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Arborist Report for

Camp Ramah New Machon

385 Fairview Road

Ojai, CA 93023

Agency:

County of Ventura

Resource Management Agency

Planning Division

800 S. Victoria Avenue

Ventura Ca 93009

805 654-2488

Consulting Arborist

Ken Knight, Registered Consulting Arborist #507

69 Calaveras Avenue

Goleta CA 93117

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February 7, 2019

County of Ventura

Planning Commission Hearing

Case No. PL18-0052

Exhibit 4 (MND), Attachment 4 - Arborist Report, prepared by Kenneth A. Knight Consulting, LLC., February 7, 2019 and Tree Protection Plan

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1. Background

- Contact Information

Property Owner – Camp Ramah Administrative Offices, 17525 Ventura Blvd., #201, Encino CA 91316, (310) 476-8571

Project Applicant – Jane Carroll Design, 206 N. Signal Street, R, Ojai CA. 93023, phone 805 646-6450 www.janecarrolldesign-ojai.com

Arborist – Ken Knight, Registered Consulting Arborist #507, Board Certified Master Arborist WE6394BM, ISA Risk Assessment Qualified

- Project Location – 385 Fairview Road, Ojai, CA 93023 phone 805 646-4301

Assessor parcel number: 010-0-110-120 and 010-0-070-310

- Assignment - The proposed project involves six additional cabins and an educational Machon building at Camp Ramah at a site north of an existing soccer field. An Arborist Report is required by the County of Ventura to identify protected trees within 20 feet of the proposed development. This report assesses the general health of the trees to be protected, potential effects of the project on the trees, and proposed mitigation measures to minimize disturbance to the tree during construction. This report is limited in that no current or proposed underground utilities were evaluated as part of this report.

- Inspection Dates - I visited the site numerous times between September 2015, and January 28, 2019. The site map used for this report is the 4-5-18 Camp Ramah New Machon Plot Plan, 1" = 20', prepared by Jane Carroll Design

- Historical Conditions Before and After the Thomas Fire

I have been inventorying and monitoring Camp Ramah trees since 2015. My original Arborist report for this project was prepared June 21, 2016. At the time, the proposed location was on the soccer field, but a specific site had not been finalized. I prepared a report that included trees all around the proposed site, with the intention of preparing a final report once the project site progressed.

In late 2016, after a five-year drought period, western pine beetles began attacking the mature Aleppo Pines. In late 2016, eleven Aleppo pines (Numbers 398-406, 408, 409) were killed by beetles and removed in the area southwest of this proposed project. Camp Ramah officials hired pest control applicators in 2017 and no further pines have been lost.

In late December 2017, I visited the project site to identify impacts from the Thomas Fire. The fire did not proceed beyond the northern boundary of this project past trees 598 and 599. Firefighters created a fire break just south of this area. Using bull dozers, they pushed over and destroyed oak trees 476 and 477, as well as knocking over and destroying tree 479 when entering/exiting the area via the access driveway. Since the tree removals were caused by acts of nature, I have not included any mitigations requirements for them.

Site Observations

1. I initially reviewed many of these trees in September 2015 as part of a larger risk assessment of Camp Ramah trees, and then reviewed and expanded the number of trees for this study over several years, which is why the tree numbering system is out of sequence. This report replaces my original June 21, 2016 Arborist Report for a similar project in a different location of the camp.
2. The report identifies 12 Coast Live Oak (*Quercus agrifolia*) trees 9.5 inches in girth or greater within 20 feet of the project.
3. A visual assessment of the tree health and structural integrity was part of this assignment. My visual examination of the crown, trunk and root crown indicates most trees are in good to excellent health. However, most of these trees are exhibiting reduced leaf density due to the cumulative effects of years of drought conditions, and trees 598 and 599 are recovering from leaf scorching during the 2017 Thomas Fire. I did not detect any diseases or insects that would threaten the lives of the trees.
4. All trees reviewed have been given a unique number numbered metal tag attached to the tree that corresponds to the map in this report.
5. The proposed development is in an area north of a soccer field that was used as a fire break during the Thomas Fire. Four trees are proposed for removal as a result of this project. Depending upon final construction plans, seven additional trees are within 20' of proposed construction areas.
6. The Fire Department require widening of the existing 10.5-foot west access road to fifteen feet wide. This report assumes that the existing road will be widened on the east side to avoid disturbing trees 407, 410 and 411. These mature pine trees are not classified as protected but are worthy of being retained at the owner's option. Road widening is anticipated to cause of the removal of protected trees 437, 438, 478 and 480.
7. Five trees in this report qualify for heritage status, three of which will be within 20 feet of proposed construction.

Figure 1 – New Machon Site Plan

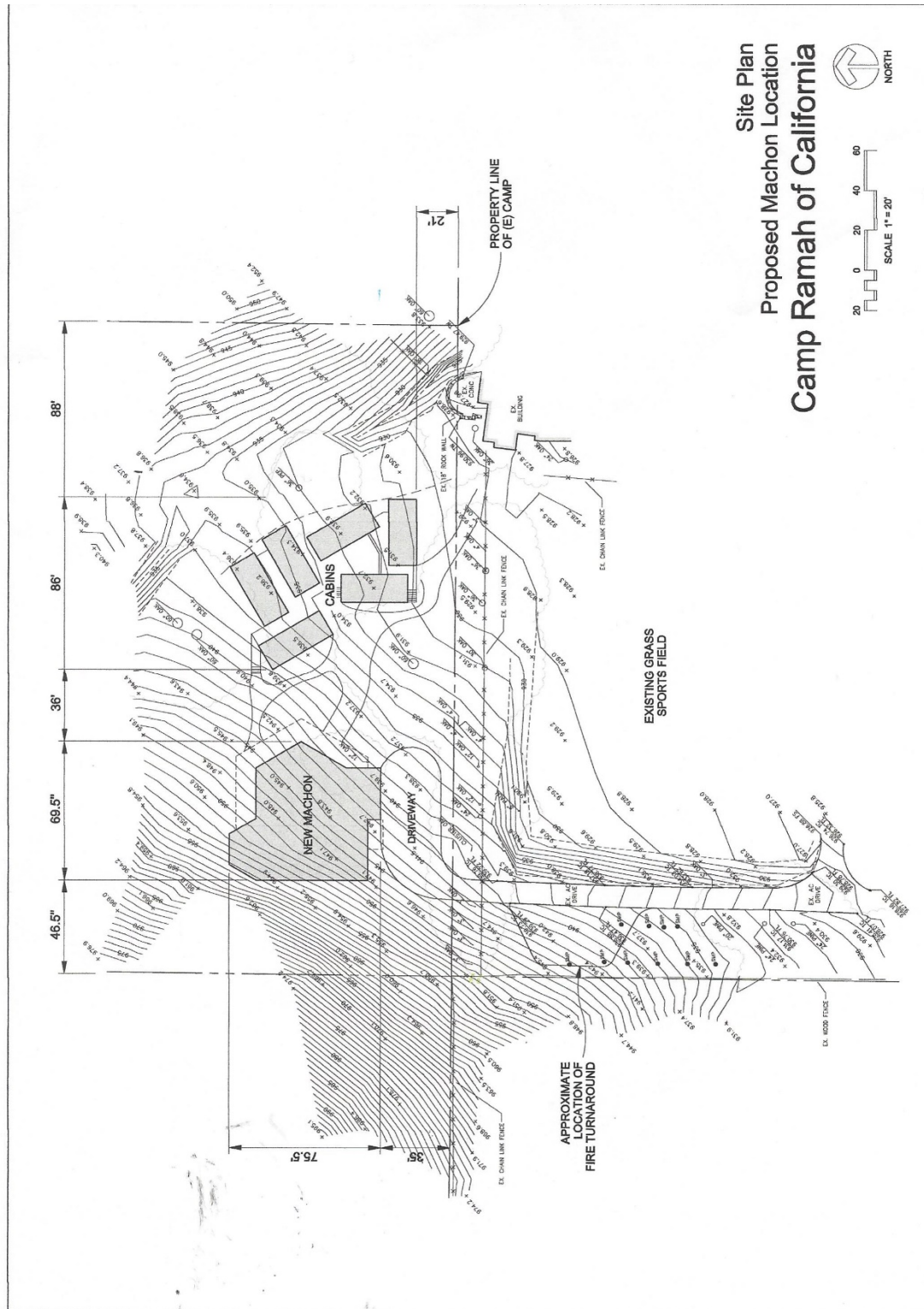
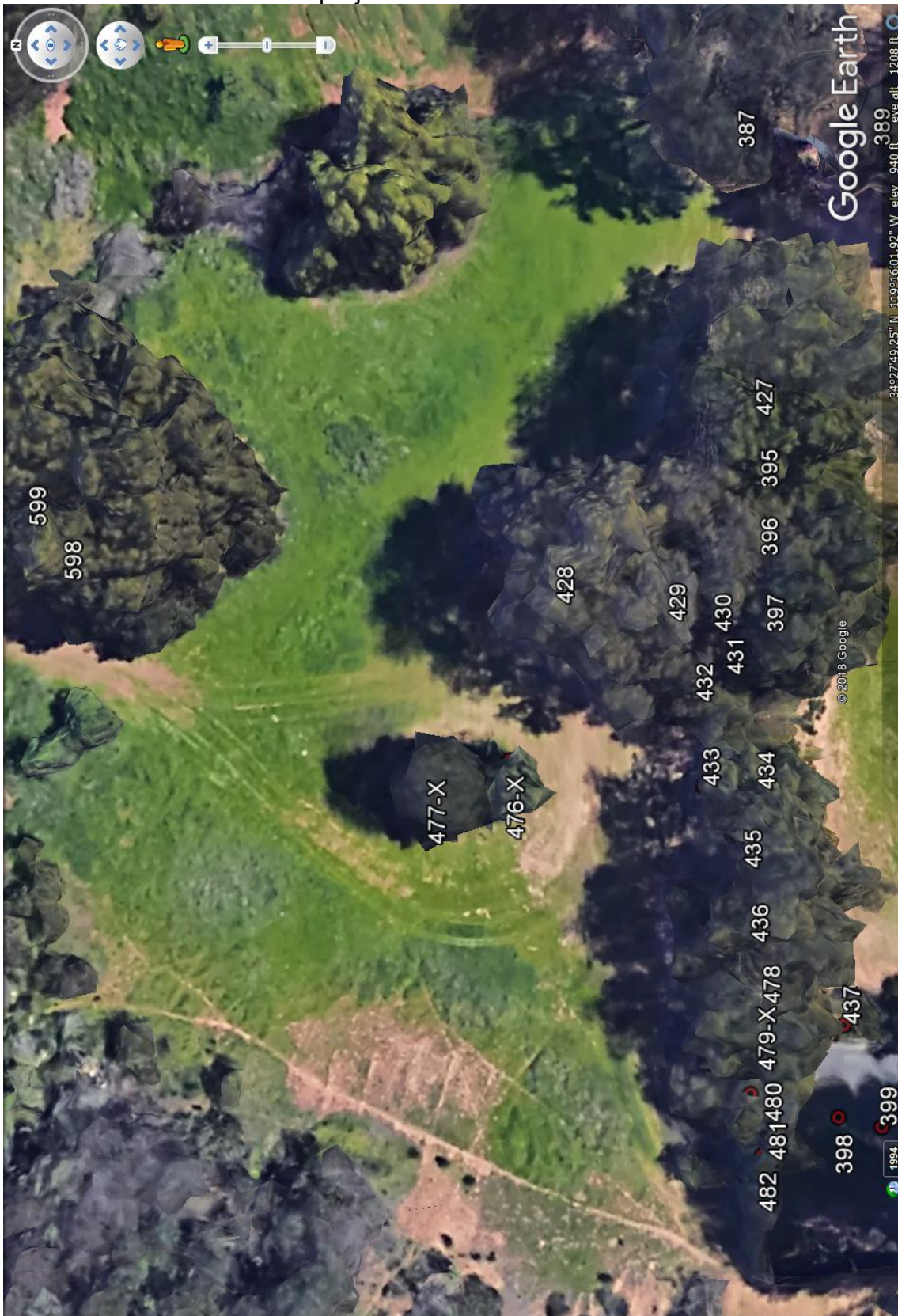


Figure 2 - Aerial view map of numbered trees around project site



Closer view of North side of project area.



Closer view of south side of project area.



3. Tree Condition and Impact Table

Tree #	Genus	Species	Girth- "	Heritage	Hazardous	Vitality	Impacts	Fencing	Notes
387	Quercus	agrifolia	97	Yes	no	B	None	Optional	
395	Quercus	agrifolia	115	Yes	no	B	None	Optional	
396	Quercus	agrifolia	62	no	no	B	None	Optional	
397	Quercus	agrifolia	80	no	no	B	None	Optional	
407	Pinus	halepensis	45	no	no	B	Not protected	Optional	
410	Pinus	halepensis	75	no	no	B	Not protected	Optional	
411	Pinus	halepensis	52	no	no	B	Not protected	Optional	
427	Quercus	agrifolia	43	no	no	B	None	Optional	Multi trunk
428	Quercus	agrifolia	160	Yes	no	B	See TPP	Yes	
429	Quercus	agrifolia	9.5	no	no	B	None	Optional	
430	Quercus	agrifolia	15	no	no	B	None	Optional	
431	Quercus	agrifolia	10.5	no	no	B	None	Optional	
432	Quercus	agrifolia	11.5	no	no	B	None	Optional	
433	Quercus	agrifolia	38	no	no	B	None	Optional	
434	Quercus	agrifolia	37	no	no	B	None	Optional	
435	Quercus	agrifolia	86	no	no	B	See TPP	Yes	
436	Quercus	agrifolia	56	no	no	B	See TPP	Yes	Multi trunk
437	Quercus	agrifolia	15	no	no	B	Removal	No	
438	Quercus	agrifolia	43	no	no	B	Removal	No	Multi-trunk
478	Quercus	agrifolia	10.5	no	no	B	Removal	No	Multi trunk
480	Quercus	agrifolia	22	no	no	B	Removal	No	Multi trunk
481	Quercus	agrifolia	17	no	no	B	See TPP	Yes	Multi trunk
482	Quercus	agrifolia	22	no	no	B	See TPP	Yes	Multi trunk
598	Quercus	agrifolia	164	Yes	no	C	See TPP	Yes	Multi trunk
599	Quercus	agrifolia	343	Yes	no	C	See TPP	Yes	Multi trunk

Previous tree sites destroyed by fire or insects

398	Pinus	halepensis	62	no	no	Removed	None	No	Beetles
399	Pinus	halepensis	50	no	no	Removed	None	No	Beetles
400	Pinus	halepensis	43	no	no	Removed	None	No	Beetles
401	Pinus	halepensis	72	no	no	Removed	None	No	Beetles
402	Pinus	halepensis	55	no	no	Removed	None	No	Beetles
403	Pinus	halepensis	45	no	no	Removed	None	No	Beetles
404	Pinus	halepensis	55	no	no	Removed	None	No	Beetles
405	Pinus	halepensis	40	no	no	Removed	None	No	Beetles
406	Pinus	halepensis	45	no	no	Removed	None	No	Beetles
408	Pinus	halepensis	62	no	no	Removed	None	No	Beetles
409	Pinus	halepensis	90	Yes	no	Removed	None	No	Beetles
476	Quercus	agrifolia	37	no	no	Removed	None	No	Destroyed during fire
477	Quercus	agrifolia	39	no	no	Removed	None	No	Destroyed during fire
479	Quercus	agrifolia	10.5	no	no	Removed	None	No	Destroyed during fire

4. Individual Tree Analysis

Tree Number: 387
Species: Coast Live Oak (*Quercus agrifolia*)
Number of Trunks: 1
Girth at 54": 97" (DBH 31") - Heritage
Height: 30'
Dripline: 40'
Observations: Scaffold limbs 90 degrees over residence
Overall Health: Good
Project Impact: None
Recommendations: Optional fence around dripline + 5' = 45' during construction, mulch



Tree Number: 395
Species: Coast Live Oak (*Quercus agrifolia*)
Number of Trunks: 2
Girth at 54": 115" (DBH 14" + 23" = 37") - Heritage
Height 40'
Dripline 50'
Observations: Crown raised, overextended branches, one scaffold leaning at 45 degrees
Overall Health: Good
Project Impact: None
Recommendations: Optional fence around dripline + 5' = 55' during construction, mulch



Tree Number: 396
Species: Coast Live Oak (*Quercus agrifolia*)
Number of Trunks: 1
Girth at 54": 62" (DBH 20")
Height 40'
Dripline 40'
Observations: Crown raised, reduced, next to table
Overall Health: Good
Project Impact: None
Recommendations: Optional fence around dripline + 5' = 45" during construction, mulch



Tree Number: 397
Species: Coast Live Oak (*Quercus agrifolia*)
Number of Trunks: 1
Girth at 54": 80" (DBH 26")
Height: 40'
Dripline: 45'
Observations: Crown raised, overextended branches, next to table
Overall Health: Good
Project Impact: None
Recommendations: Optional fence around dripline + 5' = 50' during construction, mulch



Tree Number: 398
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 62" (DBH 20")
Height 60'
Dripline 35'
Observations: Leaning 30" girth trunk removed to improve safety
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number: 399
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 50" (DBH 16")
Height 65'
Dripline 30'
Observations: Lower dead branches have been removed
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number: 400
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 43" (DBH 14")
Height 65'
Dripline 30'
Observations: Lower dead branches have been removed
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number: 401
Species: Aleppo Pinus – *Pinus halepensis*
Number of Trunks: 1
Girth at 54": 72" (DBH 23")
Height 80'
Dripline 30'
Observations: Upper codominant trunk has been removed for structural safety
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number: 402
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 55" (DBH 18")
Height 80'
Dripline 30'
Observations: South codominant trunk removed for structural safety
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number: 403
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 45" (DBH 15")
Height 70'
Dripline 30'
Observations: South codominant trunk removed for structural safety
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



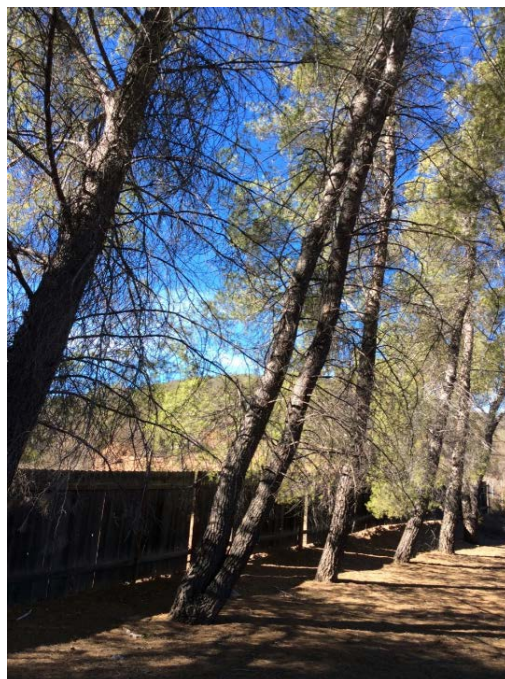
Tree Number: 404
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 55" (DBH 18")
Height 80'
Dripline 30'
Observations: Dead branches removed for safety to people
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



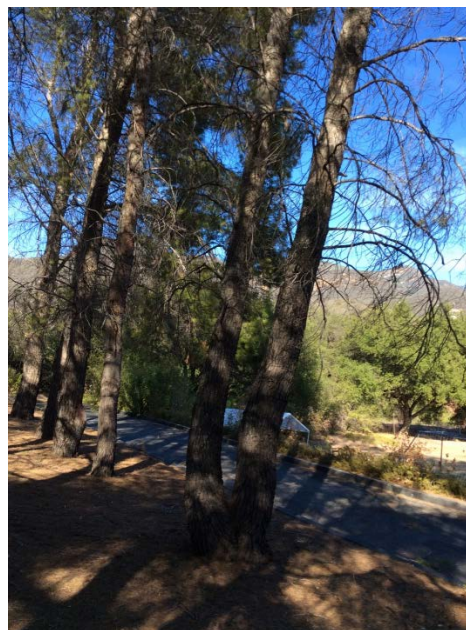
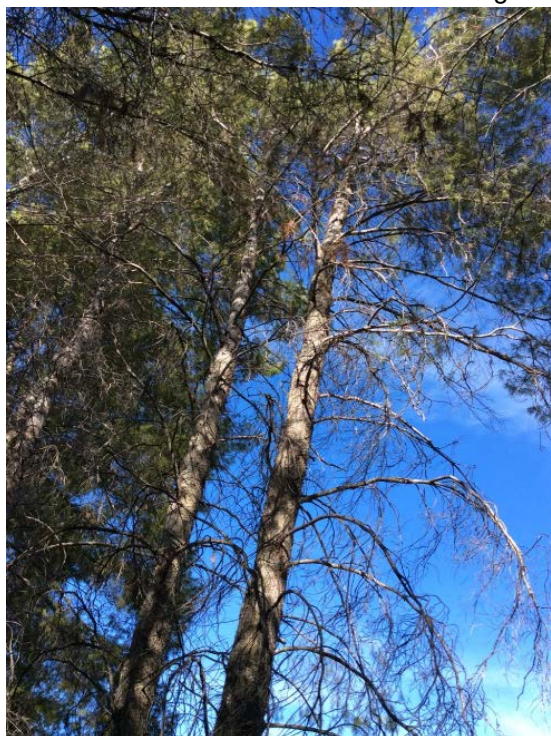
Tree Number: 405
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 40" (DBH 13")
Height 80'
Dripline 30'
Observations: Dead branches removed for safety to people
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



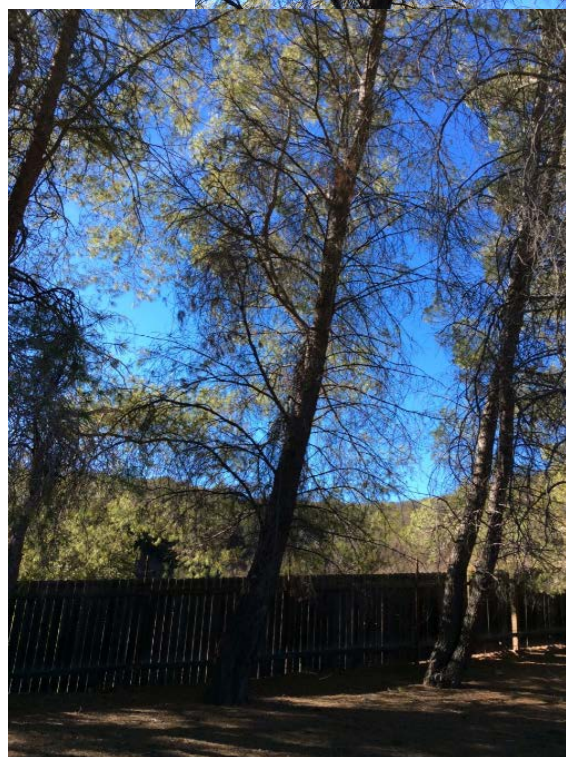
Tree Number: 406
Species: Aleppo Pinus – *Pinus halepensis*
Number of Trunks: 2
Girth at 54": 45" (DBH 12" + 13")
Height 70'
Dripline 30'
Observations: 12" DBH lower trunk removed for structural safety
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number: 407
Species: Aleppo Pinus – *Pinus halepensis*
Number of Trunks: 2
Girth at 54": 45" (DBH 16" + 18" = 34") – Not a protected tree
Height 80'
Dripline 30'
Observations: Two trunks cabled for structural safety. Root crown located about two feet from curb.
Overall Health: Good
Project Impact: Minimal if road widened on east side. See TPP
Recommendations: Install fence along west side of road during construction, mulch



Tree Number: 408
Species: Aleppo Pinus – *Pinus halepensis*
Number of Trunks: 2
Girth at 54": 62" (DBH 20")
Height 70'
Dripline 30'
Observations: 20% trunk lean
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number: 409
Species: Aleppo Pinus – Pinus halepensis
Number of Trunks: 1
Girth at 54": 90" (DBH 29") - Heritage
Height 60'
Dripline 30'
Observations: two trunks 19", 10", codominant branches
Overall Health: Died from insect infestation and removed
Project Impact: None
Recommendations: None



Tree Number	410
Species:	Aleppo Pinus – Pinus halepensis
Number of Trunks:	1
Girth at 54":	75" (DBH 24")- Not a protected tree
Height	70'
Dripline	40'
Observations:	Codominant branches. Root crown located about two feet from curb.
Overall Health:	Good
Project Impact:	Minimal if road widened on east side. See TPP
Recommendations:	Install fence along west side of road during construction, mulch



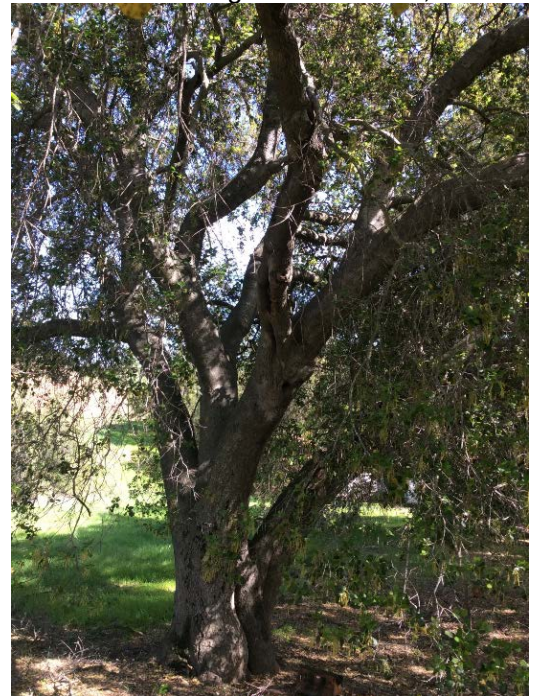
Tree Number	411
Species:	Aleppo Pinus – <i>Pinus halepensis</i>
Number of Trunks:	1
Girth at 54":	52" (DBH 17") – Not a protected tree
Height	60'
Dripline	50'
Observations:	Root crown located approximately two feet from curb.
Overall Health:	Good
Project Impact:	Minimal if road widened on east side. See TPP
Recommendations:	Install fence along west side of road during construction, mulch



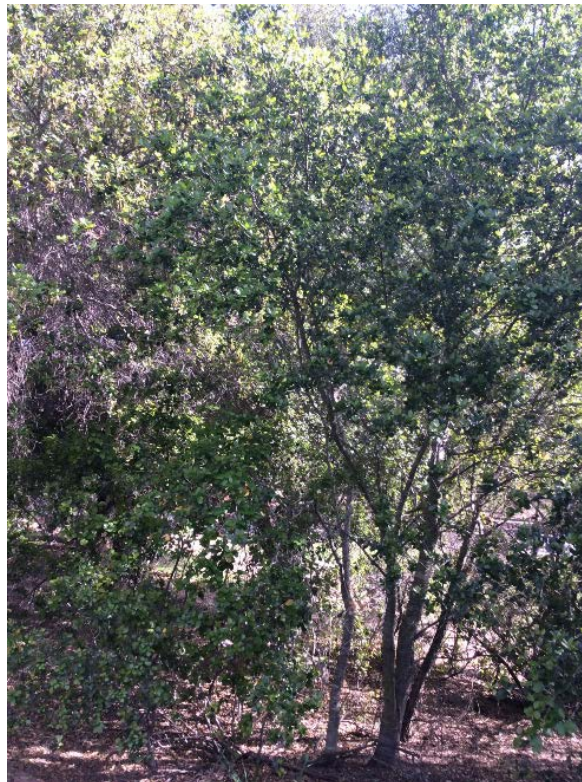
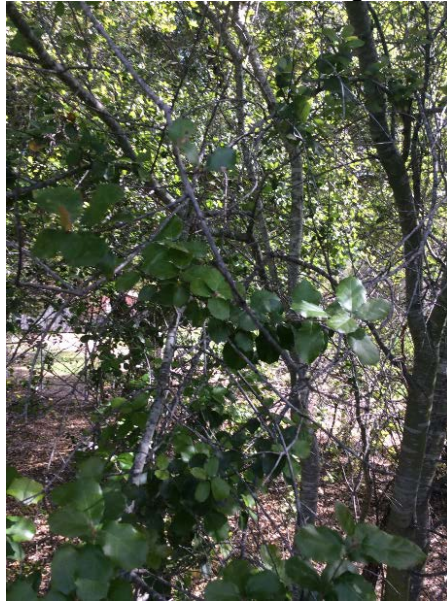
Tree Number	427
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	5
Girth at 54":	43" (6", 9", 11", 10", 7")
Height	25'
Dripline	25'
Observations:	Appears to be regrowth from a stump, located 6' east of tree 395 on the fence line
Overall Health:	Good
Project Impact:	No impact
Recommendations:	Install fence around dripline + 5' = 30' during construction, mulch



Tree Number 428
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 160" - Heritage
Height 40'
Dripline 50'
Observations: Located 29' north of tree 397, northern branches resting on ground
Overall Health: Good
Project Impact: Cabin to be constructed 30' west of tree affecting about 15% of CRZ. See TPP.
Recommendations: Install fence around dripline + 5' = 55' during construction, mulch



Tree Number	429
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	1
Girth at 54":	9.5"
Height	15'
Dripline	15'
Observations:	Located 29' west of tree 397 and 12' north of the fence
Overall Health:	Good
Project Impact:	None
Recommendations:	Install fence around dripline + 5' = 20' during construction, mulch



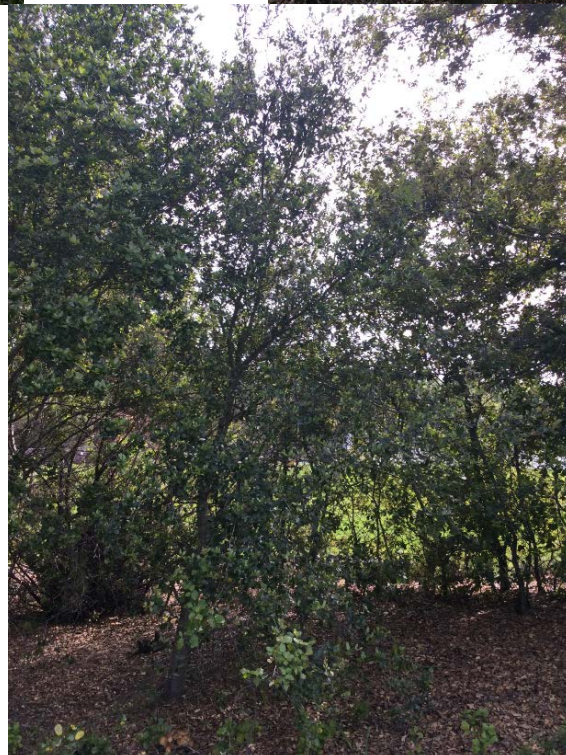
Tree Number	430
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	1
Girth at 54":	15"
Height	20'
Dripline	20'
Observations:	Codominant branches. Located 1' south of tree 429 and 11' north of the fence
Overall Health:	Good
Project Impact:	No impact
Recommendations:	Install fence around dripline + 5' = 25' during construction, mulch



Tree Number 431
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 10.5"
Height 20'
Dripline 20'
Observations: Codominant branches. Located 2' southeast of tree 430 and 9' north of the fence
Overall Health: Good
Project Impact: None
Recommendations: Install fence around dripline + 5' = 25' during construction, mulch



Tree Number 432
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 11.5"
Height 20'
Dripline 20'
Observations: Located 5' west of tree 430 and 10' north of the fence
Overall Health: Good
Project Impact: None
Recommendations: Install fence around dripline + 5' = 20' during construction, mulch



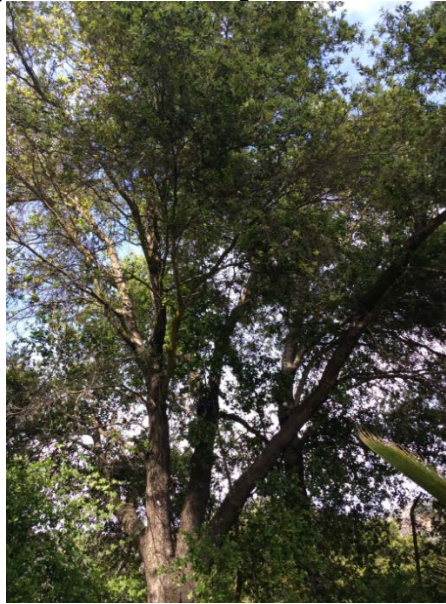
Tree Number	433
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	1
Girth at 54":	38"
Height	30'
Dripline	35'
Observations:	Located 1' north of fence, 16' west of tree 432 west of tree 430 and 10' north of the fence
Overall Health:	Good
Project Impact:	None
Recommendations:	Install fence around dripline + 5' = 40' during construction, mulch



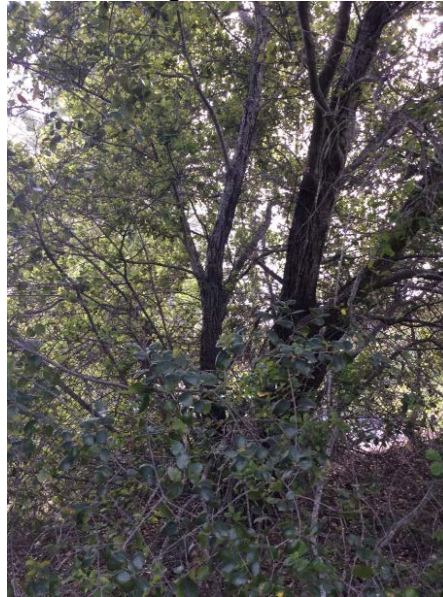
Tree Number 434
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 37"
Height 30'
Dripline 35'
Observations: Located just north of fence, 16' west of tree 433
Overall Health: Good
Project Impact: None
Recommendations: Install fence around dripline + 5' = 40' during construction, mulch



Tree Number	435
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	1
Girth at 54":	86"
Height	35'
Dripline	35'
Observations:	Located just north of fence, 5' west of tree 434
Overall Health:	Good
Project Impact:	None
Recommendations:	Install fence around dripline + 5' = 40' during construction, mulch



Tree Number	436
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	7
Girth at 54":	56"
Height	25'
Dripline	25'
Observations:	Located on fence line, 15' west of tree 435
Overall Health:	Good
Project Impact:	Approximately 10% CRZ impact from driveway construction north of tree. See TPP.
Recommendations:	Install fence around dripline + 5' = 30' during construction, mulch.



Tree Number	437
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	1
Girth at 54":	15"
Height	20'
Dripline	22'
Observations:	Located 21" south of fence and 5' east of service road
Overall Health:	Good
Project Impact:	Likely to be removed due to road widening
Recommendations:	Remove and mitigate with planting of ten 15-gallon Coast Live Oaks.



Tree Number	438
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	2
Girth at 54":	7" and 7" = 17"
Height	15'
Dripline	15'
Observations:	Located 9' south of goal and 5' east of service road
Overall Health:	Good
Project Impact:	Likely to be removed if access road widened on the east side
Recommendations:	Remove and replace with ten 15-gallon Coast Live Oaks



Tree Number 476
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 37" (12" DBH)
Height 25'
Dripline 25"
Observations: 55' north of fence, north of tree 432
Overall Health: Destroyed
Project Impact: Tree destroyed during the Thomas Fire by firefighters cutting firebreaks.
Recommendations: None



Tree Number 477
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 39" (13" DBH)
Height 20'
Dripline 35"
Observations: 73' north of fence, 18' north of tree 476
Overall Health: Destroyed
Project Impact: Tree destroyed by firefighters creating firebreak during Thomas Fire
Recommendations: none



Tree Number	478
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	9
Girth at 54":	10.5" (3" DBH)
Height	15'
Dripline	15"
Observations:	2' south of fence, 5' southwest of tree 436
Overall Health:	Good
Project Impact:	Likely to be removed as part of road widening project
Recommendations:	Remove and replace with ten 15-gallon Coast Live Oaks



Tree Number 479
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 10.5" (3" DBH)
Height 15'
Dripline 15"
Observations: 3' south of fence, 8' west of edge of road at north end
Overall Health: Destroyed by firefighters creating fire break during Thomas Fire
Project Impact: None
Recommendations: None



Tree Number	480
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	2
Girth at 54":	10" + 12" = 22" (7.5" DBH)
Height	20'
Dripline	15"
Observations:	3' north of fence,
Overall Health:	Good
Project Impact:	Possible if road widened
Recommendations:	Remove and replace with ten 15-gallon Coast Live Oaks



Tree Number 481
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 2
Girth at 54": $10'' + 7'' = 17''$ (5.5" DBH)
Height 20'
Dripline 15"
Observations: 1' north of fence,
Overall Health: Good
Project Impact: Potential impact to 20% of CRZ. See TPP
Recommendations: Install fence around dripline + 5' = 20' during construction, mulch



Tree Number 482
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 2
Girth at 54": 10" + 12" = 22" (7.5" DBH)
Height 15'
Dripline 15"
Observations: 2' north of fence,
Overall Health: Good
Project Impact: None
Recommendations: Install fence around dripline + 5' = 20' during construction, mulch



Tree Number 598
Species: Coast Live Oak – *Quercus agrifolia*
Number of Trunks: 1
Girth at 54": 164" (52.5" DBH)
Height 35'
Dripline 45"
Observations: 5th trunk failed, 40% foliage burns from Thomas Fire
Overall Health: Fair - Recovering well from fire
Project Impact: Located 28' from northern most new cabin impacting about 20% of CRZ. See TPP.
Recommendations: Install fence around dripline + 5' = 50' during construction, mulch



Tree Number	599
Species:	Coast Live Oak – <i>Quercus agrifolia</i>
Number of Trunks:	2
Girth at 54":	$7.5 + 4.5 = 12"$ (4" DBH)
Height	35'
Dripline	45"
Observations:	30% foliage scorched during Thomas Fire
Overall Health:	Fair -Recovering well from fire
Project Impact:	Located 28' from northern most new cabin impacting about 20% of CRZ. See TPP
Recommendations:	Install fence around dripline + 5' = 50' during construction, mulch



5 Appraisals

Tree appraisals for trees 428, 435, 436, 437, 438, 478, 480, 481, 482, 598 and 599 are attached to this report as Attachment 1.

6 Discussion

None additional

7 Recommendations

- a. Prepare tree protection plans for seven trees; 428, 435, 436, 481, 482, 598, 599.
- b. Remove trees 437, 438, 478, and 480. Replace each tree with ten fifteen gallon Coast Live Oak trees (Total 40 trees) to be planted elsewhere on Camp Ramah property.
- c. Implement the attached Tree Protection Plan
- d. Install optional fencing for trees outside of the 20' construction zone area..

8 Tree Protection Plans

The Tree Protection Plan is a separate document.

Sincerely,

A handwritten signature in blue ink that reads "Ken Knight". The signature is written in a cursive, flowing style.

Ken Knight, Registered Consulting Arborist #507

Attachment 1 – Tree Appraisals for trees
428, 435, 436, 437, 438, 478, 480, 481, 482, 598, 599

Attachment 1a - Appraisal of Value of Coast Live Oak Tree # 428

To establish value of the Coast Live Oak tree #428 at Camp Ramah New Machon site that will have construction impacts within 20' of the trunk, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. The tree is in a rural portion of the camp that is seldom unused. The health of the tree is good. Ventura county classifies this tree as a Heritage Tree.

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$60,600. For details, see the following worksheet.

Tree 428 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree within 20' of construction

- | | |
|--|-------------------|
| 1. Species | Quercus agrifolia |
| 2. Condition rating | 50% |
| Based upon observations of the health and structure made on January 28, 2019. Tree needs extensive structural pruning. | |
| 3. Trunk diameter | |
| Measured 54" above grade | 51.0" |
| 4. Location rating | 50% |
| Based upon the location in a seldom used section of the camp. | |
| 5. Species rating | 100% |
| Based upon guidelines provided in Species Classification & Group Assignment | |
| 6. Replacement Tree Size | 12.56 |
| Based upon guidelines in Species Classification & group Assignment for a Group1 tree. | |
| 7. Replacement tree cost | \$1482 |
| Based on guidelines in Species Classification and Group Assignment for a median cost of a 60-inch tree including tax and delivery. | |
| 8. Installation cost | \$1482 |
| 9. Installed cost | \$2964 |
| Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 60" box tree (twice replacement cost). | |
| 10. Unit tree cost | \$118 |
| Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree | |
| 11. Appraised trunk area | 2042 |
| Taken from Table 4-4, 9 th edition for a 51" tree | |
| 12. Appraised trunk area increase (over 24" box) | 2029.44 |
| Line 11 – line 6 | |
| 13. Basic tree cost | \$242,437.92 |
| Line 12 x Line 10 + Line 9 | |
| 14. Appraised value | \$60,600 |
| (Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50 | |

Attachment 1b - Appraisal of Value of Coast Live Oak Tree # 435

To establish value of the Coast Live Oak tree #435 at Camp Ramah New Machon site in an area where construction impacts will come within 20' of the trunk, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. The tree is in a rural portion of the camp that is seldom unused. The health of the tree is good.

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$16,050. For details, see the following worksheet.

Tree 435 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree within 20' of construction

- | | |
|--|-------------------|
| 1. Species | Quercus agrifolia |
| 2. Condition rating | 50% |
| Based upon observations of the health and structure made on January 28, 2019. Needs substantial structural pruning. | |
| 3. Trunk diameter | |
| Measured 54" above grade | 26.0" |
| 4. Location rating | 50% |
| Based upon the location in a seldom used section of the camp. | |
| 5. Species rating | 100% |
| Based upon guidelines provided in Species Classification & Group Assignment | |
| 6. Replacement Tree Size | 12.56 |
| Based upon guidelines in Species Classification & group Assignment for a Group1 tree. | |
| 7. Replacement tree cost | \$1482 |
| Based on guidelines in Species Classification and Group Assignment for a median cost of a 60-inch tree including tax and delivery. | |
| 8. Installation cost | \$1482 |
| 9. Installed cost | \$2964 |
| Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 60" box tree (twice replacement cost). | |
| 10. Unit tree cost | \$118 |
| Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree | |
| 11. Appraised trunk area | 531 |
| Taken from Table 4-4, 9 th edition for a 23" tree | |
| 12. Appraised trunk area increase (over 60" box) | 4518.44 |
| Line 11 – line 6 | |
| 13. Basic tree cost | 64,139.92 |
| Line 12 x Line 10 + Line 9 | |
| 14. Appraised value | \$16,050 |
| (Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50 | |

Attachment 1c - Appraisal of Value of Coast Live Oak Tree # 436

To establish value of the Coast Live Oak tree #436 at Camp Ramah New Machon site in an area where construction impacts will come within 20' of the trunk, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. The tree is in a rural portion of the camp that is seldom unused. The health of the tree is good.

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$12,612. For details, see the following worksheet.

Tree 436 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree within 20' of construction

- | | |
|--|-------------------|
| 15. Species | Quercus agrifolia |
| 16. Condition rating | 50% |
| Based upon observations of the health and structure made on January 28, 2019. Several 2" to 3" diameter trunk/branches were destroyed during the Thomas Fire by Firefighters constructing fire breaks. Needs substantial structural pruning. | |
| 17. Trunk diameter | |
| Measured 54" above grade | 23.0" |
| 18. Location rating | 50% |
| Based upon the location in a seldom used section of the camp. | |
| 19. Species rating | 100% |
| Based upon guidelines provided in Species Classification & Group Assignment | |
| 20. Replacement Tree Size | 12.56 |
| Based upon guidelines in Species Classification & group Assignment for a Group1 tree. | |
| 21. Replacement tree cost | \$1482 |
| Based on guidelines in Species Classification and Group Assignment for a median cost of a 60-inch tree including tax and delivery. | |
| 22. Installation cost | \$1482 |
| 23. Installed cost | \$2964 |
| Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 60" box tree (twice replacement cost). | |
| 24. Unit tree cost | \$118 |
| Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree | |
| 25. Appraised trunk area | 415 |
| Taken from Table 4-4, 9 th edition for a 23" tree | |
| 26. Appraised trunk area increase (over 60" box) | 402.44 |
| Line 11 – line 6 | |
| 27. Basic tree cost | \$50,451.92 |
| Line 12 x Line 10 + Line 9 | |
| 28. Appraised value | \$12,612 |
| (Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50 | |

Attachment 1d - Appraisal of Value of Coast Live Oak Tree # 437

To establish value of the Coast Live Oak tree #437 proposed for removal at Camp Ramah New Machon site, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. There are minor root issues in relation to the health of the tree, mostly due to compaction of the area around the roots as a portion of its root system is under impermeable surfaces (paved access road) and compacted surfaces (soccer field). The health of the tree is good,

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$900. For details, see the following worksheet.

Tree 437 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree proposed for removal

1. Species Quercus agrifolia
2. Condition rating 65%
Based upon observations of the health and structure made on January 28, 2019
3. Trunk diameter 5.0"
Measured 54" above grade
4. Location rating 50%
Based upon the proximity to the access road that inhibits growth of a portion of the root zone. Also, the tree is on a hillside close to a soccer field with compacted soil that is seldom visited for shade.
5. Species rating 100%
Based upon guidelines provided in Species Classification & Group Assignment
6. Replacement Tree Size 12.56
Based upon guidelines in Species Classification & group Assignment for a Group 2 tree.
7. Replacement tree cost \$450
Based on guidelines in Species Classification and Group Assignment for a median cost of a 36-inch tree including tax and delivery.
8. Installation cost \$450
9. Installed cost \$900
Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 36" box tree (twice replacement cost).
10. Unit tree cost \$118
Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree
11. Appraised trunk area 20
Taken from Table 4-4, 9th edition for a 5" tree
12. Appraised trunk area increase (over 24" box) 7.44
Line 11 – line 6
13. Basic tree cost \$1777.92
Line 12 x Line 10 + Line 9
14. Appraised replacement value \$600, say \$900 replacement cost
(Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50)

Attachment 1e - Appraisal of Value of Coast Live Oak Tree # 438

To establish value of the Coast Live Oak tree #438 proposed for removal at Camp Ramah New Machon site, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. There are minor root issues in relation to the health of the tree, mostly due to compaction of the area around the roots as a portion of its root system is under impermeable surfaces (paved access road) and compacted surfaces (soccer field). The health of the tree is good,

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major factor in a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$900. For details, see the following worksheet.

Tree 438 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree proposed for removal

1. Species Quercus agrifolia
2. Condition rating 65%
Based upon observations of the health and structure made on January 28, 2019
3. Trunk diameter 5.0"
Measured 54" above grade
4. Location rating 50%
Based upon the proximity to the access road that inhibits growth of a portion of the root zone. Also, the tree is on a hillside close to a soccer field with compacted soil that is seldom visited for shade.
5. Species rating 100%
Based upon guidelines provided in Species Classification & Group Assignment
6. Replacement Tree Size 12.56
Based upon guidelines in Species Classification & group Assignment for a Group 2 tree.
7. Replacement tree cost \$450
Based on guidelines in Species Classification and Group Assignment for a median cost of a 36-inch tree including tax and delivery.
8. Installation cost \$450
9. Installed cost \$900
Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 36" box tree (twice replacement cost).
10. Unit tree cost \$118
Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree
11. Appraised trunk area 20
Taken from Table 4-4, 9th edition for a 5" tree
12. Appraised trunk area increase (over 24" box) 7.44
Line 11 – line 6
13. Basic tree cost \$1777.92
Line 12 x Line 10 + Line 9
14. Appraised replacement value \$600, say \$900 replacement cost
(Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50)

Attachment 1f - Appraisal of Value of Coast Live Oak Tree # 478

To establish value of the Coast Live Oak tree #478 proposed for removal at Camp Ramah New Machon site, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. There are minor root issues in relation to the health of the tree, mostly due to compaction of the area around the roots as a portion of its root system is under impermeable surfaces (paved access road) and compacted surfaces (soccer field). The health of the tree is good,

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$900. For details, see the following worksheet.

Tree 478 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree proposed for removal

1. Species Quercus agrifolia
2. Condition rating 65%
Based upon observations of the health and structure made on January 28, 2019
3. Trunk diameter 3.3"
Measured 54" above grade
4. Location rating (50%+50%+50%) 50%
Based upon the proximity to the access road that inhibits growth of a portion of the root zone. Also, the tree is on a fence line that is seldom visited.
5. Species rating 100%
Based upon guidelines provided in Species Classification & Group Assignment
6. Replacement Tree Size 12.56
Based upon guidelines in Species Classification & group Assignment for a Group 2 tree.
7. Replacement tree cost \$450
Based on guidelines in Species Classification and Group Assignment for a median cost of a 36-inch tree including tax and delivery.
8. Installation cost \$450
9. Installed cost \$900
Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 36" box tree (twice replacement cost).
10. Unit tree cost \$118
Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree
11. Appraised trunk area 13
Taken from Table 4-4, 9th edition for a 4" diameter tree
12. Appraised trunk area increase (over 24" box) 0.44
Line 11 – line 6
13. Basic tree cost \$951.92
Line 12 x Line 10 + Line 9
14. Appraised replacement value \$350, say \$900 replacement cost
(Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50)

Attachment 1g- Appraisal of Value of Coast Live Oak Tree # 480

To establish value of the Coast Live Oak tree #480 proposed for removal at Camp Ramah New Machon site, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. There are minor root issues in relation to the health of the tree, mostly due to compaction of the area around the roots as a portion of its root system is under impermeable surfaces (paved access road) and compacted surfaces (soccer field). The health of the tree is good,

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural area in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$1,700. For details, see the following worksheet.

Tree 480 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree proposed for removal

1. Species Quercus agrifolia
2. Condition rating 65%
Based upon observations of the health and structure made on January 28, 2019
3. Trunk diameter 7.0”
Measured 54” above grade
4. Location rating (50%+50%+50%) 50%
Based upon the proximity to the access road that inhibits growth of a portion of the root zone. Also, the tree is on a fence line that is seldom visited. Approximately 40% of its roots were removed by firefighters creating a fire break during the Thomas Fire.
5. Species rating 100%
Based upon guidelines provided in Species Classification & Group Assignment
6. Replacement Tree Size 12.56
Based upon guidelines in Species Classification & group Assignment for a Group 2 tree.
7. Replacement tree cost \$850
Based on guidelines in Species Classification and Group Assignment for a median cost of a 48-inch tree including tax and delivery.
8. Installation cost \$850
9. Installed cost \$1700
Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 48” box tree (twice replacement cost).
10. Unit tree cost \$118
Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree
11. Appraised trunk area 38
Taken from Table 4-4, 9th edition for a 7” diameter tree
12. Appraised trunk area increase (over 24” box) 25.44
Line 11 – line 6
13. Basic tree cost \$4701.92
Line 12 x Line 10 + Line 9
14. Appraised replacement value \$1500, say \$1,700 cost of replacement
(Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50)

Attachment 1h- Appraisal of Value of Coast Live Oak Tree # 481

To establish value of the Coast Live Oak tree #481 at Camp Ramah New Machon site in an area where construction impacts will come within 20' of the trunk, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. The health of the tree is good,

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural area in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$500. For details, see the following worksheet.

Tree 481 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree within 20' of construction

- | | |
|---|-------------------|
| 1. Species | Quercus agrifolia |
| 2. Condition rating | 55% |
| Based upon observations of the health and structure made on January 28, 2019 | |
| 3. Trunk diameter | |
| Measured 54" above grade | 5.4" |
| 4. Location rating (50%+50%+50%) | 50% |
| Based upon the proximity to the access road that inhibits growth of a portion of the root zone. Also, the tree is on a fence line that is seldom visited. | |
| 5. Species rating | 100% |
| Based upon guidelines provided in Species Classification & Group Assignment | |
| 6. Replacement Tree Size | 12.56 |
| Based upon guidelines in Species Classification & group Assignment for a Group 2 tree. | |
| 7. Replacement tree cost | \$450 |
| Based on guidelines in Species Classification and Group Assignment for a median cost of a 36-inch tree including tax and delivery. | |
| 8. Installation cost | \$450 |
| 9. Installed cost | \$900 |
| Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 36" box tree (twice replacement cost). | |
| 10. Unit tree cost | \$118 |
| Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree | |
| 11. Appraised trunk area | 20 |
| Taken from Table 4-4, 9 th edition for a 7" diameter tree | |
| 12. Appraised trunk area increase (over 36" box) | 7.44 |
| Line 11 – line 6 | |
| 13. Basic tree cost | \$1777.92 |
| Line 12 x Line 10 + Line 9 | |
| 14. Appraised replacement value | \$500 |
| (Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50) | |

Attachment 1i- Appraisal of Value of Coast Live Oak Tree # 482

To establish value of the Coast Live Oak tree #482 at Camp Ramah New Machon site in an area where construction impacts will come within 20' of the trunk, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. The health of the tree is good,

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural area in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$1,300. For details, see the following worksheet.

Tree 482 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree within 20' of construction

1. Species Quercus agrifolia
2. Condition rating 55%
Based upon observations of the health and structure made on January 28, 2019
3. Trunk diameter 7.0"
Measured 54" above grade
4. Location rating (50%+50%+50%) 50%
Based upon the proximity to the access road that inhibits growth of a portion of the root zone. Also, the tree is on a fence line that is seldom visited.
5. Species rating 100%
Based upon guidelines provided in Species Classification & Group Assignment
6. Replacement Tree Size 12.56
Based upon guidelines in Species Classification & group Assignment for a Group 2 tree.
7. Replacement tree cost \$850
Based on guidelines in Species Classification and Group Assignment for a median cost of a 48-inch tree including tax and delivery.
8. Installation cost \$850
9. Installed cost \$1700
Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 36" box tree (twice replacement cost).
10. Unit tree cost \$118
Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree
11. Appraised trunk area 38
Taken from Table 4-4, 9th edition for a 7" diameter tree
12. Appraised trunk area increase (over 36" box) 25.44
Line 11 – line 6
13. Basic tree cost \$4701.92
Line 12 x Line 10 + Line 9
14. Appraised replacement value \$1300
(Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50)

Attachment 1j - Appraisal of Value of Coast Live Oak Tree # 598

To establish value of the Coast Live Oak tree #598 at Camp Ramah New Machon site that will have construction impacts within 20' of the trunk, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. The Thomas Fire scorched 40% of the leaves on this tree, but it seems to be recovering well. The tree is in a rural portion of the camp along a path that is seldom used. The health of the tree is Fair. Ventura County classifies this tree as a Heritage Tree.

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$62,998. For details, see the following worksheet.

Tree 598 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023
Situation: Establish value of tree within 20' of construction

- | | |
|--|-------------------|
| 1. Species | Quercus agrifolia |
| 2. Condition rating | 50% |
| Based upon observations of the health and structure made on January 28, 2019. Substantial structural pruning needed. | |
| 3. Trunk diameter | |
| Measured 54" above grade | 52.0" |
| 4. Location rating (50%+70%+60%) | 50% |
| Based upon the location in a seldom used section of the camp. | |
| 5. Species rating | 100% |
| Based upon guidelines provided in Species Classification & Group Assignment | |
| 6. Replacement Tree Size | 12.56 |
| Based upon guidelines in Species Classification & group Assignment for a Group1 tree. | |
| 7. Replacement tree cost | \$1482 |
| Based on guidelines in Species Classification and Group Assignment for a median cost of a 60-inch tree including tax and delivery. | |
| 8. Installation cost | \$1482 |
| 9. Installed cost | \$2964 |
| Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 60" box tree (twice replacement cost). | |
| 10. Unit tree cost | \$118 |
| Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree | |
| 11. Appraised trunk area | 2123 |
| Taken from Table 4-4, 9 th edition for a 51" tree | |
| 12. Appraised trunk area increase (over 24" box) | 2110.44 |
| Line 11 – line 6 | |
| 13. Basic tree cost | \$251,995.92 |
| Line 12 x Line 10 + Line 9 | |
| 14. Appraised value | \$62,998 |
| (Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50 | |

Attachment 1k - Appraisal of Value of Coast Live Oak Tree # 599

To establish value of the Coast Live Oak tree #599 at Camp Ramah New Machon site that will have construction impacts within 20' of the trunk, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy, IL). Although the 10th edition to the Guide has been published, it is still undergoing review and development of supporting regional valuation committees, so the 9th edition is still being widely used. In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in Southern California inland influence.

The Species Classification and Group Assignment lists recommended species ratings and evaluations. The Coast Live Oak is a native tree well adapted to this area.

Condition reflects the health and structural integrity of the tree. The Thomas Fire scorched 30% of the leaves on this tree, but it seems to be recovering well. The tree is in a rural portion of the camp along a path that is seldom unused. The health of the tree is Fair. Ventura County classifies this tree as a Heritage Tree.

The location factor considers the site, placement and contribution of a tree in its surrounding landscape. In this case, the tree is in a rural camp in Ojai. It provides no shade to buildings in the area. The major reason for a lower location rating is it is in an area seldom visited by people.

Based on my assessment I established the value of the tree at \$187,960. For details, see the following worksheet.

Tree 599 Appraisal Worksheet – Taken from a form found in “Guide for Plant Appraisal, 9th edition

Site: Camp Ramah New Machon, 385 Fairview Road, Ojai, CA 93023

Situation: Establish value of tree within 20' of construction

1. Species Quercus agrifolia
2. Condition rating 50%
Based upon observations of the health and structure made on January 28, 2019. Substantial structural pruning needed.
3. Trunk diameter 109.0"
Measured 54" above grade
4. Location rating (50%+70%+60%) 50%
Based upon the location in a seldom used section of the camp.
5. Species rating 100%
Based upon guidelines provided in Species Classification & Group Assignment
6. Replacement Tree Size 12.56
Based upon guidelines in Species Classification & group Assignment for a Group1 tree.
7. Replacement tree cost \$1482
Based on guidelines in Species Classification and Group Assignment for a median cost of a 60-inch tree including tax and delivery.
8. Installation cost \$1482
9. Installed cost \$2964
Based upon guidelines provided in Species Classification & Group Assignment for the installed cost of a 60" box tree (twice replacement cost).
10. Unit tree cost \$118
Based upon guidelines provided in Species Classification & Group Assignment, Group 1 tree
11. Appraised trunk area 6359
Taken from Table 4-4, 9th edition for a 90" tree
12. Appraised trunk area increase (over 24" box) 6346.44
Line 11 – line 6
13. Basic tree cost \$751,843
Line 12 x Line 10 + Line 9
14. Appraised value \$187,960
(Line 13 x Line 2 x Line 4 x Line 5, rounded to the nearest \$50)

Camp Ramah New Machon Tree Protection Plan

1. Background Information

Property Owner – Camp Ramah Administrative Offices, 17525 Ventura Blvd., #201, Encino CA 91316, (310) 476-8571

Project Applicant – Jane Carroll Design, 206 N. Signal Street, R, Ojai CA. 93023, phone 805 646-6450 www.janecarrolldesign-ojai.com

Arborist – Ken Knight, Registered Consulting Arborist #507, Board Certified Master Arborist WE6394BM, ISA Risk Assessment Qualified – phone (805)252-1952, email kennethknight@cox.net

- Project Location – 385 Fairview Road, Ojai, CA 93023 phone 805 646-4301

Assessor parcel number: 010-0-110-120 and 010-0-070-310

- Assignment - The proposed project involves six additional cabins and an educational Machon building at Camp Ramah at a site north of an existing soccer field. A Tree Protection Plan is required by the County of Ventura to identify protected trees within 20 feet of the proposed development. Trees covered under the TPP include trees 428, 435, 436, 481, 482 598, and 599. Trees 437, 438, 478 and 4480 are proposed for removal with replacement plantings on site.

2. Tree condition and Impact Table

Tree Condition and Impact Table

Tree #	Genus	Species	Girth- "	Heritage	Hazardous	Vitality	Impacts	Fencing	Notes
387	Quercus	agrifolia	97	Yes	no	B	None	Optional	
395	Quercus	agrifolia	115	Yes	no	B	None	Optional	
396	Quercus	agrifolia	62	no	no	B	None	Optional	
397	Quercus	agrifolia	80	no	no	B	None	Optional	
407	Pinus	halepensis	45	no	no	B	Not protected	Optional	
410	Pinus	halepensis	75	no	no	B	Not protected	Optional	
411	Pinus	halepensis	52	no	no	B	Not protected	Optional	
427	Quercus	agrifolia	43	no	no	B	None	Optional	Multi trunk
428	Quercus	agrifolia	160	Yes	no	B	See TPP	Yes	
429	Quercus	agrifolia	9.5	no	no	B	None	Optional	
430	Quercus	agrifolia	15	no	no	B	None	Optional	
431	Quercus	agrifolia	10.5	no	no	B	None	Optional	
432	Quercus	agrifolia	11.5	no	no	B	None	Optional	
433	Quercus	agrifolia	38	no	no	B	None	Optional	
434	Quercus	agrifolia	37	no	no	B	None	Optional	
435	Quercus	agrifolia	86	no	no	B	See TPP	Yes	
436	Quercus	agrifolia	56	no	no	B	See TPP	Yes	Multi trunk
437	Quercus	agrifolia	15	no	no	B	Removal	No	
438	Quercus	agrifolia	43	no	no	B	Removal	No	Multi-trunk
478	Quercus	agrifolia	10.5	no	no	B	Removal	No	Multi trunk
480	Quercus	agrifolia	22	no	no	B	Removal	No	Multi trunk
481	Quercus	agrifolia	17	no	no	B	See TPP	Yes	Multi trunk
482	Quercus	agrifolia	22	no	no	B	See TPP	Yes	Multi trunk
598	Quercus	agrifolia	164	Yes	no	C	See TPP	Yes	Multi trunk
599	Quercus	agrifolia	343	Yes	no	C	See TPP	Yes	Multi trunk

3. Tree Protection Construction standards

Pre-Construction

a. Pre-construction Meeting

The project arborist shall attend a pre-construction meeting with the contractors to explain the tree protection and monitoring requirements as outlined in the approved TPP.

b. Tree Protection Fencing

Prior to any clearing, grubbing, trenching, grading, or any land disturbances, tree protection fencing must be installed as follows:

i. Type

The fencing shall be temporary, readily visible, and a minimum of 4-feet high. The fencing shall effectively: 1) keep the foliage, crown, branch structure and trunk clear from damage by equipment, materials or disturbances; 2) preserve roots and soil in an intact and non-compacted state; and 3) identify the TPZ zone.

ii. Signage

One English language and one Spanish language, readily-visible, durable, waterproof sign shall be installed on the fence in 4 equidistant locations around each individual protected tree. Signs placed on fencing around a stand of protected trees shall be placed at approximately 50-foot intervals. The size of each sign must be a minimum of 16 inches wide and must contain the wording below. The lettering in the word "WARNING" (and Spanish equivalent) must be in capital letter at least 2 inches in height: the phrase "TREE PROTECTION ZONE" must be in capital letters at least 1 inches size; all other lettering must be at least ½ inch in size

WARNING

TREE PROTECTION ZONE

**Entry prohibited. This fence shall remain in place
throughout the entire construction period.**

To report violations, contact

VENTURA COUNTY CONDITION COMPLIANCE: 805/654-2457

ADVERTENCIA

ZONA DE PROTECCION DE ARBOLES

Entrasa prohibida. Esta cerca debe permanecer

En su lugar durante el period de construccion

Para reporta violaciones, contacte al

ENFORZAMIENTO DE PERMISOS DEL CONDADO DE VENTURA-805/654-2457

c. Verify Fencing Installation

Verification that tree protection fencing has been installed pursuant to the approved TPP shall be provided to County before construction commences.

During Construction

a. Tree Protection Zone Restrictions

- No ground disturbance, grading, trenching, construction activities or structural development shall occur within the tree protection zone (TPZ) except as specifically authorized by this permit and the approved TPP.
- No equipment, soil or construction materials shall be placed within the TPZ. No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.
- Unless otherwise directed by the project arborist, all work done within the TPZ, including brush clearance, digging, trenching and planting, shall be done with hand tools or small hand-held power tools that are of a depth and design that will not cause root damage.
- Where trenching or digging within the TPZ is specifically permitted, the work shall be conducted in a manner that minimizes root damage, as directed by an arborist.
- Grade changes outside of the TPZ shall not significantly alter drainage to protected trees. Grading within the TPZ shall use methods that minimize root damage and ensure that roots are not cut off from air. Where erosion may be a factor, return and protect the original grade or otherwise stabilize the soil.
- Protected trees shall not be used for posting signs, electrical wires or pulleys; for supporting structures; and shall be kept free of nails, screws, rope, wires, stakes and other unauthorized fastening devices or attachments.

b. Tree Care

For existing trees during construction, a 3-4" layer of organic mulch 6' from the trunk to 5' outside the dripline is recommended.

c. Pruning

- i. Pruning shall be in compliance with the International society of Arboriculture (ISA) latest edition of Tree Pruning Best Management Practices, and the latest edition of the American National Standards Institute (ANSI) A-300 standards for tree pruning.
- ii. No live tissue may be removed from protected trees solely for the purpose of altering the appearance of a tree.
- iii. No tree pruning is recommended without the approval of the project arborist.

d. Arborist Monitoring

An arborist shall be onsite to monitor all grubbing, trenching, digging, grading and construction activities within the TPZ. Additionally, the arborist shall perform the following duties:

- iv. Perform weekly inspections of tree protection fencing during grading or construction in the vicinity of protected trees and report deficiencies immediately to the Planning Division. If construction-related dust has accumulated on protected tree foliage, notify the Permittee and the Planning division that foliage should be hosed off.
- v. Produce and submit to the Planning Division monthly reports summarizing the above weekly inspections.
- vi. Stop or divert all work when deficiencies require mediation and notify the Planning Division within 24 hours.
- vii. Inform the Planning Division when tree protection fencing may be removed

e. Unanticipated Tree Damage Reporting

The permittee shall submit unanticipated damage reports to the Planning Division within 24 hours of occurrence or discovery of the damage.

Post-construction

a. Arborist Monitoring

Annual monitoring reports shall be prepared by an arborist, for (two years after project construction for construction damage monitoring, 5 years after planting for TPR offsets, 7 years after planting for oak woodlands mitigation planning), which address the success of protection measures and the overall condition of (encroached-upon, planted, transplanted) trees (describe/list the specific trees) relative to their condition prior to project construction. If any trees are found to be in serious decline (i.e., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

- i. An arborist shall inspect tree installations within 1 week of planting to verify that installations occurred according to the TPP specifications. CHANGE THIS
- ii. An arborist shall monitor any replacement or transplanted trees annually for compliance with the health performance targets in the approved TPP.
- iii. An arborist shall produce and submit to the Planning Division a final report when all TPP requirements have been satisfied (final report will release financial assurance).

4. Tree Impact Offsets

Trees 437, 438, 478 and 480 present unavoidable conflicts with proposed access road improvements and are recommended for removal. All the trees are relatively young. Mitigation to oak woodlands is proposed at a rate of ten fifteen- gallon Coast Live Oak (*Quercus agrifolia*) to be planted on site for each of the four trees to be removed for a total of forty replacement trees.

a. Replacement Planting or Transplanting

Replacement planting or transplanting offsets shall conform to the following:

- i. The Permittee shall ensure that replaced or transplanted trees live and maintain the performance targets specified in the approved TPP for a period of 7 years.
- ii. The Permittee shall offset by way of in lieu fees, unless otherwise approved by the Planning Director, any replacement or transplanted tree that dies or does not meet its TPP performance targets within the 7-year monitoring period.

b. In lieu Fees

In lieu fees are not proposed.

c. Unanticipated Damage

If tree damage occurs, either during construction or the post-construction monitoring period, which is not already addressed in the TPP, an arborist-prepared Damaged Tree Addendum shall be submitted to the Planning division which outlines how the damaged trees will be offset.

5. Tree Removal Standards

The felling of protected trees shall be done in a manner that avoids damage to remaining protected trees. The stumps of any tree removed within the TPZ of remaining trees shall be

ground down to just below the ground surface level and not excavated, unless that area is proposed for excavation as part of the development plan.

6. Planting Standards for Replacement and Transplant Trees

Replacement Trees

-Forty replacement *Quercus agrifolia* (Coast Live Oak) trees will be planted as replacement trees. There are multiple sites on Cap Ramah for planting. Planting standards will conform to ANSI A300 Tree Planting Standards (latest version), and ISA Tree Planting Best Management Practices, latest edition.

Transplant Trees

-No transplant trees are proposed.

Both Replacement and Transplant Trees:

Except for an establishment period after tree planting, no irrigation water shall be applied within a 6-foot radius of both protected oak tree trunks.

Planting within the TPZ of protected oaks is discouraged. Any plantings within the TPZ of protected oak trees shall be of compatible species requiring minimal irrigation. No planting shall occur within a 6-foot radius of protected oak tree trunks. Plant varieties that are susceptible to avocado root rot or oak root fungus should be avoided.

The Permittee shall ensure that protected oak tree trunk areas are properly drained and that water does not pool in the TPZ.

No extensive soil compacting activities shall occur in the TPZ.

7. Other Recommendations

An arborist approved irrigation and maintenance schedule will be implemented until the trees are established.

8. Inspections Schedule

9. Financial Assurance to Guarantee Protected Trees Offsets/Mitigation

If protected trees are felled or damaged and require offsets/mitigation and planting new trees onsite is the approved offset/mitigation measure, the Permittee shall:

- a) Post a financial assurance to cover the costs of planting and maintaining the offset trees for a period of 7 years. The financial assurance may consist of cash, a time certificate of deposit, letter of credit, or bond in a form satisfactory to the Planning Director. The amount of the financial assurance shall be based upon the TPP's appraised value of the affected trees. The financial assurance shall designate the Ventura County Planning division as the beneficiary of the instrument.
- b) Upon satisfactory completion of the provisions of the TPP for which the financial assurance is made, the County of Ventura shall reassign the financial assurance to the Permittee. If the Permittee fails to carry out the provisions of the TPP, the county shall use the financial assurance to pay the costs associated with correcting the failure. If the amount of the financial assurance exceeds the cost and expense incurred by offsetting the loss or damage of the protected trees, the County shall refund the Permittee the remaining balance. If the amount of the financial assurance is less than the cost and expense incurred by the County for the offsets, the Permittee shall be liable to the County for the difference.

10. Restrictive Covenants to Guarantee Protected Tree Offsets/Mitigation

If protected trees are damaged and require offsets/mitigation and planting new trees onsite is the approved offset/mitigation measure, the Permittee shall record against the parcels(s)

governed by this permit a restrictive covenant indicating that the Planning Division has authorized development on the subject property subject to terms and conditions that restrict the use of that property.

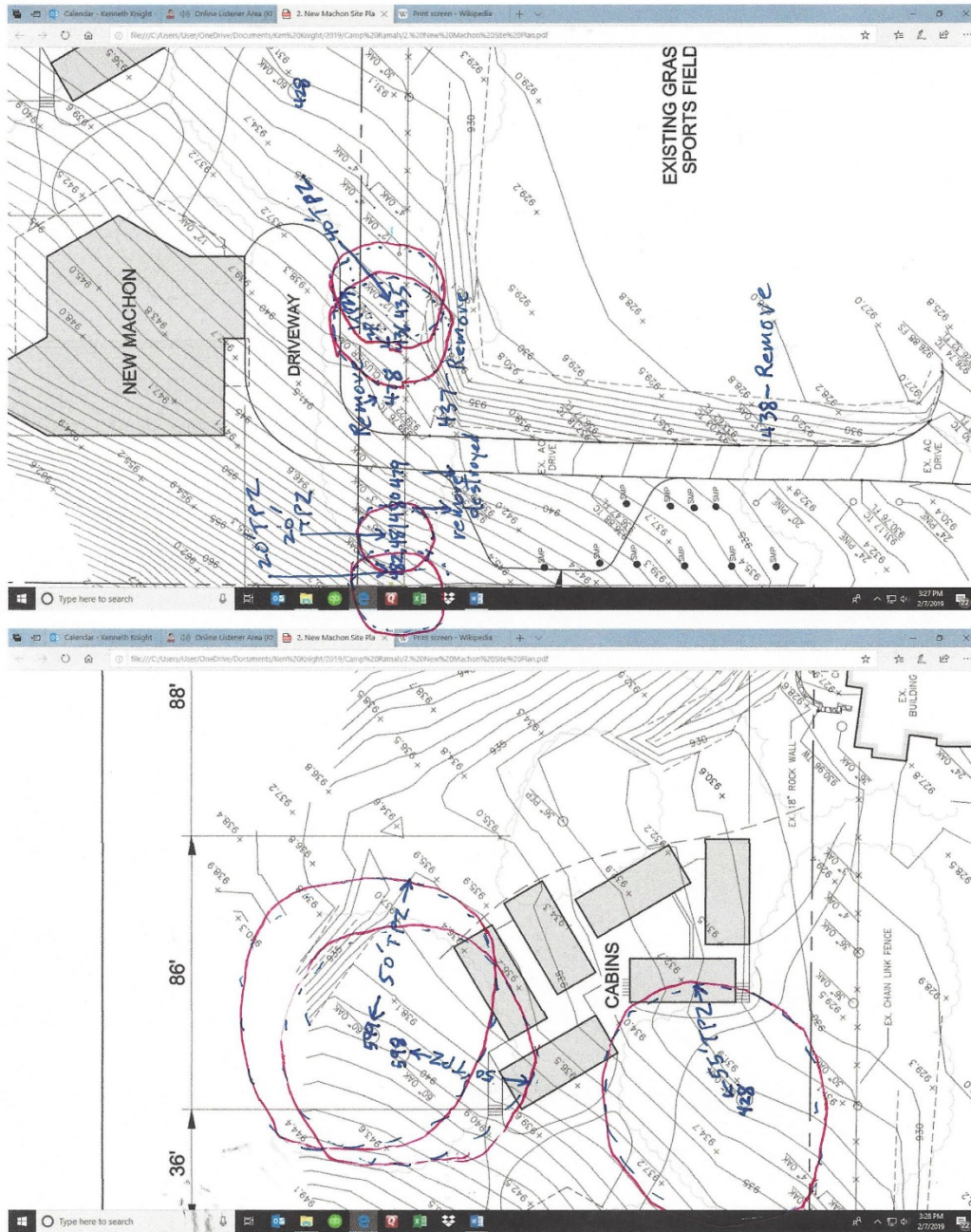
The restrictive covenant shall be recorded by the Permittee on a form provided by the Planning Division and shall conform to the requirements outlined in the County's Content Requirements for Tree Protection Plans document. The restrictive covenant shall include the planting instructions and performance targets required by the TPP for tree replacement planting and shall be imposed as covenants and restrictions on the use of the property. The term of the restriction shall be 7 years as indicated in the TPP. The restrictive covenant shall include a legal description of the parcel(s) governed by this permit. In addition, the restrictive covenant shall:

- a. Prohibit removal or transplanting of replacement or transplanted trees without a permit modification;
- b. Restrict activities within the tree protection zone of replacement or transplanted trees;
- c. Require appropriate care of replacement or transplanted trees.
- d. Commit any future landowners to the tree protection conditions of this permit, including posting of financial assurances, tree monitoring and reporting: and
- e. Designate the County of Ventura as a beneficiary of the restrictive covenant in order to allow court action by the county if necessary.

11. Attachments

- a. Arborist Report
- b. Tree appraisals

Site Plan



1. Arborist's Information

Arborist – Ken Knight, Registered Consulting Arborist #507, Board Certified Master Arborist WE6394BM, ISA Risk Assessment Qualified – phone (805)252-1952, email kennethknight@cox.net

2. Tree Dripline and Tree Protection Zone

Trunk locations, and tree protection zone (TPZ) are listed on the site plan and in the arborist's report.

3. Heritage or Historical Trees

Trees 428, 598 and 599 meet the criteria for Heritage Trees.

4. Tree Impacting Work/Features

As identified in the TPP

5. TPZ Landscaping

None proposed

6. Tree Protection Fencing location and Specifications

As outlined in the TPP

7. Other Tree Protection Measures

8. Notes and Details

Submittal Schedule

Document/Offset	Date Requirement	Specific Submittal Date
Unanticipated Damage Report	Permittee shall submit within 24 hours of occurrence or discovery of damage	
TPP Damaged Tree Addendum	Permittee shall submit within 30 days of the damaging incident or discovery of the damage	
In Lieu Fees	The Permittee shall submit these fees within 30 days of approval of any TPP Damaged Tree Addendum (if applicable) and prior to the issuance of a Zoning Clearance for construction. If in lieu fees will be paid to an approved conservation agency, a Tree Mitigation Plan and contract from the conservation must be submitted at the same time.	
On-Site Tree Planting	Planting of onsite offset/mitigation trees shall occur within 90 days approval of any TPP Damaged Tree Addendum (if applicable) and prior to the issuance of a Zoning Clearance for Construction.	
Annual reports	The first report shall be due one year after receipt by the Planning Division of proof that the required trees have been planted.	
Financial Assurance	The Permittee shall submit within 30 days of approval of any TPP Damaged Tree Addendum (if applicable) and prior to the issuance of a Zoning Clearance for Construction.	
Restrictive Covenant	The restrictive covenant shall be recorded prior to the issuance of a Zoning Clearance for Construction and within 30 days of approval of any TPP Damaged Tree Addendum (if applicable) and prior to the issuance of a Zoning Clearance for Construction. Within 5 days of recordation, the Permittee shall provide the Planning Division with a copy of the recorded Restrictive covenant.	