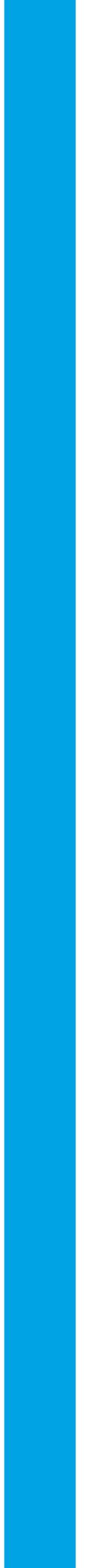


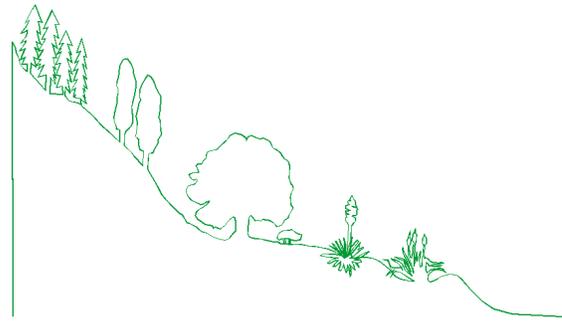
APPENDIX B – BIOLOGICAL RESOURCES REPORTS



June 10, 2021

Mr. Joe Oftelie

Vice President of Community Development
Warmington Residential
Southern California Division
3090 Pullman Street
Costa Mesa, CA 92626



Biological Assessment Services

Transmitted Via E-mail

Subject: Biological Resources Constraints Analysis for your project at Beltramo Rd.
Moorpark CA.

Dear Mr. Oftelie:

Introduction

This letter reports on the biological conditions present on the property at Beltramo Rd, Moorpark CA. A brief floristic survey of the site was conducted on April 28, 2021, and a complete tree inventory was conducted on May 19, 2021. The purpose of the survey was to determine the general biologic character of the site and attempt to determine the potential for any significant biological impact resulting from site development. As the property is occupied by suburban development, most of the species present are the result of landscaping. The remainder of the site is vegetatively dominated by nonnative ruderal species. Because these are unimportant biologically, no attempt was made to thoroughly catalogue all of the nonnative ornamental, landscape, or ruderal plant species present on the property, though the entire site is easily accessible, and it is likely that few species present at the time of the survey were overlooked. The sky was clear and the weather mild, the temperature rose from approximately 70°f to 75°f during the survey. The California Natural Diversity Database and the California Native Plant Society's lists of sensitive plants were accessed for the nine USGS quadrangle maps surrounding the site. The potential for the occurrence of any species found on these lists was evaluated.

Site Description

The property is located in the City of Moorpark in what was once known as the Little Simi Valley, a valley formed by the Simi Fault between the Santa Susanna Mountains and the Santa Monica Mountains. Arroyo Simi is adjacent to the southern end of the property and LA Avenue forms the northern boundary. Beltramo Ranch Road runs along the western side of the property. A conceptual site plan (possibly not the final plan) found on the next page illustrates the site location and configuration. The entire project site has been previously developed either as suburban development or prior to that agriculture. At present the property is occupied by a church and single-family homes in addition to Beltramo Ranch Road. No part of the property is occupied by natural habitat.

Parcel Addresses & APNs
Beltramo Ranch Road
APN: 504-0-021-195

11930-11934 West Los Angeles Ave.
APN: 506-0-030-220
APN: 506-0-030-210
APN: 506-0-030-235
APN: 506-0-030-045

11944 West Los Angeles Ave.
APN: 506-0-030-255

Existing Zoning
RE-1

RE-20

RO

Proposed Zoning: RPD*

R-1* Developmental Standards:
Density: 7 du/ac
Front Yard Setback: 20'
Interior Side Yard Setback: 5'
Street Side Yard Setback: 10'
Rear Yard Setback: 15'
Lot Coverage: 50%
Building Height: 35'
Resident Parking: 2.5 sp/unit

Site Plan Summary
Site Area: ±7.4 ac. (±323,000sf)
Home Mix: 47 homes - 60'x53'-6" SFD Lots (2000-2200sf)
Site Density: ±6.4 du/ac

Parking Provided:
94 spaces - Garage Spaces
94 spaces - Driveway
76 spaces - Guest On-Street Parking
264 spaces - Total (±5.64 sp/unit)
Building Coverage: ±23%
Proposed Building Height: SFD ±26'

Open Space Provided:
±88,000sf - Private Yards
±56,000sf - Open Area
±144,000sf - Total Open Space Provided (45% of site)



ktgy

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Warmington
Warmington Residential A.L.
3000 Putnam Street
Costa Mesa, CA 92626

MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0880

Representative Site Plan for Road on Outer Edges
CONCEPTUAL SITE PLAN
FEBRUARY 12, 2021

AI.0

Scale: 0 25 50 100

Vegetation

Six native plant species are present on the property. Southern California black walnut (*Juglans californica*) is the only one of these generally considered sensitive. However, there are only three specimens present and all are in very poor condition, essentially eliminating their resource value. Several blue elderberry (*Sambucus nigra*) trees and shrubs are scattered across the property (see map in attached tree report), primarily in the church and residential lots. Elderberry is a valuable resource for wildlife, producing abundant berries and providing shelter. The other four native plant species observed on the property were sacred datura (*Datura wrightii*), western ragweed (*Ambrosia psilostachya*), stinging nettle (*Urtica dioica*), and telegraph weed (*Heterotheca grandiflora*). Each of these are generally weedy species that thrive in disturbed areas and are widespread in the region.

Among the landscape species found around the buildings and scattered around the property are California fan palm (*Washingtonia filifera*), crepe myrtle (*Lagerstroemia* sp.), small-flowered tamarisk (*Tamarix parvifolia*, a highly invasive species), strawberry tree (*Arbutus unedo*), bougainvillea (*Bougainvillea* sp.), creeping fig (*Ficus pumilla*), and Hottentot fig iceplant (*Carpobrotus edulis*). Trees present that may be a remnant of agricultural uses or landscaping include Avocado (*Persea americana*), Peruvian pepper (*Schinus mole*), Brazilian pepper (*Schinus terebenthifolia*), Chinese elm (*Ulma parvifolia*), Aleppo pine (*Pinus halepensis*), Italian cypress (*Cupressus sempervirens*) and citrus trees. All trees present that meet the City's standards for protection are discussed in detail in the attached tree report.

Naturally occurring ruderal (weedy) species occupy the remainder of the property. As noted before, grass and weed species in the manicured lawn areas were not catalogued, nor were all the landscape trees and shrubs adjacent to the buildings. Among the weedy species noted in the area are two nonnative sunflower family species milk thistle (*Silybum marianum*) and prickly lettuce (*Lactuca scariola*). Tree tobacco (*Nicotiana glauca*), red-stemmed filaree (*Erodium cicutarium*), black mustard (*Brassica nigra*), tumbleweed (*Salsola tragus*), horehound (*Marrubium vulgare*), lamb's quarters (*Chenopodium album*), cheeseweed (*Malva parviflora*), and castor bean (*Ricinus communis*) are other nonnative weedy species found in this area. In addition to the lawn areas, two naturalized nonnative grasses were noted onsite, slender wild oats (*Avena barbata*) and hare barley (*Hordeum leporinum*).

Wildlife

The cursory nature of the site survey conducted in support of a constraints analysis resulted in relatively few wildlife observations. No amphibians were noted at the time of the survey and the western toad (*Anaxyrus boreas*) is the only amphibian species likely to occur there due to the aridity of the site. The western fence lizard (*Sceloporus occidentalis*) and side-blotched lizard were the only reptiles directly observed onsite. It is likely that many of the herpetofauna common in southern California would be found onsite. The including the southern alligator lizard (*Elgaria multicarinatus*), and gopher

snake (*Pituophis catenifer*). Among mammals, cottontail rabbits (*Sylvilagus audubonii*) and California ground squirrel (*Otospermophilus beecheyi*) were directly observed onsite. Diagnostic sign (tracks, scat, burrows, etc.) of two other mammal species were noted on the site; these were the coyote (*Canis latrans*), and pocket gopher (*Thomomys bottae*). Any mammal species found in the suburban areas of southern California may utilize or traverse the site on occasion including numerous rodent species, raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and eastern fox squirrel (*Sciurus niger*).

The most abundant class of wildlife on the site was the birds. The species noted on the site were scrub jay, mourning dove, Allen's hummingbird, California towhee, house finch, northern mockingbird, Wilson's warbler, common raven, American crow, Cassin's kingbird, roadrunner, brown-headed cowbird, kestrel, and red-winged blackbird. Red-winged blackbirds nest in the reeds of the arroyo but occasionally venture onto the property to forage. Nonnative birds noted on the property were the Eurasian collared-dove, European starling, and house sparrow. There are undoubtedly many other avian species that utilize the site as residents or transients among the most common of which are likely spotted towhee, Bewick's wren, black phoebe, and bush tit. None of these species are considered particularly sensitive and none are specifically protected by state or federal law. However, all native bird species that occur on the site are protected from nest disturbance by the federal Migratory Bird Treaty Act and the California Fish and Game Code. These regulations prohibit the disturbance of nesting birds in any manner that may cause reproductive failure. In general, this means that land clearing must be accomplished during winter months while the birds are not nesting. If clearing cannot be accomplished during the non-nesting season (Currently considered to be from September 30 through January 1 per CDFW) nesting bird surveys must be conducted and any nests discovered must be avoided during construction. In general, nesting bird surveys are required for any construction that takes place between January 1 and September 30. Because the buffer distances recommended by CDFW (500 feet for raptors and 300 feet for all other species) extend far beyond the property limits in many cases, nest detection and avoidance may be difficult or impossible on adjacent private properties. In these cases, appropriate nest avoidance strategies may be determined by a qualified biological monitor who is onsite if land clearance is scheduled during nesting season.

Sensitive Biological Resources

There are 69 biotic elements considered sensitive by resource management organizations and known to occur in the region. This determination is based on local knowledge of BAS biologists and searches of appropriate references and databases. Sources used for the determination of sensitive biological resources and their potential presence onsite are as follows: **wildlife** - U.S. Fish and Wildlife Service (USFWS) (2020), California Department of Fish and Game (1980, 1989,) California Natural Diversity Data Base (CNDDDB 2021), Remsen (1978), and Partners in Flight (2020); **plants** - USFWS (2021), CDFW (1989, 2008), CNDDDB (2021), and California Native Plant Society (CNPS, 2021) (Smith and Berg 1988); and **habitats** - CNDDDB (2021) and Holland (1986). **Table 1a, 1b, and 1c**, appended to this letter report, includes each of the sensitive biotic resources reported in the vicinity, its status with the above agencies, and its expected occurrence onsite.

Conclusion

No species listed as Rare, Threatened, or Endangered by the state or federal governments were found on the property or are thought likely to occur there. It should be noted that this was a cursory survey and no directed surveys were conducted for listed species. An analysis was made of the likelihood of listed species occurring there based on known range and habitat preferences of these species. Any birds that nest on the site are protected by the Migratory Bird Treaty Act and the California Fish and Game Code. A few sensitive bird species may occur on the site as transients that venture onto the property from the adjacent arroyo or pause on the site to forage.

Fifty-six trees that are protected by City of Moorpark were catalogued on the site. Most were nonnative trees remaining from landscaping and/or agricultural uses on the property. Two species of native trees are present, California black walnut, and blue elderberry. A tree report is attached to this biological evaluation that details the location, status, and condition of each protected trees on the property.

There are no definable streamcourses with or riparian habitat elements present. Therefore, no permits or interactions with the agencies that regulate impacts to jurisdictional waters of the U.S. or State are required.

If activities within inland streams, wetland and riparian areas were proposed, in California these activities are regulated by three agencies at the federal, state and regional levels. The U.S. Army Corps of Engineers (USACE) Regulatory Program regulates activities within wetlands and "Waters of the U. S." pursuant to Section 404 of the Federal Clean Water Act; the California Department of Fish and Game (CDFG) regulates activities within the bed, bank, and associated habitat of a stream under the Fish and Game Code Section 1600-1616; and the California Regional Water Quality Control Board (CRWQCB) regulates discharge into "Waters of the US" under Section 401 and 402 of the Federal Clean Water Act and "Waters of the State" under the California Porter-Cologne Water Quality Act. As noted above, no regulatory interactions with these agencies are required.

Ultimately, there are no biological resource based challenges that cannot be overcome on this property. There are processes in place by which each of the potential impacts to protected resources can be mitigated and permitted.

It is a pleasure working with you and I look forward to the opportunity to continue assisting with this project.

Sincerely,
Biological Assessment Services



Ty M. Garrison
Principal/Biologist

Appendix 1 Sensitive Biological Resources

Table 1a: Sensitive Biological Resources in the Vicinity of the Project Site - Flora						
Common Name	Scientific Name	Presence Onsite	Federal Status	State Status	NatureServe	CNPS
PLANTS						
Southern Tarplant	<i>Centromadia parryi</i> <i>ssp. australis</i>	N	-	-	G4T2/S2.1	1B.1
Santa Susana Tarplant	<i>Deinandra minthornii</i>	N	-	R	G2/S2.2	1B.2
Lyon's Pentachaeta	<i>Pentachaeta lyonii</i>	N	E	E	G1/S1.1	1B.1
White Rabbit Tobacco	<i>Pseudognaphalium leucocephalum</i>	P	-	-	G4/S3.2	2.2
Rayless Ragwort	<i>Senecio aphanactis</i>	N	-	-	G3?/S1.2	2.2
Greata's Aster	<i>Symphotrichum greatae</i>	N	-	-	G2/S2.3	1B.3
Blochman's Dudleya	<i>Dudleya blochmaniae</i> <i>ssp. blochmaniae</i>	N	-	-	G2T2/S2.1	1B.1
Agoura Hills Dudleya	<i>Dudleya cymosa</i> ssp. <i>agourensis</i>	N	T	-	G5T1/S1.2	1B.2
Marcescent Dudleya	<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	N	T	R	G5T2/S2.2	1B.2
Many-stemmed Dudleya	<i>Dudleya multicaulis</i>	N	-	-	G2/S2.1	1B.2
Conejo Dudleya	<i>Dudleya parva</i>	N	T	-	G2/S2.1	1B.2
Verity's Dudleya	<i>Dudleya verityi</i>	N	T	-	G1/S1.1	1B.2
Braunton's Milk-vetch	<i>Astragalus brauntonii</i>	N	E	-	G2/S2.1	1B.1
Davidson's Bush Mallow	<i>Malacothamnus davidsonii</i>	N	-	-	G1/S1.1	1B.2
Round-leaved Filaree	<i>California</i>	N	-	-	G3/S3.1	1B.1

Table 1a: Sensitive Biological Resources in the Vicinity of the Project Site - Flora

Common Name	Scientific Name	Presence Onsite	Federal Status	State Status	NatureServe	CNPS
	<i>macrophyllum</i>					
Ross' Pitcher Sage	<i>Lepechinia rossii</i>	N	-	-	G1/S1.2	1B.2
Abrams' Oxytheca	<i>Acanthoscyphus parishii</i> var. <i>abramsii</i>	N	-	-	G4?T2/S2.2	1B.2
San Fernando Valley Spineflower	<i>Chorizanthe parryi</i> var. <i>fernandina</i>	N	C	E	G2T1/S1.1	1B.1
Parry's Spineflower	<i>Chorizanthe parryi</i> var. <i>parryi</i>	N	-	-	G2T2/S2.1	3.2
Slender-horned Spineflower	<i>Dodecahema leptoceras</i>	N	E	E	G1/S1.1	1B.1
Conejo Buckwheat	<i>Eriogonum crocatum</i>	N	-	R	G2/S2.1	1B.2
Dune Larkspur	<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	N	-	-	G4T2/S2.2	1B.2
Umbrella Larkspur	<i>Delphinium umbraculorum</i>	N	-	-	G2G3/S2S3.3	1B.3
Mesa Horkelia	<i>Horkelia cuneata</i> ssp. <i>puberula</i>	N	-	-	G4T2/S2.1	1B.1
Slender Mariposa Lily	<i>Calochortus clavatus</i> var. <i>gracilis</i>	N	-	-	G4T1/S1.1?	1B.2
Plummer's Mariposa Lily	<i>Calochortus plummerae</i>	N	-	-	G3/S3.2	1B.2
Vernal Barley	<i>Hordeum intercedens</i>	N	-	-	G3G4/S3S4	3.2
Chaparral Nolina	<i>Nolina cismontane</i>	N		-	G1/S1.1	1B.2
California Orcutt Grass	<i>Orcuttia californica</i>	N	E	E	G2/S2.1	1B.1

Table 1b: Sensitive Biological Resources in the Vicinity of the Project Site – Fauna							
Common Name	Scientific Name	Presence Onsite	Federal Status	State Status	CDFW	NatureServe	Other Organizations
INVERTEBRATES							
Riverside Fairy Shrimp	<i>Streptocephalus woottoni</i>	N	E	-	-	G1/S1	IUCN: EN
Tengellid Spider	<i>Socalchemmis gertschi</i>	N	-	-	-	G1/S1	
Santa Monica Grasshopper	<i>Trimerotropis occidentaloides</i>	N	-	-	-	G1G2/S1S2	IUCN: EN
FISH							
Arroyo Chub	<i>Gila orcutti</i>	N	-	-	SC	G2/S2	USFS: S
Santa Ana Sucker	<i>Catostomus santaanae</i>	N	T	-	SC	G1S1	IUCN: VU USFS: S
Unarmored Threespine Stickleback	<i>Gasterosteus aculeatus williamsoni</i>	N	E	E	FP	G5T1/S1	IUCN: LC USFS: S
Southern Steelhead	<i>Oncorhynchus mykiss irideus</i>	N	E	-	SC	G5T2Q/S2	-
AMPHIBIANS							
Western Spadefoot	<i>Spea hammondi</i>	N	-	-	SC	G3/S3	BLM: S IUCN: NT
Arroyo Toad	<i>Bufo californicus</i>	N	E	-	SC	G2G3/S2S3	IUCN: EN
Mountain Yellow-legged Frog	<i>Rana muscosa</i>	N	E	-	-	G1/S1	IUCN: VU USFS: S

Table 1b: Sensitive Biological Resources in the Vicinity of the Project Site – Fauna							
Common Name	Scientific Name	Presence Onsite	Federal Status	State Status	CDFW	NatureServe	Other Organizations
California Red-legged Frog	<i>Rana aurora draytonii</i>	N	T	-	SC	G4T2T3/S2S3	IUCN: NT
REPTILES							
Southwestern Pond Turtle	<i>Actinemys marmorata pallida</i>	N	-	-	SC	G3G4T2T3Q/S2	BLM: S IUCN: VU
Coast (San Diego) Horned Lizard	<i>Phrynosoma coronatum blainvillei</i>	N	-	-	SC	G4G5/S3S4	BLM: S
Coastal Western Whiptail	<i>Aspidoscelis tigris stejnegeri</i>	N	-	-	SC	G5T3T4/S2S3	-
Two-striped Garter Snake	<i>Thamnophis hammondi</i>	N	-	-	SC	G3/S2	BLM: S IUCN: DD USFS: S
BIRDS							
California Condor	<i>Gymnogyps californianus</i>	N	E	E	-	G1/S1	ABC: GL Audubon: WL CDF: S IUCN: CR USBC: WL
Golden Eagle	<i>Aquila chrysaetos</i>	N	-	-	FP/SSC	G5/S3	BLM: S CDF: S IUCN: LC USFWS: BCC
Cooper's Hawk	<i>Accipiter cooperii</i>	O assumed	-	-	SC	G5/S3	IUCN: LC

Table 1b: Sensitive Biological Resources in the Vicinity of the Project Site – Fauna							
Common Name	Scientific Name	Presence Onsite	Federal Status	State Status	CDFW	NatureServe	Other Organizations
Western Yellow-billed Cuckoo	<i>Coccyzus americanus occidentalis</i>	N	C	E	-	G5T3Q/S1	IUCN: LC USFS: S USFWS: BCC
Burrowing Owl	<i>Athene cunicularia hypugaea</i>	N	-	-	SC	G2/S2	BLM: S IUCN: LC USFWS: BCC
Least Bell's Vireo	<i>Vireo bellii pusillus</i>	N	E	E	-	G5T2/S2	ABC: GL Audubon: WL IUCN: NT USBC: WL USFWS: BBC
Bank Swallow	<i>Riparia riparia</i>	N	-	T	-	G5/S2S3	IUCN: LC
Coastal California Gnatcatcher	<i>Polioptila californica californica</i>	N	T	-	SC	G3T2/S2	ABC: GL Audubon: WL IUCN: LC USBC: WL
Yellow-breasted Chat	<i>Icteria virens</i>	N	-	-	SC	G5/S3	IUCN: LC
Yellow Warbler	<i>Dendroica petechia brewsteri</i>	P	-	-	SC	G5T3?/S2	IUCN: LC
Southern California Rufous-crowned Sparrow	<i>Aimophila ruficeps canescens</i>	N	-	-	SC	G5T2T4/S2S3	IUCN: LC

Table 1b: Sensitive Biological Resources in the Vicinity of the Project Site – Fauna							
Common Name	Scientific Name	Presence Onsite	Federal Status	State Status	CDFW	NatureServe	Other Organizations
Tricolored Blackbird	<i>Agelaius tricolor</i>	N	-	-	SC	G2G3;S2	ABC: GL Audubon: WL BLM: S IUCN: LC USBC: WL USFWS: BBC
MAMMALS							
California Leaf-nosed Bat	<i>Macrotus californicus</i>	PT	-	-	SC	G4/S2S3	BLM: S IUCN: VU USFS: S WBWG: H
Spotted Bat	<i>Euderma maculatum</i>	PT	-	-	SC	G4/S2S3	BLM: S IUCN: VU WBWG: H
Hoary Bat	<i>Lasiurus cinereus</i>	PT	-	-	SC	G5/S4?	IUCN: VU WBWG: H
Western Small-footed Myotis	<i>Myotis ciliolabrum</i>	PT	-	-	-	G5/S2S3	BLM: S IUCN: VU WBWG: H
Pallid Bat	<i>Antrozous pallidus</i>	PT	-	-	SC	G5/S3	BLM: S IUCN: LC USFS: S WBWG: H
Western Mastiff Bat	<i>Eumops perotis californicus</i>	PT	-	-	SC	G5T4/S3?	BLM: S IUCN: VU WBWG: H
San Diego Desert Woodrat	<i>Neotoma lepida intermedia</i>	N	-	-	SC	G5T3?/S3?	IUCN: DD

Table 1b: Sensitive Biological Resources in the Vicinity of the Project Site – Fauna							
Common Name	Scientific Name	Presence Onsite	Federal Status	State Status	CDFW	NatureServe	Other Organizations
American Badger	<i>Taxidea taxus</i>	U	-	-	SC	G5/S4	IUCN: LC

Table 1c: Sensitive Biological Resources in the Vicinity of the Project Site – Habitats		
Habitat Type	Presence Onsite	NatureServe
California Walnut Woodland	E	G2/S2.1
Cismontane Alkali Marsh	N	G1/S1.1
Southern California Threespine Stickleback Stream	N	G?/SNR
Southern Coast Live Oak Riparian Forest	N	G4/S4
Southern Cottonwood Willow Riparian Forest	N	G3/S3.2
Southern Mixed Riparian Forest	N	G2/S2.1
Southern Riparian Forest	N	G4/S4
Southern Riparian Scrub	N	G3/S3.2
Southern Sycamore Alder Riparian Woodland	N	G4/S4
Southern Willow Scrub	N	G3/S2.1
Valley Needlegrass Grassland	N	G1/S3.1
Valley Oak Woodland	N	G1/S2.1
Walnut Forest	N	G1/S1.1

FOOTNOTES FOR SENSITIVE BIOLOGICAL RESOURCES -- Table 1

Presence Onsite

- O Species Occurs onsite.
- L Species Likely occurs onsite.
- P Species Possibly may occur onsite.
- PT Species Possibly may occur onsite as a Transient.
- U Species is Unlikely to occur onsite.

- N No occurrence onsite.
Un Data for the species is limited and its natural history has not been fully described.
N† No occurrence onsite and no species account provided because the sensitive resource has no possibility of occurrence onsite.
T Indicates species are Transient
E For habitats, Elements of the habitat occur onsite.

Federal Status – The Federal Endangered Species Act is administered by the United States Fish and Wildlife Service (FWS) and the National Oceanic and Atmospheric Administration Fisheries (NOAA).

- E Endangered: Species is in immediate danger of extirpation or extinction from existing pressures.
T Threatened: Species not presently threatened with extinction, but is likely to become an Endangered species in the foreseeable future in the absence of special protection and management efforts.
C Candidate: Candidate species are plants and animals for which the Service has sufficient information on their biological status and threats to propose them as endangered or threatened under the Endangered Species Act, but for which development of a listing regulation is precluded by other higher priority listing activities.
D Delisted: Species is no longer in immediate danger of extirpation or extinction nor is it likely to reach this status in the foreseeable future. Delisted species are monitored according to a post-delisting monitoring plan.

State Status – The California Endangered Species Act of 1984 (CESA) (Fish & Game Code §§2050, *et seq.*) and the Native Plant Protection Act of 1977 (NPPA) (Fish & Game Code §§1900-1913) generally parallel the main provisions of the Federal Endangered Species Act and are administered by the California Department of Fish and Game.

- E Endangered: a species of plant, fish, or wildlife which is "in serious danger of becoming extinct throughout all, or a significant portion of its range." This designation is limited to species or subspecies native to California. (CESA)
T Threatened: a native species or subspecies of a bird, mammal, fish amphibian, reptile or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts. (CESA)
R Rare: a species, subspecies, or variety is rare when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. (This designation was replaced by "threatened" for all animal species in 1985) (NPPA)

CDFW - The Wildlife Branch, Nongame Wildlife Program is responsible for producing and updating SSC publications for mammals, birds, reptiles and amphibians. The Fisheries Branch is responsible for updates to the Fish Species of Special Concern document.

SC: Species of Special Concern; native species not having state or federal Threatened or Endangered Species status, but thought to warrant monitoring due to declining population numbers. (Includes those species tracked in the CNDDDB but not given any other special status.)

FP: Fully Protected; The classification of Fully Protected was the State's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds and mammals. Most of the species on these lists have subsequently been listed under the state and/or federal endangered species acts. The Fish and Game Code sections dealing with Fully Protected species state that these species "...may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected" species, although take may be authorized for necessary scientific research. This language arguably makes the "Fully Protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003 the code sections dealing with fully protected species were amended to allow the Department to authorize take resulting from recovery activities for state-listed species

NatureServe – The California Department of Fish and Game maintains the California Natural Diversity Database (CNDDDB) in conjunction with NatureServe to help drive conservation decisions, aid in the environmental review of projects and land use changes, and provide baseline data helpful in recovering endangered species

and for research projects. NatureServe ranks are shorthand formulas that provide information on the rarity of a species or subspecies, both throughout its global range and its range within the State.

GLOBAL RANKS*: Worldwide status of a full species: G1 to G5

G1 = Extremely endangered: <6 viable occurrences (EO's) or <1,000 individuals, or < 2,000 acres of occupied habitat

G2 = Endangered: about 6-20 EO's or 1,000 - 3,000 individuals, or 2,000 to 10,000 acres of occupied habitat

G3 = Restricted range, rare: about 21-80 EO's, or 3,000 – 10,000 individuals, or 10,000 – 50,000 acres of occupied habitat

G4 = Apparently secure; some factors exist to cause some concern such as narrow habitat or continuing threats

G5 = Demonstrably secure; commonly found throughout its historic range

STATE RANKS*: Statewide status of a full species or a subspecies: S1 to S5

Same general definitions as global ranks, but just for the range of the taxa within California.

T-RANKS*: Status of a subspecies throughout its range: T1 to T5

A subspecies is given a T-rank. This is attached to the G-rank for the full species. The S-rank, in this case, will refer to the status of the subspecies within California. The T-rank has the same general definitions as the global ranks.

* Uncertainty about the rank of an element is expressed in two major ways: by expressing the rank as a range of values (e.g., S2S3 means the rank is somewhere between S2 and S3) or by adding a ? to the rank (eg., S2? Indicates more certainty than S2S3, but less than S2).

Q Questionable taxonomy: Taxonomic distinctiveness of this entity at the current level is questionable; resolution of this uncertainty may result in change from a species to a subspecies or hybrid, or the inclusion of this taxon in another taxon, with the resulting taxon having a lower-priority conservation priority.

CNPS – The California Native Plant Society tracks the conservation status of hundreds of plant species and maintains the CNPS *Inventory of Rare and Endangered Plants of California*. The CNPS Rare Plant Program's data are widely accepted as the standard for information on the rarity and endangerment status of the California flora.

1A CNPS Priority List 1A: plant presumed extinct in CA.

1B CNPS Priority List 1B: plant Rare, Threatened, or Endangered in CA and elsewhere; eligible for state listing.

2 CNPS Priority List 2: plant rare, threatened, or Endangered in CA, but more common elsewhere; eligible for state listing.

3 CNPS Priority List 3: more information is needed about this species; some eligible for state listing.

4 CNPS Priority List 4: on watch list for plants of limited distribution.

The CNPS Threat Rank is an extension added onto the CNPS List and designates the level of endangerment by a 1 to 3 ranking as follows:

0.1 - Seriously threatened in California (high degree/immediacy of threat)

0.2 - Fairly threatened in California (moderate degree/immediacy of threat)

0.3 - Not very threatened in California (low degree/immediacy of threats or no current threats known)

Other Organizations

ABC: Green list: The American Bird Conservancy Green List contains all the highest priority birds for conservation in the continental U.S. and Canada. It builds on the species assessments conducted for many years by Partners in Flight for land birds and expands it to include shorebirds, waterbirds and waterfowl.

BLM: Sensitive: Bureau of Land Management. BLM Manual §6840 defines sensitive species as "...those species that are (1) under status review by the FWS/NMFS; or (2) whose numbers are declining so rapidly that Federal listing may become necessary, or (3) with typically small and widely dispersed populations; or (4) those inhabiting ecological refugia or other specialized or unique habitats." Existing California-BLM policy concerning the designation of sensitive species identifies two conditions that must be met before a species may be considered as BLM sensitive: (1) a significant population of the species must occur on BLM-administered lands, and (2) the potential must exist for improvement of the species' condition through BLM management. The "Sensitive Species" designation is not meant to include

federally listed species, proposed species, candidate species or State listed species. It is BLM policy to provide sensitive species with the same level of protection that is given federal candidate species.

FS: S (Sensitive): The USDA Forest Service defines sensitive species as those plant and animal species identified by a regional forester that are not listed or proposed for listing by the federal Endangered Species Act for which population viability is a concern, as evidenced by significant current or predicted downward trends in habitat capability that would reduce a species' existing distribution.

FWS: BCC: Fish and Wildlife Service: Birds of Conservation Concern: The goal of the Birds of Conservation Concern 2002 report is to accurately identify the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent our highest conservation priorities and draw attention to species in need of conservation action.

IUCN: IUCN - The World Conservation Union, through its Species Survival Commission assess, on a global scale, the conservation status of species, subspecies, varieties and even selected subpopulations in order to highlight taxa threatened with extinction, and therefore promote their conservation.

DD Data Deficient: inadequate information to make a direct, or indirect, assessment of its risk of extinction based on its distribution and/or population status.

EN Endangered: faces very high risk of extinction in the wild

LC Least Concern: does not qualify for Critically Endangered, Endangered, Vulnerable or Near Threatened.

LR/LC Lower Risk: has been evaluated and does not satisfy the criteria for any of the categories Critically Endangered, Endangered or Vulnerable. Subcategory: Least Concern (taxa which do not qualify for Conservation Dependent or Near Threatened).

LR/NT Lower Risk: has been evaluated and does not satisfy the criteria for any of the categories Critically Endangered, Endangered or Vulnerable. Subcategory: Near Threatened (taxa which do not qualify for Conservation Dependent, but which are close to qualifying for Vulnerable).

NT Near Threatened: is close to qualifying for or is likely to qualify for a threatened category in the near future.

VU Vulnerable: faces high risk of extinction in the wild.

There is an additional hierarchical alphanumeric system of criteria and subcriteria for those species that qualify as Threatened (eg. VU/B1+2c). Please refer to *The IUCN Red List of Threatened Species 2001 Categories and Criteria (v. 3.1)* for further details (<http://www.redlist.org/>).

WBWG: The Western Bat Working Group is comprised of agencies, organizations and individuals interested in bat research, management, and conservation from the 13 western states and Provinces of British Columbia and Alberta, and Northern Mexico.

High (H) Priority: Species considered the highest priority for funding, planning, and conservation actions based on species distribution, status, ecology and known threats (Imperiled)

Medium (M) Priority: Species that warrant closer evaluation, more research, and conservation actions of both the species and possible threats, generally due to a lack of meaningful information about the species.

Low (L) Priority: Current information indicates that the population is stable and major changes in status in the near future are unlikely, although there may be localized concerns and conservation actions would still apply.

Xerces: The Xerces Society Red list of pollinators. The Xerces Society is an international non-profit organization dedicated to protecting biological diversity through invertebrate conservation.

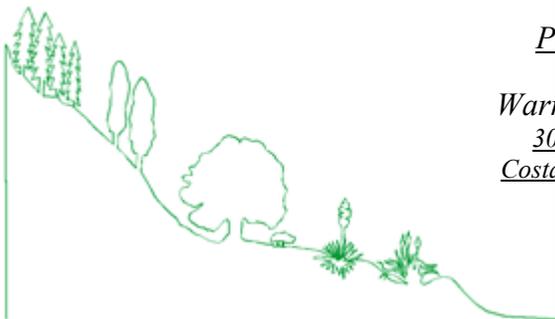
CI Critically Imperiled: At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

Note: range designations for plant species in the species accounts follow the Jepson Manual designations.

Tree Report

Beltramo Project

City of Moorpark



Prepared For

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- 1 Summary of Onsite Trees
- 2 Tree Value Calculations
- 3 Tree Location Maps
- 4 Tree Photographs

Cover Photo: Tree Number one, Brazilian Pepper

INTRODUCTION

The following report describes the general condition and potential impacts to the 56 trees larger than 72 inches collective trunk area, located within the proposed Beltramo project development area. The project site consists of Beltramo street between W. Los Angeles Avenue and the Arroyo Simi. A Southern California Edison powerline easement borders the southerly end of the property, beyond that is the channelized Arroyo Simi. The tree location maps in Appendix 3 also illustrate the project site.

Only six of the 156 trees on the site are native species. Three are California black walnuts (*Juglans californica*), each of these is in severely declining health. The other tree native trees are blue elderberry (*Sambucus nigra*). Each of these is presently growing more like a shrub as they have many trunks at 4.5 feet above grade, but were included in the tree inventory because they were once trees that were cut down just below 4.5 feet and have responded by sending up many new stems. The remainder of the trees on the site are nonnative ornamentals and fruit trees that appear to be the remnants of previous landscaping on the property. These include Brazilian pepper (*Schinus terebenthifolia*), Peruvian pepper (*Schinus molle*), Italian cypress (*Cupressus sempervirens*), Chinese elm (*Ulma parvifolia*), Glossy privet (*Ligustrum lucidum*). Aleppo pine (*Pinus halepensis*), and avocado (*Persea americana*).

DEFINITIONS & SURVEY METHOD

This tree report is designed to allow decision makers to address the requirements set forth in Moorpark Municipal Code Ch. 12.12 which describes the City's provisions for the protection of historic trees, native oak trees, and mature trees. As there are no designated historic trees and no native oaks on the property, this report covers each of the mature trees on the property. MMC 12.12.030 defines mature tree as "a living tree with a cross-sectional area of all major stems, as measured four and one-half (4½) feet above the root crown, of seventy-two (72) or more square inches." There is no definition for "major stem" in the code so 1' diameter was used as the cutoff size for major stem in this report. This report evaluates the physical structure, aesthetics, and health of each tree in the development area.

All mature trees were visually surveyed and tagged by BAS employees in the field. Each tree was evaluated for a variety of health, structural, and aesthetic qualities. The tree number, location, and general canopy are mapped on the Tree Location Map at the end of this report.

Trunk diameter is measured at "diameter breast height" (dbh), approximately 4½ feet (54") above the natural grade. This measurement is most appropriate for trees with vertical growth forms. Trees often have large lateral branches diverging from the trunk at or near 4½ feet, especially trees that have been subject to multiple pruning events or have been cut tdown but have resprouted from their root crown. Measuring a tree of this type at exactly 4½' above natural grade would often result in an inaccurate impression of tree size. For trees that exhibit lateral branching at dbh, the trunk diameter measurement is made at the nearest point where the measurement can be accomplished without being impeded by the branches. For multi-trunk trees, the number of trunks and the diameter (dbh) of each trunk is recorded.

Evaluation of canopy characteristics are limited to general form and health. Tree injuries leave the tree vulnerable to many potential sources of damage and disease. Insect pests will take advantage of an injury to invade exposed wood and cambium. Some fungi, which break down wood, will also take advantage of a wound to enter the tree. These fungi will result in the softening of the wood called heart rot. Heart rot, in combination with the activities of insects, animals and/or fire, will eventually produce cavities in the trunk or major branches of the tree.

Structural stability also affects the potential survival of a tree. Trees that are structurally unstable are assumed to have a shorter potential life span than structurally stable trees. Young trees are highly phototropic (growing toward light). In woodland environment this trait often causes young trees to grow toward an opening in the canopy that may be far from directly overhead, resulting in a poorly balanced tree. Another common cause of structural instability is severe cavitations or mechanical damage as described above.

The most common health problem affecting trees is some form of biological infestation. Almost all trees have sub-critical infestations of one type or another. Only when the tree has been severely injured are the infesting organisms able to invade the tree and become a severe problem. Termites are one of the most common pests to utilize oak trees as a food source. Termites eat

only dead wood and must enter the tree through an opening in the bark or root. Most oaks have a limited (and usually harmless) number of termites in the smaller terminal twigs and branches that have died. Wood boring beetles are similar to termites in their requirements and have a similar affect on the tree. Only when the infestation becomes severe do wood eating insects pose a threat to the tree. However, beetles that eat cambium can be a serious threat to a tree even in small numbers. Cambium eaters can easily kill a small branch or trunk by girdling the structure and curtailing the flow of nutrients through the cambium.

There are a host of other insects and arthropods, which utilize trees in a variety of ways. In natural situations these potential threats are kept in check by abundant natural enemies and the oak's natural protective features. Climbing plants, though not technically an infestation, are also included in this category.

Each tree was assigned two letter grades, one health and one aesthetic and conformity rating. The health and aesthetic rating of the trees are based on the archetype tree of the same species through a subjective evaluation of its health, aesthetic value, and ecological value. The health of the tree depends on the level of damage caused by infestation of various pests including termites, wood boring beetles, cambium eating beetles, fungus of various types, climbing plants, and parasitic plants (i.e., mistletoe), or fire.

While the aesthetic value of a tree is subjective, a tree is usually considered highly aesthetic if it has generally dense foliage, a relatively uniform or spectacular irregular shape, and large size. Ecological value is based on many factors, not all of which have a positive correlation with the health and aesthetic value of the tree. Most important is the likelihood that the tree will continue to survive.

The following criteria were used to establish each grade:

"A" = Outstanding:

Exceptional trees, mostly of large size, of good growth form with often large spreading crown, exhibiting very good to excellent health with mostly normal necrosis and a minimum of pathological symptoms and a minimum of fire damage. Some of these trees may have some trunk cavitation and some disease symptoms, but these are not considered

detrimental to the overall health of the tree. The trees are large and overall attractive.

"B" = Above Average:

Good to very good trees but either not of large size or tending to show some necrotic or pathological symptoms or minor fire damage. Most of these trees have some dieback and may have some brooming (regrowth) and all have normal amounts of normal stem dieback. These are basically good trees with a strong potential for continued survival.

"C" = Average:

Average, moderately good trees whose growth habit and pathological or fire-induced symptoms indicate an equal chance to either decline or continue in the future. Most of these trees would have moderate stem and branch dieback, some bark exfoliation, or stem cavitation with rot, and relatively moderate fire damage. They may also show various amounts of insect damage to leaves etc. or are impacted and shaded or crowded by adjacent trees in such a way that it is expected to negatively effect the tree.

"D" = Below Average/Poor

Declining trees with a reduced chance of survival due to excessive fire damage, or strong-stem or branch dieback caused by crowding, shading or various pathological conditions. These would not be expected to survive over the long term and generally show partial foliage. However, some may show sucker shoots or crown-sprouting that have developed after the fire and are expected to survive over the long term.

"F" = Dead:

This tree exhibits no signs of life whatsoever.

City Code (MMC 12.12.050) requires that monetary value be established for each tree. The value is based on the drunk diameter method as established by the International Society of Arboriculture, where the value is based on the cost of the largest locally available commercially produced tree of the same species is used to establish a base value per square inch of trunk area. That value is applied to the onsite trees based on size to determine the highest potential value of the tree in question. Discounts from that value are taken based on the aesthetic and health grades for the tree. Each letter grade below "A" gets a 25% discount so that A=100%, B=75%, C=50%, D=25%, and F=0%. The aesthetic and health grades are averaged. For example, a tree with a health grade of B (75%) and an aesthetic grade of A (100%) will have an overall grade of 87.5%. Table 2 contains each tree and its established value calculations.

RESULTS

There are 56 trees on the project site that have a total trunk area of 72 inches or greater. Only six of the 156 trees on the site are native species. Three are California black walnuts (*Juglans californica*), each of these is in severely declining health. The other tree native trees are blue elderberry (*Sambucus nigra*). Each of these is presently growing more like a shrub as they have many trunks at 4.5 feet above grade, but were included in the tree inventory because they were once trees that were cut down just below 4.5 feet and have responded by sending up many new stems. The remainder of the trees on the site are nonnative ornamentals and fruit trees that appear to be the remnants of previous landscaping or agricultural practices on the property. These include Brazilian pepper (*Schinus terebenthifolia*), Peruvian pepper (*Schinus molle*), Italian cypress (*Cupressus sempervirens*), Chinese elm (*Ulma parvifolia*), Glossy privet (*Ligustrum lucidum*), Aleppo pine (*Pinus halepensis*), and avocado (*Persea americana*).

Native trees are generally considered more ecologically valuable than nonnative trees. Native trees provide food and shelter to native wildlife species in the appropriate seasons and of the types for which the wildlife are adapted. Thus, wildlife utilize native trees to a greater extent than nonnative trees. However, the southern California black walnuts on the site are in such poor shape that they provide little resource value for local wildlife. And though the southern California black walnut is considered a sensitive species, and southern walnut woodland is considered a sensitive habitat, by resource management agencies, the three specimens on the project site do not contribute significantly to local wildlife populations. Black elderberry are also a valuable resource to wildlife as they produce abundant fruit and provide dense shelter. The black elderberry onsite are quite productive but their location in the center of a largely barren suburban property limits their availability to wildlife other than local birds.

Though nonnative ornamental and fruit trees are generally less important to wildlife than native trees, they are important to people, either as components of decorative landscaping or to provide food. People find tremendous value in having attractive landscaping around their living and working areas. Landscaping provides a connection with the natural world that humans naturally find relaxing and calming, especially in a managed setting. This is recognized and evidenced by the development of landscape guidelines and tree protection ordinances in many communities.

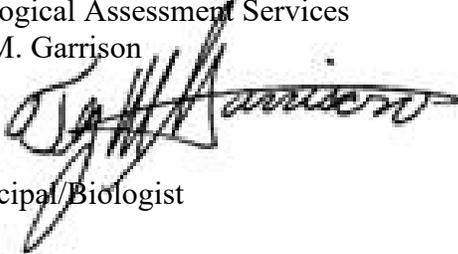
PROJECT IMPACTS

Project impacts have not yet been determined as the results of this survey will be taken into consideration when determining if any onsite trees should, or shall, be preserved. Based on City Code, any impact to mature trees without a tree impact permit is a violation. However, City Code also provides a permit process that will allow for impacts to mature trees without violating City Code.

Disclaimer:

This report represents the independent opinion of the consultant Ty M. Garrison. The trees discussed herein were generally reviewed for physical, biological function, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are a ground-plane macro-visual observation 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 trees on the date(s) reviewed and no warranty is implied to the potential failure, health, or demise of any part or whole of any tree described in the report. Records may not remain accurate after our inspection due to unknown causes of changeable deterioration of the reviewed site.

Respectfully submitted,
Biological Assessment Services
Ty M. Garrison



Principal/Biologist

APPENDIX 1

Tree Identification and Condition notes

No.	Tree Species		
1	Brazilian Pepper	<i>Schinus terebenthifolia</i>	<i>Many pruning events, beetles and termite damage visible</i>
2	Italian Cypress	<i>Cupressus sempervirens</i>	<i>Trees 2-23 generally in good health but all have been topped, probably for overhead utility line clearance</i>
3	Italian Cypress	<i>Cupressus sempervirens</i>	
4	Italian Cypress	<i>Cupressus sempervirens</i>	
5	Italian Cypress	<i>Cupressus sempervirens</i>	
6	Italian Cypress	<i>Cupressus sempervirens</i>	
7	Italian Cypress	<i>Cupressus sempervirens</i>	
8	Italian Cypress	<i>Cupressus sempervirens</i>	
9	Italian Cypress	<i>Cupressus sempervirens</i>	
10	Italian Cypress	<i>Cupressus sempervirens</i>	
11	Italian Cypress	<i>Cupressus sempervirens</i>	
12	Italian Cypress	<i>Cupressus sempervirens</i>	
13	Italian Cypress	<i>Cupressus sempervirens</i>	
14	Italian Cypress	<i>Cupressus sempervirens</i>	
15	Italian Cypress	<i>Cupressus sempervirens</i>	
16	Italian Cypress	<i>Cupressus sempervirens</i>	
17	Italian Cypress	<i>Cupressus sempervirens</i>	
18	Italian Cypress	<i>Cupressus sempervirens</i>	
19	Italian Cypress	<i>Cupressus sempervirens</i>	
20	Italian Cypress	<i>Cupressus sempervirens</i>	
21	Italian Cypress	<i>Cupressus</i>	

No.	Tree Species		
		<i>sempervirens</i>	
22	Italian Cypress	<i>Cupressus sempervirens</i>	
23	Italian Cypress	<i>Cupressus sempervirens</i>	
24	Chinese Elm	<i>Ulma parvifolia</i>	Extensive regular pruning resulting in many exposed branch ends and stunted growth
25	Chinese Elm	<i>Ulma parvifolia</i>	
26	Glossy Privet	<i>Ligustrum lucidum</i>	Multiple pruning events to clear building, growth uneven toward west, otherwise good health.
27	Chinese Elm	<i>Ulma parvifolia</i>	Multiple trunks emerging from cut stump. No other health issues but there is an Argentine ant infestation.
28	Glossy Privet	<i>Ligustrum lucidum</i>	Multiple pruning events, Argentine ant infestation
29	Glossy Privet	<i>Ligustrum lucidum</i>	
30	Avocado	<i>Persea americana</i>	Multiple pruning events, some fungus on latera branches, lopsided to west
31	Elderberry	<i>Sambuccus nigra</i>	Would have been 25- and 15-inch trunks but each tree has been cut down below 4.5' grade resulting in a tangle of more than 20 trunks ranging from 5" to 1"
32	Elderberry	<i>Sambuccus nigra</i>	
33	Elderberry	<i>Sambuccus nigra</i>	Same as above with more than 50 stems at least three of which are 3" and 6 are 2"
34	Chinese Elm	<i>Ulma parvifolia</i>	Multiple pruning events, trumpet vine beginning to climb
35	Peruvian Pepper	<i>Schinus molle</i>	Entangled in fence, typical growth form with more than usual lateral branches.
36	Aleppo Pine	<i>Pinus halepensis</i>	Bad pruning, English ivy covered, beetle infestation, dead top
37	Italian Cypress	<i>Cupressus sempervirens</i>	Each has dead secondary trunks, dead spots along trunk, beetle damage
38	Italian Cypress	<i>Cupressus sempervirens</i>	
39	Avocado	<i>Persea americana</i>	These avocados are growing in a shrubby habit, with multiple trunks lower than usual. The trees are uniform and healthy.
40	Avocado	<i>Persea americana</i>	
41	Avocado	<i>Persea americana</i>	
42	Avocado	<i>Persea americana</i>	
43	Avocado	<i>Persea americana</i>	
44	Southern California Black Walnut	<i>Juglans californica</i>	Three live but severely damaged trunks and one dead trunk. Significant beetle and termite damage
45	Southern California Black Walnut	<i>Juglans californica</i>	Leaning west away from tree 46. Severe beetle and termite damage
46	Peruvian Pepper	<i>Schinus molle</i>	Reasonably healthy huge old tree. Has usual minor infestations in terminal dead wood, included bark between trunks in burl. Lateral

No.	Tree Species		
			<i>trunk likely unstable.</i>
47	Peruvian Pepper	<i>Schinus molle</i>	<i>Weeping cankers, beetle exit holes visible, leaning west.</i>
48	Southern California Black Walnut	<i>Juglans californica</i>	<i>One long lateral branch along ground, severe beetle and termite infestation, main trunk dead and gone, tree leans to north and west.</i>
49	Peruvian Pepper	<i>Schinus molle</i>	<i>Lateral branch along ground, weeping canker in 14" trunk, otherwise healthy.</i>
50	Peruvian Pepper	<i>Schinus molle</i>	<i>Leans south away from 49</i>
51	Peruvian Pepper	<i>Schinus molle</i>	<i>Generally healthy, shaded by ash in park</i>
52	Peruvian Pepper	<i>Schinus molle</i>	<i>Generally healthy, shaded by ash in park, beginning to incorporate park fence</i>
53	Brazilian Pepper	<i>Schinus terebenthifolia</i>	<i>Multiple prunings, beginning to incorporate park fence, leans east, no infestations</i>
54	Peruvian Pepper	<i>Schinus molle</i>	<i>Generally healthy, leans SE shaded by 53.</i>
55	Brazilian Pepper	<i>Schinus terebenthifolia</i>	<i>Multiple pruning events, beginning to incorporate park fence, no infestations.</i>
56	Peruvian Pepper	<i>Schinus molle</i>	<i>Healthy huge old tree.</i>

APPENDIX 2

Tree Value Calculations

Tree Valuation Table

This table illustrates the calculations made to arrive at the final tree valuations for the trees found on the property. **Tree number** corresponds to the tag placed on each tree and the numbers locating each tree on the maps. **Species** are as follows: **BP** – Brazilian Pepper, **IC** – Italian cypress, **CE** – Chinese elm, **GP** – glossy privet, **AVO** – Avocado, **Eld** – Elderberry, **PP** – Peruvian pepper, **AP** – Aleppo pine, **CBW** – California black walnut. **TD** is trunk diameter, and immediately below the trunk diameter is the cross-sectional area of the trunk. **Total Area** is the combined areas of the added trunks on multi-trunked trees. **Value/in.²** is the value per square inch established based on the largest locally available commercially grown trees of the species. Max Value is the value of each tree if it were a perfect specimen. **Health** and **Aesth.** are the grades applied to each tree based on field inspection and below each is the reduction applied for any value below A. Health and Aesthetic values are averaged. **Final** is the value of the tree after reductions for health and aesthetic imperfections are applied.

Tree No.	Species	TD/TA	Total Area	Value/in. ² .	Max Value	Health	Aesth.	Final														
1	BP	11																		C	B	
		95.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	208	19757	0.5	0.75	\$12,348
2	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
3	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$ 17,515
4	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$ 7,515
5	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$ 17,515
6	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
7	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
8	IC	10																		A	B	

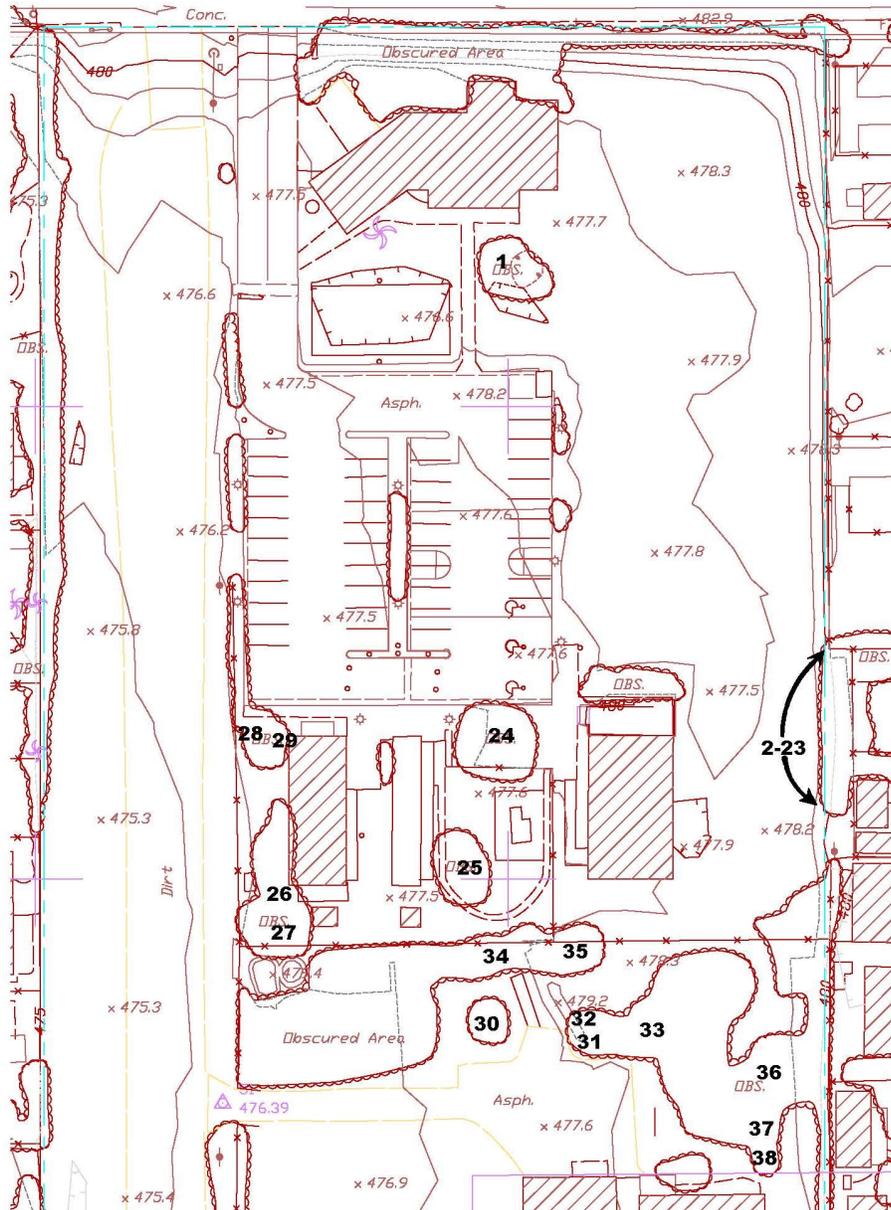
Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
9	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
10	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
11	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
12	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
13	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
14	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
15	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
16	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
17	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
18	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
19	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
20	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
21	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515

Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
22	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
23	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
24	CE	17	13.0	8.5	13.0															B	B	
		226.9	132.7	56.7	132.7	0	0	0	0	0	0	0	0	0	0	0	549	476	261282	0.75	0.75	\$195,961
25	CE	20.5																		B	B	
		329.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	330	476	157031	0.75	0.75	\$117,773
26	GP	2.5	3.5	3.0	5.0	5.0	6.5													A	C	
		4.9	9.6	7.1	19.6	19.6	33.2	0	0	0	0	0	0	0	0	0	94	385	36191	1	0.5	\$27,144
27	CE	7	4.0	5.0	4.0	4.0	4.0													C	C	
		38.5	12.6	19.6	12.6	12.6	12.6	0	0	0	0	0	0	0	0	0	108	476	51565	0.5	0.5	\$25,783
28	GP	7	7.0	10	12.0	9.0														A	A	
		38.5	38.5	78.5	113.0	63.6	0	0	0	0	0	0	0	0	0	0	332	385	127841	1	1	\$127,841
29	GP	5.5	5.5	6.0																A	A	
		23.7	23.7	28.3	0	0	0	0	0	0	0	0	0	0	0	0	76	385	29165	1	1	\$29,165
30	Avo	6	6.0	5.0																B	C	
		28.3	28.3	19.6	0	0	0	0	0	0	0	0	0	0	0	0	76	440	33504	0.75	0.5	\$20,940
31	Eld	25	.																	B	B	
		490.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	491	180	88313	0.75	0.75	\$66,234
32	Eld	15																		B	B	
		176.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	177	180	31793	0.75	0.75	\$23,844
33	Eld	3	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0										B	B	
		7.065	7.1	7.1	3.1	3.1	3.1	3.1	3.1	3.1	0	0	0	0	0	0	40	180	7206	0.75	0.75	\$5,405
34	CE	6.5	6.0	5.0																A	A	
		33.2	28.3	19.6	0	0	0	0	0	0	0	0	0	0	0	0	81	476	38580	1	1	\$38,580
35	PP	10	10	7.0	5.0	3.0														A	B	
		78.5	78.5	38.5	19.6	7.1	0	0	0	0	0	0	0	0	0	0	222	156	34656	1	0.75	\$30,324
36	AP	30																		D	D	

Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
		706.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	707	212	149778	0.25	0.25	\$37,445
37	IC	13																		D	D	
		132.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133	255	33830	0.25	0.25	\$8,457
38	IC	13																		D	D	
		132.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133	255	33830	0.25	0.25	\$8,457
39	Avo	5	3.0	3.0	3.0	3.0	4.0	3.0	3.0	2.0										A	A	
		19.6	7.1	7.1	7.1	7.1	12.6	7.1	7.1	3.1	0	0	0	0	0	0	78	440	34195	1	1	\$34,195
40	Avo	5.5	4.0	4.0	3.5	3.0	3.0													A	A	
		23.7	12.6	12.6	9.6	7.1	7.1	0	0	0	0	0	0	0	0	0	73	440	31950	1	1	\$31,950
41	Avo	5	5.0	3.0	4.0															A	A	
		19.6	19.6	7.1	12.6	0	0	0	0	0	0	0	0	0	0	0	59	440	25905	1	1	\$25,905
42	Avo	4	5.0	4.0	3.5	4.0														A	A	
		12.6	19.6	12.6	9.6	12.6	0	0	0	0	0	0	0	0	0	0	67	440	29445	1	1	\$29,445
43	Avo	3	3.0	3.0	2.0	2.0														A	A	
		7.1	7.1	7.1	3.1	3.1	0	0	0	0	0	0	0	0	0	0	27	440	12089	1	1	\$12,089
44	CBW	7	5.0	7.0																D	D	
		38.5	19.6	38.5	0	0	0	0	0	0	0	0	0	0	0	0	97	150	14483	0.25	0.25	\$3,621
45	CBW	11																		D	D	
		95.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	150	14248	0.25	0.25	\$3,562
46	PP	35.5	30																	B	A	
		989.3	706.5	0	0	0	0	0	0	0	0	0	0	0	0	0	1696	156	264544	0.75	1	\$231,476
47	PP	16	12.0																	C	D	
		201.0	113.0	0	0	0	0	0	0	0	0	0	0	0	0	0	314	156	48984	0.5	0.25	\$18,369
48	CBW	9																		D	D	
		63.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	150	9538	0.25	0.25	\$2,384
49	PP	23	14.0	12.0																B	A	
		415.3	153.9	113.0	0	0	0	0	0	0	0	0	0	0	0	0	682	156	106418	0.75	1	\$93,116
50	PP	8	5.0	4.0	2.0															A	C	
		50.2	19.6	12.6	3.1	0	0	0	0	0	0	0	0	0	0	0	86	156	13348	1	0.5	\$10,011

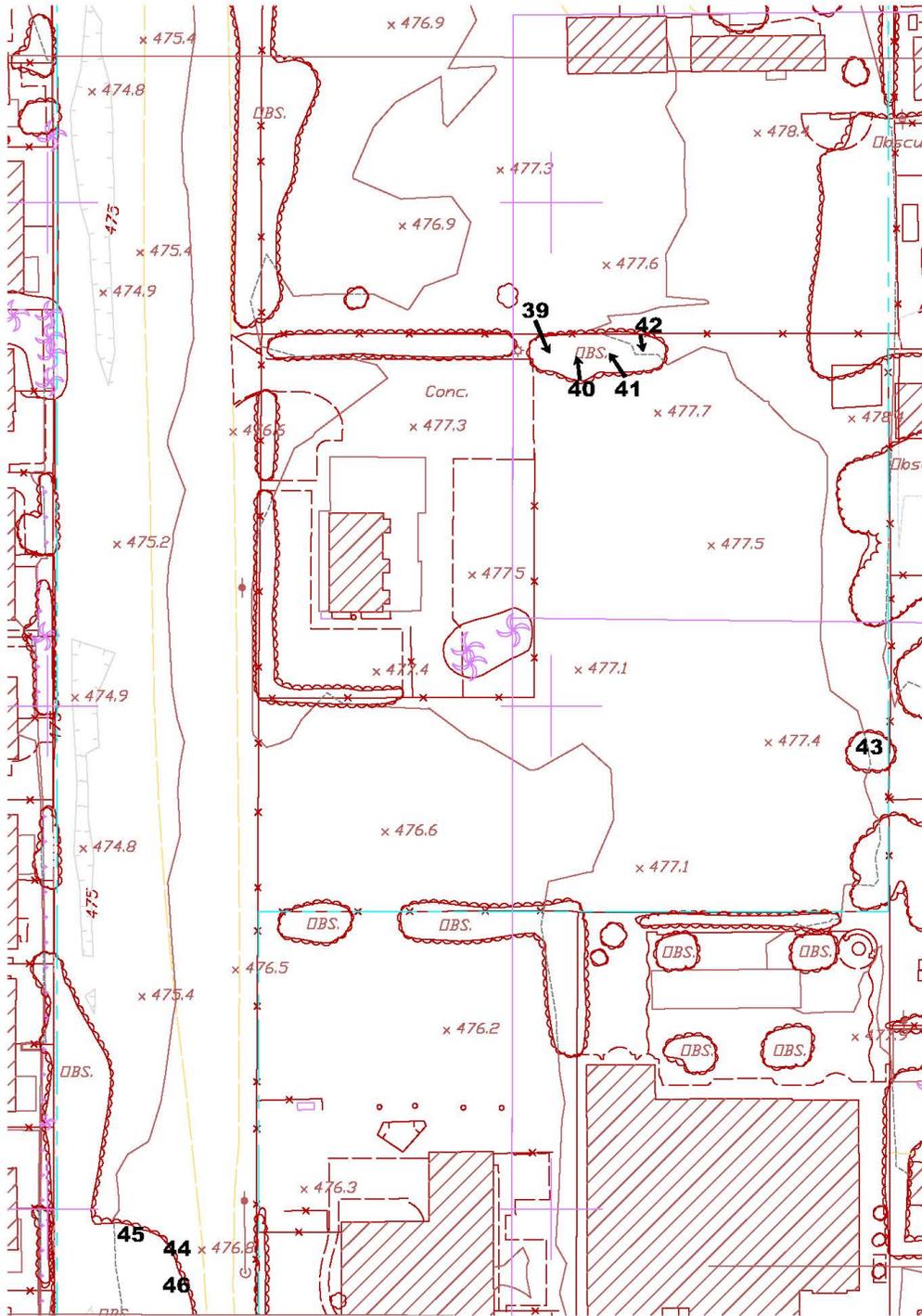
Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
51	PP	17																		A	A	
		226.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227	156	35391	1	1	\$35,391
52	PP	17																		B	B	
		226.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227	156	35391	0.75	0.75	\$26,543
53	BP	9	4.0	2.0	2.0	7.0	8.5	5.5	4.5	4.5										B	B	
		63.6	12.6	3.1	3.1	38.5	56.7	23.7	15.9	15.9	0	0	0	0	0	0	233	208	48494	0.75	0.75	\$36,371
54	PP	8																		A	B	
		50.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	156	7837	1	0.75	\$6,858
55	BP	9	9.0		7.0	6.0	4.5	4.0	3.5	3.5	3.5	3.5	3.0	3.0	1	1				A	A	
		63.6	63.6	0	38.5	28.3	15.9	12.6	9.6	9.6	9.6	9.6	7.1	7.1	0.8	0.8	277	156	43137	1	1	\$43,137
56	PP	34	30	19.0																A	A	
		907.5	706.5	283.4	0	0	0	0	0	0	0	0	0	0	0	0	1897	156	295986	1	1	\$295,986

Appendix 4 Tree Location Maps



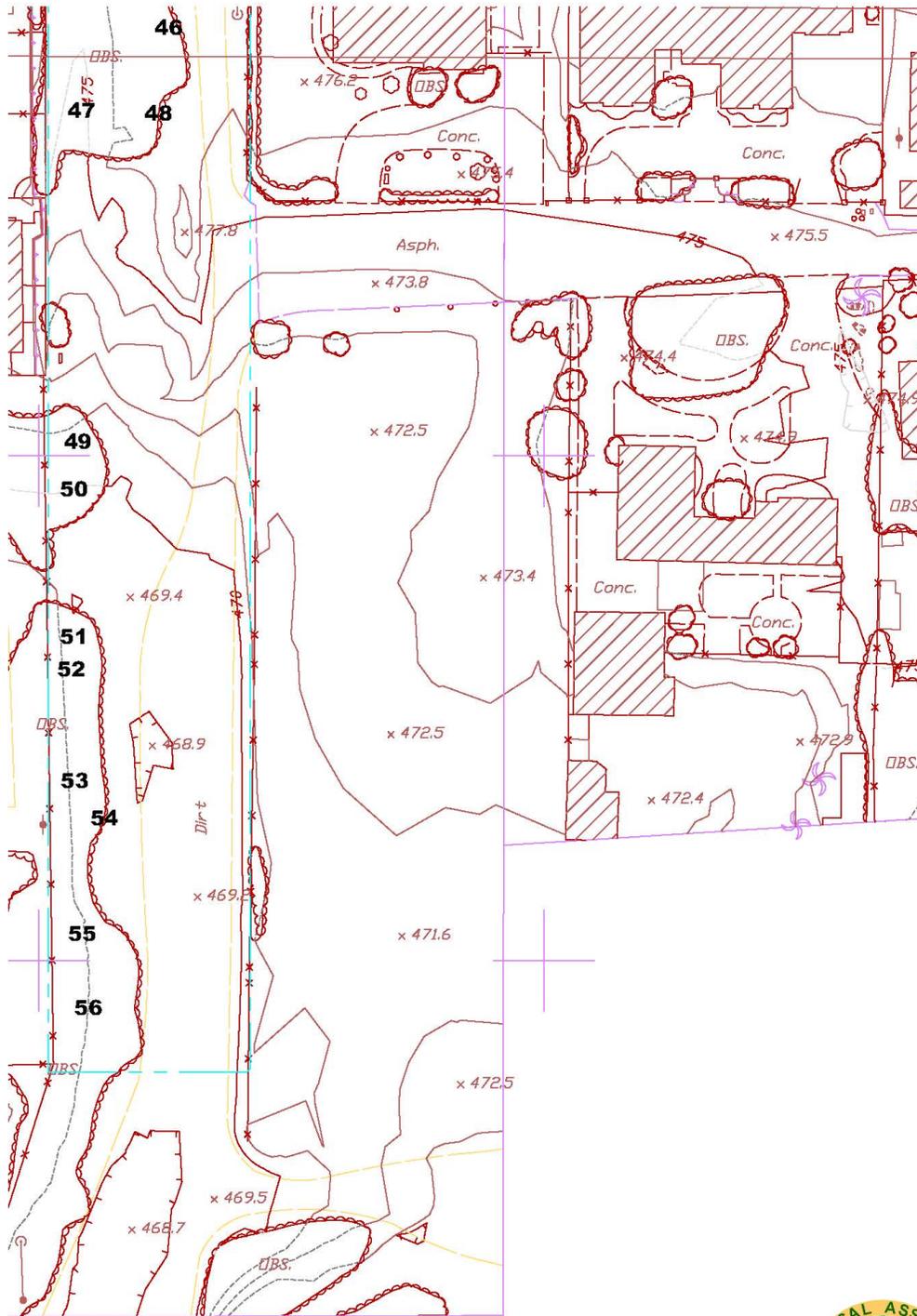
Beltramo Ranch Tree Location Map
Topographic Base from Inland Aerial Surveys Inc





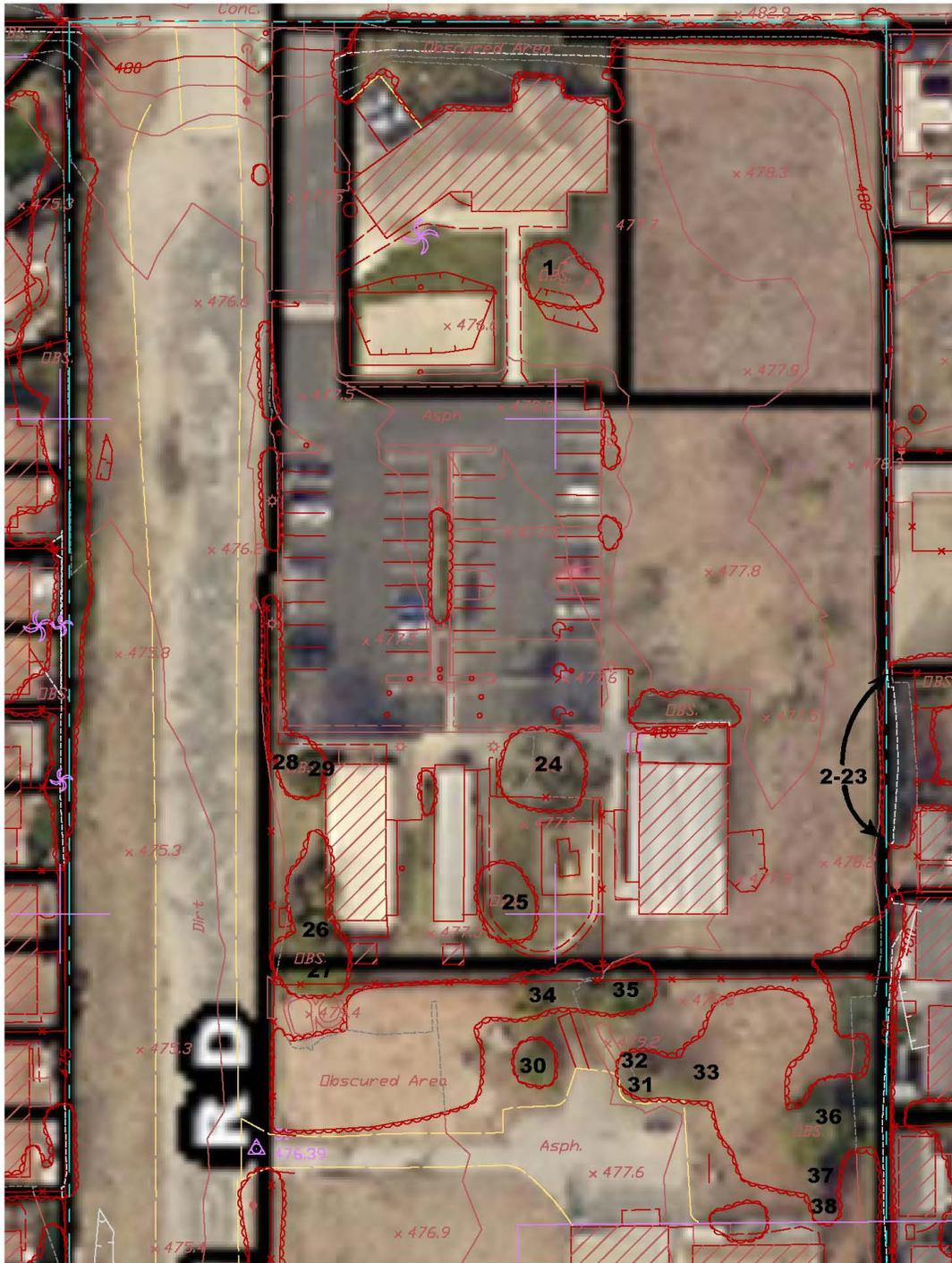
Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc



APPENDIX 4
Representative Tree Photos



Tree 1
Brazilian pepper



Trees 2-23.
Italian cypress



Tree 24
Chinese elm



Tree 25
Chinese elm



Tree 26
Glossy privet



Tree 27
Chinese elm



Trees 28, 29
Glossy privet



Tree 30
Avocado



Tree 31
Elderberry



Tree 32
Elderberry



Tree 33
Elderberry



Tree 34
Chinese elm



Tree 35
Peruvian pepper



Tree 36

Aleppo pine

Two photos illustrating the climbing English ivy and beetle and termite damage.



Trees 37 and 38
Italian Cypress



Trees 39-43
Avocado



Tree 44
Southern California
black walnut



Tree 45
Southern California black walnut



Tree 46
Peruvian pepper
Two photos illustrating the
size of this specimen.



Tree 48
Peruvian pepper



Tree 48
California black walnut



Tree 49
Peruvian pepper



Tree 50
Peruvian pepper



Tree 51
Peruvian pepper



Tree 52
Peruvian pepper



Tree 53
Brazilian pepper



Tree 54
Peruvian pepper



Tree 55 right Brazilian pepper
Tree 56 left Peruvian pepper



Tree 56
Peruvian pepper

Comments for Beltramo Ranch Peer Review

Comment No.	Report Type	Page	Comment: 1	Applicant Response: 1
Biological Resource Constraints Analysis				
1	Biological Resource Constraints Analysis	4	Please include the distance from the site the search included or the USGS 7.5-minute quadrangles searched for CNDDDB and CNPS.	As Noted, the nine quads surrounding the site: Santa Paula Peak, Fillmore, Piru, Santa Paula Moorpark, Simi Valley W, Oxnard, Camarillo, Newbury Park
2	Biological Resource Constraints Analysis	4	Discussion of MBTA and nesting bird surveys - will need to phrase this in the form of a mitigation measure since it is a potential impact.	To prevent the take of nesting native bird species, all clearing and grubbing of the project site shall take place between August 15 and February 15. Winter site clearing would insure that nesting birds are not present and impacted. If construction is scheduled or ongoing during bird nesting season (February 15 to August 15), qualified biologists shall survey the area onsite and within 200 feet (or up to 300 feet depending on topography or other factors and 500 feet for raptors) of the grading activity to determine if grading is disturbing nesting birds. If nesting activity is being compromised, construction shall be suspended in the vicinity of the nest until fledging is complete.
3	Biological Resource Constraints Analysis	5	Due to the proximity of Arroyo Simi to the project site, best management practices (i.e. installation of erosion control devices and limiting fueling, maintenance, and staging within the project boundaries only) are suggested to avoid/minimize indirect impacts, if project related material were to enter the waters.	
4	Biological Resource Constraints Analysis	5	The statement "there are processes in place by which each of the potential impacts to protected resources can be mitigated and permitted" seems to be a very broad statement that needs further information. Which processes will be in place to protect resources? What mitigation will be needed?	Please note that this report is a constraints analysis and was prepared to inform the potential developer of any potential pitfalls to development based on natural resources. Upon completion of the constraints surveys and analysis it was determined that an in-depth Biological Technical Survey and Report was not warranted due conditions on the site. The history of disturbance and development on the site left little natural biota. Any protected resources on the site (trees) are covered under existing City regulations. Compliance with City regulations is not considered mitigation and does not need to be addressed as such.
5	Biological Resource Constraints Analysis	6 - Appendix 1	According to the table, one special status plant species, white rabbit tobacco (CRPR List 2 species, requiring full consideration under CEQA), is considered to possibly occur on site. It is anticipated that this assigned potential will lead to additional questioning by future reviewers; therefore, it is recommended that additional analysis be included for this species. It is recommended that text include an explanation as to why this potential was assigned, whether or not a focused survey is recommended for this species, and an explanation as to why or why not the focused survey is or is not recommended.	Though the site surveys were not conducted during the flowering season for the species, the species would have been conspicuous in the small area where it might occur onsite. Another survey will be conducted in January 2022.
Tree Report				
1	Tree Report	1	Moorpark, California Municipal Code Chapter 12.12 protects historic trees, oak trees, and "mature" trees (trees of 72 or more square inches). The Tree Report states that there are no known historic trees on the property (page 1). The first paragraph on page 1 states there are 56 trees on the project site larger than 72 square inches; however, according to Appendix 2, 18 trees are below 72 square inches; therefore, the total number of trees considered should be revised from 56 to 38.	A few trees that were originally surveyed were included in the report before their total cumulative trunk diameter was calculated. These trees were inadvertently left in the report. We only count 6 trees in this category, two of which are native trees (Elderberry and Walnut) and would be included as sensitive trees anyway.
2	Tree Report	1	The first sentence of the second paragraph references a total of 156 trees of 72 or more square inches. It seems this was a typing error and should say 56 trees, revised to 38.	Note the 156 number included in the report is indeed, a typographical error.
3	Tree Report	5	Moorpark, California Municipal Code Chapter 12.12 protects historic trees, oak trees, and "mature" trees (trees of 72 or more square inches). The Tree Report states that there are no known historic trees on the property (page 1). The first sentence of the first paragraph on page 5 states there are 56 trees on the project site with a trunk area of 72 square inches or greater; however, according to Appendix 2, 18 trees are below 72 square inches; therefore, the total number of trees considered should be revised from 56 to 38.	Please refer to response above
4	Tree Report	5	The second sentence of the first paragraph references a total of 156 trees of 72 or more square inches. It seems this was a typing error and should say 56 trees, revised to 38.	Note the 156 number included in the report is indeed, a typographical error.

From: [Nancy Johns](#)
To: [Shanna Farley](#); [Meghan Gibson](#)
Subject: Re: Beltramo Ranch Bio/Tree Report peer review
Date: Friday, January 14, 2022 12:38:26 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

Good Afternoon,

See additional comment below from the biologist. He conducted a white-rabbit tobacco survey yesterday.

5	Biological Resource Constraints Analysis 6 - Appendix 1	According to the table, one special status plant species, white rabbit tobacco (CRRP List 2 species, requiring full consideration under CEQA), is considered	Though the site surveys were not conducted during the flowering season for the species, the species would have been conspicuous in the small area where it might occur onsite. Another survey was conducted January 13, 2022 and no white-rabbit tobacco was found onsite. It is safe to conclude that none occurs there.
---	---	--	---

Please confirm receipt of this email.

Regards,

Nancy Johns, LEED AP
Wildflower Development Services
4263 Tierra Rejada Rd., Ste 192
Moorpark, California 93021
(805) 807-1750
wildflowerdevelopment@yahoo.com

Confidentiality Notice: This message is confidential and is intended solely for the use of the individual or entity to whom or to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

On Thursday, January 6, 2022, 01:49:15 PM PST, Meghan Gibson <mgibson@chambersgroupinc.com> wrote:

Hi Shanna,

Thank you for providing clarification on that comment. I will add your language as a response so that we know that the comment does not require further response.

Thank you,

Meghan Gibson | Project Manager/Senior Environmental Planner

(she/her)



t | 213.623.1859 x7511 f | 866.261.3100 m | 661.433.2659

mgibson@chambersgroupinc.com www.chambersgroupinc.com

From: Shanna Farley <SFarley@moorparkca.gov>
Sent: Thursday, January 6, 2022 1:46 PM
To: Meghan Gibson <mgibson@chambersgroupinc.com>
Cc: 'Nancy Johns' <wildflowerdevelopment@yahoo.com>
Subject: RE: Beltramo Ranch Bio/Tree Report peer review

Hi Meghan,

Can you note that the City of Moorpark does not have a pre-qualified list of arborists, horticulturists or landscape architects? Unfortunately, no action has occurred to create such a list. Qualifications are reviewed by our landscape review staff on a case-by-case basis. I will have the applicant respond further to the other comments.

Thank you,

Shanna

Tree Report	6	According to 12.12.050 of the Municipal Code, tree reports shall be conducted by an arborist, horticulturist, or registered landscape architect who are on a list approved by the city council. Please confirm the biologist who conducted the survey/report has one of the above qualifications.	The City does not maintain a list of such professionals. Qualifications are reviewed on a case-by-case basis. Verified in emails with Jeremy Laurentowski SF 01/06/22
-------------	---	---	---

Moorpark, California Municipal Code

Title 12 STREETS, SIDEWALKS AND PUBLIC PLACES

Chapter 12.12 HISTORIC TREES, NATIVE OAK TREES AND MATURE TREES

[Show All](#)

12.12.050 Urban development proposals—Report guidelines.

A. Where one or more native oak trees, historic trees or mature trees are associated with any proposal for urban development, the director of community development or his or her designated representative, shall cause a report to be prepared on those trees, otherwise, tree removals (public and private) shall be processed through the community services department.

B. An applicant for a proposal for urban development shall provide to the city the precise vertical and horizontal location within plus or minus one (1) foot of each mature tree on the subject parcel and the generalized locations of all mature trees within twenty (20) feet of the project boundary.

C. Tree reports shall be prepared by an arborist, horticulturist or registered landscape architect who are on a list approved by resolution of the city council. Tree reports shall include the following information:

1. Tree type by common name and genus and species;

Shanna Farley

Principal Planner

Community Development Department

City of Moorpark | 799 Moorpark Ave. | Moorpark, CA 93021

(805) 517-6236 | **NEW: sfarley@moorparkca.gov**

www.moorparkca.gov

From: Meghan Gibson <mgibson@chambersgroupinc.com>

Sent: Thursday, January 06, 2022 8:38 AM

To: Shanna Farley <SFarley@moorparkca.gov>

Subject: RE: Beltramo Ranch Bio/Tree Report peer review

Hi Shanna,

Apologies, please review the attached version instead – our biologist wanted to add one more comment. Let me know if you have any questions.

Thanks so much,

Meghan Gibson | Project Manager/Senior Environmental Planner

(she/her)



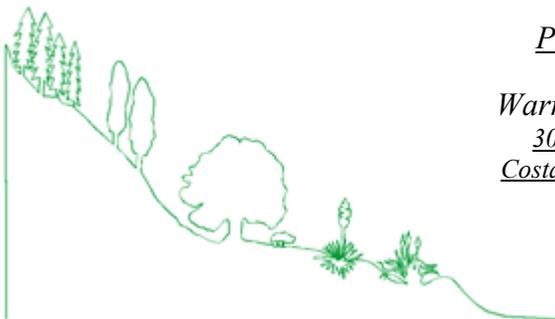
t | 213.623.1859 x7511 f | 866.261.3100 m | 661.433.2659

mgibson@chambersgroupinc.com www.chambersgroupinc.com

Tree Report

Beltramo Project

City of Moorpark



Prepared For

Warmington Homes
3090 Pullman St.
Costa Mesa, CA 92626

Biological Assessment Services

709 E. Woodbury Rd. Altadena CA 91001 858-967-6508

TABLE OF CONTENTS

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DEFINITIONS & SURVEY METHOD	1
RESULTS	5
PROJECT IMPACTS	6

Appendicies

- 1 Summary of Onsite Trees
- 2 Tree Value Calculations
- 3 Tree Location Maps
- 4 Tree Photographs

Cover Photo: Tree Number one, Brazilian Pepper

INTRODUCTION

The following report describes the general condition and potential impacts to the 56 trees larger than 72 inches collective trunk area, located within the proposed Beltramo project development area. The project site consists of Beltramo street between W. Los Angeles Avenue and the Arroyo Simi. A Southern California Edison powerline easement borders the southerly end of the property, beyond that is the channelized Arroyo Simi. The tree location maps in Appendix 3 also illustrate the project site.

Only six of the 156 trees on the site are native species. Three are California black walnuts (*Juglans californica*), each of these is in severely declining health. The other tree native trees are blue elderberry (*Sambucus nigra*). Each of these is presently growing more like a shrub as they have many trunks at 4.5 feet above grade, but were included in the tree inventory because they were once trees that were cut down just below 4.5 feet and have responded by sending up many new stems. The remainder of the trees on the site are nonnative ornamentals and fruit trees that appear to be the remnants of previous landscaping on the property. These include Brazilian pepper (*Schinus terebenthifolia*), Peruvian pepper (*Schinus molle*), Italian cypress (*Cupressus sempervirens*), Chinese elm (*Ulma parvifolia*), Glossy privet (*Ligustrum lucidum*). Aleppo pine (*Pinus halepensis*), and avocado (*Persea americana*).

DEFINITIONS & SURVEY METHOD

This tree report is designed to allow decision makers to address the requirements set forth in Moorpark Municipal Code Ch. 12.12 which describes the City's provisions for the protection of historic trees, native oak trees, and mature trees. As there are no designated historic trees and no native oaks on the property, this report covers each of the mature trees on the property. MMC 12.12.030 defines mature tree as "a living tree with a cross-sectional area of all major stems, as measured four and one-half (4½) feet above the root crown, of seventy-two (72) or more square inches." There is no definition for "major stem" in the code so 1' diameter was used as the cutoff size for major stem in this report. This report evaluates the physical structure, aesthetics, and health of each tree in the development area.

All mature trees were visually surveyed and tagged by BAS employees in the field. Each tree was evaluated for a variety of health, structural, and aesthetic qualities. The tree number, location, and general canopy are mapped on the Tree Location Map at the end of this report.

Trunk diameter is measured at "diameter breast height" (dbh), approximately 4½ feet (54") above the natural grade. This measurement is most appropriate for trees with vertical growth forms. Trees often have large lateral branches diverging from the trunk at or near 4½ feet, especially trees that have been subject to multiple pruning events or have been cut tdown but have resprouted from their root crown. Measuring a tree of this type at exactly 4½' above natural grade would often result in an inaccurate impression of tree size. For trees that exhibit lateral branching at dbh, the trunk diameter measurement is made at the nearest point where the measurement can be accomplished without being impeded by the branches. For multi-trunk trees, the number of trunks and the diameter (dbh) of each trunk is recorded.

Evaluation of canopy characteristics are limited to general form and health. Tree injuries leave the tree vulnerable to many potential sources of damage and disease. Insect pests will take advantage of an injury to invade exposed wood and cambium. Some fungi, which break down wood, will also take advantage of a wound to enter the tree. These fungi will result in the softening of the wood called heart rot. Heart rot, in combination with the activities of insects, animals and/or fire, will eventually produce cavities in the trunk or major branches of the tree.

Structural stability also affects the potential survival of a tree. Trees that are structurally unstable are assumed to have a shorter potential life span than structurally stable trees. Young trees are highly phototropic (growing toward light). In woodland environment this trait often causes young trees to grow toward an opening in the canopy that may be far from directly overhead, resulting in a poorly balanced tree. Another common cause of structural instability is severe cavitations or mechanical damage as described above.

The most common health problem affecting trees is some form of biological infestation. Almost all trees have sub-critical infestations of one type or another. Only when the tree has been severely injured are the infesting organisms able to invade the tree and become a severe problem. Termites are one of the most common pests to utilize oak trees as a food source. Termites eat

only dead wood and must enter the tree through an opening in the bark or root. Most oaks have a limited (and usually harmless) number of termites in the smaller terminal twigs and branches that have died. Wood boring beetles are similar to termites in their requirements and have a similar affect on the tree. Only when the infestation becomes severe do wood eating insects pose a threat to the tree. However, beetles that eat cambium can be a serious threat to a tree even in small numbers. Cambium eaters can easily kill a small branch or trunk by girdling the structure and curtailing the flow of nutrients through the cambium.

There are a host of other insects and arthropods, which utilize trees in a variety of ways. In natural situations these potential threats are kept in check by abundant natural enemies and the oak's natural protective features. Climbing plants, though not technically an infestation, are also included in this category.

Each tree was assigned two letter grades, one health and one aesthetic and conformity rating. The health and aesthetic rating of the trees are based on the archetype tree of the same species through a subjective evaluation of its health, aesthetic value, and ecological value. The health of the tree depends on the level of damage caused by infestation of various pests including termites, wood boring beetles, cambium eating beetles, fungus of various types, climbing plants, and parasitic plants (i.e., mistletoe), or fire.

While the aesthetic value of a tree is subjective, a tree is usually considered highly aesthetic if it has generally dense foliage, a relatively uniform or spectacular irregular shape, and large size. Ecological value is based on many factors, not all of which have a positive correlation with the health and aesthetic value of the tree. Most important is the likelihood that the tree will continue to survive.

The following criteria were used to establish each grade:

"A" = Outstanding:

Exceptional trees, mostly of large size, of good growth form with often large spreading crown, exhibiting very good to excellent health with mostly normal necrosis and a minimum of pathological symptoms and a minimum of fire damage. Some of these trees may have some trunk cavitation and some disease symptoms, but these are not considered

detrimental to the overall health of the tree. The trees are large and overall attractive.

"B" = Above Average:

Good to very good trees but either not of large size or tending to show some necrotic or pathological symptoms or minor fire damage. Most of these trees have some dieback and may have some brooming (regrowth) and all have normal amounts of normal stem dieback. These are basically good trees with a strong potential for continued survival.

"C" = Average:

Average, moderately good trees whose growth habit and pathological or fire-induced symptoms indicate an equal chance to either decline or continue in the future. Most of these trees would have moderate stem and branch dieback, some bark exfoliation, or stem cavitation with rot, and relatively moderate fire damage. They may also show various amounts of insect damage to leaves etc. or are impacted and shaded or crowded by adjacent trees in such a way that it is expected to negatively effect the tree.

"D" = Below Average/Poor

Declining trees with a reduced chance of survival due to excessive fire damage, or strong-stem or branch dieback caused by crowding, shading or various pathological conditions. These would not be expected to survive over the long term and generally show partial foliage. However, some may show sucker shoots or crown-sprouting that have developed after the fire and are expected to survive over the long term.

"F" = Dead:

This tree exhibits no signs of life whatsoever.

City Code (MMC 12.12.050) requires that monetary value be established for each tree. The value is based on the drunk diameter method as established by the International Society of Arboriculture, where the value is based on the cost of the largest locally available commercially produced tree of the same species is used to establish a base value per square inch of trunk area. That value is applied to the onsite trees based on size to determine the highest potential value of the tree in question. Discounts from that value are taken based on the aesthetic and health grades for the tree. Each letter grade below "A" gets a 25% discount so that A=100%, B=75%, C=50%, D=25%, and F=0%. The aesthetic and health grades are averaged. For example, a tree with a health grade of B (75%) and an aesthetic grade of A (100%) will have an overall grade of 87.5%. Table 2 contains each tree and its established value calculations.

RESULTS

There are 56 trees on the project site that have a total trunk area of 72 inches or greater. Only six of the 156 trees on the site are native species. Three are California black walnuts (*Juglans californica*), each of these is in severely declining health. The other tree native trees are blue elderberry (*Sambucus nigra*). Each of these is presently growing more like a shrub as they have many trunks at 4.5 feet above grade, but were included in the tree inventory because they were once trees that were cut down just below 4.5 feet and have responded by sending up many new stems. The remainder of the trees on the site are nonnative ornamentals and fruit trees that appear to be the remnants of previous landscaping or agricultural practices on the property. These include Brazilian pepper (*Schinus terebenthifolia*), Peruvian pepper (*Schinus molle*), Italian cypress (*Cupressus sempervirens*), Chinese elm (*Ulma parvifolia*), Glossy privet (*Ligustrum lucidum*), Aleppo pine (*Pinus halepensis*), and avocado (*Persea americana*).

Native trees are generally considered more ecologically valuable than nonnative trees. Native trees provide food and shelter to native wildlife species in the appropriate seasons and of the types for which the wildlife are adapted. Thus, wildlife utilize native trees to a greater extent than nonnative trees. However, the southern California black walnuts on the site are in such poor shape that they provide little resource value for local wildlife. And though the southern California black walnut is considered a sensitive species, and southern walnut woodland is considered a sensitive habitat, by resource management agencies, the three specimens on the project site do not contribute significantly to local wildlife populations. Black elderberry are also a valuable resource to wildlife as they produce abundant fruit and provide dense shelter. The black elderberry onsite are quite productive but their location in the center of a largely barren suburban property limits their availability to wildlife other than local birds.

Though nonnative ornamental and fruit trees are generally less important to wildlife than native trees, they are important to people, either as components of decorative landscaping or to provide food. People find tremendous value in having attractive landscaping around their living and working areas. Landscaping provides a connection with the natural world that humans naturally find relaxing and calming, especially in a managed setting. This is recognized and evidenced by the development of landscape guidelines and tree protection ordinances in many communities.

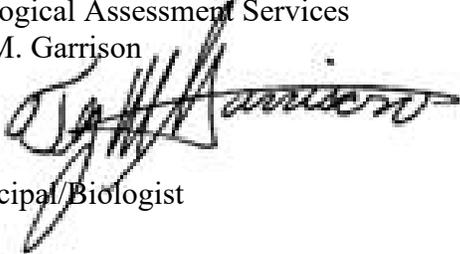
PROJECT IMPACTS

Project impacts have not yet been determined as the results of this survey will be taken into consideration when determining if any onsite trees should, or shall, be preserved. Based on City Code, any impact to mature trees without a tree impact permit is a violation. However, City Code also provides a permit process that will allow for impacts to mature trees without violating City Code.

Disclaimer:

This report represents the independent opinion of the consultant Ty M. Garrison. The trees discussed herein were generally reviewed for physical, biological function, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are a ground-plane macro-visual observation 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 trees on the date(s) reviewed and no warranty is implied to the potential failure, health, or demise of any part or whole of any tree described in the report. Records may not remain accurate after our inspection due to unknown causes of changeable deterioration of the reviewed site.

Respectfully submitted,
Biological Assessment Services
Ty M. Garrison



Principal/Biologist

APPENDIX 1

Tree Identification and Condition notes

No.	Tree Species		
1	Brazilian Pepper	<i>Schinus terebenthifolia</i>	<i>Many pruning events, beetles and termite damage visible</i>
2	Italian Cypress	<i>Cupressus sempervirens</i>	<i>Trees 2-23 generally in good health but all have been topped, probably for overhead utility line clearance</i>
3	Italian Cypress	<i>Cupressus sempervirens</i>	
4	Italian Cypress	<i>Cupressus sempervirens</i>	
5	Italian Cypress	<i>Cupressus sempervirens</i>	
6	Italian Cypress	<i>Cupressus sempervirens</i>	
7	Italian Cypress	<i>Cupressus sempervirens</i>	
8	Italian Cypress	<i>Cupressus sempervirens</i>	
9	Italian Cypress	<i>Cupressus sempervirens</i>	
10	Italian Cypress	<i>Cupressus sempervirens</i>	
11	Italian Cypress	<i>Cupressus sempervirens</i>	
12	Italian Cypress	<i>Cupressus sempervirens</i>	
13	Italian Cypress	<i>Cupressus sempervirens</i>	
14	Italian Cypress	<i>Cupressus sempervirens</i>	
15	Italian Cypress	<i>Cupressus sempervirens</i>	
16	Italian Cypress	<i>Cupressus sempervirens</i>	
17	Italian Cypress	<i>Cupressus sempervirens</i>	
18	Italian Cypress	<i>Cupressus sempervirens</i>	
19	Italian Cypress	<i>Cupressus sempervirens</i>	
20	Italian Cypress	<i>Cupressus sempervirens</i>	
21	Italian Cypress	<i>Cupressus</i>	

No.	Tree Species		
		<i>sempervirens</i>	
22	Italian Cypress	<i>Cupressus sempervirens</i>	
23	Italian Cypress	<i>Cupressus sempervirens</i>	
24	Chinese Elm	<i>Ulma parvifolia</i>	Extensive regular pruning resulting in many exposed branch ends and stunted growth
25	Chinese Elm	<i>Ulma parvifolia</i>	
26	Glossy Privet	<i>Ligustrum lucidum</i>	Multiple pruning events to clear building, growth uneven toward west, otherwise good health.
27	Chinese Elm	<i>Ulma parvifolia</i>	Multiple trunks emerging from cut stump. No other health issues but there is an Argentine ant infestation.
28	Glossy Privet	<i>Ligustrum lucidum</i>	Multiple pruning events, Argentine ant infestation
29	Glossy Privet	<i>Ligustrum lucidum</i>	
30	Avocado	<i>Persea americana</i>	Multiple pruning events, some fungus on latera branches, lopsided to west
31	Elderberry	<i>Sambuccus nigra</i>	Would have been 25- and 15-inch trunks but each tree has been cut down below 4.5' grade resulting in a tangle of more than 20 trunks ranging from 5" to 1"
32	Elderberry	<i>Sambuccus nigra</i>	
33	Elderberry	<i>Sambuccus nigra</i>	Same as above with more than 50 stems at least three of which are 3" and 6 are 2"
34	Chinese Elm	<i>Ulma parvifolia</i>	Multiple pruning events, trumpet vine beginning to climb
35	Peruvian Pepper	<i>Schinus molle</i>	Entangled in fence, typical growth form with more than usual lateral branches.
36	Aleppo Pine	<i>Pinus halepensis</i>	Bad pruning, English ivy covered, beetle infestation, dead top
37	Italian Cypress	<i>Cupressus sempervirens</i>	Each has dead secondary trunks, dead spots along trunk, beetle damage
38	Italian Cypress	<i>Cupressus sempervirens</i>	
39	Avocado	<i>Persea americana</i>	These avocados are growing in a shrubby habit, with multiple trunks lower than usual. The trees are uniform and healthy.
40	Avocado	<i>Persea americana</i>	
41	Avocado	<i>Persea americana</i>	
42	Avocado	<i>Persea americana</i>	
43	Avocado	<i>Persea americana</i>	
44	Southern California Black Walnut	<i>Juglans californica</i>	Three live but severely damaged trunks and one dead trunk. Significant beetle and termite damage
45	Southern California Black Walnut	<i>Juglans californica</i>	Leaning west away from tree 46. Severe beetle and termite damage
46	Peruvian Pepper	<i>Schinus molle</i>	Reasonably healthy huge old tree. Has usual minor infestations in terminal dead wood, included bark between trunks in burl. Lateral

No.	Tree Species		
			<i>trunk likely unstable.</i>
47	Peruvian Pepper	<i>Schinus molle</i>	<i>Weeping cankers, beetle exit holes visible, leaning west.</i>
48	Southern California Black Walnut	<i>Juglans californica</i>	<i>One long lateral branch along ground, severe beetle and termite infestation, main trunk dead and gone, tree leans to north and west.</i>
49	Peruvian Pepper	<i>Schinus molle</i>	<i>Lateral branch along ground, weeping canker in 14" trunk, otherwise healthy.</i>
50	Peruvian Pepper	<i>Schinus molle</i>	<i>Leans south away from 49</i>
51	Peruvian Pepper	<i>Schinus molle</i>	<i>Generally healthy, shaded by ash in park</i>
52	Peruvian Pepper	<i>Schinus molle</i>	<i>Generally healthy, shaded by ash in park, beginning to incorporate park fence</i>
53	Brazilian Pepper	<i>Schinus terebenthifolia</i>	<i>Multiple prunings, beginning to incorporate park fence, leans east, no infestations</i>
54	Peruvian Pepper	<i>Schinus molle</i>	<i>Generally healthy, leans SE shaded by 53.</i>
55	Brazilian Pepper	<i>Schinus terebenthifolia</i>	<i>Multiple pruning events, beginning to incorporate park fence, no infestations.</i>
56	Peruvian Pepper	<i>Schinus molle</i>	<i>Healthy huge old tree.</i>

APPENDIX 2

Tree Value Calculations

Tree Valuation Table

This table illustrates the calculations made to arrive at the final tree valuations for the trees found on the property. **Tree number** corresponds to the tag placed on each tree and the numbers locating each tree on the maps. **Species** are as follows: **BP** – Brazilian Pepper, **IC** – Italian cypress, **CE** – Chinese elm, **GP** – glossy privet, **AVO** – Avocado, **Eld** – Elderberry, **PP** – Peruvian pepper, **AP** – Aleppo pine, **CBW** – California black walnut. **TD** is trunk diameter, and immediately below the trunk diameter is the cross-sectional area of the trunk. **Total Area** is the combined areas of the added trunks on multi-trunked trees. **Value/in.²** is the value per square inch established based on the largest locally available commercially grown trees of the species. Max Value is the value of each tree if it were a perfect specimen. **Health** and **Aesth.** are the grades applied to each tree based on field inspection and below each is the reduction applied for any value below A. Health and Aesthetic values are averaged. **Final** is the value of the tree after reductions for health and aesthetic imperfections are applied.

Tree No.	Species	TD	TA	TD	TA	TD	TA	TD	TA	TD	TA	TD	TA	TD	TA	TD	TA	Total Area	Value/in. ²	Max Value	Health	Aesth.	Final
1	BP	11																			C	B	
		95.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	208	19757	0.5	0.75	\$12,348
2	IC	10																			A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
3	IC	10																			A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$ 17,515
4	IC	10																			A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$ 7,515
5	IC	10																			A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$ 17,515
6	IC	10																			A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
7	IC	10																			A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
8	IC	10																			A	B	

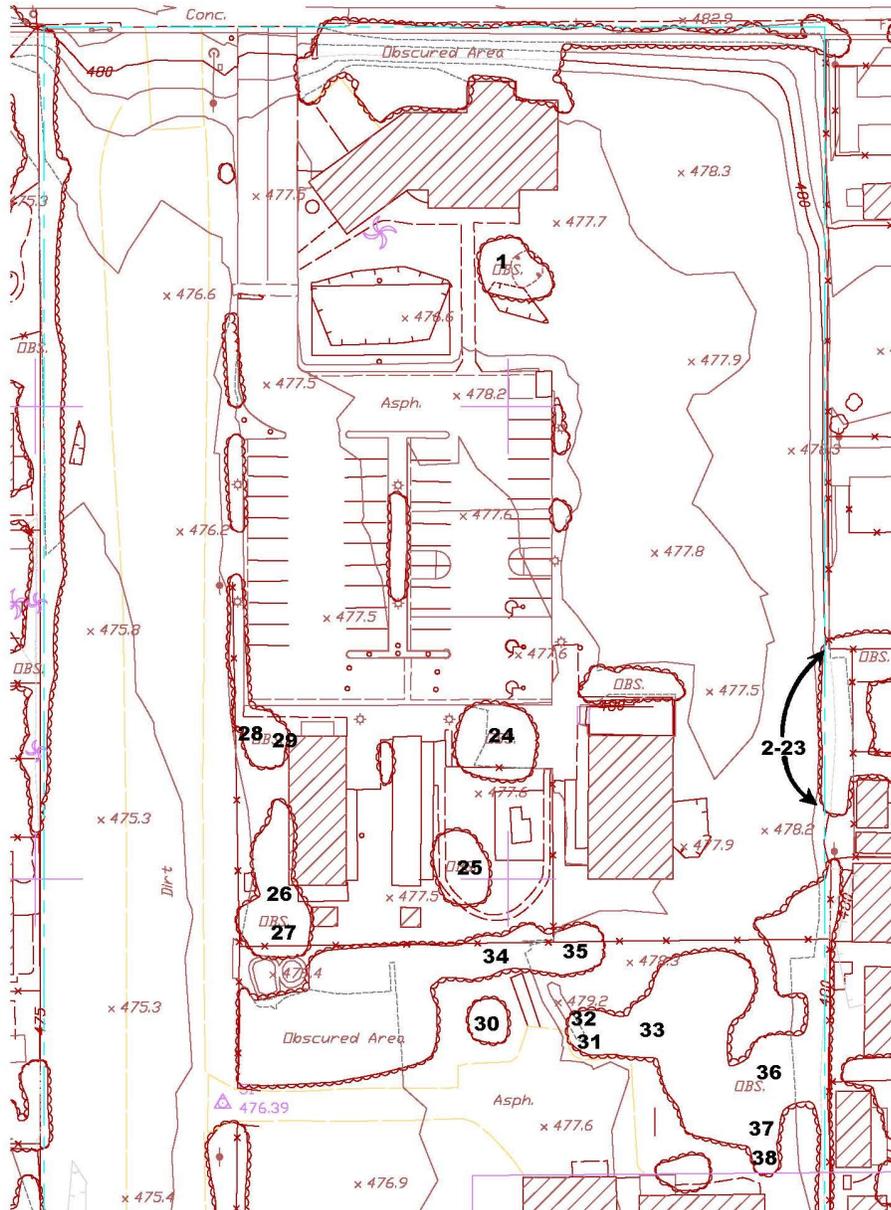
Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
9	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
10	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
11	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
12	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
13	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
14	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
15	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
16	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
17	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
18	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
19	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
20	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
21	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515

Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
22	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
23	IC	10																		A	B	
		78.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	255	20018	1	0.75	\$17,515
24	CE	17	13.0	8.5	13.0															B	B	
		226.9	132.7	56.7	132.7	0	0	0	0	0	0	0	0	0	0	0	549	476	261282	0.75	0.75	\$195,961
25	CE	20.5																		B	B	
		329.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	330	476	157031	0.75	0.75	\$117,773
26	GP	2.5	3.5	3.0	5.0	5.0	6.5													A	C	
		4.9	9.6	7.1	19.6	19.6	33.2	0	0	0	0	0	0	0	0	0	94	385	36191	1	0.5	\$27,144
27	CE	7	4.0	5.0	4.0	4.0	4.0													C	C	
		38.5	12.6	19.6	12.6	12.6	12.6	0	0	0	0	0	0	0	0	0	108	476	51565	0.5	0.5	\$25,783
28	GP	7	7.0	10	12.0	9.0														A	A	
		38.5	38.5	78.5	113.0	63.6	0	0	0	0	0	0	0	0	0	0	332	385	127841	1	1	\$127,841
29	GP	5.5	5.5	6.0																A	A	
		23.7	23.7	28.3	0	0	0	0	0	0	0	0	0	0	0	0	76	385	29165	1	1	\$29,165
30	Avo	6	6.0	5.0																B	C	
		28.3	28.3	19.6	0	0	0	0	0	0	0	0	0	0	0	0	76	440	33504	0.75	0.5	\$20,940
31	Eld	25	.																	B	B	
		490.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	491	180	88313	0.75	0.75	\$66,234
32	Eld	15																		B	B	
		176.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	177	180	31793	0.75	0.75	\$23,844
33	Eld	3	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0										B	B	
		7.065	7.1	7.1	3.1	3.1	3.1	3.1	3.1	3.1	0	0	0	0	0	0	40	180	7206	0.75	0.75	\$5,405
34	CE	6.5	6.0	5.0																A	A	
		33.2	28.3	19.6	0	0	0	0	0	0	0	0	0	0	0	0	81	476	38580	1	1	\$38,580
35	PP	10	10	7.0	5.0	3.0														A	B	
		78.5	78.5	38.5	19.6	7.1	0	0	0	0	0	0	0	0	0	0	222	156	34656	1	0.75	\$30,324
36	AP	30																		D	D	

Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
		706.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	707	212	149778	0.25	0.25	\$37,445
37	IC	13																		D	D	
		132.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133	255	33830	0.25	0.25	\$8,457
38	IC	13																		D	D	
		132.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133	255	33830	0.25	0.25	\$8,457
39	Avo	5	3.0	3.0	3.0	3.0	4.0	3.0	3.0	2.0										A	A	
		19.6	7.1	7.1	7.1	7.1	12.6	7.1	7.1	3.1	0	0	0	0	0	0	78	440	34195	1	1	\$34,195
40	Avo	5.5	4.0	4.0	3.5	3.0	3.0													A	A	
		23.7	12.6	12.6	9.6	7.1	7.1	0	0	0	0	0	0	0	0	0	73	440	31950	1	1	\$31,950
41	Avo	5	5.0	3.0	4.0															A	A	
		19.6	19.6	7.1	12.6	0	0	0	0	0	0	0	0	0	0	0	59	440	25905	1	1	\$25,905
42	Avo	4	5.0	4.0	3.5	4.0														A	A	
		12.6	19.6	12.6	9.6	12.6	0	0	0	0	0	0	0	0	0	0	67	440	29445	1	1	\$29,445
43	Avo	3	3.0	3.0	2.0	2.0														A	A	
		7.1	7.1	7.1	3.1	3.1	0	0	0	0	0	0	0	0	0	0	27	440	12089	1	1	\$12,089
44	CBW	7	5.0	7.0																D	D	
		38.5	19.6	38.5	0	0	0	0	0	0	0	0	0	0	0	0	97	150	14483	0.25	0.25	\$3,621
45	CBW	11																		D	D	
		95.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	150	14248	0.25	0.25	\$3,562
46	PP	35.5	30																	B	A	
		989.3	706.5	0	0	0	0	0	0	0	0	0	0	0	0	0	1696	156	264544	0.75	1	\$231,476
47	PP	16	12.0																	C	D	
		201.0	113.0	0	0	0	0	0	0	0	0	0	0	0	0	0	314	156	48984	0.5	0.25	\$18,369
48	CBW	9																		D	D	
		63.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	150	9538	0.25	0.25	\$2,384
49	PP	23	14.0	12.0																B	A	
		415.3	153.9	113.0	0	0	0	0	0	0	0	0	0	0	0	0	682	156	106418	0.75	1	\$93,116
50	PP	8	5.0	4.0	2.0															A	C	
		50.2	19.6	12.6	3.1	0	0	0	0	0	0	0	0	0	0	0	86	156	13348	1	0.5	\$10,011

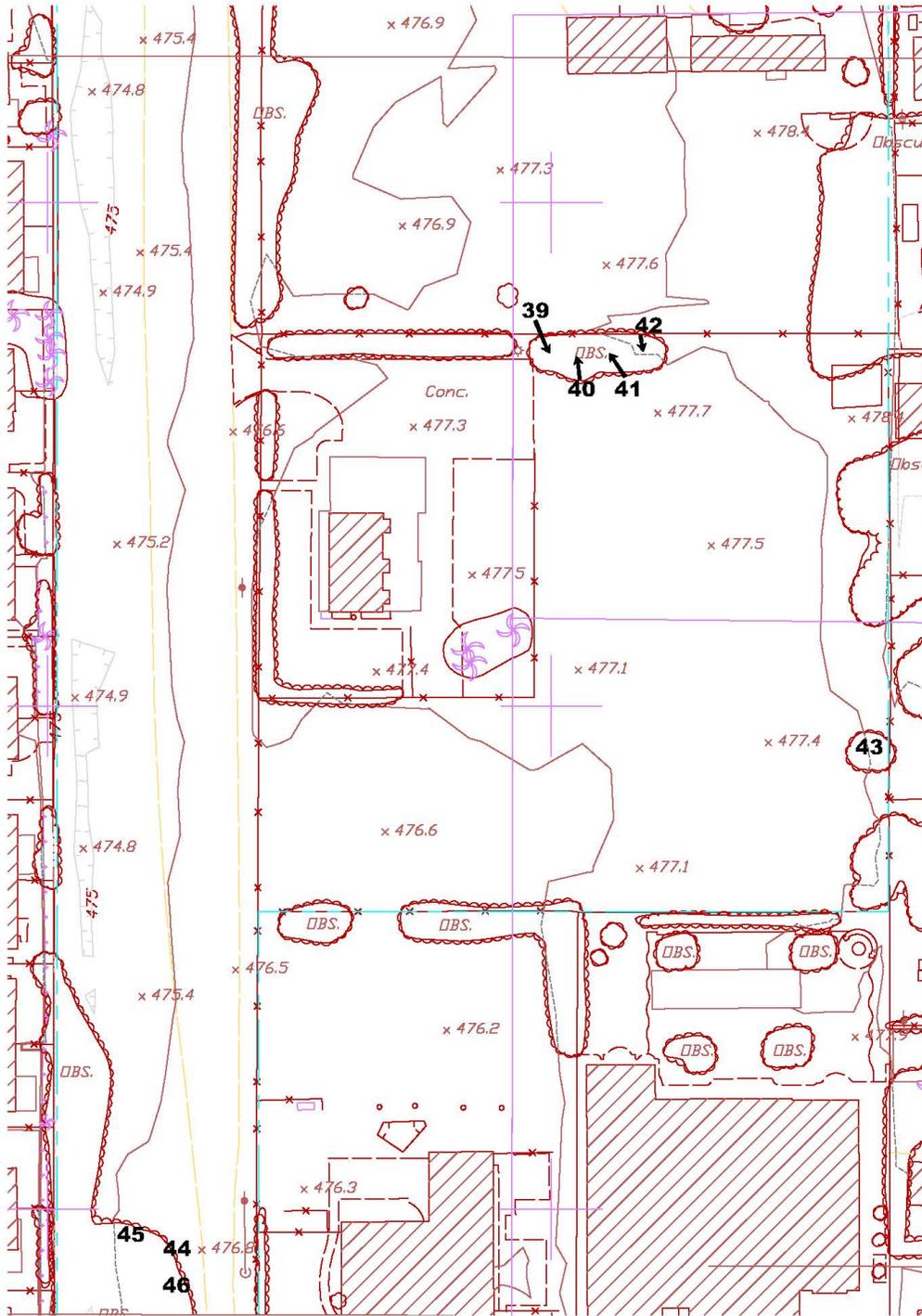
Tree No.	Species	TD/TA	Total Area	Value/in ² .	Max Value	Health	Aesth.	Final														
51	PP	17																		A	A	
		226.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227	156	35391	1	1	\$35,391
52	PP	17																		B	B	
		226.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227	156	35391	0.75	0.75	\$26,543
53	BP	9	4.0	2.0	2.0	7.0	8.5	5.5	4.5	4.5										B	B	
		63.6	12.6	3.1	3.1	38.5	56.7	23.7	15.9	15.9	0	0	0	0	0	0	233	208	48494	0.75	0.75	\$36,371
54	PP	8																		A	B	
		50.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	156	7837	1	0.75	\$6,858
55	BP	9	9.0		7.0	6.0	4.5	4.0	3.5	3.5	3.5	3.5	3.0	3.0	1	1				A	A	
		63.6	63.6	0	38.5	28.3	15.9	12.6	9.6	9.6	9.6	9.6	7.1	7.1	0.8	0.8	277	156	43137	1	1	\$43,137
56	PP	34	30	19.0																A	A	
		907.5	706.5	283.4	0	0	0	0	0	0	0	0	0	0	0	0	1897	156	295986	1	1	\$295,986

Appendix 4 Tree Location Maps



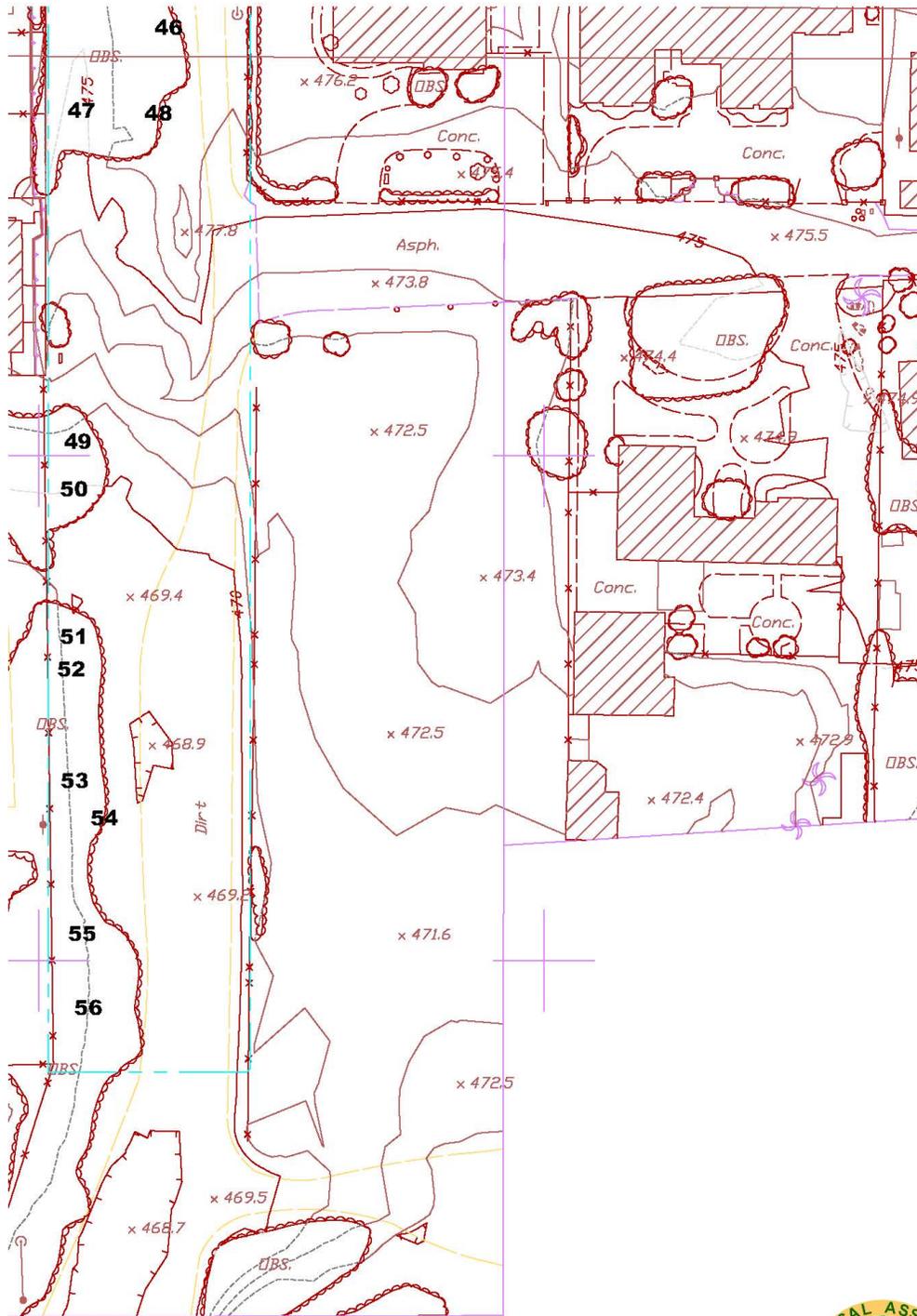
Beltramo Ranch Tree Location Map
Topographic Base from Inland Aerial Surveys Inc





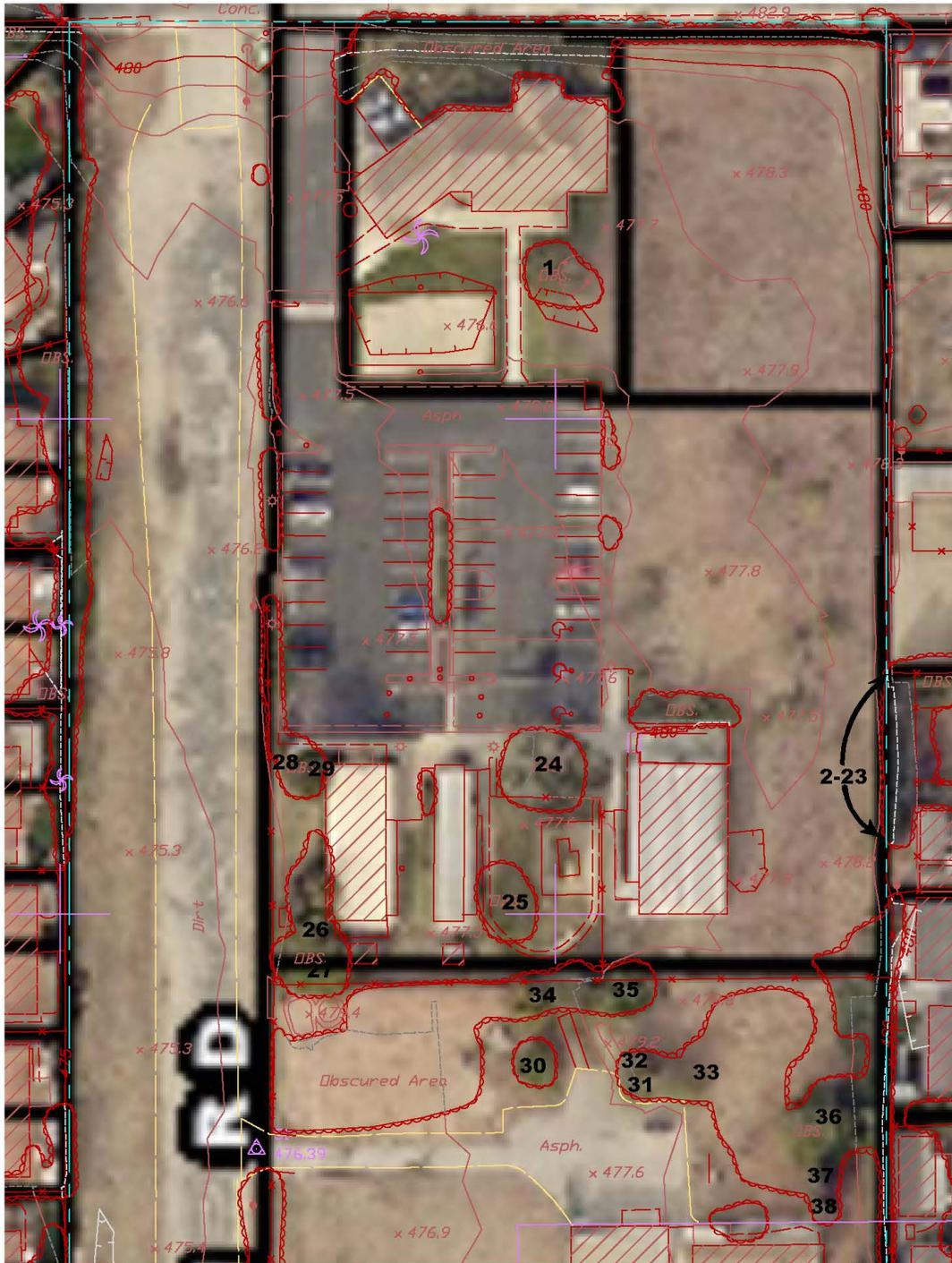
Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc





Beltramo Ranch Tree Location Map
 Topographic Base from Inland Aerial Surveys Inc



APPENDIX 4
Representative Tree Photos



Tree 1
Brazilian pepper



Trees 2-23.
Italian cypress



Tree 24
Chinese elm



Tree 25
Chinese elm



Tree 26
Glossy privet



Tree 27
Chinese elm



Trees 28, 29
Glossy privet



Tree 30
Avocado



Tree 31
Elderberry



Tree 32
Elderberry



Tree 33
Elderberry



Tree 34
Chinese elm



Tree 35
Peruvian pepper



Tree 36

Aleppo pine

Two photos illustrating the climbing English ivy and beetle and termite damage.



Trees 37 and 38
Italian Cypress



Trees 39-43
Avocado



Tree 44
Southern California
black walnut



Tree 45
Southern California black walnut



Tree 46
Peruvian pepper
Two photos illustrating the
size of this specimen.



Tree 48
Peruvian pepper



Tree 48
California black walnut



Tree 49
Peruvian pepper



Tree 50
Peruvian pepper



Tree 51
Peruvian pepper



Tree 52
Peruvian pepper



Tree 53
Brazilian pepper



Tree 54
Peruvian pepper



Tree 55 right Brazilian pepper
Tree 56 left Peruvian pepper



Tree 56
Peruvian pepper



UNITED CIVIL, INC.

30141 AGOURA ROAD, SUITE 215

AGOURA HILLS, CA 91301

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FAX: (818) 707-8649

E-mail: matt@unitedcivilinc.com

February 4, 2022

Moorpark Development Review Committee
Community Development Department
799 Moorpark Avenue, Moorpark, CA 93021

**SUBJECT: VTTM 6061, BELTRAMO RANCH,
GENERAL PLAN AMENDMENT NO. 2021-01
47-UNIT SINGLE FAMILY RESIDENTIAL
DEVELOPMENT REVIEW COMMITTEE MINUTES**

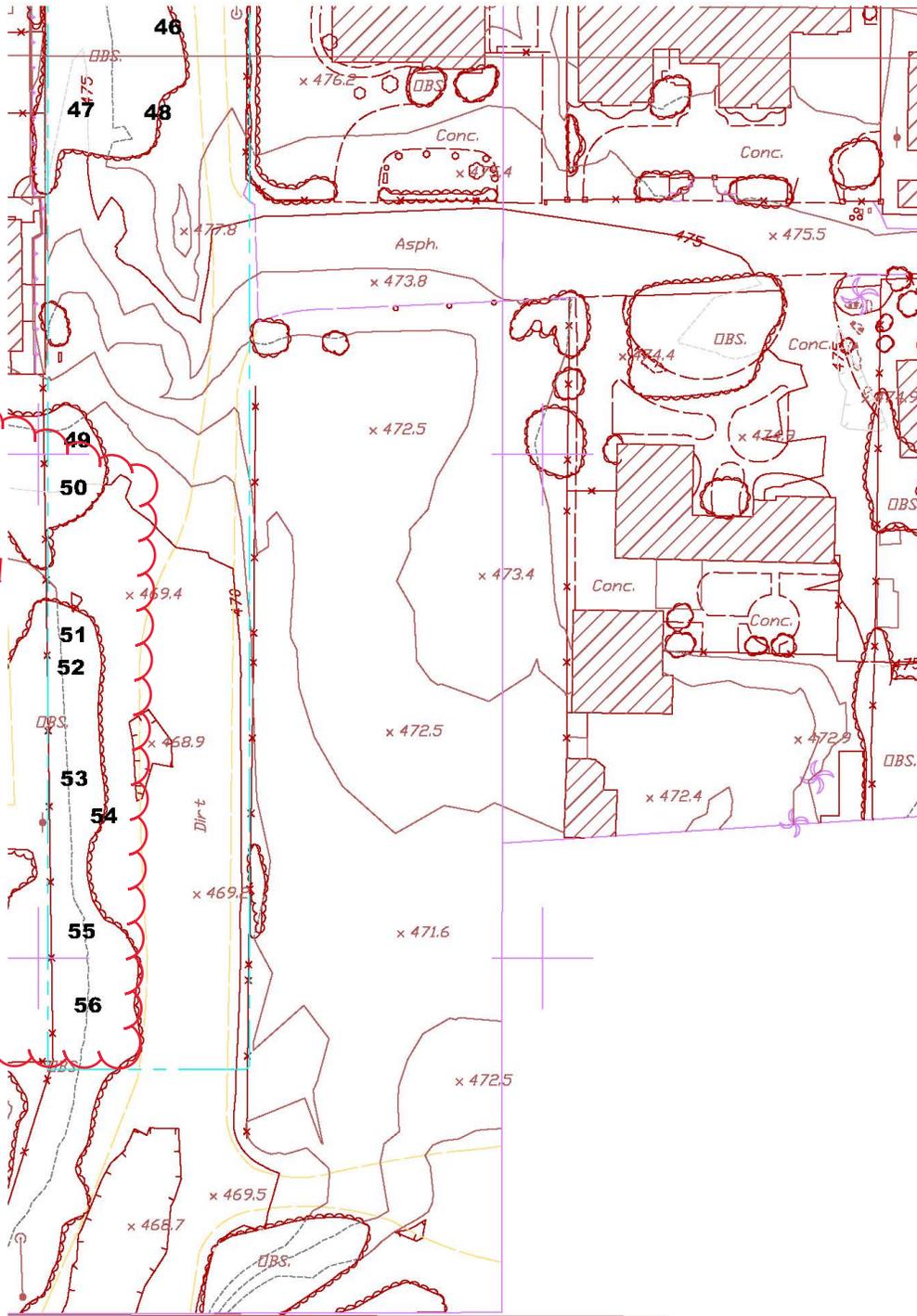
United Civil, Inc has reviewed the Tree Report prepared by the “Biological Assessment Services” and the grading plan prepared by us. The trees that will not be affected by grading, utilities, and construction are:

- Peruvian Pepper Trees 50-56 along the western panhandle (see exhibit B)
- The remainder of the onsite trees will have to be removed.

Very truly yours,

UNITED CIVIL, INC.

Matthew A. Sawyer, RCE
Project Engineer



TREES 50-56

Beltramo Ranch Tree Location Map

Topographic Base from Inland Aerial Surveys Inc



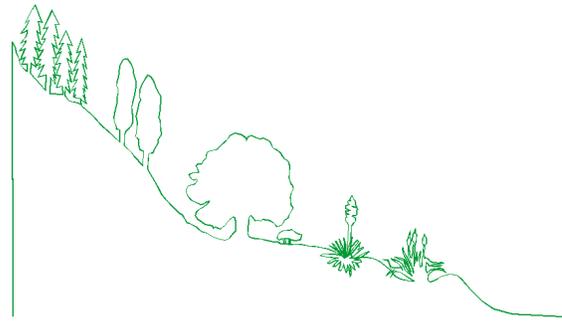
Biological Assessment Services

EXHIBIT "B"

March 4, 2022

Mr. Joe Oftelie

Vice President of Community Development
Warmington Residential
Southern California Division
3090 Pullman Street
Costa Mesa, CA 92626



Biological Assessment Services

Transmitted Via E-mail

Subject: Memorandum regarding Trees Numbered 48-56 on your project at Beltramo Rd. Moorpark CA.

Dear Mr. Oftelie:

Introduction

This Memorandum is prepared as a result of and as requested by the City during a conference call this week.

This Memorandum requests the final determination of the impacts to trees 48 -56 on the project site. As previously determined Peruvian pepper #54 is too small to be considered for protection under City Guidelines. Tree 48 is a California black walnut that is also too small for protection under City guidelines but as a sensitive native species would be protected under CEQA. However, the tree is in extremely poor condition and at the time of the last survey it could not be confirmed that the tree is alive. Therefore this tree warrants no protection. The remaining trees are all Peruvian and Brazilian pepper trees. As noted by the City's consultant:

Trees considered for protection on the project site under the Moorpark, California Municipal Code Chapter 12.12 are listed on the Ventura County Fire Protection Prohibited Plant List (Guideline 410) and/or California Invasive Plant Council (CAL-IPC) and therefore may be exempt from the code. Trees listed in Guideline 410 include flammable (F) and/or invasive plant species (I). Guideline 410 highly recommends that species on the list be thinned or removed. In addition, the California Department of Fish and Wildlife typically recommends removal of invasive species rated as moderate to high on CAL-IPC, especially with the Arroyo Simi being located south of the project site. Trees on the project site and their ratings from Guideline 410 and CAL-IPC are as follows: Brazilian pepper (F, I - moderate), Peruvian pepper (F, I - limited), Italian cypress (F), glossy privet (limited) and Aleppo pine (F).

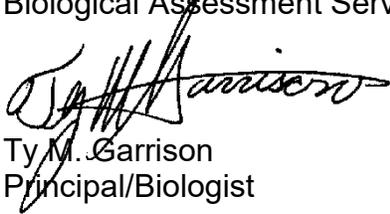
In addition, three of these trees, 52, 53, 55, are beginning to incorporate the chain link fence into their trunks reducing their health and potentially increasing their hazard level

as they may become less structurally sound as a result of the fence inclusions. An additional hazard would come at some time in the future when the tree is cut and a power saw impacts the chain link.

Given the above considerations, it would be preferable to replace the above trees with trees native to the area and appropriate for a topographic bench adjacent to the arroyo. Two species that would be particularly appropriate in this location would be coast live oak and western sycamore.

It is a pleasure working with you and I look forward to the opportunity to continue assisting with this project.

Sincerely,
Biological Assessment Services

A handwritten signature in black ink, appearing to read "Ty M. Garrison". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Ty M. Garrison
Principal/Biologist