

AGENDA
SPECIAL MEETING OF THE CITY COUNCIL
PUBLIC WORKS SUBCOMMITTEE
Agoura Hills City Hall - City Manager's Conference Room
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, July 22, 2026
3:00 PM

Please silence all cell phones and other electronic devices during the meeting.

NOTE: *The Subcommittee and City staff will be participating in this meeting in-person in the City Manager's Conference Room. Members of the public have the opportunity to participate in-person in the conference room. For public participation on items listed on this Agenda, refer to "Public Comments" below.*

PUBLIC PARTICIPATION (PUBLIC COMMENT)

Option A: To provide public comments in-person at the meeting

Members of the public have an opportunity to attend the meeting in-person and speak or submit a written comment on any item listed on this Agenda. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another speaker. Written public comments submitted at the meeting are not read aloud by staff.

To request to speak in-person at the meeting. *The Subcommittee will open the floor for public comment and any in-person attendee who raises their hand will have the opportunity to speak. Public testimony is limited to three (3) minutes per speaker; a speaker's time may no be transferred to another speaker.*

Option B: To submit written public comments by e-mail (prior to the meeting)

Members of the public have an opportunity to submit email correspondence on any item listed on the Agenda by sending an email to: comments@agourahillscity.gov. All public correspondence received by 2:00 p.m. on the meeting date will be provided to the Subcommittee prior to the meeting. Public comments are not read into the record. Any public comments received after 2:00 p.m. on the meeting day will not be considered as part of the Subcommittee's deliberations or entered into the official record, but will be provided to the Subcommittee the next day.

CALL TO ORDER

ROLL CALL

Mayor Jeremy Wolf
Councilmember Kate Anderson

APPROVAL OF AGENDA

PUBLIC COMMENTS

(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the City Council. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

DISCUSSION ITEMS

1. Final Draft of 2026 City of Agoura Hills Tree Inventory Update
Presentation of Final Draft 2026 City of Agoura Hills Tree Inventory Update and proposed action plan.
2. Ladyface Greenway Project Update
Discussion on construction completion, ribbon cutting event, and signge for the Ladyface Greenway Project.

SUBCOMMITTEE OR STAFF COMMENTS

ADJOURNMENT

Date Posted: July 16, 2026



REPORT TO PUBLIC WORKS SUBCOMMITTEE

DATE: JULY 22, 2026
TO: HONORABLE MEMBERS OF THE PUBLIC WORKS SUBCOMMITTEE
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: CHARMAINE YAMBAO, DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
SUBJECT: FINAL DRAFT OF 2026 CITY OF AGOURA HILLS TREE INVENTORY UPDATE

The following report is presented to assist in discussions scheduled for the July 22, 2026 Public Works Subcommittee Meeting, on the final draft of the 2026 City of Agoura Hills Tree Inventory Update.

The City maintains approximately 4,600 trees, located within parks, City properties, medians, parkways, and other public right-of-way areas. Significant investment has been made by the City in planting and maintaining trees through improvement projects, like the Arterial Streetscape Master Plan, the Kanan Median Landscape Improvements, Tree City USA designation, among other programs.

The City Council's Biannual Fiscal Year 2025-26 and 2026-27 Goals included a citywide tree management plan, and if funding was available, planting of more native trees. In 2025, the City received fire resiliency grant funding from the Sante Monica Mountains Conservancy. One of the projects approved as part of the grant was the identification and assessment of City owned trees and to increase fire resistant tree canopy throughout the City.

In March 2026, the tree inventory and assessment was completed by West Coast Arborists, Inc., the City's tree maintenance contractor. The 2026 Tree Inventory Update included identification of native and non-native trees, with classification of fire resistance rating, areas suitable for additional tree plantings, and maintenance recommendations. The report also provided the following information:

- Identify trees located in the Fire Hazard Severity Zones (FHSZ), as defined by Cal Fire (Very High, High, Non-Wildland, Moderate);
- Breakdown of total number of public trees in parkways, medians, parks, and maintenance easements and tree /species type;
- Attributes for each tree, such as height range, canopy spread, Diameter at Breast Height (DBH), utility presence, and water source;
- Condition of each tree at the time of inventory survey.

The 2026 Tree Inventory Update is intended to be used by staff in the development of an action plan to establish and manage a more fire-resistant landscape for the City, including the planting of additional native trees where space is available and suitable for planting.

The report provided recommendations for maintenance of the tree inventory, including new planting of trees at identified vacant sites, suitable for healthy long-term tree development. Based on the recommendations, staff's action plan prioritizes the following:

1. Removal of trees identified as "immediate", which include dead or diseased trees;
2. Removal of trees identified as "routine", which include poorly structured or crowded trees;

3. Removal of “Higher Fire Risk Rating” trees;
4. Removal of non-native trees identified as “Patrol for Disease or Decline” or “Inspect: Insect Infestation”;
5. Treatment of native trees identified as “Patrol for Disease or Decline” or “Inspect: Insect Infestation”.

Any of the trees proposed to be removed will be replaced with a native tree species, per the guidelines of the City’s Arterial Streetscape Master Plan.

In addition to the prioritized actions identified in this plan, the City will continue to perform routine tree maintenance and plant new trees in suitable vacant locations. Given limited funding for tree maintenance, the City implements a systematic maintenance program based on established trimming grids. This grid-based approach organizes groups of trees into designated maintenance areas that are trimmed on a recurring cycle.

The grid-based trimming system provides several benefits, including improved preventive maintenance, enhanced tree health, reduced emergency call outs, lower liability risk, and more efficient record keeping. By proactively maintaining the City’s urban forest, this approach helps maximize available resources while promoting the long-term health, safety, and sustainability of the tree population.

Similar to previous years, the proposed Fiscal Year 2026–27 Budget includes \$75,000 in Account 020-4520-5520.23 (Tree Maintenance), \$25,000 in Account 010-4450-5520.95 (Tree Maintenance in Parks), and \$20,000 in Account 010-4505-5520.03 (Special Projects) to fund these services.

As of the date of the completed inventory update, there was a total of 5795 City-owned and maintained tree sites, which includes 1159 vacant sites, considered suitable for planting trees. The table below provides the breakdown of native versus non-native trees.

Native Status	Count	Percent
Non-Native	2504	55.4%
Native (Local Eco-region)	1756	38.8%
Native (California, Non-Local)	263	5.8%
Native (All)	2019	44.6%

Attached is a copy of the 2026 City of Agoura Hills Tree Inventory Update and staff will be seeking feedback from the subcommittee on the proposed action plan.

Attachments

[CAH Tree Inventory Update & Fire Study.FINAL.pdf](#)

City Of Agoura Hills

Tree Inventory Update

SUBMITTED TO:

BRIAN WOODWORTH
Public Works Project Manager
City of Agoura Hills

PREPARED BY:

REBECCA MEJIA
ISA Board Certified Master Arborist WE-2355B
ISA Qualified Tree Risk Assessor
Consulting Arborist, WCA Inc.



MARCH 13, 2026





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West Coast Arborists, Inc.

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Introduction

West Coast Arborists Inc. was tasked with conducting an Inventory Update to support the development of a strategic plan to address all city-owned trees. The goal is to utilize fire resiliency grant funding to support the future establishment and management of a more fire-resistant landscape for the City of Agoura Hills.

During the Fiscal Year 2025-2026, WCA Inc. staff performed a complete inventory update of all the trees within the City's right-of-way, easement, or management area. The trees were assessed by an ISA Certified Arborist and an ISA Tree Risk Assessment Qualified staff member. As part of the inventory update, this report aims to provide the following information for the City:

- Identify all native and non-native trees, specifically those that are considered highly flammable and that may qualify for removal.
- Classify each tree as having either a Fair, Moderate, or High Fire Resistance Rating.
- Identify the trees located in the following Fire Hazard Severity Zones (FHSZ) as defined by Cal Fire: Very High, High, Non-Wildland, Moderate.
- Provide a breakdown of the total number of public trees in parkways, medians, parks, and those within maintenance easements (where applicable) and by tree type.
- Provide maintenance recommendations for each city-maintained tree based on its condition at the time of the inventory update, its Fire Resistance Rating, and its FHSZ.

Limitations of Assignment

This evaluation utilized a ground-based assessment of the subject trees; the assignment was limited to what could be observed from the ground. Only exposed or easily exposed tree parts above ground level were inspected. The soil immediately around the base of a tree may have been examined, but subsurface soil conditions and any tree parts below ground were not disturbed or observed. The information in this report is based solely on the most current tree inventory data.

Purpose and Use of the Report

This report aims to provide as complete and unbiased an opinion as possible regarding the health, condition, fire risk rating, and maintenance recommendations of the inspected trees based on observable conditions on the day of the inventory collection. The content of this report is intended to be used by City staff in the development of an action plan to address any dead, diseased, or otherwise hazardous trees (including those deemed a fire risk) within the City's oversight and to plant additional native trees where possible.



Summary: As of the date of the completed inventory update, there are a total of 5795 city-owned or otherwise maintained tree sites. This number includes all sites, whether a tree is currently planted or not, including 1159 vacant sites considered suitable for planting. As of January 16, 2026, there are 4524 trees within the city’s maintenance jurisdiction. **Table 1**, below, shows the breakdown of native versus non-native trees:

Native Status	Count	Percent
Non-Native	2504	55.4%
Native (Local Ecoregion)	1756	38.8%
Native (California, Non-Local)	263	5.8%
Native (all)	2019	44.6%

Inventory Data Collection Methodology:

For each tree site, the following attributes were collected:

- Tree Site Location: Physical address and GPS point.
- District: Geographical areas such as maintenance zones or assessment areas.
- Tree Identification: Tree species (common and botanical name).
- Exact DBH: Diameter at Breast Height”, this is measured in inches at 4.5’ above ground.
- Height Range and average canopy spread.
- Condition: the health of the tree at the time of data collection: Good, Fair, Poor, Dead.
- Utility Presence: Yes/No, presence of voltage-carrying wires overhead.
- Parkway Type: Tree Well, Parkway, Open (undefined), Median, etc.
- Public Works site type/parkway size: smallest dimension to nearest whole foot (includes tree well, medians, parks, slopes, etc.).
- Recommended Maintenance: such as Grid/Routine Trim, Plant, Patrol-Diseased/Declining (high priority trim for trees with problems that aren’t removals), Trim-Poorly Structured (high priority trim for trees with problems that aren’t removals), Removal-Diseased/Declining, Removal-Dead, Removal-Structure.
- Tree Health Concern. For trees marked as Patrol-Diseased/Declining or Removal-Diseased/Declining, the most obvious problem, if it can be discerned (such as Drought Stress, Leaf-sucking Insects, Borers, Foliar Disease, etc.).
- Water Source, if present.
- Growth Space size and status (suitable or unsuitable for plant growth).
- Native status (native or non-native).
- Fire Response Rating (Lower Fire Risk, Moderate Fire Risk, Higher Fire Risk).
- Fire Concern, Species specific (Yes or No).
- Fire Hazard Severity Zone (FHSZ).
- Removal Priority.



Inventory Data Collection Methodology: continued:

Condition Ratings: During data collection, the condition of each tree was recorded. These ratings are based on the condition of the tree on the date of inventory update and are susceptible to change at any time:

- **Good:** The tree appears to be healthy and has been pruned relatively well in the past. There are signs of new flushes of growth.
- **Fair:** The tree is healthy in most respects but may appear stunted in comparison to other trees in that stand. Past maintenance, such as topping, may have caused a weakened structure. Leaves may be off color, suggesting a lack of nutrients or the presence of disease or pest infestations.
- **Poor:** The tree may have large decay pockets, severe insect or disease problems, twig and branch dieback, poor vigor, and/or serious structural defects.
- **Dead:** The tree should be removed as soon as possible due to high risk of branch failure, tree collapse, or fire hazard, or a combination thereof.
- **Not Applicable (N/A):** Applies to stumps and vacant planting sites.

Utility Presence: The presence of overhead utility lines is indicated by Yes/No. Overhead lines pose problems for urban trees because the trees must be pruned to a minimum clearance from the lines to avoid interference. Most trees do not respond well to the severe heading back commonly used on trees situated beneath utility lines. The healthiest trees will result from selecting species with mature heights less than those of the primary overhead utility lines. Heavy pruning is not required for secondary and other service utilities (i.e., cable wires) because these lines are rarely a limiting factor on crown development.

Discussion

Data sources, methods, and defensibility: While there is no official statewide listing for “fire-resilient” trees, the data sources and methods utilized for this report to help determine various fire study data are outlined below:

- **Native Status** for each tree species was determined using the California Native Plant Society (CNPS) Calscape database, with consideration of regional ecoregional distributions applicable to the City of Agoura Hills and the Santa Monica Mountains/South Coast region. Within ArborAccess, the species were classified as Native (Local Ecoregion), Native (California, Non-Local), or Non-Native. (*Calscape*).
- **Fire Hazard Severity Zones, OSFM.** FHSZ are state-designated, science-based rankings (Moderate, High, Very High) classifying areas based on wildfire likelihood, driven by vegetation, topography, weather, and ember intrusion. The FHSZ fields in the ArborAccess dataset (FHSZ, FHSZ_Description) are interpreted using CAL FIRE Office of the State Fire Marshal’s framework: these zones represent hazard (not site-specific “risk”) and are

based on fuels, terrain, weather, and related factors. (*Office of the State Fire Marshal*). These zone categories (Moderate, High, and Very High) are based on 30 to 50-year projections of vegetation (fuel), topography (slope), weather, and ember-related fire behavior. These zones were updated in 2025:

- **Very High FHSZ:** Areas with the highest potential for severe wildfire ignition and spread, featuring the most intense expected fire behavior.
- **High FHSZ:** Areas with a greater probability of wildfire ignition and spread, where expected fire behavior is intense.
- **Moderate FHSZ:** Areas with a lower probability of wildfire ignition and spread, where expected fire behavior is less intense.
- **Non-Wildland:** Areas within the city that are typically in densely developed urban centers with little to no surrounding wildland fuel.
- **Table 2:** Tree counts in each of the 404 Fire Hazard Severity Zones:

FHSZ Description	Count	Percent
Very High	3011	66.6%
High	670	14.8%
Moderate	378	8.4%
Non Wildland	464	10.3%

- **Fire resilience/Fire Response** classifications are derived from published guidance from CAL FIRE, UC Cooperative Extension, and local fire authority best management practices. Fire response ratings reflect species-level fuel and structural characteristics and do not represent an absolute prediction of fire behavior, which is influenced by site conditions, maintenance, and surrounding fuels. These categories represent general species-level tendencies and do not constitute a prediction of fire behavior at any specific site. Actual fire performance is influenced by tree condition, maintenance history, spacing, surrounding fuels, topography, weather, and proximity to structures. **Table 3:** Fire Response Rating categories used in this report:

Fire Response Rating	Count	Percent
Lower Fire Risk	4099	90.6%
Moderate Fire Risk	153	3.4%
Higher Fire Risk	271	6.0%

- **Fire Concern:** “Yes” within each ArborAccess site detail indicates species commonly identified in Wildland Urban Interface (WUI) guidance as requiring increased management attention due to fuel characteristics, maintenance dependency, or historic performance in fire-prone landscapes.

The following data is a summary of the trees located in each **Fire Risk Response Rating**:

Table 4: Identifies those species that have a **Higher Fire Risk Rating**:

Botanical Name	Common Name	Count
<i>Brahea edulis</i>	Guadalupe Palm	1
<i>Cedrus deodara</i>	Deodar Cedar	7
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	2
<i>Corymbia ficifolia</i>	Red Flowering Gum	1
<i>Cupressus sempervirens</i>	Italian Cypress	3
<i>Eucalyptus camaldulensis</i>	Red Gum	31
<i>Eucalyptus cladocalyx</i>	Sugar Gum	2
<i>Eucalyptus nicholii</i>	Nichols Willow Leafed Peppermint	4
<i>Eucalyptus rudis</i>	Desert Gum	9
<i>Eucalyptus sideroxylon</i>	Red Iron Bark	20
<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	8
<i>Melaleuca quinquenervia</i>	Paperbark Melaleuca	1
<i>Pheonix roebelenii</i>	Pigmy Date Palm	1
<i>Pinus canariensis</i>	Canary Island Pine	99
<i>Pinus eldarica</i>	Afghan Pine	8
<i>Pinus halepensis</i>	Aleppo Pine	23
<i>Pinus pinea</i>	Italian Stone Pine	7
<i>Schinus terebinthifolius</i>	Brazilian Pepper	8
<i>Syagrus romanzoffianum</i>	Queen Palm	6
<i>Tamarix chinensis</i>	Salt Cedar	2
<i>Washingtonia robusta</i>	Mexican Fan Palm	13

Table 5: Identifies those species that have a **Moderate Fire Risk Rating**:

Botanical Name	Common Name	Native?	Count
<i>Arbutus "Marina"</i>	Marina Arbutus		24
<i>Arbutus unedo</i>	Strawberry Tree		3
<i>Callistemon citinus</i>	Lemon Bottlebrush		2
<i>Callistemon viminalis</i>	Weeping Bottlebrush		7
<i>Laurus nobilis</i>	Sweet Bay		1
<i>Ligustrum lucidum</i>	Glossy Private		26
<i>Pittosporum phylliraeoides</i>	Willow Pittosporum		7
<i>Umbellularia californica</i>	California Bay	Native	52
<i>Xylosma congestum</i>	Xylosma		1

Table 6: located on pages 6 and 7, identifies the species with a **Lower Fire Risk Rating:**

Botanical Name	Common Name	Native?	Count
<i>Acacia baileyana</i>	Bailey Acacia		1
<i>Albizia Julibrissin</i>	Silk Tree		2
<i>Alnus rhombifolia</i>	White Alder	Native	31
<i>Betula pendula</i>	European White Birch		2
<i>Brachychiton populneus</i>	Bottle Tree		26
<i>Catalpa speciosa</i>	Western Catalpa		1
<i>Cercis canadensis</i>	Eastern Redbud		35
<i>Cercis occidentalis</i>	Western Redbud	Native	154
<i>Chilopsis linearis</i>	Desert Willow	Native	22
<i>Chionanthus retusus</i>	Chinese Fringe Tree		3
<i>Cinnamomum camphora</i>	Camphor Tree		8
<i>Citrus spp.</i>	Citrus, all varieties		13
<i>Cupaniopsis anacardioides</i>	Carrotwood		4
<i>Ficus carica</i>	Edible Fig		8
<i>Fraxinus agustifolia "Raywood"</i>	Raywood Ash		125
<i>Fraxinus pennsylvanica</i>	Green Ash		1
<i>Fraxinus uhdei</i>	Shamel Ash		28
<i>Fraxinus velutina</i>	Arizona Ash		62
<i>Fraxinus velutina 'Modesto'</i>	Modesto Ash		95
<i>Ginkgo biloba</i>	Maidenhair Tree		19
<i>Gleditsia triacanthos</i>	Honey Locust		2
<i>Grevillea robusta</i>	Silk Oak		3
<i>Handroanthus heptaphyllus</i>	Pink Trumpet Tree		1
<i>Heteromeles arbutifolia</i>	Toyon	Native	242
<i>Hymenosporum flavum</i>	Sweetshade		1
<i>Jacaranda mimosifolia</i>	Jacaranda		12
<i>Juglans Californica</i>	Southern Cal Black Walnut	Native	10
<i>Juglans hindsii</i>	Walnut	Native	11
<i>Koelreuteria bipinnata</i>	Chinese Flame		12
<i>Lagerstroemia spp.</i>	Crape Myrtle, all varieties		96
<i>Liquidambar styraciflua</i>	American Sweet Gum		349
<i>Lophostemon confertus</i>	Brisbane Box		1
<i>Lyonothamnus floribundus</i>	Fern-Leaf Catalina Ironwood	Native	4
<i>Magnolia grandiflora, spp.</i>	Magnolia, all varieties		11
<i>Malus sylvestris</i>	Edible Apple		1
<i>Morus alba</i>	White Mulberry		6
<i>Nerium oleander</i>	Oleander		10
<i>Nyssa sylvatica</i>	Sour Gum		2
<i>Olea europaea</i>	Olive		27

Table 6: Continued

Botanical Name	Common Name	Native?	Count
<i>Olea europaea</i>	Olive		27
<i>Parkinsonia florida</i>	Blue Palo Verde	Native	2
<i>Persea americana</i>	Avocado		1
<i>Pistacia chinensis</i>	Chinese Pistache		67
<i>Platanus racemosa</i>	California Sycamore	Native	261
<i>Platanus X hispanica</i>	London & Bloodgood Plane		236
<i>Populus fremontii</i>	Fremont Cottonwood	Native	52
<i>Prunus blireiana</i>	Flowering Plum		2
<i>Prunus caroliniana</i>	Carolina Laurel Cherry		28
<i>Prunus cerasifera</i>	Purple Leaf & Kraters Plum		37
<i>Prunus dulcis</i>	Almond		1
<i>Prunus ilicifolia</i>	Catalina Cherry	Native	23
<i>Prunus lusitanica</i>	Portugal Laurel		1
<i>Punica granatum</i>	Pomegranate		1
<i>Pyrus betulifolia</i>	Dancer Pear		3
<i>Pyrus calleryana, all varieties</i>	Ornamental, Aristocrat, Bradford		78
<i>Pyrus kawakamii</i>	Evergreen Pear		87
<i>Quercus agrifolia</i>	Coast Live Oak	Native	92
<i>Quercus engelmannii</i>	Engelmann Oak	Native	13
<i>Quercus ilex</i>	Holly Oak		128
<i>Quercus kelloggii</i>	California Black Oak	Native	2
<i>Quercus lobata</i>	Valley Oak	Native	242
<i>Quercus macrocarpa</i>	Bur Oak		2
<i>Quercus palustris</i>	Pin Oak		4
<i>Quercus rubra</i>	Red Oak		7
<i>Quercus rugosa</i>	Netleaf Oak		11
<i>Quercus virginiana</i>	Southern Live Oak		98
<i>Robinia pseudoacacia</i>	Black Locust		5
<i>Robinia 'Purple Robe'</i>	Purple Robe Locust		4
<i>Salix lasiolepis</i>	Arroyo Willow	Native	22
<i>Schinus molle</i>	California Pepper		105
<i>Searsia lancea</i>	African Sumac		7
<i>Solanum jasminoides</i>	Potato Vine		1
<i>Tecoma stans</i>	Yellow Elder		6
<i>Tipuana tipu</i>	Tipu		1
<i>Ulmus parvifolia</i>	Chinese Elm		93
<i>X Chitalpa tashkentensis</i>	Chitalpa		5



Discussion: continued:

The ArborAccess valuation methodology calculates each tree's Gross Estimated Value (GEV) using formulas from the Guide for Plant Appraisal (9th Edition) and WC-ISA species classification ratings, applying standardized condition and location factors. Each tree is categorized as Broadleaf/Coniferous or Palms, with species ratings as Good, Average, Poor, or Dead. These, along with the plants' DBH (Diameter Breast Height), are used to determine the replacement and installation costs used for valuation. Palm values are determined solely by brown trunk height without additional factors. See Appendix C for the complete valuation methodology. Using this formulation, the City of Agoura Hills' urban forest has an estimated value of \$15,248,450.

Recommended Maintenance:

As part of the inventory data collection process, the urban forest maintenance requirements were also identified so that maintenance needs and costs can be projected for upcoming years. The purpose is to maintain urban forest health, a vigorous tree population, an effective and efficient maintenance cycle, and to address fire hazard concerns. The overall assessment includes routine maintenance trimming, the removal of hazardous trees (dead, diseased, dying, or otherwise hazardous, as determined by fire ratings), stump removals, and tree planting in vacant locations within the easement.

Regardless of the size of a community's tree management budget, systematic tree maintenance reduces long-term costs. Systematic tree maintenance programs reduce the need for "emergency" maintenance, help prevent liability problems (such as dead or weak branches), reduce tree mortality, and improve the long-term health and value of the urban forest. A systematic tree maintenance program is composed of pre-designed trimming grids, which are trimmed in their entirety on a set schedule. The following are a few of the benefits of a grid trimming system: improved public relations, equitable service, preventive maintenance, improved plant health, maintenance of a capital asset, reduced liability, and efficient recordkeeping.

Based on this most current inventory update and the information discussed in the body of the report, the following maintenance types are offered:

Grid Trim/Routine Maintenance (2460 trees): This maintenance category accounts for the highest percentage of trees in the updated inventory. Trees in this category are considered to have good to fair health and do not require any pruning beyond the normal cleaning, thinning, and/or canopy raising performed during a routine maintenance trim. *Native: 979, Non-Native: 1481.*

Trim-Poorly Structured (525 trees). Trees with this maintenance type have hazardous cracks or structural problems that pose above-normal safety concerns, and the potential for tree failure cannot be mitigated through routine pruning. Other examples of poorly structured trees are those



with actively separating included bark at a primary branch attachment, which greatly increases the potential for future limb failure. *Native: 247, Non-Native: 278.*

Young Tree Maintenance (734 trees): This category addresses all new or recently planted trees that have not yet been established or had stakes removed. These trees need patrolling, watering, re-staking, fertilizing, and structural pruning. This typically ends when the stakes are no longer needed, and the work type should be transitioned to a routine/grid trim maintenance type. *Native: 479, Non-Native: 255.*

Patrol for Disease or Decline (360 trees): Trees in this category are in decline due to a number of possible reasons, including environmental conditions, pests, disease problems, or natural senescence. At the time of data collection, these trees had not yet reached the point where removal was necessary. In some cases, the condition of these trees may be improved by trimming, watering, or the application of other plant health care practices. It is recommended that these trees undergo disease identification and, if necessary, treatment prescription, and be patrolled to determine the timing of treatment and application, or when removal might be warranted. Non-native trees (or those with a Moderate or High Fire Risk Rating) in this classification may also be considered for removal, and a reexamination of these trees is recommended. *Native: 112, Non-Native: 248.*

Inspect: Insect Infestation (232 trees): Trees assigned this recommendation are exhibiting signs or symptoms of active or potential insect infestation, such as canopy thinning, leaf discoloration, exit holes, frass, or abnormal dieback. Early evaluation, treatment, and intervention may improve tree health by controlling or eradicating insects and reducing the potential for spread to adjacent trees. *Native: 137, Non-Native: 95.*

Removal Recommendations (224 trees): Trees recommended for removal were prioritized based on their risk at the time of inventory; each category can be queried separately in ArborAccess. Removal Priority: Immediate: Trees with this rating appear to be hazardous and should be evaluated for immediate removal. Routine: These include declining trees or those in any of the removal categories that do not appear to pose an immediate hazard and should be evaluated for removal during the next maintenance cycle.

Any tree noted as dead or diseased/declining that is recommended for removal should also be considered a fire hazard due to the level of potentially flammable material. Therefore, any tree noted in either of these categories (dead or highly diseased) has been given an “Immediate” removal priority.

Each city-maintained tree was identified by the inspecting certified arborist, city arborist, or their designated person using the following criteria to validate potential removal recommendations and assign priority to the most hazardous trees. Trees recommended for removal are grouped into the

following categories: each category can also be further sorted in ArborAccess to show native vs non-native trees.

- **Overhead Spacing (5 trees):** These trees pose overhead spacing hazards which will, in the near future, cause conflicts with overhead utility lines, buildings, or aerial signage. In many cases, the conflict could be alleviated by excessive pruning. However, the trimming techniques used in the past on these trees (i.e., topping) compromise the trees' natural form, cause weak limb attachments, allow for insect infestation, and initiate rapid new growth, which will require a more frequent trim cycle. The most cost-effective solution in this case is to remove the trees and replant them with species whose natural growth patterns will not create future conflicts. *Native: 0, Non-Native: 5.*
- **Dead & Dead Small Trees (21 & 31 trees):** Dead trees are identified by their species names, where the species can be determined. If they are not identifiable, they are called "Dead Tree." All dead trees should be scheduled for immediate removal. However, depending on their location, some of these trees may also be considered for preservation to create suitable wildlife habitats where public safety conditions are not a concern. *Native: 33, Non-Native: 19.*
- **Diseased or Declining (39 trees):** Trees with this recommendation are diseased or declining to a point beyond any management strategy to recover them. It is recommended that these be removed immediately to reduce the potential spread of problems and to address public safety concerns when targets are in close proximity. Some of these might also be considered for preservation to create suitable wildlife habitat where conditions for public safety are not a concern. *Native: 12, Non-Native: 27.*
- **Poorly Structured (6 trees):** These are trees that have hazardous cracks or structural problems that present above normal safety concerns, and the potential for tree failure cannot be mitigated through pruning alone. Other examples of poorly structured trees are those with actively separated included bark at a primary branch attachment, which greatly increases the potential for future limb failure. *Native: 1, Non-Native: 5.*
- **Seedling or Volunteer (26 trees):** Trees meeting these criteria were not intentionally planted by the City and are inappropriate for the current site conditions. These may be trees planted by homeowners, grown via seeds from surrounding trees, or from bird droppings. *Native: 5, Non-Native: 21.*
- **Tree Spacing Criteria & Overhead Spacing Criteria (12 trees):** These trees do not have enough growing space in the city right-of-way. Crowding or inappropriate locations often result in displaced hardscape, which can pose a serious trip-and-fall hazard to the public. Trees in this category may be planted too close to one another or to objects such as hydrants, poles, or meters, or may be influenced by overhanging private trees. *Native: 0, Non-Native: 12.*



- **Stumps (75).**

Tree Planting: Based on the criteria provided by the city, we have identified 1159 vacant sites that are suitable for planting. Identification of vacant sites during inventory collection enables the city to expand the urban forest and may assist in obtaining additional grant funding. Vacant site listings from the inventory can be generated to create work lists and utilized for budget projections. The map located on page 22 shows the locations of all vacant sites recommended for planting.

- A vacant site is identified as any location that is suitable for healthy long-term plant development, but that does not currently have a tree planted.

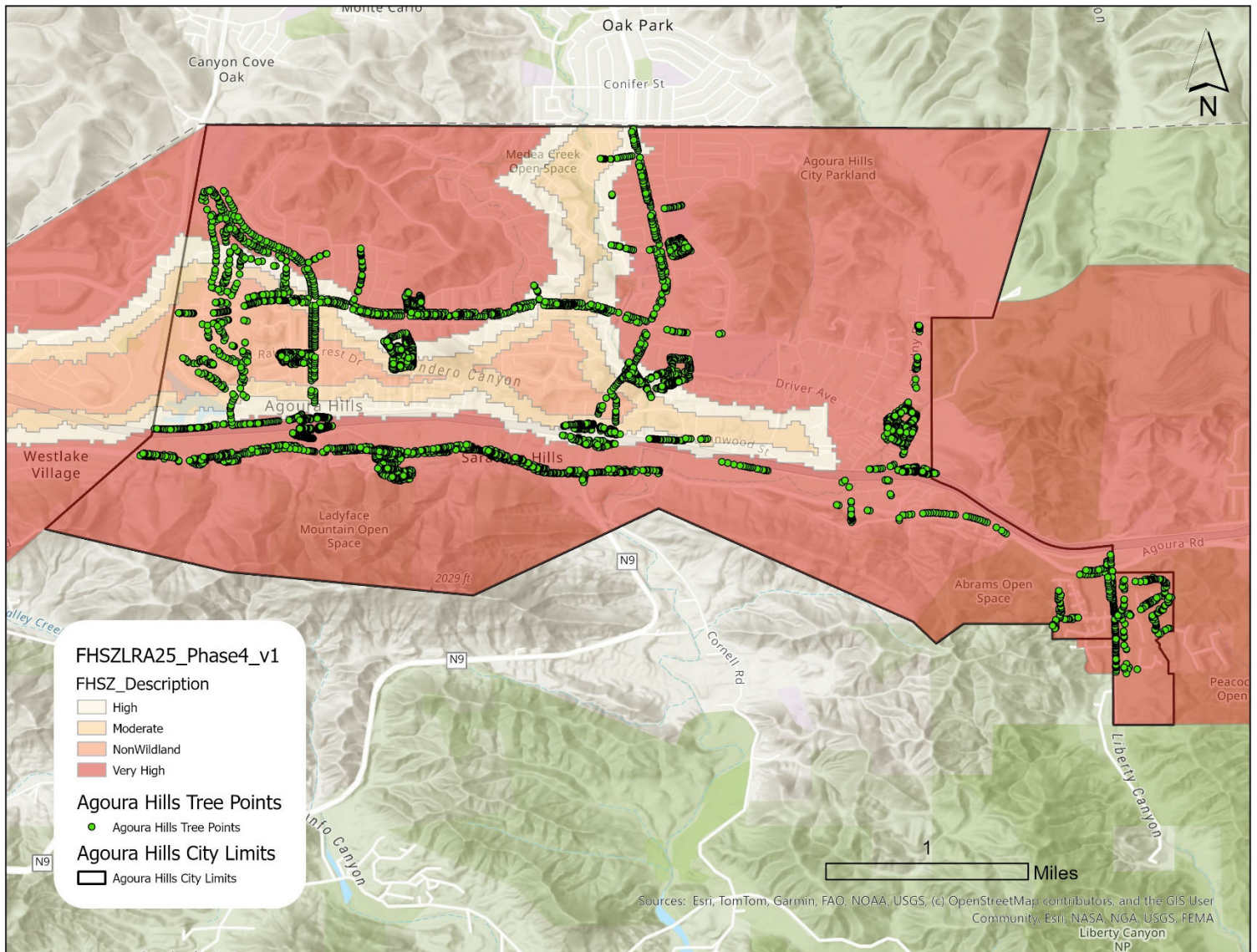
The **controlling authority** must determine which recommended maintenance options to employ and is responsible for scheduling such work. All tree work shall comply with current industry standards, specifically the criteria provided in *ISA Best Management Practices, ANSI A300 2023*.



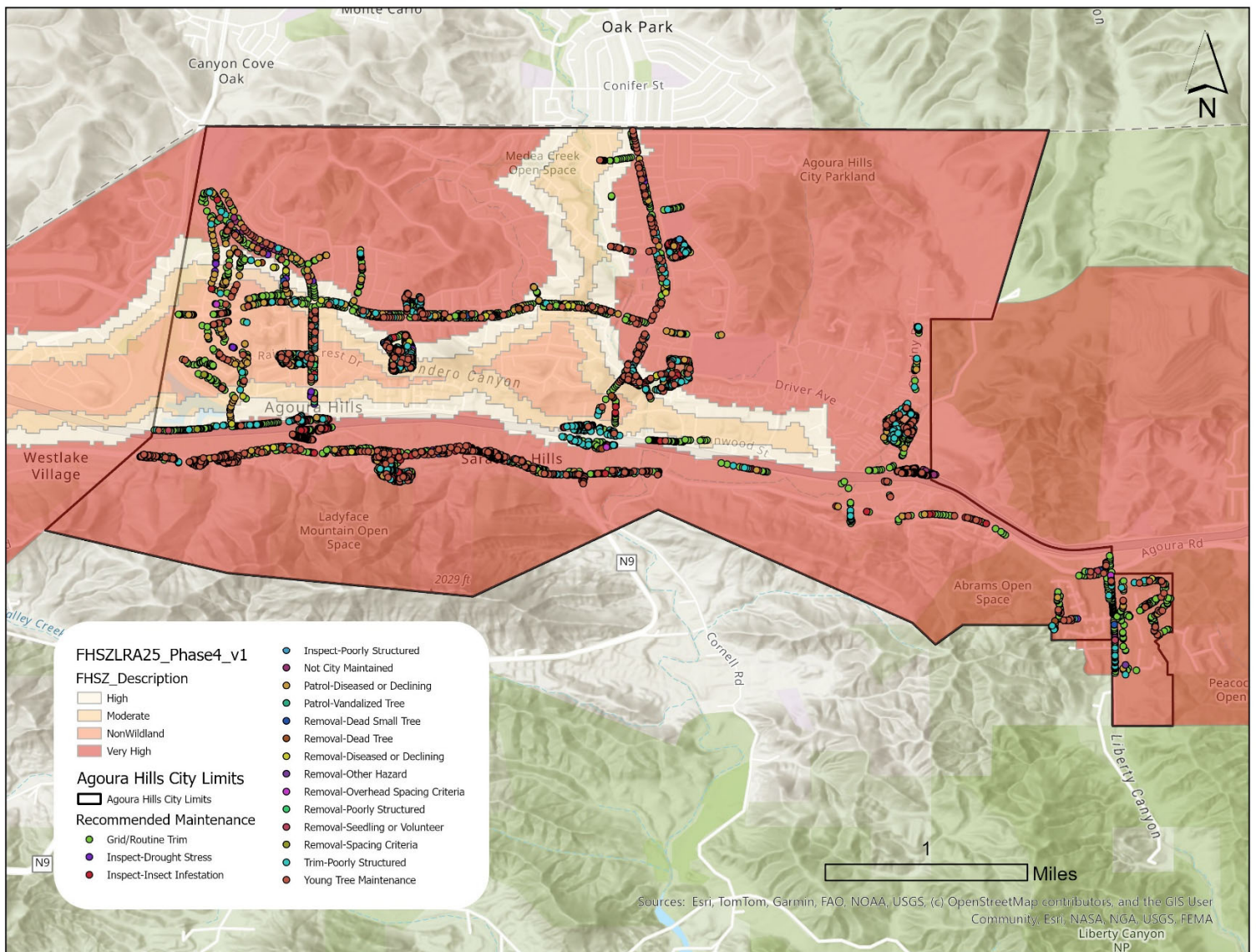
APPENDIX A – Maps

Each of the following maps will also be provided to city staff for use in any separate exhibits that they might find useful.

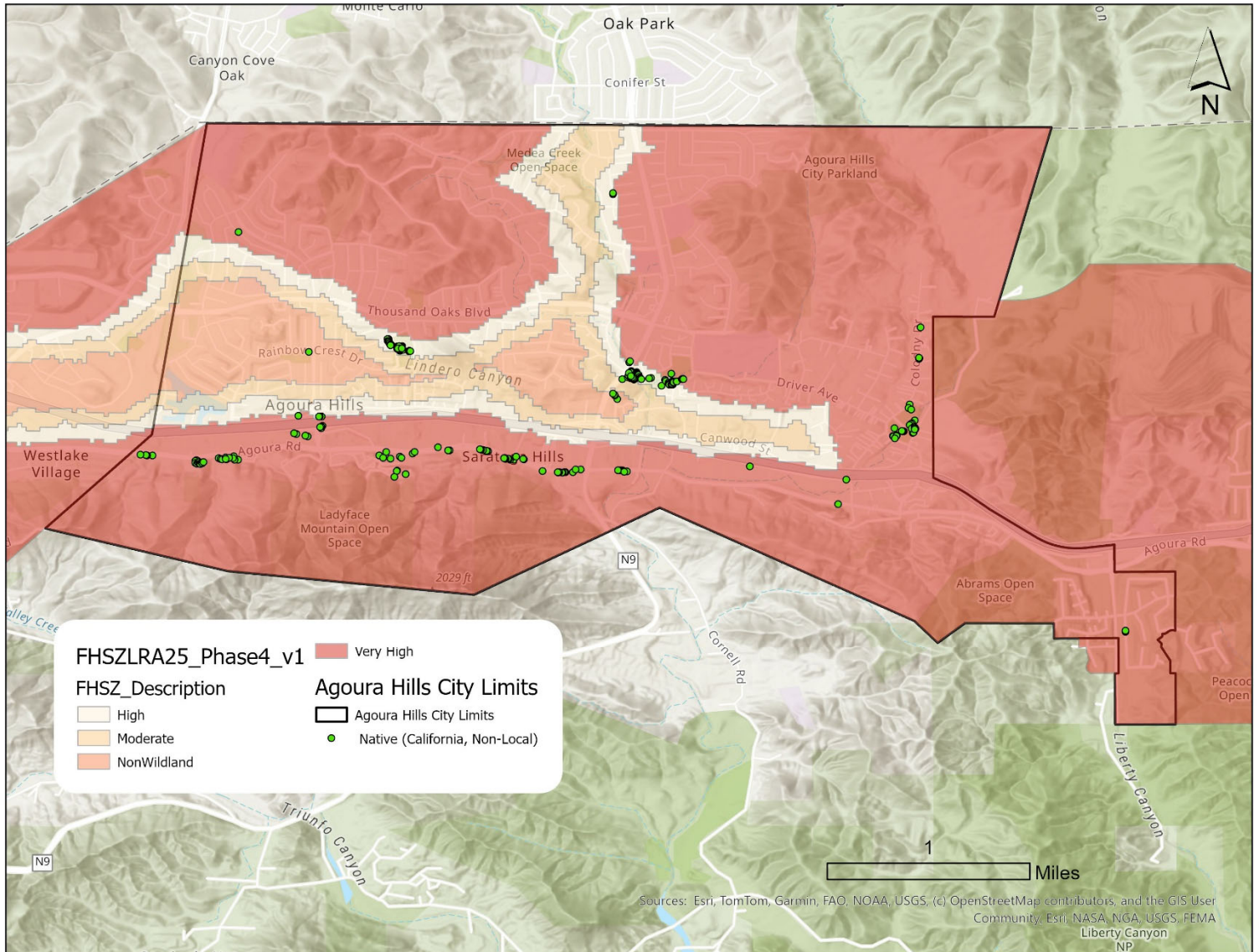
Map 1: Showing all sites currently inventoried within the city of Agoura Hills.



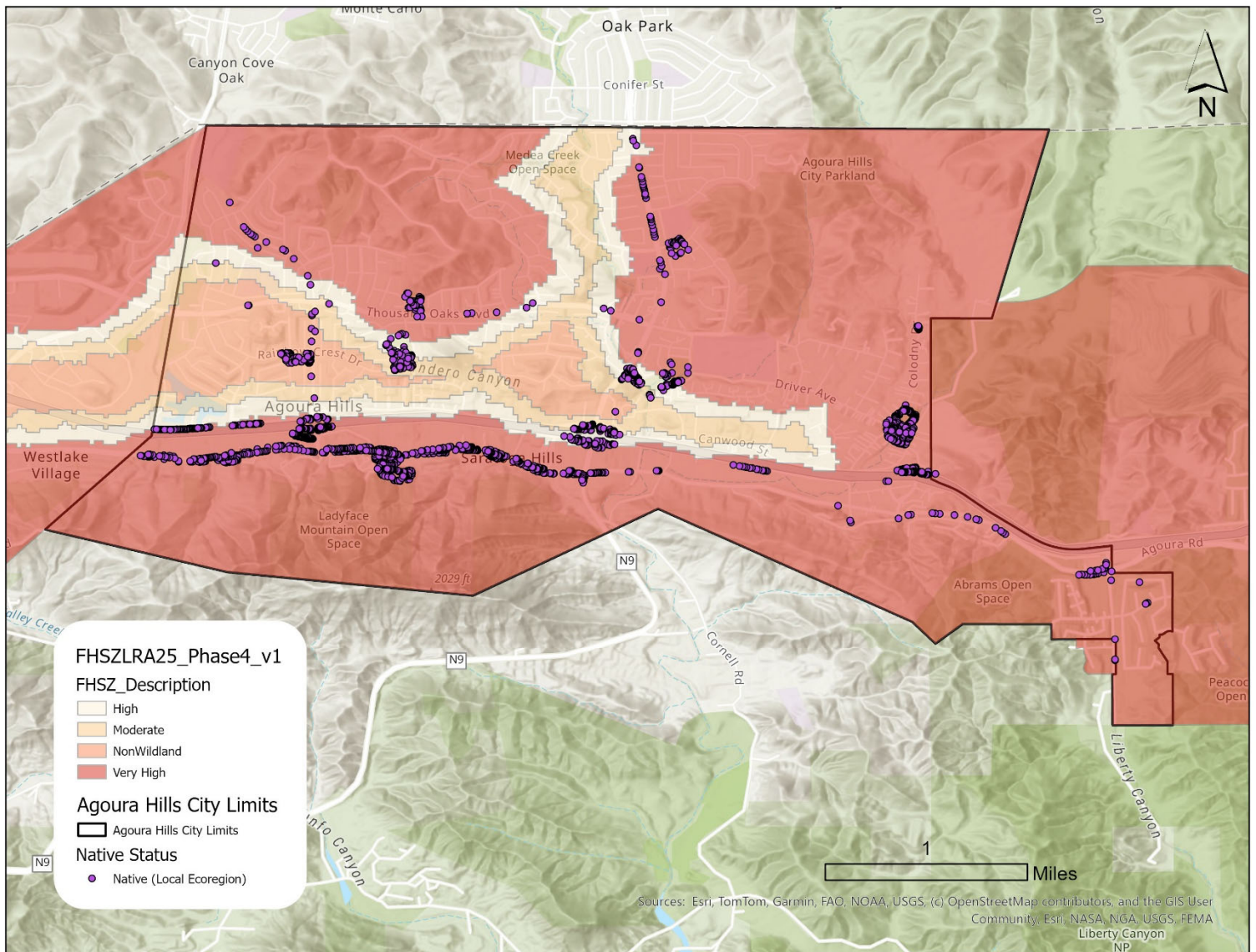
Map 2: Showing all sites and the various maintenance types recommended for each location.



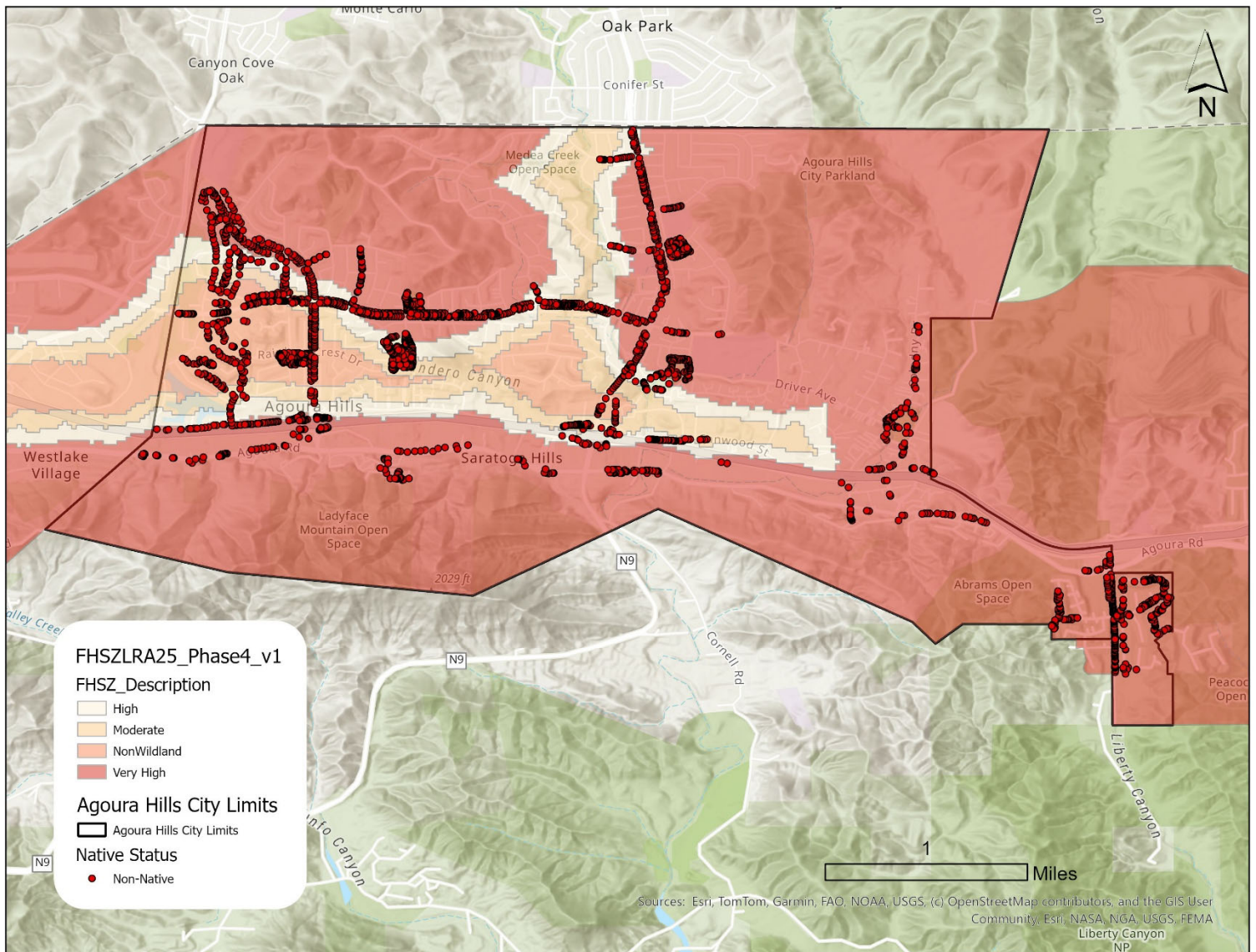
Map 3: Showing all trees designated as Native (California, Non-Local).



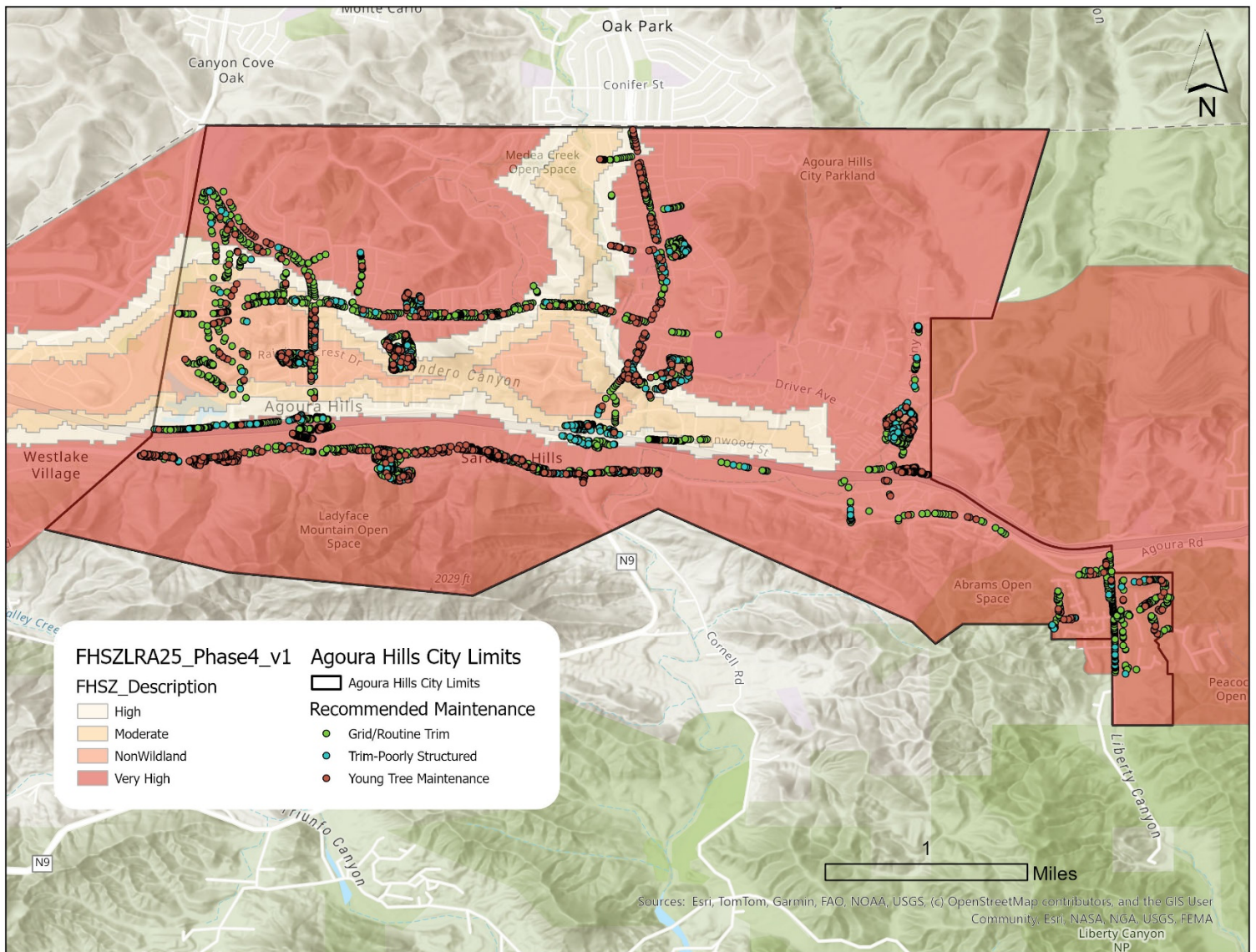
Map 4: Showing all trees designated as Native (Local Ecoregion).



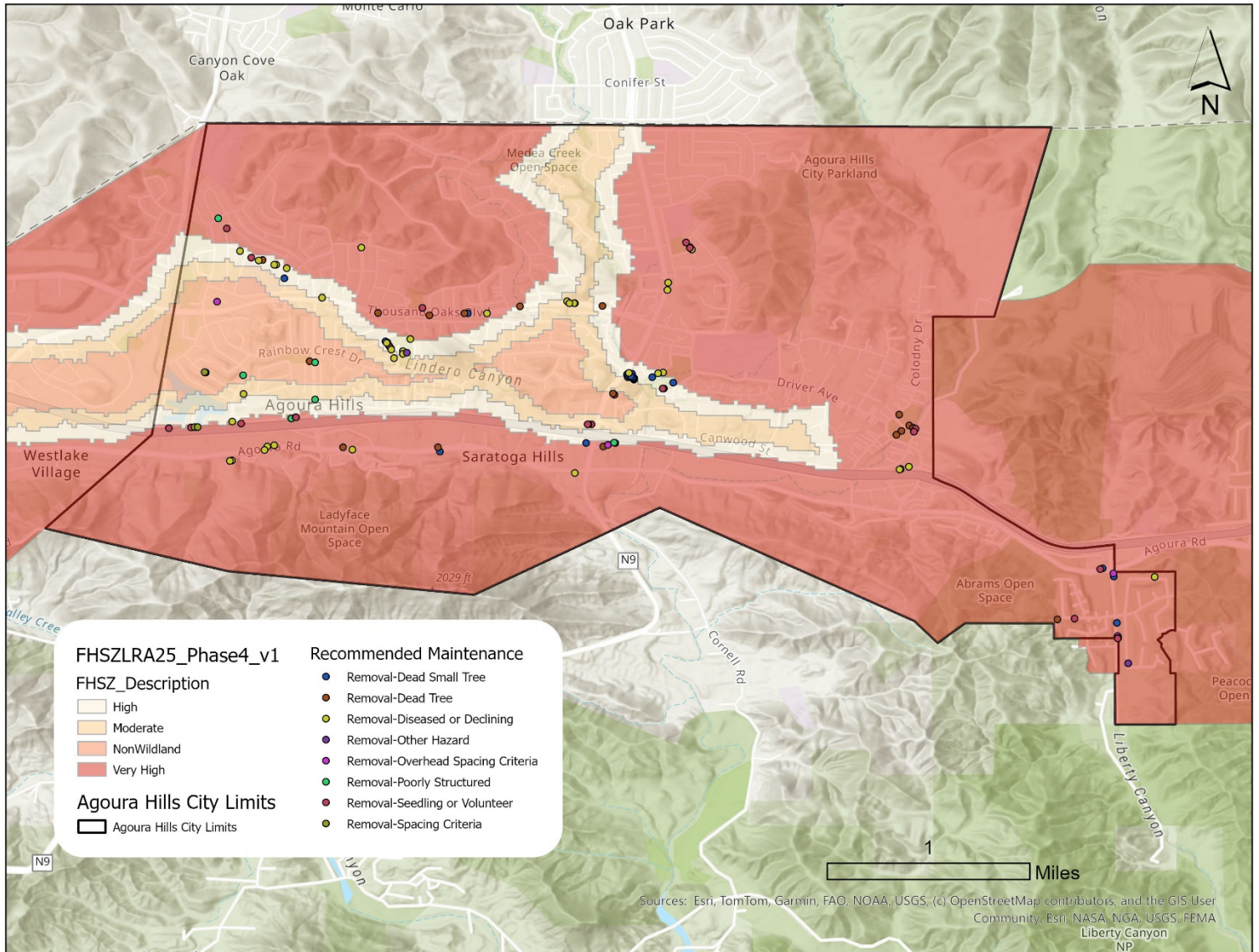
Map 5: Showing all trees designated as Non-Native.



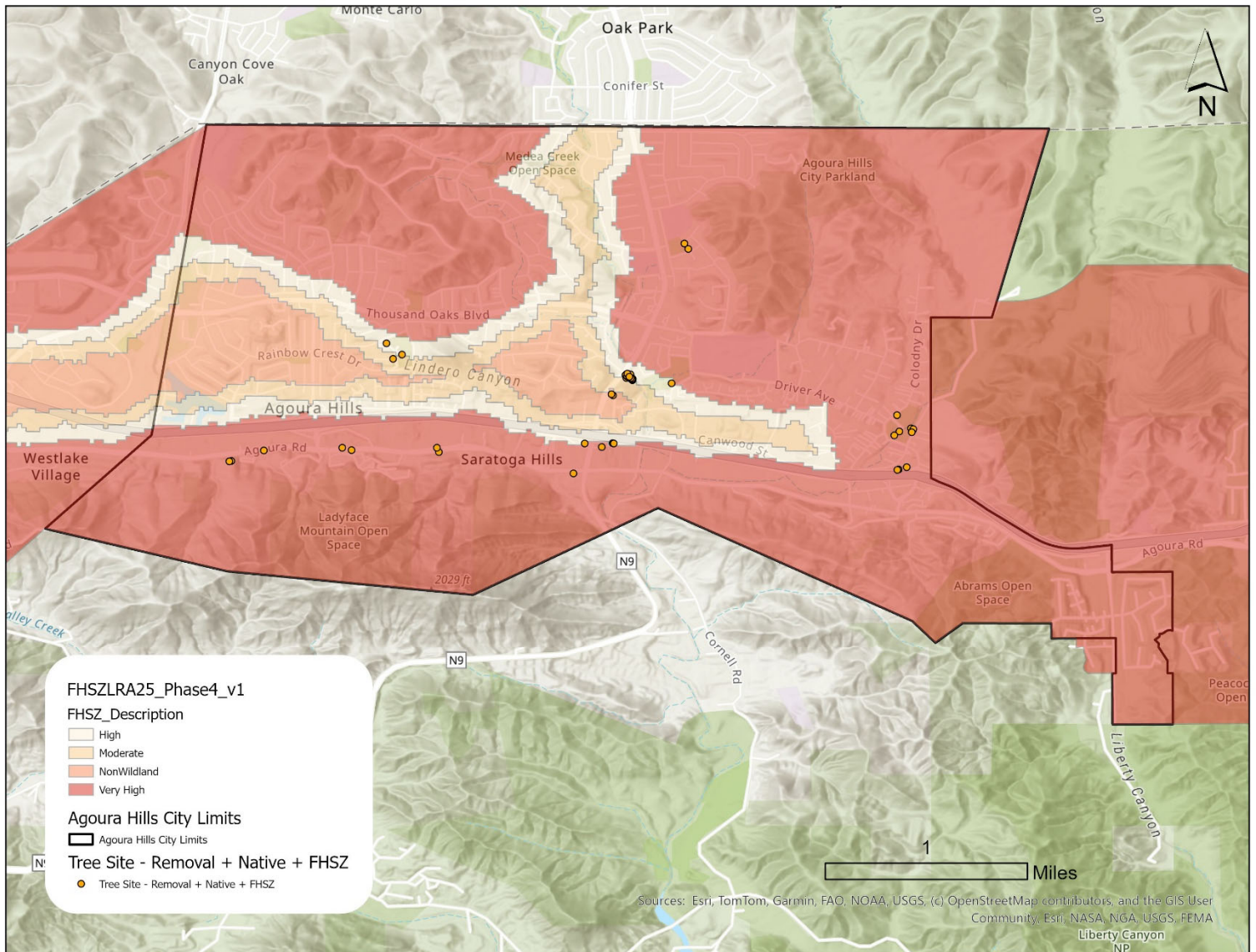
Map 6: Showing the trees recommended for routine maintenance.



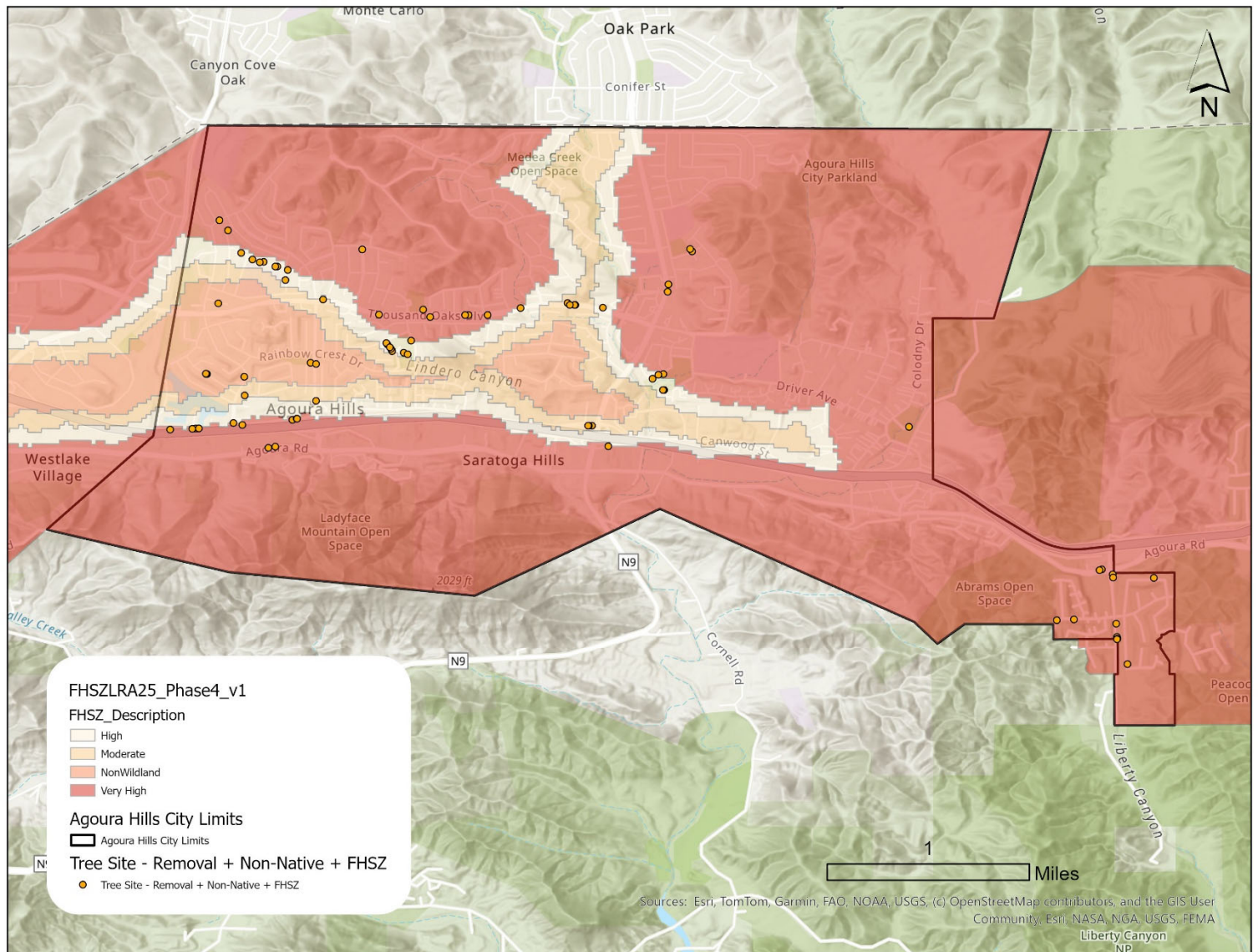
Map 7: Showing all trees recommended for removal.



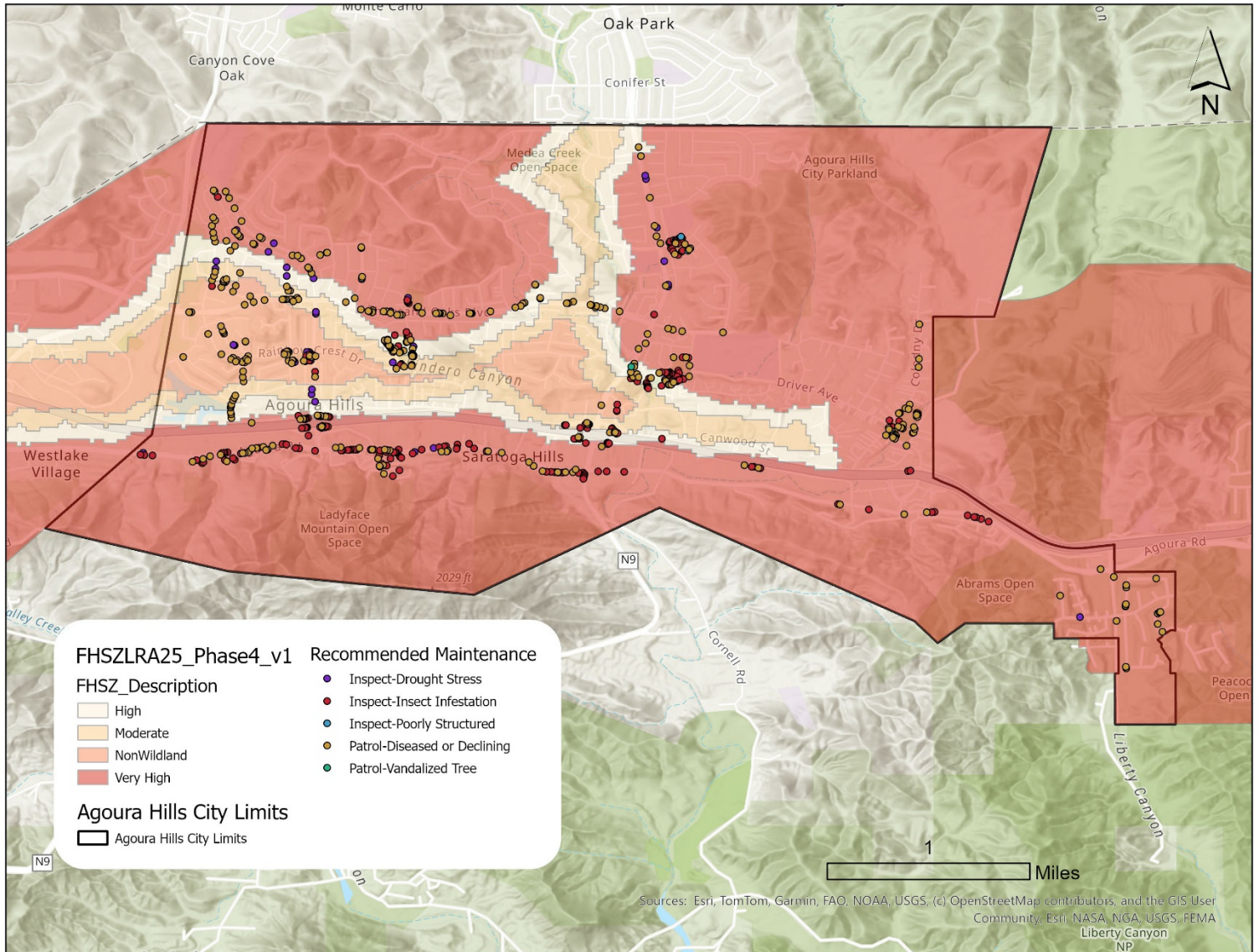
Map 8: Showing Native trees recommended for removal.



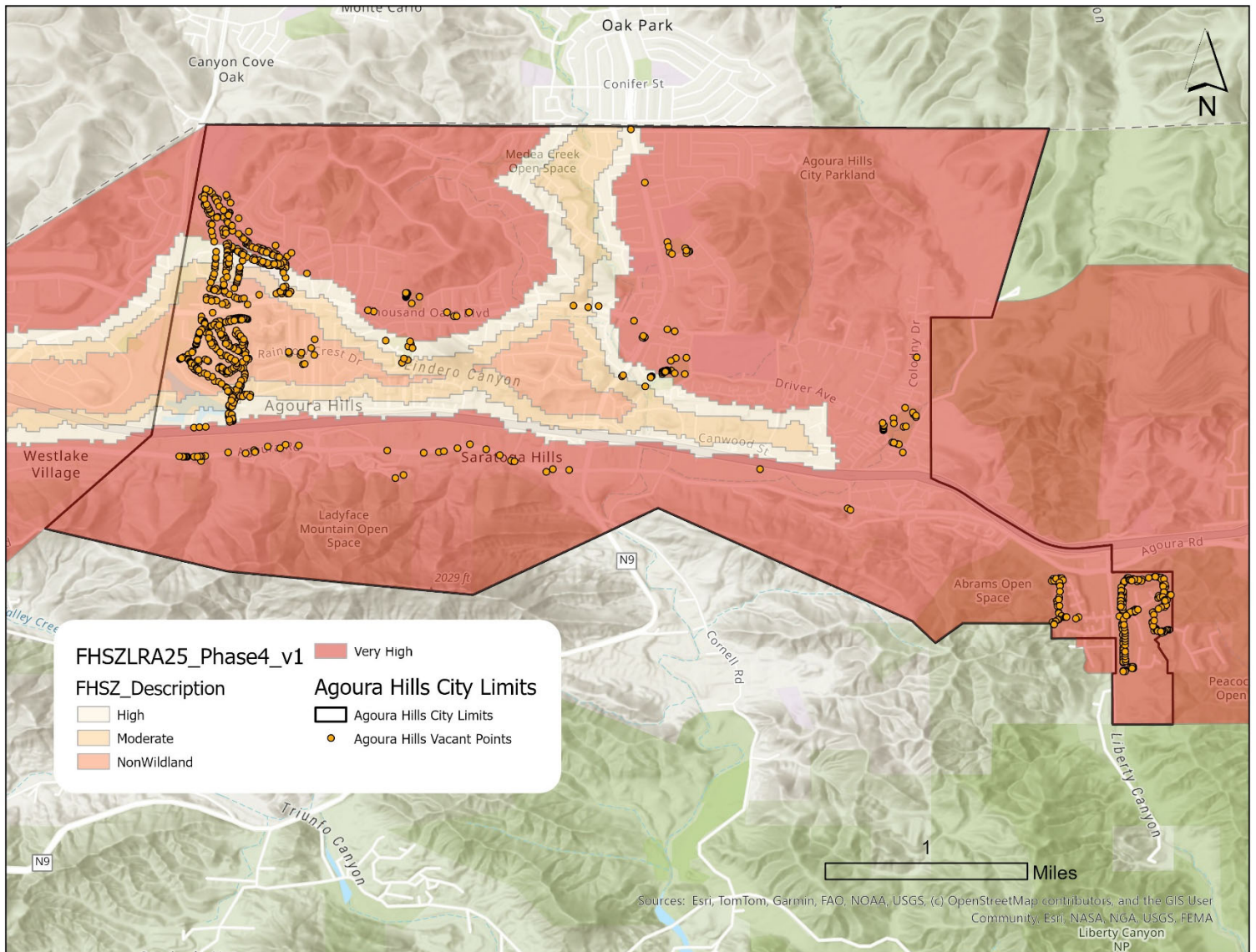
9: Showing Non-Native trees recommended for removal.



Map 10: Showing all trees recommended for further inspection or patrol (monitor) due to poor health and/or condition.



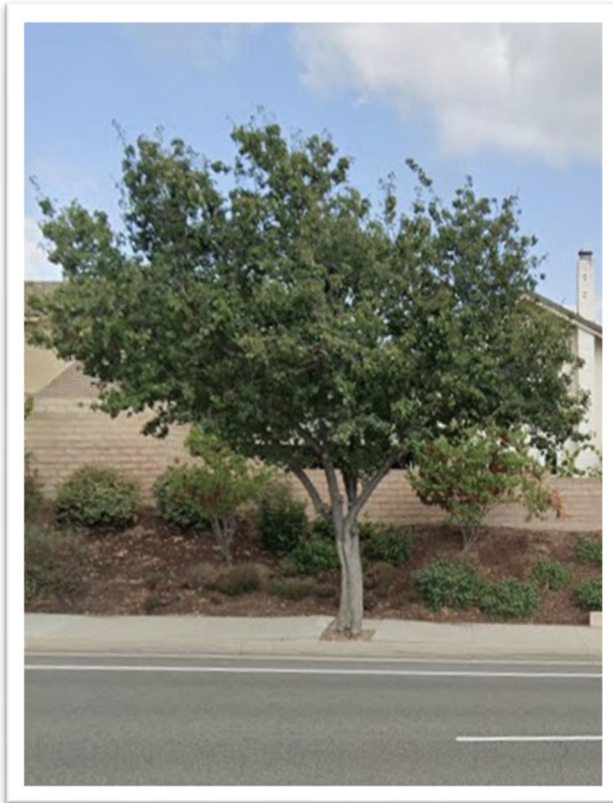
Map 11: Showing all vacant sites recommended for planting.



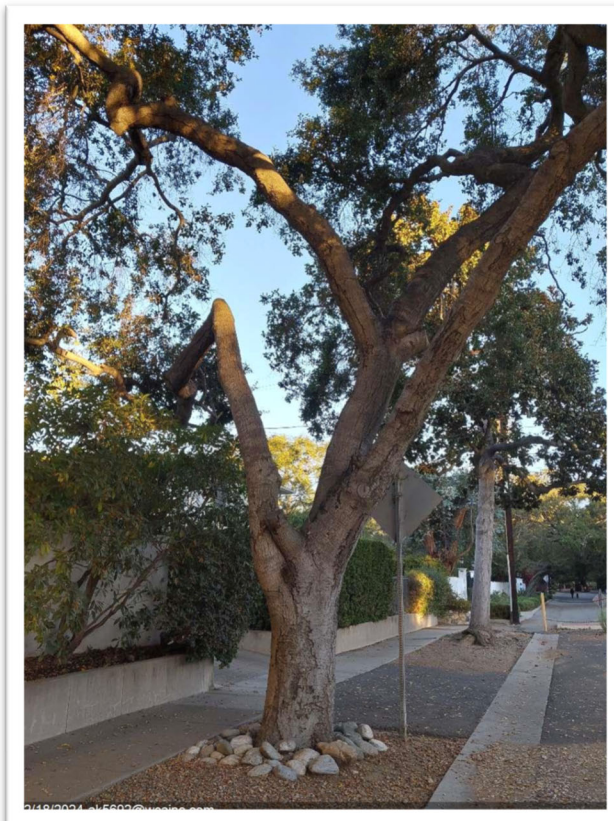
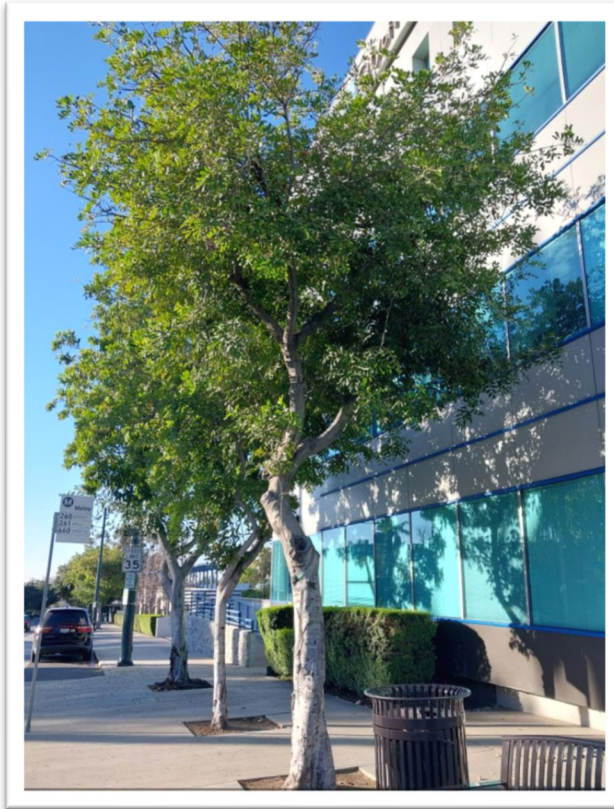


APPENDIX B – Photos

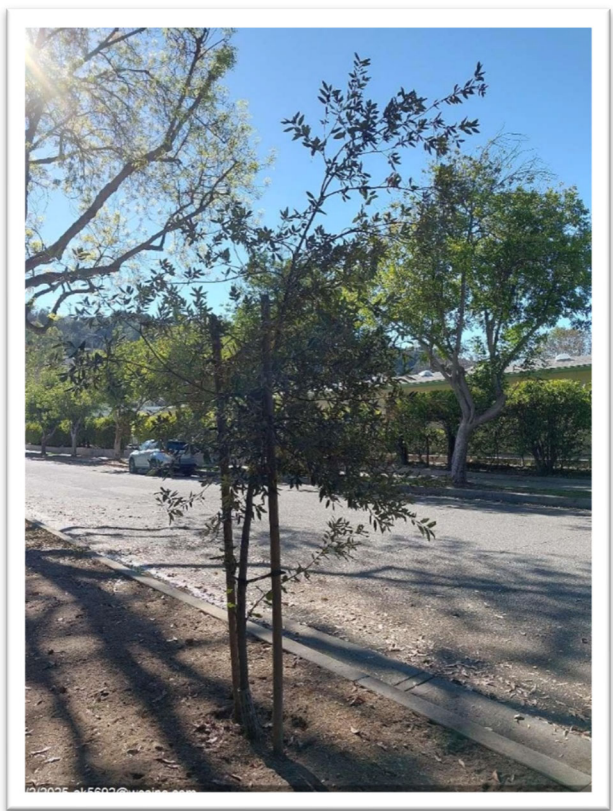
These are just sample photos to illustrate tree conditions/recommended maintenance types; they are not necessarily trees found within the city but are being used for reference purposes.



Images 1-3 show examples of trees that would receive a “Grid-Trim” or “Routine Pruning” recommendation.



Images 4-6 show examples of trees that would receive a “Trim-Poorly Structured” recommendation.



Images 7-9 show examples of trees that would receive a “Young Tree Maintenance” recommendation.



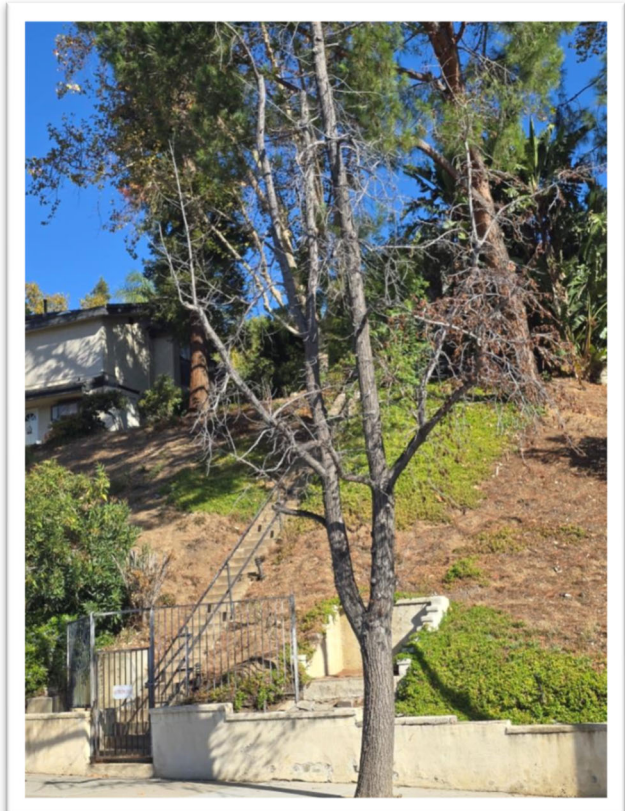
Images 10-12 show examples of trees with symptoms that would receive a “Patrol-Diseased Declining” recommendation.



Images 13-15 show examples of trees with symptoms that would receive an “Inspect-Insect Infestation” recommendation.



Images 16-18 show examples of trees would receive a “Removal-Spacing Criteria” recommendation.



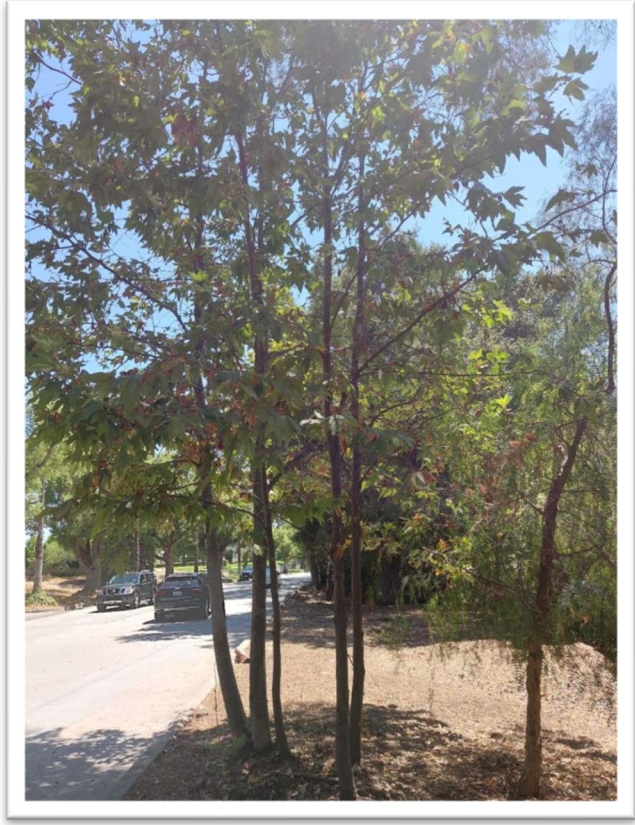
Images 19-21 show examples of trees that would receive a “Removal-Dead” recommendation.



Images 22-24 show examples of trees that would receive a “Removal-Diseased or Declining” recommendation.



Images 25-27 show examples of trees that would receive a “Removal-Poorly Structured” recommendation.



Images 28-30 show examples of trees that would receive a “Removal-Seedling/Volunteer” recommendation.



APPENDIX C-ARBOR ACCESS VALUATION COMPONENT

VALUATION ATTRIBUTES OF ARBOR ACCESS

1. The Gross Estimated Value (GEV) of a tree is derived from formulas used in the *Guide for Plant Appraisal, 9th Edition*, by the Council of Tree & Landscape Appraisers, and from species ratings taken from the *Species Classification & Group Assignment*, WC-ISA 2004.
2. All trees are divided into two broad categories: **Broadleaf & Coniferous (BC)**, and **Palms (PM)**.
3. For **BC**, Species Classification Number and corresponding Rating are as follows: **1 (90%); 3 (60%); 5 (30%)**.
4. Rating **1** is classified as **Good**, **3** is classified as **Average**, and **5** is classified as **Poor**.
5. **Good** refers to WC-ISA species classification rating **1**; **Average** refers to ratings **2** and **3**; **Poor** refers to ratings **4** and **5**. All ratings are rough averages for species in both the Northern CA and Southern CA regions. Ratings for **Average** and **Poor** are set as such, since a compromise needed to be made for working with only three ratings; for **Average** it is between the 70% rating for **2** and the 50% rating for **3**. For **Poor** the rating is set higher, with the belief that any tree is better than no tree at all.
6. Assumption is that the tree is in GOOD (75%, 24 of 32 points) condition.
7. Location factor is assumed to be GOOD (Site = 80%, Placement = 80%, Contribution 80%), thus 80%.
8. DBH (Diameter Breast Height) 1: RCF (Replacement Cost Formula), replacement tree \$905, installation \$900.
9. DBH 2,3,4,5,6: TFM (Trunk Formula Method), replacement tree \$905, installation \$900.
10. For **Palms**, Brown Trunk Heights (BTH) used to determine values are based on bottom range of height range (i.e., 15-30 ft height range = 15' BTH is used), except for lowest range (0-15). No other factors are used in determining the valuation of palms.
11. For a more specific estimated value of your urban forest, it is recommended that you obtain a more intense evaluation, using your most updated inventory and precise species classification ratings suitable to your locale, since those stated in your inventories are rough estimates.
12. *For specific estimated value of individual trees, it is highly recommended that you obtain an appropriate tree appraisal, which should give a fair and reasonable value of the tree in question.*



ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regard to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or attend court because of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose by any other than the person to whom it is addressed without the prior written consent of the Consultant.
5. This report and any values expressed herein represent the Consultant's opinion, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, or any finding to be reported.
6. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, or coring unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist's recommendations; however, you may accept or disregard the recommendations and/or seek additional advice.
8. Arborists cannot detect every condition that could lead to a tree's structural failure. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time.
9. Any recommendations and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s), and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.



Certificate of Performance

Premises: City Wide, Agoura Hills, California

I, Rebecca Mejia, certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The trees and property referenced in this report have all been inspected by ISA Certified staff, and I have stated their findings as accurately as possible.
3. We have no current or prospective interest in the trees or the properties that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. The analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices and standards.
5. Our compensation is not contingent upon the reporting of conclusions that favor the cause of my client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of good standing with the International Society of Arboriculture, an ISA Board Certified Master Arborist, and an ISA Qualified Tree Risk Assessor. I hold a Bachelor of Science in Forestry and Natural Resources Management, with a minor in Urban Forestry. I have been a Certified Arborist since 1996 and have been practicing municipal arboriculture for over 30 years.

Signed:

Rebecca Mejia

Rebecca Mejia
ISA Board Certified Master Arborist # WE-2355B
ISA Qualified Tree Risk Assessor
West Coast Arborists, Inc.

Date: March 13, 2026