaks, CA 91361

nickjonesconstruction@yahoo.com

February 7, 2021,

### **SUMMARY**

The owner of the subject property is proposing to build a residence on an approximate two acre pad at the top of his parcel. There are three trees that may qualify for protection as per the County of Ventura Tree Protection Ordinance. These include an oak and two Italian Stone Pines. However, it is not completely clear if the pines qualify for protection due to their less than 60' height and their high susceptibility to flammability in a high fire zone in the foothills of the Santa Monica Mountains.

The two pines will be removed for the project, one of which is in poor condition from previous pruning adjacent high voltage lines. The oak is actually down-slope from construction but close enough to require assessment and protection.

As per the County of Ventura, I appraised the value of the three trees based on guidelines and formulas in the Tenth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers. However, it is not certain the pines warrant appraisal due to their less than 60 foot height and their high flammability.

In order to avoid impacts to the oak and adjacent downslope trees, a fence will need to be erected at the top edge off the building pad as depicted on the site plan.

The Table of Contents on the next page illustrates the organization of this report.

County of Ventura Mitigated Negative Declaration PL21-0020 Attachment 6 - Arborist Report
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## BACKGROUND AND ASSIGNMENT

The owner of the subject property is proposing to build a house at the top of his lot. I was retained to inspect the lot and any trees that may be in conflict with the development as per the County of Ventura. I was also asked to prepare a report with my findings and recommendations. I was on the site during February 3, 2021 to perform my field work.

## SCOPE OF PROJECT

In order to complete my assignment, the following tasks were required:

- Visit the property and identify native and heritage trees as per the County of Ventura's Tree Protection Ordinance.
- Update the site plan with pertinent information.
- Appraise the value of trees to be removed and those with critical root zones within 20 feet of the proposed construction.
- Prepare this report.

My assessment, appraisal, and report follows protocol in the most recent publications:

- *The International Society of Arboriculture's Best Management Practices-Managing Trees During Construction.*
- *American National Standards Institute (ANSI) A300 Part 5-Management of Trees and Shrubs During Site Planning, Development, and Construction*
- Tenth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers, published by the International Society of Arboriculture, 2018.

## OBSERVATIONS

1. The entire property is approximately twenty acres and is in the northern foothills of the Santa Monica Mountains.
2. There is an improved winding driveway (new asphalt with concrete curbs) that leads up to the flat building pad at the top of the parcel.
3. The pad is approximately two acres.
4. Upon entrance at the west end of the building pad, top of the driveway, there are two Italian Stone Pines (*Pinus pinea*). Due to their trunk diameters, these pines are considered to be heritage trees and will be identified as #1 and #2 on the spreadsheet and corresponding site plan.
5. Pine #2 is adjacent high voltage utility wires and has been severely pruned on its northwestern side to direct growth away from the wires. This has resulted in an unbalanced canopy that will never recover due to its anatomy and physiology.
6. Also note that both pines are highly flammable and are growing in a high fire zone (as per Cal Fire).
7. At the north end of the building pad where the terrain descends down-slope, is a group of California Live Oak trees (*Quercus agrifolia*). The trunk of the closest oak to the building pad is approximately 21' downslope from the edge of the pad and will be identified as #3. The other oaks are further away.
8. One Aleppo pine (*Pinus halepensis*), is close to the proposed building but the tree is 14" in diameter and does not qualify for protection. However, as a fire susceptible tree species, it does pose potential fire risks.
9. The proposed project will warrant the removal of the two Stone Pines and will not encroach into the critical root zone of the oak.

**Tree Inventory**

#	Type	DBH	Girth	Height	Condition	Comment	Potential Project Impact
1	Stone pine	32"	100"	25'	3-fair	Codominant limbs at 4' but typical of species, interior deadwood, high fire prone tree	Remove
2	Stone pine	45"	141"	40'	2-poor	One sided from high voltage side pruning, interior deadwood, codominant trunks with severe included bark	Remove
3	Ca Live Oak	11/8/8 /7/9	135"	15'	3-fair	Infested with twig girdler, typical of unmanaged tree on slope, trunk is 21' from top of slope, out of work zone	Protect

**DISCUSSION**

In order to comply with the Ventura County Tree Protection Ordinance, the value of the trees was appraised. Due to the flammability of the pines, and confusing policies about heritage tree girth versus height over 60', it is unlikely that removal of pines will trigger the requirement for mitigation. However, in order to be proactive, values were established for the two pines and the oak.

## TREE APPRAISAL

My appraisal is based on guidelines and formulas in the Tenth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers, published by the International Society of Arboriculture, 2018. The *Trunk Formula Technique* was utilized to value these trees.

The *Trunk Formula Technique* employs formulas based on tree species and size, rate of growth, health, structure, and form, its functional limitations and interactions in the specific site in which it was growing, and possible external limitations such as laws or CC&Rs regarding the species, water restrictions, etcetera.

Trunk area x cost/sq" = basic cost x condition x functional limitations x external limitations = appraised cost, which is then rounded to the nearest \$100.  
(note that basic cost is depreciated by the previous plant condition, functional &

### Tree Appraisal Worksheet

#	Type	DBH	Girth	Height	Condition	Comment	Potential Project Impact	DBH Equivalent for Multi-trunks	Trunk area sq"	Group #	Cost per sq"	TFT-Basic Cost	AVERAGE Condition Rating-%	Functional Limitation Rating %	External factors	Appraised Value	Rounded to nearest \$100
1	Stone pine	32"	100"	25'	3-fair	Codominant limbs at 4' but typical of species, interior deadwood, high fire prone tree	Remove	32	804	3	62	\$49,838	70%	30%	10%	\$1,047	\$ 1,000
2	Stone pine	45"	141"	40'	2-poor	One sided from high voltage side pruning, interior deadwood, codominant trunks with severe included bark	Remove	45	1590	1	45	\$71,533	20%	10%	none	\$1,431	\$ 1,400
3	Ca Live Oak	11/8/8 /7/9	135"	15'	3-fair	Infested with twig girdler, typical of unmanaged tree on slope, trunk is 21' from top of slope, out of work zone	Protect	19	283	1	45	\$12,752	70%	90%	none	\$8,034	\$ 8,000

## CONCLUSIONS & TREE PROTECTION MEASURE

- No oak trees or native trees will be effected by this project provided a fence is installed as depicted in the site plan to prevent debris or spoils from being placed on the slope below the building pad in the tree protection zone.**
- The two pines, that may qualify as heritage trees, will be removed for the project.
- However, due to ambiguous statements in the Ventura County Tree Protection Ordinance, the pines may not qualify to be protected due to their less than 60' height. The pines are also considered to be highly flammable and may be recommended for removal by CAL FIRE.
- Tree values provide a basis for tree replacement if trees are removed or significantly compacted. If the oak tree is removed or damaged, a quantity of new oak trees must be replanted with trunk diameters that equal the total diameters of the removed or damaged trees. Replacement trees must be at least in 24" box sizes are larger.
- If pines need to be replaced, new non-natives (or other) must be planted that equal the total appraised value of removed trees and not be smaller than 24"box size.
- The appraised value of the oak tree is \$8,000.
- The appraised value of the two pines is \$2,400.

## ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

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. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. 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. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak, certify:

That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed:

Bill Spiewak

Bill Spiewak  
Registered Consulting Arborist #381  
American Society of Consulting Arborists  
Qualified Tree and Plant Appraiser

Board Certified Master Arborist #310B  
International Society of Arboriculture  
Qualified Tree Risk Assessor



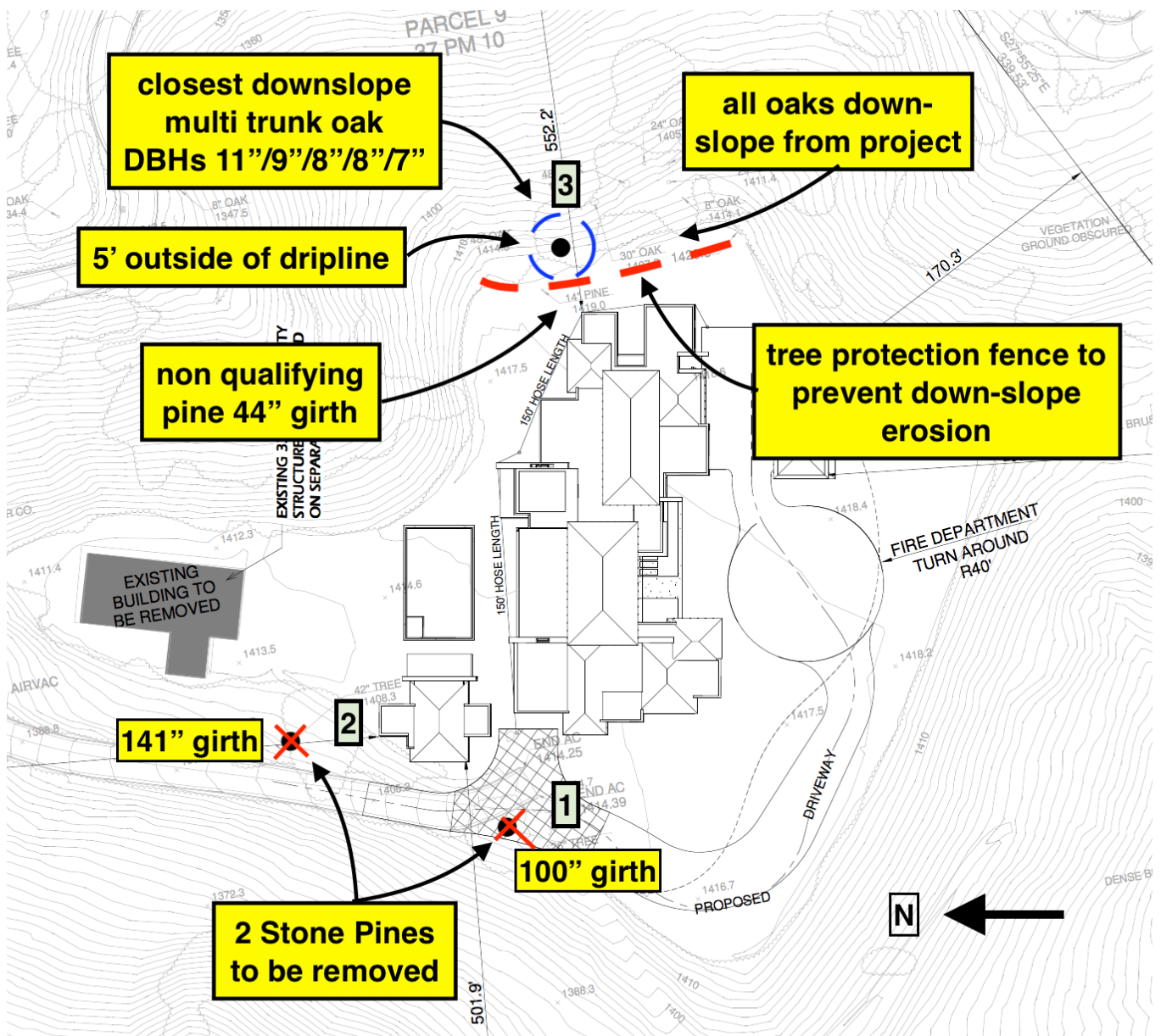
**REFERENCES**

- ANSI (American National Standards Institute) A300: Part 5 - Management of Tree and Shrubs During Site Planning, Site development, and Construction, 2012
- Best Management Practices: Managing Trees During Construction, Second Edition, International Society of Arboriculture, Champaign, Illinois, 2016.
- Harris, R. W., and Matheny, N. P., and Clark, J. R., 2004. *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*, Fourth Edition. Prentice Hall.
- Matheny and Clark, *Trees and Development; A Technical guide To Preservation of Trees During Land Development*, ISA, 1998.

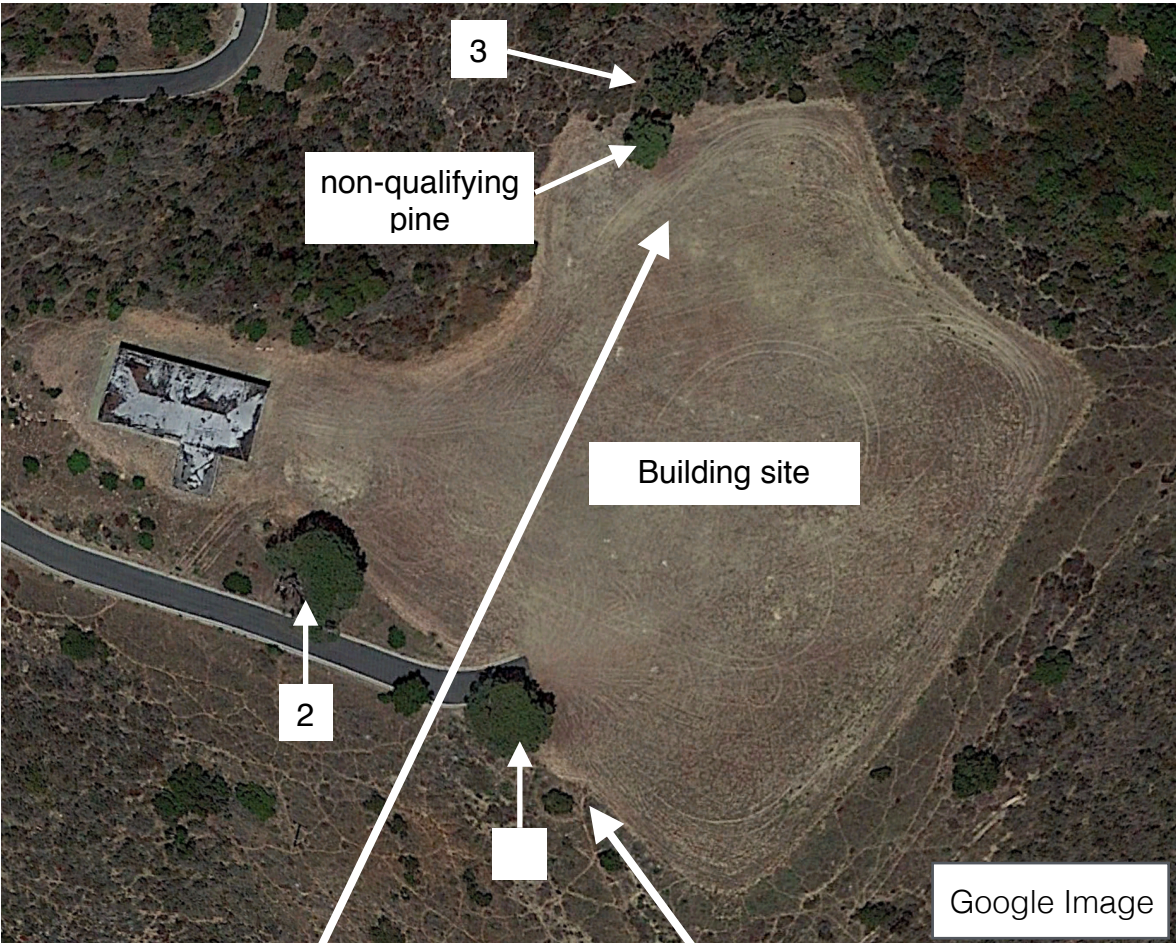
**Publications on Appraisal**

- Council of Tree and Landscape Appraisers, *Guide for Plant Appraisal, Tenth Edition*, Champaign, Illinois, International Society of Arboriculture, 2018.
- Western Chapter International Society of Arboriculture, *Species Classification and Group Assignment Manual*. WCISA, Sacramento, California, 2004.

**SITE PLAN**



**PHOTOS**





#1 Pine looking north



#1 Pine looking southeast



#1 Pine looking east at trunk with codominant stems



#1 Pine looking south



#1 Pine looking north at trunk with codominant stems





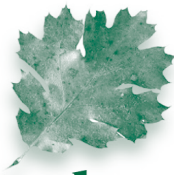
oak cluster to north, downslope from top of pad



#3 oak-looking north and downslope from top of pad







# Bill Spiewak

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## ADDENDUM TO: TREE ASSESSMENT AND PROTECTION PLAN

**Job Location: 2551 White Stallion Rd., Thousand Oaks, CA**

*Prepared for:*

Nick Jones and Robert Erdmann  
2551 White Stallion Rd.  
Thousand Oaks, CA 91361  
nickjonesconstruction@yahoo.com

May 8, 2021,

In February of 2021, I prepared a Tree Assessment and Protection Plan for the proposed project. I recommended removing two Stone Pines, one in poor condition adjacent to high voltage wires, and the second within the proposed driveway hammerhead.

According to the applicant, the County of Ventura was concerned about removing these pines in this high fire region. However, a recent email from the Fire Inspector Ruben Luna of the Ventura County Fire Department, confirmed that the two trees need to be removed or relocated to comply with conditions of the fire department.

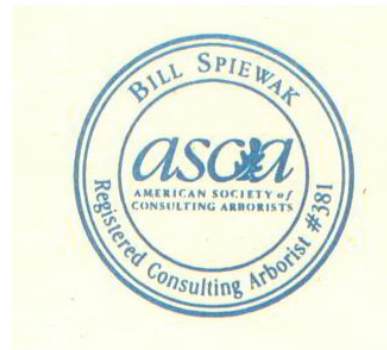
Due to the zero chance of these trees surviving relocation, their removal is mitigated with new landscape. The planting plan on this project shows that 58 trees will be installed on the site. These include trees that vary from 36" box size to 72" box size. The total cost of the new landscape trees far exceeds the appraised value of the two pines (\$2,400) and more than adequately mitigates their removal.

Attached is a copy of the email and the proposed tree list.

Please contact me with any questions.

Signed: Bill Spiewak  
Bill Spiewak  
Registered Consulting Arborist #381  
American Society of Consulting Arborists  
Qualified Tree and Plant Appraiser

Board Certified Master Arborist #310B  
International Society of Arboriculture  
Qualified Tree Risk Assessor



**RL** Luna, Ruben  
 RE: 2551 White Stallion  
 To: ROBERT ERDMANN



Siri found updated contact info Ruben Luna ruben.luna@ventura.org

Hi Robert,

The trees on both the required access and the one adjacent to the proposed guest house would need to be removed and or relocated.


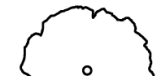

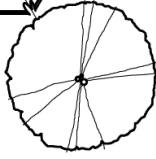

Thank you,

**Ruben Luna**  
*Fire Inspector II*  
 Ventura County Fire Department  
 Direct/Cell: 805-914-8801  
 Fire Prevention General Information: 805-389-9738  
 Email: [ruben.luna@ventura.org](mailto:ruben.luna@ventura.org)  
 Website: [VCFD.org](http://VCFD.org)  
 Facebook: [@VenturaCountyFire](https://www.facebook.com/VenturaCountyFire)  
 Twitter: [@VCFD](https://twitter.com/VCFD)



**From:** Robert Erdmann <[rob.erdmann@gmail.com](mailto:rob.erdmann@gmail.com)>  
**Sent:** Thursday, May 6, 2021 4:11 PM

# PROPOSED PLANT LEGEND

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE L/M
<b>TREES</b>				
	7	36" BOX	ARBUTUS UNEDO 'MARINA' MARINA STRAWBERRY TREE	EVERGREEN STD TRUNK
	7	36" BOX	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA GRAPE MYRTLE	DECIDUOUS STD TRUNK
	7	36" BOX	ACACIA SALIGNA BLUE-LEAF WEeping WATTLE	EVERGREEN LB
	22	36" BOX	OLEA EUROPAEA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY FRUITLESS OLIVE	EVERGREEN MULTI TRUNK
	6	48" BOX		
	4	60" BOX		
	4	72" BOX		
		36" BOX	PARKINSONIA HYBRID 'AZT' PALO VERDE THORNLESS HYBRID	EVERGREEN STD

See the full landscape plan for location of proposed trees.