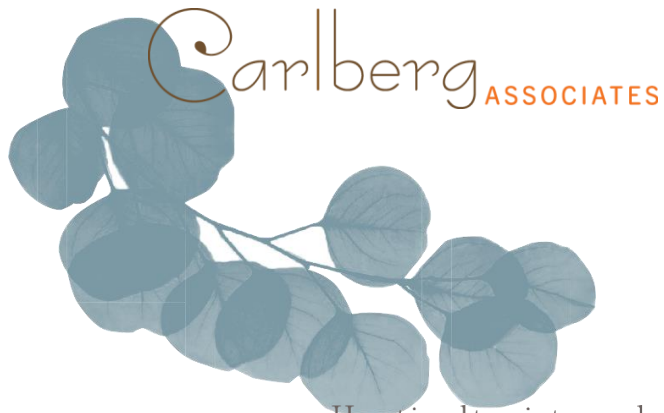


Appendix C-4

Tree Report



Horticulturists and
Registered Consulting
ARBORISTS

**CITY OF LOS ANGELES PROTECTED TREE REPORT
REVISION 2
32 LOTS - HAVERHILL DRIVE
LOS ANGELES, CALIFORNIA 90068**

SUBMITTED TO:

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AUGUST 9, 2016

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August 9, 2016

Scott Dinovitz
Glassell Park, LLC
23622 Calabasas Road, Suite 220
Calabasas, California 91302

**Re: 32 Lots - Haverhill Drive, Los Angeles, California
City of Los Angeles Protected Tree Report, Revision 2**

Dear Mr. Dinovitz,

This report is submitted in response to your request for arboricultural consulting services for the 32-lot Haverhill Drive project.

EXECUTIVE SUMMARY

This tree report was prepared in accordance with the City of Los Angeles Tree Preservation Ordinance and the Mount Washington/Glassell Park Specific Plan. The project includes development of 32 individual, recorded, single family lots situated along Haverhill Drive, Haverhill Way, Brilliant Way, and Sundown Drive. The combined lots (including street areas) comprise roughly five acres of vacant land. Both native and non-native trees occur on-site. Of the 218 trees inventoried for this report, we found 168 'protected' trees (160 Southern California black walnuts; 7 coast live oaks; 1 western sycamore) and 50 'significant' trees (various species). Implementation of the project would result in the removal of 129 'protected' trees and 39 'significant' trees. Thirty-nine (39) 'protected' trees and 11 'significant' trees are proposed for preservation. Twenty of the 39 'protected' trees to remain would sustain some degree of encroachment to their Tree Protection Zones. Since the properties are vacant, none of the trees are considered to be hazardous from a risk assessment perspective and no formal risk assessments were performed.

Mitigation trees will be required at minimum ratios of 1:1 for 'significant' tree removals and at 4:1 for 'protected' tree removals. All mitigation trees will be planted on-site. The landscape plan will detail the number and species of mitigation tree plantings for each lot or open space area, along with container sizes and irrigation specifications. The City of Los Angeles will dictate the final number, species, and container sizes required for mitigation trees.

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BACKGROUND AND ASSIGNMENT

Glassell Park LLC is proposing to extend and develop the current 'paper streets' of Haverhill Drive, Haverhill Way, Brilliant Way, and Sundown Drive. The project also includes development of 32 individual, single-family lots that front those streets. Two-story and three-story single family residences with attached garages are proposed on the lots, which range in size from roughly 4,335 – 8,284 square feet. A complete list of the lot areas, gross areas, and floor areas is provided at the back of this report as Exhibit E - Haverhill Floor Plan Mix with Lot Areas, Gross Areas, and Floor Areas.

The following is an excerpt from the project description as supplied by your office:

The 4-acre (177,280sf) development site consists of thirty-two (32) existing undeveloped lots zoned R1-1 (low residential). The multi-lot site fronts three (3) separate hillside streets including Haverhill Way, Sundown Drive, and Brilliant Way. It is located within the Northeast Los Angeles Community Plan, the Mount Washington – Glassell Park Specific Plan and is located within the boundary of the Baseline Hillside Ordinance. It is designated as being within both Hillside and BOE Special Grading Areas.

To accomplish a thorough review, each lot and proposed dwelling unit will be reviewed by the Director of Planning (or his designee) with regard to its compliance with the Mount Washington – Glassell Park Specific Plan and the Baseline Hillside Ordinance (where applicable). However, given the unique location, topography and configuration of the site any potential environmental impacts will be reviewed under a project-wide Expanded Mitigated Negative Declaration. In so doing, the applicant will be reviewing traffic, grading, greenhouse gas, air quality, etc. in a comprehensive manner site-wide. In this way, a conversation about impacts (or the lack thereof) can happen at a project-wide scale at a comprehensive level well beyond what would normally be require[d] for these Specific Plan compliant homes.

Carlberg Associates (Carlberg) was retained to prepare a Protected Tree Report in accordance with guidelines set forth by the City of Los Angeles's Tree Protection Ordinance No. 177,404 and the Mount Washington - Glassell Park Specific Plan (MWGPSP). The Tree Protection Ordinance provides protection for California native oaks (*Quercus spp.*, except scrub oaks), Southern California black walnut (*Juglans californica* var. *californica*), California (or western) sycamore (*Platanus racemosa*), and California bay laurel (*Umbellularia californica*) with trunk diameters of four or more inches when measured at four and one-half feet above natural grade.

The MWGPSP calls for the evaluation and inventory of all California native trees and plants with single trunk diameters of four inches and greater or any multiple trunk native plant that measures 12 inches or more in diameter immediately below the lowest branch; or any plant planted pursuant to a permit to relocate or remove trees. In addition, this Specific Plan covers all significant trees (12 inches in diameter) or greater and/or 35 feet in height.

For the planning application process, we also included non-protected trees with trunk diameters of eight inches or greater. Off-site trees that may be affected by development were included, as access allowed.

Tree numbers, trunk locations, and tree canopies as measured in four compass directions (for protected trees) are graphically represented on the reduced copy of the Protected Tree Location Exhibit on page 25. Trees to be preserved or removed, along with the proposed location of protective fencing, are illustrated on the reduced copy of the Protected Tree Impact Exhibit and Protection Plan on page 26. Full-size copies



of those exhibits are included in the back pocket(s) of this report. Photographs accompanying this report illustrate site context, slope aspects, tree density, and vigor. The field data matrix is included as Exhibit J. This report is based on our office's site visits over several days in November 2014 and May 2016.

Due to the present drought conditions and the overall passage of time, the original 2014 inventory was updated in May 2016. This update reflects the tree conditions at the time of the updated inventory. The original 2014 inventory included 215 trees. Three, new, off-site trees were added to the inventory due to growth in height, diameter, or spread, where a portion of the canopy now overhangs the property lines.

Four protected walnut trees were altered since the November 2014 inventory. Tree #74 was cut to stumps and is now resprouting. It is located inside of a fenced area of the site, immediately north of an adjacent residential rear yard where other trees have been altered or removed to stumps (see discussion of Tree 201 below). Tree #74 remains in the inventory with downgraded health and structure grades. Trees #147 and 169 were accidentally cut to stumps during fuel modification clearance in 2015. The City was made aware of these removals and immediate mitigation was offered for their removal. Tree #147 has since put out stump sprouts and remains in the inventory, but has been downgraded for health and structure. Tree #169 exhibits no sign of stump sprouting and is listed in the inventory as a dead tree. Tree #201, an off-site tree in an adjacent rear yard, was cut to stumps, but is stump sprouting. Tree #201 remains in the inventory with downgraded health and structure grades.

The trees were identified, their health and structural condition evaluated¹, trunk diameters measured, heights and canopy spreads approximated, and trunk locations plotted on the topographic survey provided to us. We used a handheld GPS unit to gather latitude and longitude information for each inventoried tree. After our fieldwork was completed, a licensed land surveyor surveyed the trunk locations of the trees included in our inventory. We then worked with the civil engineer to create a refined tree location map based on the survey information. Tree inventory data is summarized in tables throughout this report. We used the Architectural Site Plan (KTYG), the grading and drainage plans (United Civil), the geology report (SASSAN Geosciences), and internal coordination with regard to over-excavation limits to determine the impacts to the 'protected' and 'significant' trees.

OBSERVATIONS

We assessed 218 mature trees of various species on the Haverhill Drive property. Of those, one (1) is a western sycamore, seven (7) are coast live oaks, and 160 are Southern California black walnuts. The other 50 trees comprise various species that, due to size, are considered 'Significant' under the MWGPSP.

We included trees that were immediately adjacent to the project property boundaries. Tree trunks and canopies (driplines) were recorded in the field, from grade, using topography and the base topographical map provided to us by the civil engineer. The on-site trees were numbered and tagged with an embossed aluminum numbered tag. Locations of the on-site and off-site trees are illustrated on the Protected Tree Location Exhibit and the Protected Tree Impact Exhibit and Protection Plan. Off-site trees were numbered on the map, but were not uniformly tagged (due to access or other circumstances). They are identified in the following tables as 'Off-site Trees'.

¹ Each tree is assigned two letter grades, one for overall health and one for and structural rating. Definitions for the letter grades are included in the appendices of this report.



Table 1 summarizes the inventoried trees by genus, species, protection status, and overall quantity. Captioned photographs and exhibits at the end of this report illustrate site context, tree locations, tree structure, and vigor.

TABLE 1 – SUMMARY OF INVENTORIED ‘PROTECTED’ AND ‘SIGNIFICANT’ TREES

Common Name	Botanical Name	Significant	Protected	No. of Trees
Coast live oak	<i>Quercus agrifolia</i>		X	7
Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>		X	160
Western sycamore	<i>Platanus racemosa</i>		X	1
Aleppo pine	<i>Pinus halepensis</i>	X		2
Australian willow	<i>Geijera parviflora</i>	X		1
Blue gum	<i>Eucalyptus globulus</i>	X		12
Brazilian pepper	<i>Schinus terebinthifolius</i>	X		2
California pepper	<i>Schinus molle</i>	X		1
Chinese elm	<i>Ulmus parvifolia</i>	X		2
English walnut	<i>Juglans regia</i>	X		1
Indian laurel fig	<i>Ficus microcarpa</i>	X		1
Japanese Loquat	<i>Eriobotrya japonica</i>	X		1
Mexican elderberry	<i>Sambucus mexicana</i>	X		3
Mexican fan palm	<i>Washingtonia robusta</i>	X		1
Mulberry	<i>Morus alba</i>	X		2
Red river gum	<i>Eucalyptus camaldulensis</i>	X		1
Shamel ash	<i>Fraxinus uhdei</i>	X		4
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	X		1
Sydney golden wattle	<i>Acacia longifolia</i>	X		2
Toyon	<i>Heteromeles arbutifolia</i>	X		2
Tree of heaven	<i>Ailanthus altissima</i>	X		11

DISCUSSION

There are several potential consequences related to residential construction that may affect trees during and after a typical construction process. They are as follows:

- EXCAVATION - ROOT SEVERANCE
- SOIL COMPACTION (DURING AND POST-CONSTRUCTION)
- ALTERATION OF THE WATER TABLE/SITE DRAINAGE
- CHANGES IN GRADE
- SUBSTANTIAL TRIMMING OF CANOPY OR ROOTS
- PROTECTION AGAINST MECHANICAL DAMAGE - FENCING
- IRRIGATION



A. Excavation/Trenching—Root Severance

Trenching can include excavation for irrigation, utility, or drainage lines. Trenching and excavation can also be required for foundations of structures and free-standing walls. Trenching and excavation removes soil and tree roots. When performed in the critical root zone (approximately 5x the trunk diameter of any tree) or within the dripline (outer edge of the natural canopy), there is the potential to remove large areas of root mass, and to shatter and tear roots that will remain connected to the tree(s). Torn and shattered roots cannot callous over or generate new roots in the manner of cleanly-cut roots. Torn and shattered roots are potentially unstable, are entry points for disease and decay organisms, and eventually die. Significant root loss and/or severance can be critical to the health and structure of trees to remain in a landscape.

B. Soil Compaction

Soil compaction is a complex set of physical, chemical, and biological constraints on tree growth. Principal components leading to limited growth are the loss of aeration and pore space, poor gas exchange with the atmosphere, lack of available water, and mechanical hindrance of root growth. Soil compaction is considered the largest single factor responsible for the decline of trees on construction sites.

C. Changes in Grade

Changes in grade, by the addition or removal of soil (filling or cutting), can be injurious. Lowering the grade around trees can have immediate and long-term effects on trees. The addition of soil and compaction for common engineering practices also results in long-term effects on trees. Typically, the vast majority of the root mass exists within the top three feet of soil, and most of the fine roots active in water and nutrient absorption are in the top 12 inches.

D. Alteration of the Water Table/Site Drainage

The water table is the upper surface of the zone in which soil macropores are saturated with water; water tables may vary seasonally. Rather than a flat, static surface, the water moves down a gradient. Its depth varies, depending on the structure of the soil and rocks through which it flows. A perched water table may form in soils that have impermeable strata. Swamps are created where the water table intersects level ground.

Structures such as footings, basements, subterranean buildings, and retaining walls may intercept impermeable layers in the soil on which water perches. If adequate drainage is not provided, the water table uphill may gradually rise and interfere with tree roots. This type of damage usually takes a period of time to be recognized and diagnosed.²

Numerous trees are particularly susceptible to root infections, such as *Armillaria* and *Phytophthora*. Both of these fungal diseases can progressively weaken a root system, resulting in dead branches in the canopy of the tree, loss of stability of the entire tree because of decaying roots, and premature death of the tree. Trees form roots in accordance with existing soil composition and water availability. Minor drainage changes in the winter and spring months are significant to the health of the trees.

E. Canopy and Root Pruning

Leaves perform vital functions for trees. Through photosynthesis, they manufacture sugars that feed the tree and are used to create the building blocks of wood. Leaves help to move water and nutrients up from the roots and around the tree through their vascular system and cool the tree down through transpiration.

² Nelda Matheny and James R. Clark, *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*, (Champaign, Illinois: International Society of Arboriculture, 1998), pp. 88-89.



Leaves moderate temperatures beneath the tree, lessen the drying action of winds, and intercept rainfall, which reduces erosion. On the ground, they moderate soil temperatures, retain moisture, and as they decompose, return their nutrients back to the soil to be recycled and reused by the tree. A healthy canopy of leaves is essential to ensure an adequate food supply for the roots to perform their important functions.

Typically, root systems extend outward past the dripline, two to four times the diameter of the average tree's crown. Main root functions include water and mineral conduction, food and water storage, and anchorage of the tree to the soil. Root systems consist of short-lived, fine-textured, feeder roots and larger, woody, perennial roots. Feeder roots, while averaging only 1/16 inch in diameter, constitute the major portion of the root system's surface area. Feeder roots act like sponges, growing predominantly outward and upward from the large roots near the soil surface where minerals, water, and oxygen are usually abundant. Larger, woody roots and their subordinates tend to annually increase in diameter and grow horizontally. Predominantly located in the top 6 to 24 inches of the soil, these structural and storage roots usually do not grow deeper than three to seven feet. Root growth is generally inhibited by soil compaction and temperature. As the depth increases, soil compaction increases, and the availability of water, minerals, oxygen, and soil temperature all decrease.

Removal of significant amounts of the canopy and/or root system can lead to both immediate and long-term detrimental effects on trees. Effects can be physiological, structural, or both.

F. Protection Against Mechanical Damage/Fencing

Fencing is a temporary enclosure erected around a tree to enclose as much of its safety zone as possible. Fences are critical to (1) prevent direct contact and damage to the canopy, branches, and trunk, (2) preserve roots and soil in an intact and non-compacted state, and (3) identify the Tree Protection Zone. Fencing must be in place before demolition or the initiation of construction, and remain until adjacent construction activity no longer threatens tree health.

G. Irrigation

Trees that have suffered root loss may not be able to exploit as large a soil volume as before injury. Also, changed patterns of drainage may divert water away from trees. In either case, trees may benefit from supplemental irrigation prior to and during construction. The following are general guidelines:

- *The amount of water applied must be appropriate to the species.*
- *Light, infrequent irrigations should be avoided.*
- *Excess irrigation from new landscaping should be avoided. Runoff from plantings should be minimized and/or directed away from trees.*
- *Wetting the trunk should be avoided.³*

Our impact analysis included review of the following documents:

- SASSAN Geosciences, Inc. 03/20/15 Geotechnical and Engineering Geology Investigation Report
- KTG Group, Inc., several Architectural Site Plans (2014 and 2015)
- United Civil, Inc., several rough Grading and Drainage Plans (2014 and 2015)
- Utility and easement plans
- Previous tree reports prepared by others
- Topographical base maps provided by the civil engineer

³ See Matheny and Clark, p. 125.



Mass grading of the site is proposed. Geological testing found undocumented fill and residual soils/colluvium materials in various locations of the site, which must be removed and replaced with competent, compacted material that is benched in to bedrock. Besides standard grading, grade beam/soldier pile systems are proposed. Retaining walls up to 23 feet in height are proposed. Various foundation designs are proposed for each of the units to reduce grading and over-excavation requirements, including: conventional footings in bedrock or fill material and soldier piles in bedrock or fill material.

With input from the applicant's team, we used a standard five-foot minimum off-set from the rear of retaining walls and structures in our impact analysis for tree removals and encroachments to allow for anticipated over-excavation for foundations, retaining walls, non-retaining walls, sub-drain systems, "V"-ditches as required behind freeboard heights for slough protection at the rear of retaining walls, etc. It should be noted that actual over-excavation requirements for each lot may change during construction and/or upon further review by the geotechnical and structural engineers.

The Protected Tree Ordinance allows for the removal of protected trees under specific conditions. A copy of that Ordinance is included in Appendix 1 of this report.

The Mount Washington/Glassell Park Specific Plan specifies that "...no Native or Significant Tree may be relocated or removed except as provided in Article 7 of Chapter 1 or Article 6 of Chapter IV of the Municipal Code, or unless a project permit is obtained pursuant to Section 8 of the Specific Plan." Project permits for approval to remove a Native or Significant Tree are based on a finding that "...it is necessary to remove the specimen because its continued existence at that location prevents the reasonable development of the subject property"; and, "The removal of the Native or Significant Tree would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated to the satisfaction of the City of Los Angeles."

It is assumed that the project application(s) will include appropriate erosion control measures as part of the overall project improvement plans and permits for each of the 32 lots. Given the narrow lot configurations and varied topography, the site designs are constrained and the continued existence of the trees in their current locations may prevent the reasonable development of the individual recorded lots that are being processed simultaneously.

Table 2 provides a Summary of Inventoried Protected and Significant Trees by Species and Disposition. Tables 3 – 6 on the following pages provide details of the trees proposed for preservation and removal.

TABLE 2 - SUMMARY OF INVENTORIED PROTECTED AND SIGNIFICANT TREES BY SPECIES AND DISPOSITION

Common Name	Botanical Name	Significant	Protected	No. of Trees	Remove	Preserve
Coast live oak	<i>Quercus agrifolia</i>		X	7	7	0
Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>		X	160	121	39
Western sycamore	<i>Platanus racemosa</i>		X	1	1	0
Aleppo pine	<i>Pinus halepensis</i>	X		2	0	2



Common Name	Botanical Name	Significant	Protected	No. of Trees	Remove	Preserve
Australian willow	<i>Geijera parviflora</i>	X		1	1	0
Blue gum	<i>Eucalyptus globulus</i>	X		12	9	3
Brazilian pepper	<i>Schinus terebinthifolius</i>	X		2	0	2
California pepper	<i>Schinus molle</i>	X		1	1	0
Chinese elm	<i>Ulmus parvifolia</i>	X		2	2	0
English walnut	<i>Juglans regia</i>	X		1	1	0
Indian laurel fig	<i>Ficus microcarpa</i>	X		1	0	1
Japanese Loquat	<i>Eriobotrya japonica</i>	X		1	1	0
Mexican elderberry	<i>Sambucus mexicana</i>	X		3	2	1
Mexican fan palm	<i>Washingtonia robusta</i>	X		1	1	0
Mulberry	<i>Morus alba</i>	X		2	1	1
Red river gum	<i>Eucalyptus camaldulensis</i>	X		1	1	0
Shamel ash	<i>Fraxinus uhdei</i>	X		4	4	0
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	X		1	1	0
Sydney golden wattle	<i>Acacia longifolia</i>	X		2	2	0
Toyon	<i>Heteromeles arbutifolia</i>	X		2	2	0
Tree of heaven	<i>Ailanthus altissima</i>	X		11	10	1
Total Trees:				218	168	50

TABLE 3 – ‘PROTECTED’ TREES TO BE PRESERVED

Tree #	Common Name	Botanical Name	DBH ⁽⁴⁾ s	Height	Health Grade	Structure Grade	Encroach	Comment	Off-site Tree
19	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	13.5 @ 1’	20	D	D	X	Lot 120 – Sewer line easement 1.5’ w/in dripline; property wall 2.5’ w/in dripline	
21	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	12 @ 2’	18	B	A-	X	Lot 125 – Grading limits 6’ w/in dripline; property wall 9’ w/in dripline	
22	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	6, 7, 7, 11 @ 3’	22	B-	B+	X	Lot 126 - property wall 7.5’ w/in dripline	
67	Southern California black walnut	<i>Juglans californica</i> var. ‘Californica’	2.5, 3, 4	16	A	B			
69	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	6	20	A	B	X	Lot 154 – overex for retaining wall 7’ within dripline	
70	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	9	25	A	B	X	Lot 154 – overex for retaining wall 11’ within dripline	

⁴ DBH – Diameter at Breast Height. A forestry term used to describe a tree trunk’s measurement at 4.5 feet above grade. Often used as a representation of tree size.



Tree #	Common Name	Botanical Name	DBH(“s)	Height	Health Grade	Structure Grade	Encroach	Comment	Off-site Tree
73	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	6 x 1”, 3 x 2”, 3, 3.5	12	A	B	X	Lot 155 – overex for retaining wall 2’ from trunk	
74	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	3.5, 4, 5, 5	20	B	A	X	Lot 155 – overex for retaining wall 1’ from trunk	
103	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	5, 6, 7, 8, 8, 10	22	D	D	X	Lot 229 – Grading limits 2.5’ w/in dripline	X
104	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	4	4	C-	D			X
110	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	4.5	18	D	D			
111	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	12	25	D	D			X
112	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	6, 9, 10.5	25	C+	C			
113	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	6, 7	25	D	D			X
114	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	5, 6	20	D	D			X
115	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	5.5	18	C	B			X
116	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	4	16	D	D	X	Lot 193 – overex. 2’ w/in dripline	X
126	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	12 x 1”, 3, 3. 4, 8, 8	18	B	B	X	Lot 193 – overex. 5’ w/in dripline	X
127	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	5	18	B	B	X	Lot 193 – overex. 2.5’ w/in dripline	X
128	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	5, 10, 12	16	B	B-			X
129	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	5, 10.5	20	C-	C-	X	Lot 193 – overex. 4’ from trunk	X
131	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	10	14	C	B	X	Lot 192 – overex. 4’ w/in dripline	
152	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	4, 8	22	D	D			
153	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	8, 9, 10	35	C	C	X	Lot 226 – overex. 10’ w/in dripline	
154	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	7	20	C	C	X	Lot 226 – overex. 2’ w/in dripline	
155	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	5, 5	20	C-	C	X	Lot 226 – overex. 3’ w/in dripline	
201	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	12	22	D	D			X
203	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	3, 3	18	A	B	X	Sundown Dr. – overex. 0.5’ w/in dripline	X
205	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	3, 3, 4	14	A	A-	X	Lot 153 – overex. 2’ from trunk	
206	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	6, 6, 8, 8, 10, 10	25	A	A-		Lot 153 – overex. 10’ w/in dripline	X
207	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	~12	22	A	B			X
208	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	12	25	A	A-	X	Lot 155 – overex. 9’ w/in dripline	X
209	Southern California black walnut	<i>Juglans californica</i> var. ‘ <i>californica</i> ’	3, 3.5	18	B	B	X	Lot 230 – overex. 3’ from trunk	X



Tree #	Common Name	Botanical Name	DBH(“s)	Height	Health Grade	Structure Grade	Encroach	Comment	Off-site Tree
210	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	3, 5, 5, 5, 6, 6, 8	25	D	D	X	Lot 227 – grading limits 8’ w/in dripline	
211	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	6, 6, 9	22	D	D			X
212	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	9	25	F	F			
214	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	10, 12	15	D	D		Lot 192 – overex. 5’ w/in dripline	X
215	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	12, 14	22	B	B			X
217	Southern California black walnut	<i>Juglans californica</i> var. ‘californica’	9, 9, 12, 12	7	D	D		Lot 193 - overex. 1.5’ from trunk	

As listed, 39 ‘protected’ Southern California black walnut trees are proposed for preservation within and immediately adjacent to the various lots. Of those, 20 are located off-site but their canopies and protected zones overhang the property lines.

TABLE 4 – ‘SIGNIFICANT’ TREES TO BE PRESERVED

Tree #	Common Name	Botanical Name	DBH(s)	Height	Health Grade	Structure Grade	Encroach	Comment	Off-site Tree
4	Mulberry	<i>Morus alba</i>	5, 7, 8.5	25	A	B-	-	-	
5	Aleppo pine	<i>Pinus halepensis</i>	21	25	B	C-	-	-	
6	Tree of heaven	<i>Ailanthus altissima</i>	5, 8	35	A	B	-	-	
20	Aleppo pine	<i>Pinus halepensis</i>	5, 19	20	A-	C+	-	-	X
37	Indian laurel fig	<i>Ficus microcarpa</i>	20	20	A-	A-	-	-	X
194	Blue gum	<i>Eucalyptus globulus</i>	~2	35	A-	B+	-	-	X
195	Brazilian pepper	<i>Schinus terebinthifolius</i>	6, 9	25	B+	B+	-	-	X
196	Blue gum	<i>Eucalyptus globulus</i>	~25	30	A-	B+	-	-	X
197	Blue gum	<i>Eucalyptus globulus</i>	~20	22	A-	B+	-	-	X
213	Mexican elderberry	<i>Sambucus mexicana</i>	~16	25	B	C-	-	-	X
218	Brazilian pepper	<i>Schinus terebinthifolius</i>	~16, 22 @ 3’	25	A	A	-	-	X

As listed, 11 ‘significant’ trees are proposed for preservation within and immediately adjacent to the various lots. Of those, eight are located off-site but their canopies and protected zones overhang the property lines.



TABLE 5 – ‘PROTECTED’ TREES PROPOSED TO BE REMOVED

Tree #	Common Name	Botanical Name	DBH(s)	Height	Health Grade	Structure Grade	Comment	Off-site Tree
2	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3.5, 7.5	22	A-	B	Lot 118 – w/in building footprint	
3	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	13, 14 @ 1'	25	B+	C	Lot 118 – w/in building footprint	
16	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 5, 5, 7.5	25	A-	B	Lot 120 – w/in building footprint	
23	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 5, 7, 7, 10 @ 3'	25	B+	B+	Lot 126 - w/in 2' from utility trench	
24	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 3, 4, 4, 5	18	B-	A-	Lot 126 – w/in building footprint	
25	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 3, 3, 3, 4.5	16	A-	A-	Lot 126 – w/in 5' buffer area	
26	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8 x 1", 3 x 2", 2 x 3"	18	A-	A-	Lot 132 – w/in grading limits	
30	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 4, 4, 4, 5, 5	20	A-	B-	Lot 132 – w/in grading limits	
31	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8 x 1.5", 3 x 2"	18	A-	A-	Lot 132 – w/in grading limits	
32	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5 x 1", 4 x 2", 2 x 3"	18	A-	A-	Lot 132 – w/in building footprint	
34	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 1.5", 2.5	16	A-	A-	Grading for Haverhill Dr.	
38	Coast live oak	<i>Quercus agrifolia</i>	35	35	A	A	Grading for Sundown Dr.	
39	Coast live oak	<i>Quercus agrifolia</i>	10	30	A	A	Grading for Sundown Dr.	
40	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 5	20	A-	A-	Lot 156 – w/in grading limits	
41	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 5	16	B+	B	Lot 156 – w/in grading limits	
42	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5 x 1", 1.5	10	A-	B	Grading for Sundown Dr.	
43	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 1", 2 x 2"	14	A-	B	Grading for Sundown Dr.	
44	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6" @ 3'	18	A-	B-	Lot 156 – w/in grading limits	
45	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2.5, 2.5, 3 @ 3'	9	A-	A-	Lot 156 – w/in grading limits	
55	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3.5, 4	18	A-	B	Lot 159 – w/in grading limits	
56	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 5	18	B+	B	Lot 159 – w/in grading limits	
57	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2, 3	12	A-	A-	Lot 159 – w/in grading limits	
58	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 4, 4, 4, 5, 5, 6	22	A-	A-	Lot 158 – w/in grading limits	
59	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6, 7, 10, 10, 12	25	A-	B+	Lot 232 – w/in grading limits	
60	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 5, 5, 5, 6, 6, 7, 7	25	B	B+	Grading for Haverhill Dr.	
61	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6	25	A	A	Grading for Sundown Dr.	X
62	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	18 x 1"	12	A	B	Grading for Sundown Dr.	
63	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 4.5, 5, 6.5	22	A	A	Lot 153 – w/in 5' buffer	



Tree #	Common Name	Botanical Name	DBH(s)	Height	Health Grade	Structure Grade	Comment	Off-site Tree
64	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 8, 8.5, 8.5, 12	30	A	B	Lot 153 – w/in overex for retaining wall	
68	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 1", 6	15	A	B	Lot 154 – w/in overex for retaining wall	
71	California sycamore	<i>Platanus racemosa</i>	2.5, 3.5	14	A	B	Lot 154 – w/in grading limits	
72	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8 x 1", 2 x 1.5"	14	B	B	Lot 154 – w/in grading limits	
75	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	7 x 1", 2 x 2"	10	A	B	Lot 155 – w/in grading limits	
76	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6 x 1"	8	A	B	Lot 155 – w/in grading limits	
77	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 1", 1.5	9	A	B	Lot 155 – w/in grading limits	
78	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	15 x ½"	7	A	B	Lot 155 – w/in building footprint	
79	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	7 x ½", 1	7	A	B	Lot 155 – w/in building footprint	
80	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	7 x 1"	10	A	B	Lot 155 – w/in building footprint	
81	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	12 x 1"	10	A	B	Lot 155 – w/in building footprint	
82	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	10 x 1", 8 x 1.5"	14	A	B	Grading for Sundown Dr.	
83	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	10 x 1", 4 x 1.5"	14	A	B	Grading for Sundown Dr.	
84	Coast live oak	<i>Quercus agrifolia</i>	3 x 1", 2 x 1.5"	14	A	B	Lot 154 – w/in building footprint	
85	Coast live oak	<i>Quercus agrifolia</i>	3 x 1.5", 2 x 2.5"	12	A	B	Lot 154 – w/in 5' buffer	
86	Coast live oak	<i>Quercus agrifolia</i>	3 x 1", 6 x ½"	10	A	B	Lot 154 – w/in building footprint	
87	Coast live oak	<i>Quercus agrifolia</i>	4 x 1", 2 x 1.5"	8	A	B	Lot 154 – w/in grading limits	
88	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	12 x 1", 3 x 1.5"	14	A	B	Lot 153 – w/in grading limits	
89	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6 x 1", 2 x 1.5"	14	A	B	Lot 154 – w/in grading limits	
90	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6 x 1", 2", 3 x 1.5"	15	A	B	Lot 154 – w/in grading limits	
91	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	10 x 1", 2 x 1.5"	12	A	B	Lot 153 – w/in building footprint	
92	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 1", 18 x ½"	12	A	B	Grading for Sundown Dr.	
94	Coast live oak	<i>Quercus agrifolia</i>	4 x 1", 4 x 2", 2 x 3"	16	A	C	Lot 125 – w/in building footprint	
95	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	7 x 1"	8	A	B	Lot 125 – w/in building footprint	
96	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 1", 1.5	8	A	A	Lot 126 – w/in 5' buffer	X
97	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6 x 1"	8	A	A	Grading for Haverhill Dr.	
98	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 3	16	A	A	Lot 230 – w/in grading limits	
99	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2, 3, 3.5, 5	14	B	A	Lot 230 – w/in 5' buffer	X
100	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4.5	14	B	A	Lot 230 – w/in grading limits	



Tree #	Common Name	Botanical Name	DBH(s)	Height	Health Grade	Structure Grade	Comment	Off-site Tree
101	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	1, 1.5, 2, 2.5	10	B	A	Lot 230 – w/in grading limits	
102	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2 x 1", 3 x 1.5", 4.5	15	A	A	Lot 230 – w/in grading limits	
105	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 6, 7	18	D	C-	Lot 229 – w/in grading limits	
106	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 4", 2 x 5", 6, 7, 8	22	C+	C	Lot 229 – w/in grading limits	
107	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4.5	15	C	C	Lot 229 – w/in grading limits	
108	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3 x 7", 2 x 7.5, 8	22	B-	C	Lot 228 – w/in grading limits	
109	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 8	22	B-	C	Lot 227 – w/in grading limits	
117	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2, 3, 4.5	18	C-	C-	Lot 193 – w/in building footprint	
118	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6, 9	22	C-	C-	Lot 193 – w/in building footprint	
119	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 5, 6, 8	22	C	C	Lot 193 – w/in building footprint	
120	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 8, 8.5	22	C-	C	Grading for Haverhill Way	
121	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 7	20	C-	C-	Grading for Haverhill Way	
122	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 4.5	16	B	B	Grading for Haverhill Way	
123	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 8, 8.5, 12	22	D	C-	Grading for Haverhill Way	
124	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 5, 7	15	D	D	Lot 193 – w/in grading limits	
125	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 6.5, 8	20	C-	C-	Lot 193 – w/in grading limits	
130	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	14	20	C	C	Lot 193 – w/in overex for retaining wall	
132	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 4, 4	14	B	C	Lot 193 – w/in overex for retaining wall	
133	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 7	16	B	B	Lot 192 – w/in overex for retaining wall	
134	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 4	10	C	C	Lot 192 – w/in building footprint	
137	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 4, 5, 5, 6	20	B	B	Lot 192 – w/in overex for retaining wall	
138	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	14	20	B	B	Lot 192 – w/in grading limits	
139	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	11.5	22	D	D	Grading for Haverhill Way	
140	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	15	B	B	Grading for Haverhill Way	
141	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	15	B	B	Grading for Haverhill Way	
142	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	7.5, 8, 8, 9	25	B-	C	Grading for Haverhill Way	
143	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2, 4, 4	15	B	B	Grading for Haverhill Way	
144	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 4	12	D	D	Lot 191 – w/in grading limits	
145	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4.5	18	B-	B	Lot 191 – w/in grading limits	



Tree #	Common Name	Botanical Name	DBH(s)	Height	Health Grade	Structure Grade	Comment	Off-site Tree
146	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	12 @ 2'	20	B-	B	Lot 191 – w/in grading limits	
147	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	13 @ 2'	18	D	C-	Lot 191 – w/in grading limits	
148	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	11.5	20	B	B	Lot 191 – w/in building footprint	
149	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 4, 5, 6, 11	20	B	B	Lot 191 – w/in grading limits	
150	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8, 9.5, 10	30	B	B	Lot 190 – w/in grading limits	
151	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	11.5	25	B	B	Lot 190 – w/in grading limits	
157	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8 @ 3'	20	B-	B-	Lot 226 – w/in building footprint	
158	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	14	B-	B	Lot 226 – w/in grading limits	
159	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	9	25	B-	B-	Lot 226 – w/in building footprint	
160	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	14	B-	B-	Lot 226 – w/in grading limits	
161	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 4, 6	18	B-	B-	Lot 226 – w/in grading limits	
162	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	14	B	B-	Lot 226 – w/in grading limits	
163	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8	16	B+	B	Lot 226 – w/in grading limits	
164	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 6, 6.5	20	B	B-	Lot 227 – w/in grading limits	
165	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6, 7, 8, 11, 14	30	B	B-	Lot 227 – w/in grading limits	
166	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 7, 9	20	B-	B-	Grading for Haverhill Dr.	
167	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	7, 11	25	B-	B-	Grading for Haverhill Dr.	
168	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	9	20	C-	B-	Grading for Haverhill Dr.	
169	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8	20	D	D	Grading for Haverhill Dr.	
170	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6	16	B-	B-	Lot 190 – w/in grading limits for Brilliant/Haverhill streets	
172	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	9, 9, 10, 13, 14, 14	22	B	C+	Grading for Haverhill Way	
173	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	7	16	B	B-	Grading for Brilliant Dr.	
174	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6.5	18	B	B-	Grading for Brilliant Dr.	
175	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2, 2, 3, 3, 4, 5	20	B	C	Grading for Haverhill Way	
176	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2, 4, 4	14	B	B-	Grading for Haverhill Way	
177	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	14	B	B-	Lot 228 – w/in building footprint	
178	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	1, 2, 2, 4	16	B	B-	Lot 228 – w/in grading limits	
179	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	16	B	B-	Lot 228 – w/in grading limits	
180	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 6.5	20	B	B-	Lot 229 – w/in grading limits	



Tree #	Common Name	Botanical Name	DBH(s)	Height	Health Grade	Structure Grade	Comment	Off-site Tree
181	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 5.5	18	B	B	Lot 229 – w/in grading limits	
182	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4, 4, 4, 5	20	B	B	Lot 229 – w/in grading limits	
183	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	8	25	B	B	Grading for Haverhill Way	
184	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6, 6, 7	25	A-	B+	Grading for Brilliant Dr.	
186	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4 x 1.5"	6	A	A-	Lot 160 – w/in grading limits	
187	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	5, 5, 5.5	20	A-	B	Lot 160 – w/in grading limits	
188	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	6, 7, 7	22	C	B-	Lot 230 – w/in grading limits	
189	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	4	14	B+	B+	Lot 230 – w/in grading limits	
190	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	2, 3.5	16	A-	B+	Lot 230 – w/in building footprint	
191	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 3	13	B+	B	Lot 229 – w/in building footprint	
192	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	1, 1, 2, 2	10	B+	B-	Lot 229 – w/in building footprint	
193	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 3	12	B+	B-	Lot 229 – w/in grading limits	
199	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	3, 3, 5	20	B	B	Grading for Haverhill Dr.	
204	Southern California black walnut	<i>Juglans californica</i> var. 'Californica'	11	35	A	A-	Sundown Dr. – overex. For retaining wall	X

As listed, 129 'protected' trees are proposed for removal within and immediately adjacent to the various lots and streets. Of those, four are located off-site but their canopies and protected zones overhang the property lines or street alignments.

TABLE 6 – SUMMARY OF 'SIGNIFICANT' TREES PROPOSED TO BE REMOVED

Tree #	Common Name	Botanical Name	DBH ⁵ (s)	Height	Health Grade	Structure Grade	Comment	Off-site Tree
1	Japanese Loquat	<i>Eriobotrya japonica</i>	3,3,3,3,3,4,4,4	20	A-	B+	-	
7	Tree of heaven	<i>Ailanthus altissima</i>	9	35	A	B+	Lot 119 – w/in 2.5' of storm drain	
8	Tree of heaven	<i>Ailanthus altissima</i>	2, 3, 3, 3	30	A-	A-	Lot 119 – w/in building footprint	
9	Tree of heaven	<i>Ailanthus altissima</i>	6, 7	35	A-	A-	Lot 119 – w/in building footprint	
10	Mexican elderberry	<i>Sambucus mexicana</i>	2,2,4,4,4,5,9	18	B	B	Grading for Haverhill Dr.	
11	Tree of heaven	<i>Ailanthus altissima</i>	2, 2, 3, 3		A	A-	Lot 120 – w/in grading limits	
12	Tree of heaven	<i>Ailanthus altissima</i>	5, 6.5, 6.5	35	A-	A-	Lot 119 – w/in grading limits	

⁵ DBH – Diameter at Breast Height. A forestry term used to describe a tree trunk's measurement at 4.5 feet above grade. Often used as a representation of tree size.



Tree #	Common Name	Botanical Name	DBH ^(5s)	Height	Health Grade	Structure Grade	Comment	Off-site Tree
13	Tree of heaven	<i>Ailanthus altissima</i>	3, 5, 5	30	A-	A-	Lot 120 – w/in grading limits	
14	Tree of heaven	<i>Ailanthus altissima</i>	7, 8	20	A-	B-	Lot 119 – w/in building footprint	
15	Tree of heaven	<i>Ailanthus altissima</i>	4, 5	25	A-	A-	Lot 120 – w/in building footprint	
17	Tree of heaven	<i>Ailanthus altissima</i>	8	22	A-	B	Lot 119 – w/in building footprint	
18	Tree of heaven	<i>Ailanthus altissima</i>	8	25	A-	B+	Lot 120 – w/in building footprint	
27	Silver dollar gum	<i>Eucalyptus polyanthemos</i>	13, 15, 16.5	55	A-	B+	Lot 132 – w/in grading limits	
28	Shamel ash	<i>Fraxinus uhdei</i>	16 @ 3'	45	A-	A-	Lot 132 – w/in grading limits	
29	Mulberry	<i>Morus alba</i>	11 @ 3'	20	A-	B	Lot 132 – w/in grading limits	
33	Shamel ash	<i>Fraxinus uhdei</i>	4.5, 6, 10.5, 14, 14	35	A-	B-	Lot 133 – w/in grading limits	
35	Shamel ash	<i>Fraxinus uhdei</i>	45	45	A	B-	Lot 134 – w/in grading limits	
36	Toyon	<i>Heteromeles arbutifolia</i>	18	18	A	A	Lot 134 – w/in grading limits	
46	Blue gum	<i>Eucalyptus globulus</i>	21	25	B+	B-	Lot 156 – w/in grading limits	
47	Blue gum	<i>Eucalyptus globulus</i>	18.5	25	B+	B-	Lot 158 – w/in grading limits	
48	Blue gum	<i>Eucalyptus globulus</i>	17	25	B+	B-	Lot 156 – w/in grading limits	
49	Blue gum	<i>Eucalyptus globulus</i>	4.5, 5, 5.5	22	A-	B-	Lot 158 – w/in grading limits	
50	Blue gum	<i>Eucalyptus globulus</i>	10" @ 3'	25	A-	B-	Lot 158 – w/in grading limits	
51	Blue gum	<i>Eucalyptus globulus</i>	18.5	40	A-	B+	Lot 158 – w/in grading limits	
52	Blue gum	<i>Eucalyptus globulus</i>	9	22	A-	B-	Lot 158 – w/in grading limits	
53	Blue gum	<i>Eucalyptus globulus</i>	25 @ 3'	40	B+	B	Lot 158 – w/in grading limits	
54	Blue gum	<i>Eucalyptus globulus</i>	8	22	B+	B+	Lot 158 – w/in grading limits	
65	Australian willow	<i>Geijera parviflora</i>	9 x 3", 4, 6	15	A	B+	Lot 154 – w/in 5' buffer	
66	Sydney golden wattle	<i>Acacia longifolia</i>	6, 6	10	A	C+	Lot 154 – w/in 5' buffer	
93	Red river gum	<i>Eucalyptus camaldulensis</i>	4, 5, 6, 6	25	B	B	Grading for Sundown Dr.	
135	Mexican elderberry	<i>Sambucus mexicana</i>	2, 4, 4, 6	10	A	B	Lot 192 – w/in overex for retaining wall	
136	Chinese elm	<i>Ulmus parvifolia</i>	2, 2, 3, 3, 4, 5	14	B	B	Lot 192 – w/in grading limits	
156	Toyon	<i>Heteromeles arbutifolia</i>	2, 3, 5, 6	18	A	A-	Lot 226 – w/in building footprint	
171	English walnut	<i>Juglans regia</i>	9	18	B	B	Lot 190 – w/in grading limits for Brilliant/Haverhill streets	
185	Chinese elm	<i>Ulmus parvifolia</i>	6, 9	18	A	B-	Lot 160 – w/in grading limits	
198	California pepper	<i>Schinus molle</i>	9	25	B+	B+	-	
200	Mexican fan palm	<i>Washingtonia robusta</i>	35' BT	45	A-	A-	-	
202	Sydney golden wattle	<i>Acacia longifolia</i>	3, 3, 5	18	A	B	Sundown Dr. – w/in overex. for retaining wall	X
219	Shamel ash	<i>Fraxinus uhdei</i>	8	35	A	B		



As listed, 39 'significant' trees are proposed for removal within and immediately adjacent to the various lots and streets. Eleven 'significant' trees are proposed for retention. Of those, one is located off-site but its canopy and protected zone overhangs the property lines or street alignments.

CONCLUSION AND RECOMMENDATIONS

Implementation of the grading and improvements for the 32 individual legal lots and the streets will result in the following:

Total Protected trees = 168 (160 walnuts; 7 oaks; 1 sycamore)
Removals = 129 – 77% (121 walnuts; 7 oaks; 1 sycamore)
Preserve = 39 – 23% (all walnuts; 20 will sustain encroachment)

Total Non-protected, but “Significant” trees = 50 (various species)
Removals = 39
Preserve = 11

In my professional opinion, the following recommendations and conditions should be implemented:

'Protected' Tree Removals:

1. Removal of 129 'protected' trees will require mitigation tree plantings at a ratio of 4:1, which equals 516 trees.
2. Mitigation trees should consist of *Quercus agrifolia*, *Platanus racemosa*, *Juglans californica* var. *californica*, or *Umbellularia californica*. Mitigation trees will be planted on-site in the natural or manufactured slope areas of the lots, or in other locations as approved by the Urban Forestry Division.
3. Removal trees that are in the public streets rights-of-way may be replaced at a lower ratio of 2:1. The City of Los Angeles will make the final determination in this regard.
4. The City of Los Angeles' Urban Forestry Division generally requires 24-inch box trees to be planted on-site for mitigation. Depending on nursery availability, especially for Southern California black walnuts (*Juglans californica* var. *californica*) one- to fifteen-gallon container sizes may be more appropriate for mitigation trees. Therefore, the applicant proposes to plant smaller container sizes that will be approved by the Urban Forestry Division in the final landscape/mitigation planting plans.
5. Mitigation trees will be planted in natural groupings, as well as individually, as space allows on each lot and in open spaces of the project. A sample of the proposed mitigation planting schedule on a typical lot is provide in Exhibit K of this report.
6. The project landscape architect is designing mitigation trees into the landscape plans for the lots. The color-coded mitigation trees will be required on the landscape and irrigation plans and establishment irrigation will be provided for all mitigation trees to the satisfaction of the Urban Forestry Division as outlined in the final Protected Tree Removal Permit.
7. The city will make the final determination in the tree removal permit as to the final number of mitigation trees required, the container sizes, and the species to be planted.



8. Mitigation trees shall be guaranteed under a bond for a period of three years. The bond amount will be determined through negotiations between the applicant team and the Urban Forestry Division prior to issuance of a grading permit. The bond will be posted prior to issuance of a grading permit.
9. Mitigation trees that are planted in private yards will be protected by project Conditions, Covenants, and Restrictions (CC&Rs) or other legal instrument. The CC&Rs or other legal instrument will ensure access for reasonable mitigation monitoring, as required.
10. The Urban Forestry Division shall be notified at least ten (10) days prior to the date of the approved Protected Tree removals. The applicant's Tree Expert (project arborist) shall be on-site for the duration of the tree removals to ensure that the proper trees are removed. A post-tree removal site meeting with an Urban Forestry Division arborist will be required one day after the removals are complete.
11. The Urban Forestry Division shall be notified no later than five days after completion of the tree replacement plantings.
12. The applicant, along with the project arborist and landscape architect, shall be responsible to ensure that the tree removal permit tree replacement conditions are met. Monitoring and compliance documentation will be required as outlined in the General Recommendations below.
13. The mitigation tree bond will be released upon satisfactory compliance with the Protected Tree Removal Permit and all associated conditions.

'Significant' Tree Removals:

14. In compliance with the Mount Washington/Glassell Park Specific Plan, removal of 39 'significant' trees will require mitigation tree plantings at a ratio of 1:1, which equals 39 trees.
15. Mitigation (replacement) trees shall have a minimum trunk diameter of two inches and a height of eight feet at the time of planting. Each replacement tree planted on a slope shall be a minimum of 15 gallons in size and shall be surrounded by native plants according to xeriscape and landform planting specifications. Replacement tree on substantially level grades shall be no smaller in diameter, measured 12 inches above the ground, than the trees removed, except that no trees larger than 24-inch box size shall be required.
16. The project landscape architect is designing mitigation trees into the landscape plans for the 32 lots. The color-coded mitigation trees should be required on the landscape and irrigation plans and establishment irrigation should be provided for trees planted in the natural areas of the site.
17. The City Planning Department will make the final determination in the CEQA document and /or other conditions of approval as to the final number of mitigation trees required, the container sizes, and the species to be planted on-site.

General Recommendations:

18. Any demolition, digging, excavating, or trenching within the protected zone of any protected tree to remain shall be monitored by a qualified arborist.
19. Exposed roots to remain should be covered with burlap, carpet remnants or other material that may be kept moist until soil can be replaced.
20. This report shall be part of the set of plans given to the contractors. Contractors should be familiar with the specific instructions and responsibilities pertaining to protected trees. It is



- recommended that a professional arborist be retained and meet with the contractor and his personnel prior to commencement of the project.
21. If canopy pruning is found to be necessary for trees to remain, it should only be performed by a qualified ISA Certified Arborist or ISA Certified Tree Worker. Climbing “gaffs” shall not be used by any tree climber except in an emergency to reach an injured climber or when removing a tree.
 22. Protected trees shall not be removed until/unless approval is granted by the City of Los Angeles’ Urban Forestry Division.
 23. Pruning or Removals shall occur outside of the nesting bird season as defined by the California Department of Fish and Wildlife and other jurisdictional agencies. If removals must occur in nesting bird season, biological monitoring should be required.
 24. Construction monitoring reports will be submitted to the Urban Forestry Division at appropriate intervals. Intervals may vary depending on the level of activity on-site. A monitoring and reporting program will be developed by the project arborist for various phases of the development process. This program will be submitted to the Urban Forestry Division prior to issuance of grubbing, grading, or demolition permits. A final compliance report will be prepared for submission to Urban Forestry upon completion of the project.
 25. A maintenance and monitoring program for mitigation trees will be included in the monitoring and reporting program that will be developed by the project arborist. This program will be developed in coordination with the project landscape architect. At least three (3) years of monitoring for mitigation trees is recommended. The Urban Forestry Division will dictate the actual monitoring period for mitigation trees.
 26. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of trees to remain.
 27. Equipment with overhead exhaust shall not be placed in such a manner as to scorch overhanging branches or foliage. Smaller equipment shall be used in such areas as deemed necessary by the monitoring arborist.
 28. Five (5) foot high chain link fencing shall be installed as illustrated on the Tree Protection Plan prior to submission of this report to the Urban Forestry Division of the City of Los Angeles (reports may not be deemed complete by the Division if fencing is not in place). Photographs of the fencing should be submitted with the report. When performing their inspection, Urban Forestry requires that the protective fencing be in place.
 29. A ‘Warning’ sign shall be prominently displayed on each protective enclosure. The sign will be a minimum of 8.5 inches x 11 inches and clearly state the following:

<p>TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED</p> <p>PROJECT ARBORIST: _____ PHONE: _____ EMAIL: _____</p>
--



30. Because of the close proximity of construction to protected and significant trees, a professional arborist with construction monitoring experience should be retained to monitor and report on various phases of the project.
31. The Urban Forestry Division shall be notified immediately if any Protected Tree Removal Permit conditions have been violated or cannot be fulfilled.

Please feel welcome to contact me at our Sierra Madre office (626.428.5072) if you have any immediate questions or concerns.

Respectfully submitted,

Christine Cuba

Christy Cuba, Registered Consulting Arborist
Senior Arborist, Carlberg Associates
Sierra Madre Office
christy@cycarlberg.com



This report comprises a total of 130 pages and two full-size maps. Unauthorized separation or removal of any portion of this report deems it invalid as a whole.

Conditions represented in this report are limited to the inventory date and time. Formal risk assessments were not performed for the purposes of this report. Ratings for health, aesthetics, and structure do not constitute a health or structural guarantee beyond that date and time.



EXHIBIT A - AERIAL IMAGE OF THE 32 LOTS – HAVERHILL DRIVE, LOS ANGELES



EXHIBIT B – REDUCED COPY OF THE ARCHITECTURAL SITE PLAN



PLAN	# OF LOTS	LOT NO.
UP1	8	133, 154, 155, 156, 158, 160, 192, 193, 232
UP2	8	132, 134, 153, 157, 159, 161, 190, 191
DP1	7	118, 119, 120, 121, 124, 125, 126
DP2	2	122, 123
DP3	7	226, 227, 228, 229, 230, 231
32	TOTAL LOTS	

HAVERHILL

Glassell Park, LLC
 23622 Calabasas Road, Suite 220
 Calabasas, CA 91302
 818-222-2530 x 102

ARCHITECTURAL SITE PLAN

LOS ANGELES, CA

132P-16-100201 12.15.2014
 jordan@ktgy.com

DRAWINGS ILLUSTRATE DESIGN INTENT ONLY.
 NOT FOR CONSTRUCTION OR BIDDING.

KTGY Group, Inc.
 Architecture+Planning
 12555 W. Jefferson Blvd., Ste. 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com



A0-01



EXHIBIT C – REDUCED COPY OF TOPOGRAPHICAL BASE MAP – PART 1 (SOURCE; UNITED CIVIL)



EXHIBIT D – REDUCED COPY OF TOPOGRAPHICAL BASE MAP – PART 2 (SOURCE; UNITED CIVIL)

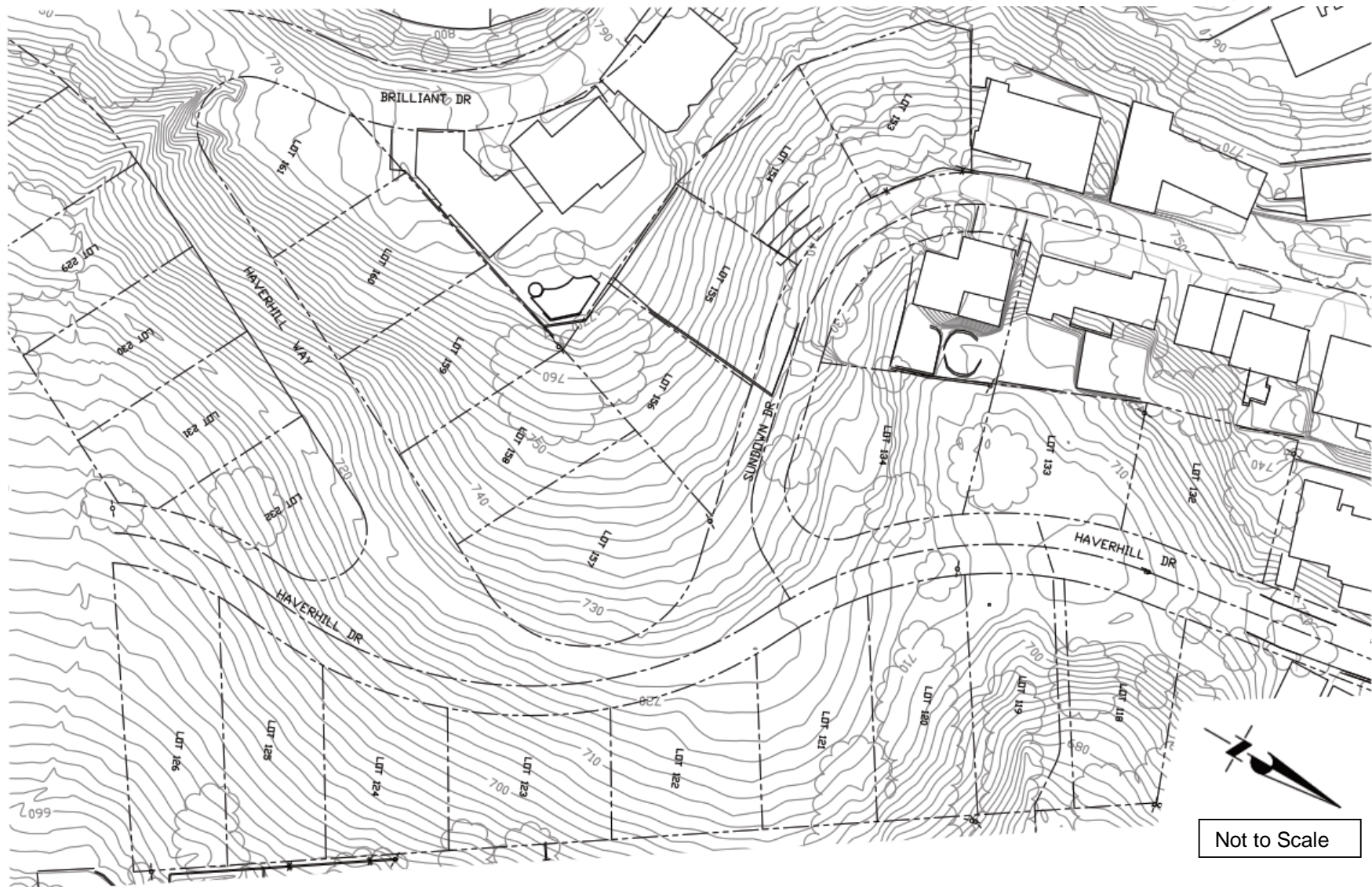


EXHIBIT E – HAVERHILL FLOOR PLAN MIX WITH LOT AREAS, GROSS AREAS, AND FLOOR AREAS

Haverhill Floor Plan Mix

Lot No.	Floor Plan	Gross Area	Floor Area	Reverse	Elevation Style	Material Scheme	Rear Yard Access	APN	Address	Lot Area
118	DP1	1958	2366	Reverse	A	1	N/A	5462024024	2427 N Haverhill Dr	5,315.0
119	DP1	1958	2366		B	6	N/A	5462024025	2421 N Haverhill Dr	6,540.0
120	DP1	1958	2366	Reverse	A	2	LL1	5462024026	2417 N Haverhill Dr	5,768.2
121	DP1	1958	2366		B	7	LL1	5462024027	2411 N Haverhill Dr	4,899.6
122	DP2	2103	2444		A	3	LL1	5462024028	2401 N Haverhill Dr	5,454.3
123	DP2	2103	2444	Reverse	A	2	N/A	5462024029	2335 N Haverhill Dr	5,287.9
124	DP1	1958	2366	Reverse	A	4	N/A	5462024030	2329 N Haverhill Dr	5,006.2
125	DP1	1958	2366	Reverse	B	9	N/A	5462024031	2321 N Haverhill Dr	5,270.3
126	DP1	1958	2366	Reverse	A	5	N/A	5462024032	2317 N Haverhill Dr	7,570.2
132	UP2	2162	2554		B	10	L3	5462023006	2430 N Haverhill Dr	5,181.0
133	UP1	1867	2168		A	5	L2	5462023007	2420 N Haverhill Dr	4,583.1
134	UP2	2162	2554	Reverse	A	4	L2	5462023008	2410 N Haverhill Dr	7,152.1
153	UP2	2162	2554	Reverse	A	1	L2	5462022009	2414 N Sundown Dr	5,174.7
154	UP1	1867	2168	Reverse	B	10	L3	5462022010	2410 N Sundown Dr	4,679.1
155	UP1	1867	2168	Reverse	A	2	L3	5462022029	2406 N Sundown Dr	4,736.5
156	UP1	1867	2168	Reverse	B	9	L3	5462022012	XXXX (Sundown Dr)	4,935.4
157	UP2	2162	2554	Reverse	B	6	L2	5462022013	XXXX (N Haverhill Dr)	8,284.2
158	UP1	1867	2168		A	1	L3	5462022014	XXXX (Haverhill Way)	5,326.2
159	UP2	2162	2554		A	2	L3	5462022015	XXXX (Haverhill Way)	5,140.1
160	UP1	1867	2168		B	7	L3	5462022016	XXXX (Haverhill Way)	4,951.3
161	UP2	2162	2554		B	8	L2	5462022017	3963 N Brilliant Dr	5,314.7
190	UP2	2162	2554		A	5	L3	5462021003	3970 N Brilliant Dr	5,548.8
191	UP2	2162	2554		B	6	L3	5462021004	4000 N Brilliant Dr	5,304.9
192	UP1	1867	2168		B	4	L3	5462021005	4006 N Brilliant Dr	4,335.8
193	UP1	1867	2168		A	1	L3	5462021006	4012 N Brilliant Dr	4,825.3
226	DP3	2164	2185		B	10	N/A	5462021012	4009 N Brilliant Dr	6,231.5
227	DP3	2164	2185		A	4	N/A	5462021013	4001 N Brilliant Dr	5,588.3
228	DP3	2164	2185		C	12	N/A	5462021014	2301 N Haverhill Way	4,822.7
229	DP3	2164	2185		C	11	N/A	5462021015	2305 N Haverhill Way	4,998.1
230	DP3	2164	2185		B	9	N/A	5462021016	2309 N Haverhill Way	5,000.0
231	DP3	2164	2185		A	3	N/A	5462021017	2315 N Haverhill Way	4,896.4
232	UP1	1867	2168		B	10	L3	5462021018	2320 N Haverhill Dr	4,373.4

Gross Area Total: 64,995 square feet
 Floor Area Total: 74,505 square feet
 Total Lot Area: 172,495.4 square feet
 Source: Applicant (Subject to change)



EXHIBIT F – REDUCED COPY OF THE TREE LOCATION EXHIBIT

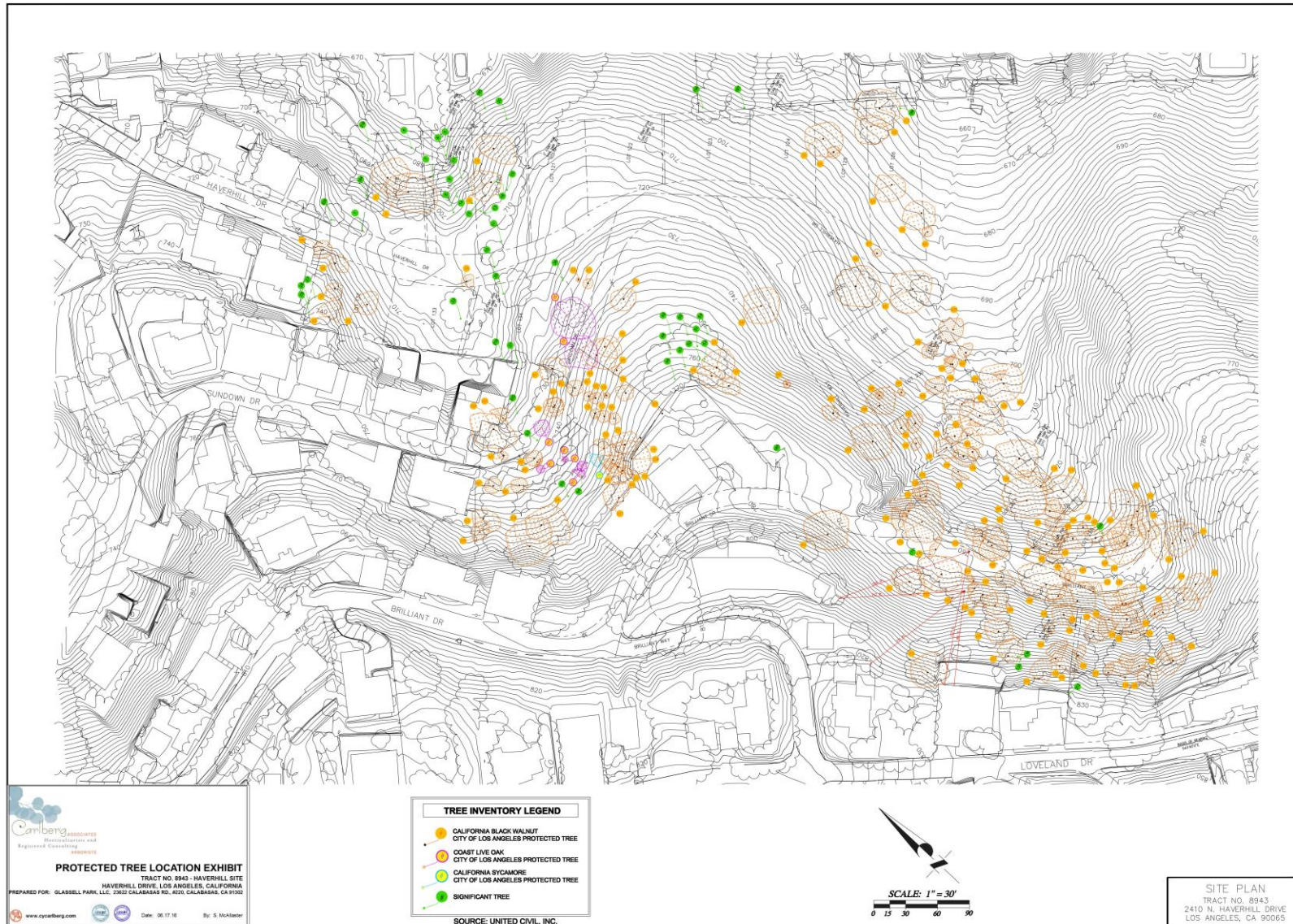


EXHIBIT G – REDUCED COPY OF THE TREE IMPACT EXHIBIT & PROTECTION PLAN

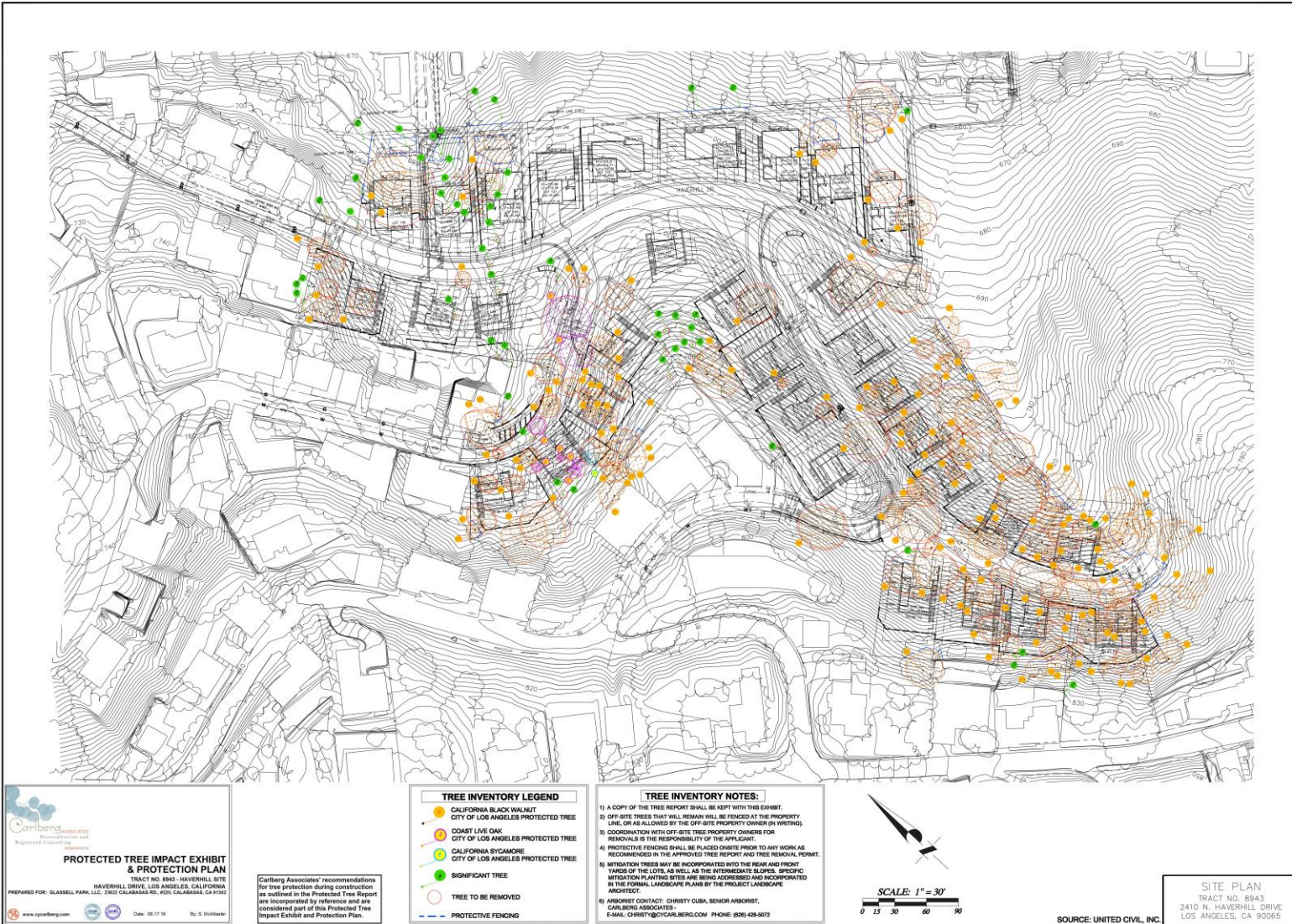


EXHIBIT H – ON-SITE PHOTOGRAPHS

(Photos were taken over several days in November 2014 - updated photos were taken in May 2016)



Overview - Subject property facing south



Evidence of 'Thousand Canker' disease on one of the Southern California black walnut trees – numerous on-site walnut trees are infected to various degrees





#1. Loquat
(Nov. 2014)



#2. Southern California
black walnut
(May 2016)

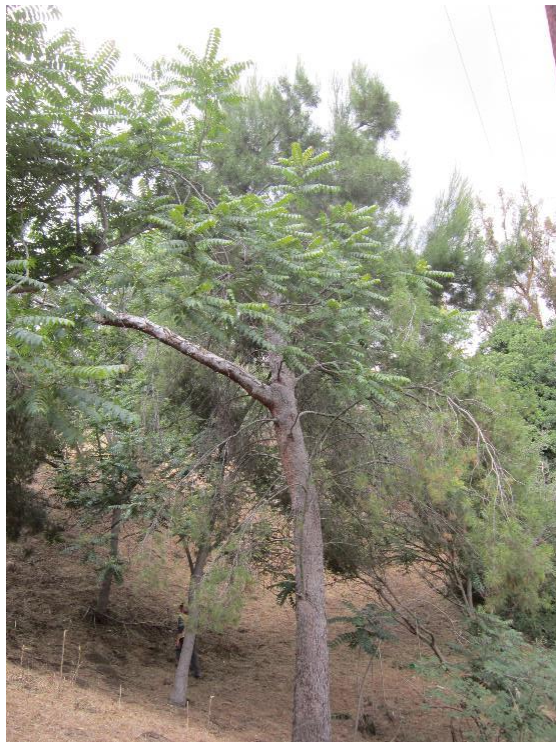


#3. Southern California
black walnut
(May 2016)

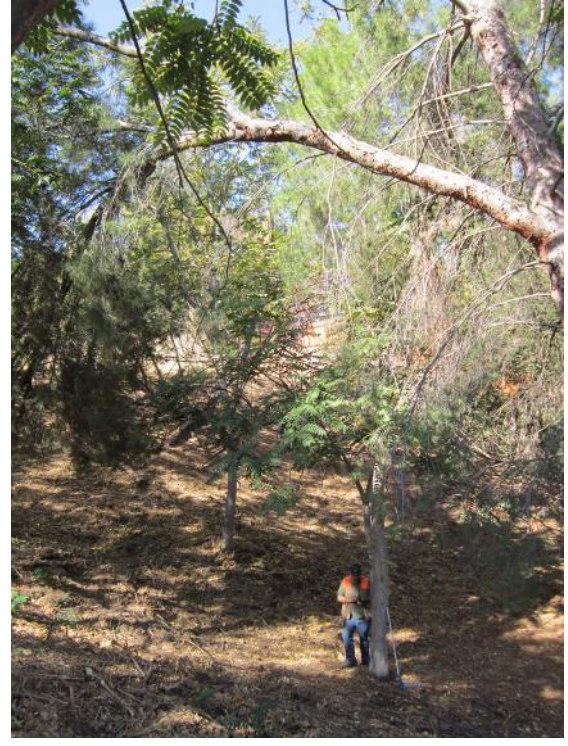




#4. Mulberry
(May 2016)

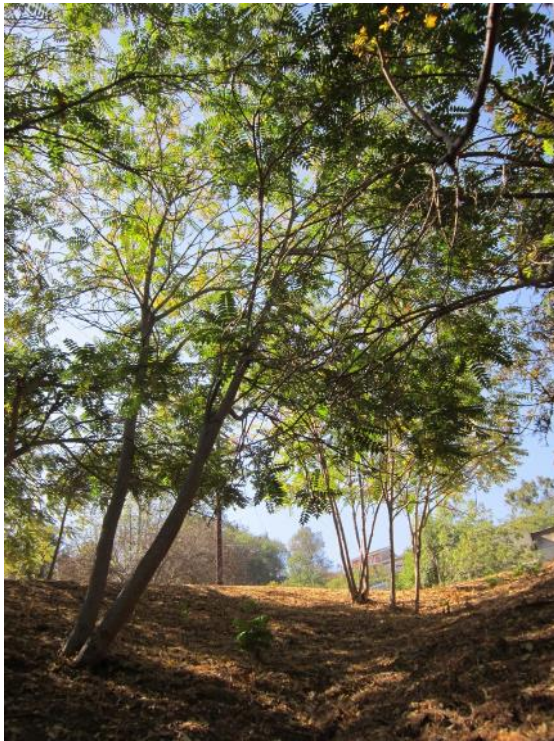


#5. Aleppo pine
(May 2016)



#6 & 7. Tree of heaven
(right to left)
(Nov. 2014)





#8 & 9. Tree of heaven
(right to left)
(Nov. 2014)

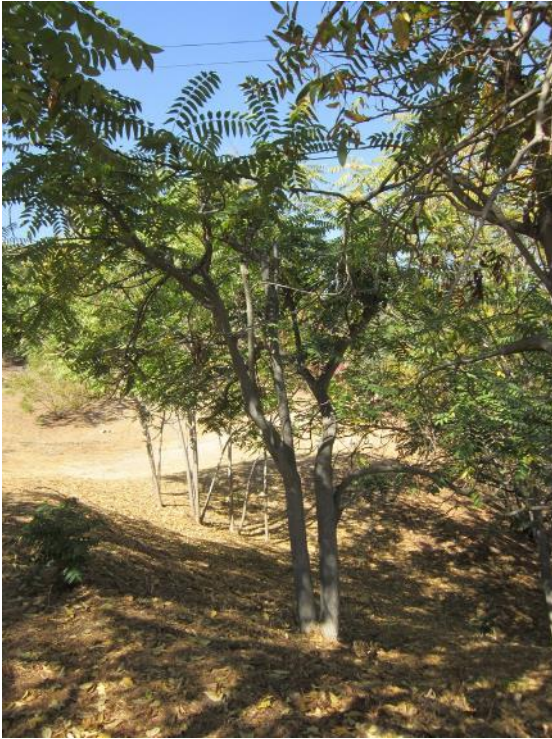


#10. Mexican elderberry
(May 2016)

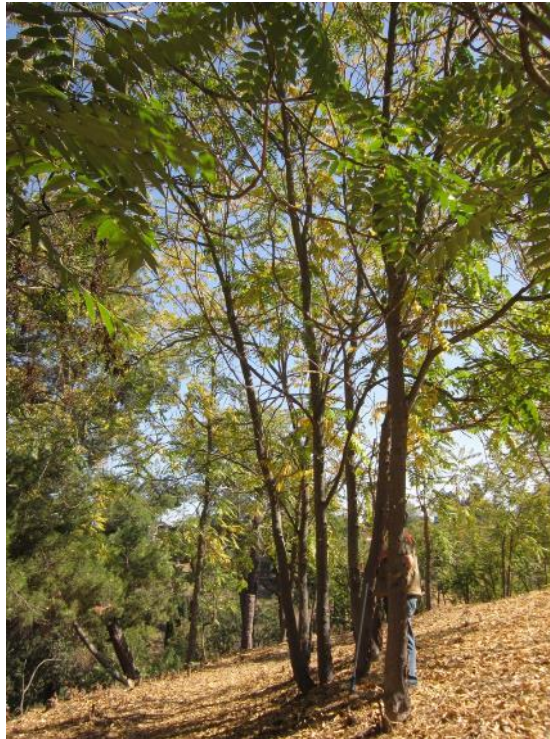


#11-13. Tree of heaven
(left to right)
(Nov. 2014)





#14. Tree of heaven
(Nov. 2014)

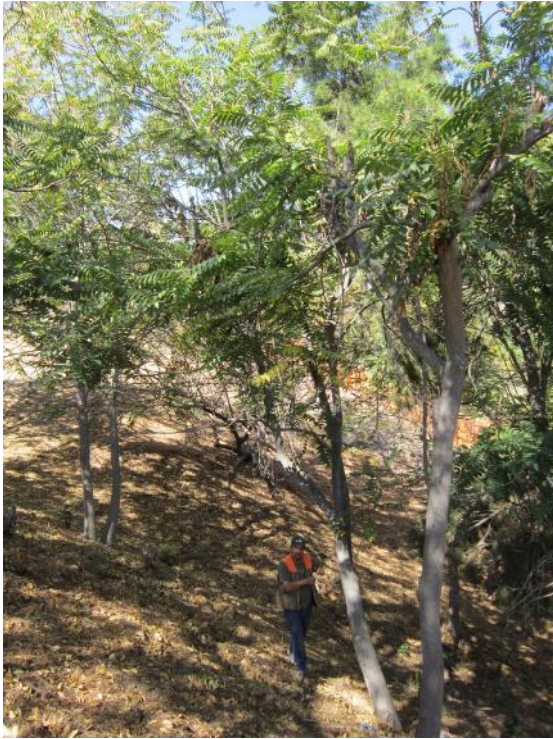


#15. Tree of heaven
(Nov. 2014)

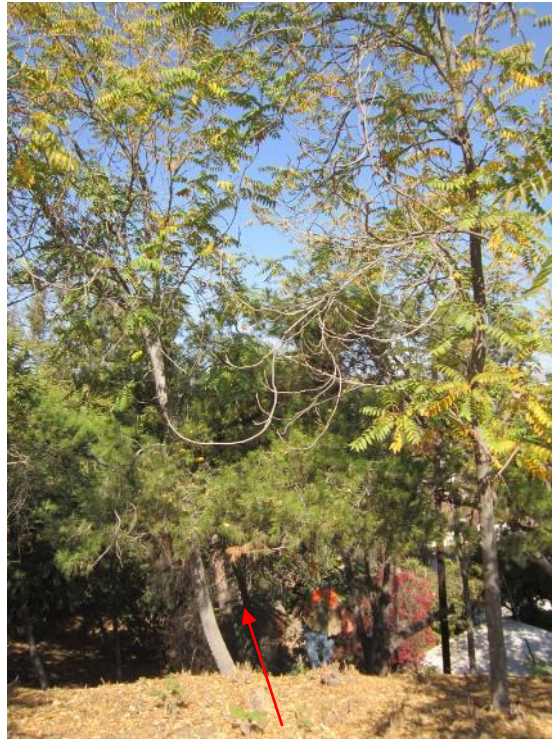


#16. Southern California
black walnut
(May 2016)





#17. Tree of heaven
(Nov. 2014)



#18. Tree of heaven
(Nov. 2014)



#19. Southern California
black walnut
(May 2016)





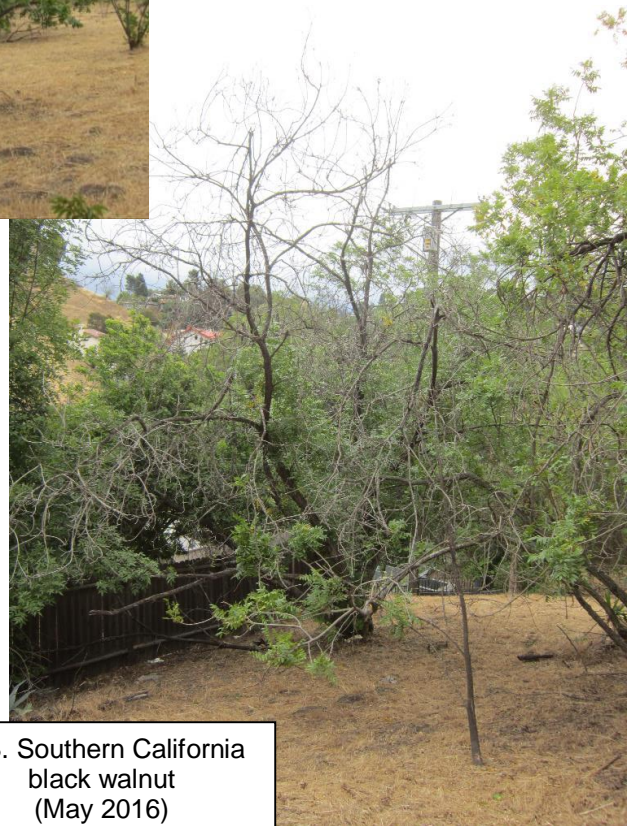
#20. Aleppo pine
(May 2016)



#21. Southern California
black walnut
(May 2016)



#22. Southern California
black walnut
(May 2016)



#23. Southern California
black walnut
(May 2016)





#24. Southern California
black walnut
(Nov. 2014)



#25. Southern California
black walnut
(Nov. 2014)



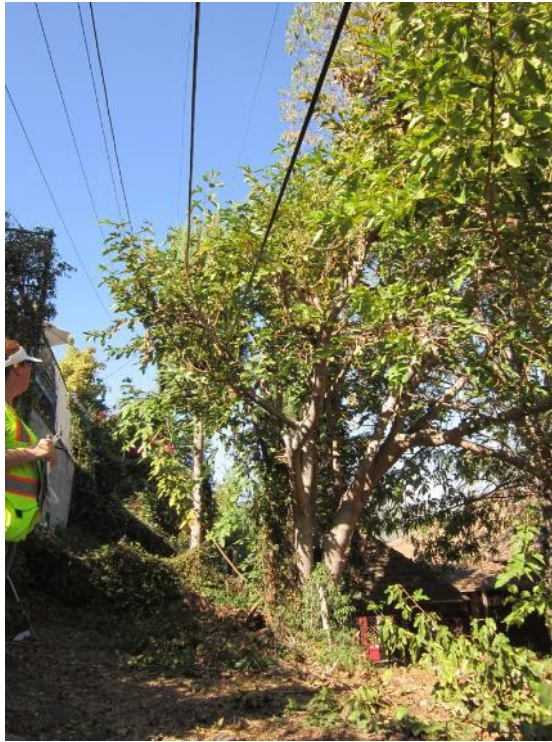
#26. Southern California
black walnut
(May 2016)



#28. Shamel ash
(Nov. 2014)



#27. Silver dollar gum
(Nov. 2014)



#29. Mulberry
(Nov. 2014)



#30. Southern California
black walnut
(Nov. 2014)





#31. Southern California
black walnut
(May 2016)



#32. Southern California
black walnut
(Nov. 2014)



#33. Shamel ash
(Nov. 2014)





#34. Southern California
black walnut
(May 2016)



#35. Shamel ash
(Nov. 2014)



#36. Toyon
(Nov. 2014)





#37. Indian laurel fig
(Nov. 2014)



#38. Coast live oak
(May 2016)



#39. Coast live oak
(Nov. 2014)





#40. Southern California black walnut (May 2016)



#41. Southern California black walnut (May 2016)



#42. Southern California black walnut (May 2016)





#43. Southern California black walnut (Nov. 2014)



#44. Southern California black walnut (Nov. 2014)



#45. Southern California black walnut (Nov. 2014)





#46. Blue gum
(May 2016)

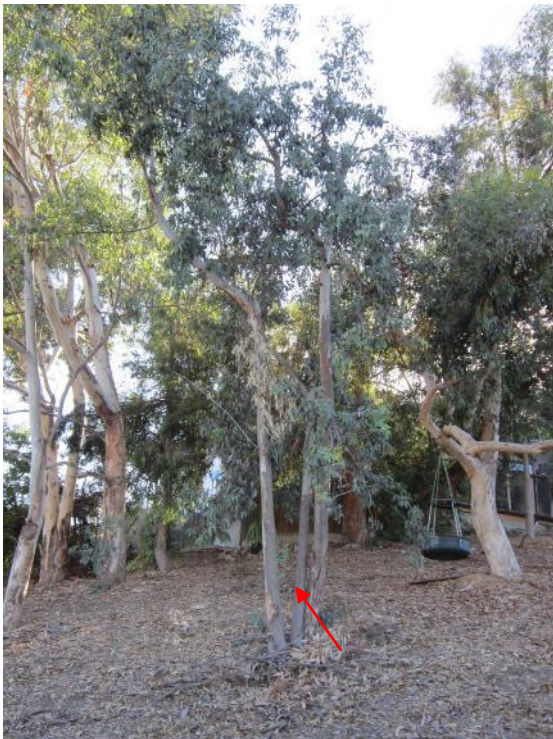


#47. Blue gum
(May 2016)



#48. Blue gum
(Nov. 2014)





#49. Blue gum
(Nov. 2014)



#50. Blue gum
(Nov. 2014)



#51. Blue gum
(Nov. 2014)





Blue gum
(Nov. 2014)



#55. Southern California
black walnut
(Nov. 2014)



#56. Southern California
black walnut
(Nov. 2014)





#57. Southern California black walnut (Nov. 2014)



#58. Southern California black walnut (Nov. 2014)



#59. Southern California black walnut (May 2016)





#60. Southern California black walnut (May 2016)



#61. Southern California black walnut (May 2016)



#62. Southern California black walnut (May 2016)

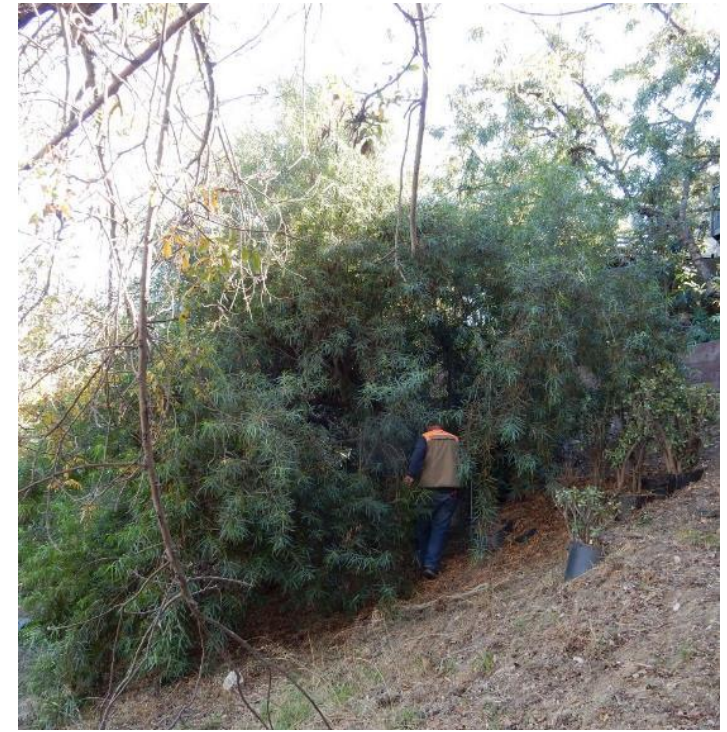




#63. Southern California
black walnut
(May 2016)



#64. Southern California
black walnut
(May 2016)



#65. Southern California
black walnut
(Nov. 2014)

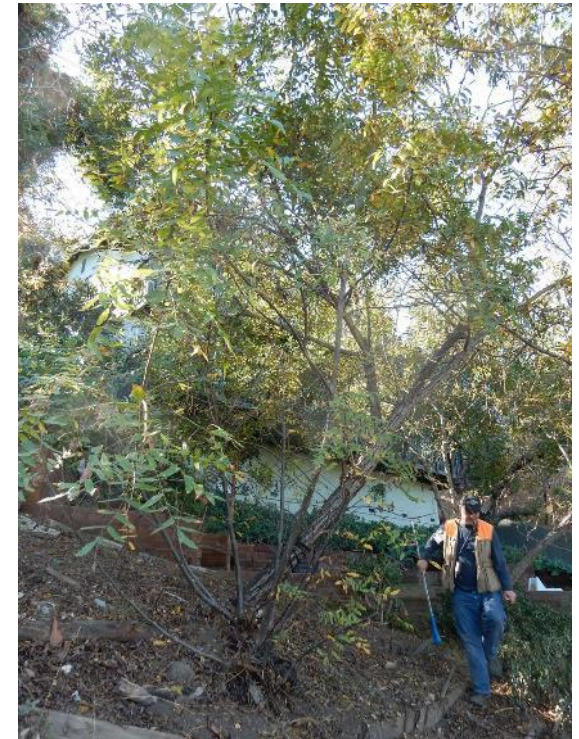




#66. Sydney golden wattle
(May 2016)



#67. Southern California
black walnut
(Nov. 2014)



#68. Southern California
black walnut
(Nov. 2014)





#69. Southern California
black walnut
(Nov. 2014)

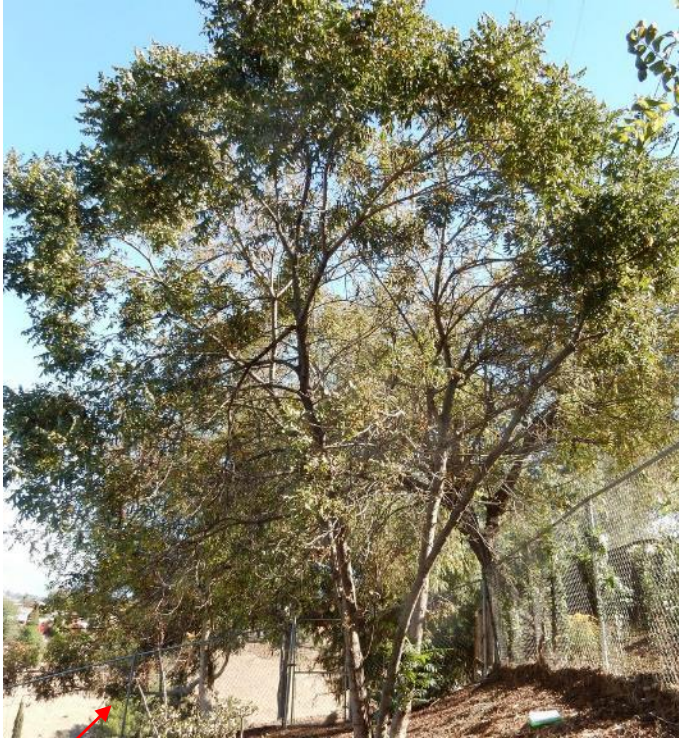


#70. Southern California
black walnut
(Nov. 2014)



#71. California sycamore
(May 2016)





#72. Southern California
black walnut
(Nov. 2014)



#73. Southern California
black walnut
(Nov. 2014)





#74. Southern California
black walnut
(May 2016)



#75. Southern California
black walnut
(Nov. 2014)





Southern California black walnut
(Nov. 2014)





#79. Southern California black walnut (May 2016)



#81

#80

Southern California black walnut (Nov. 2014)

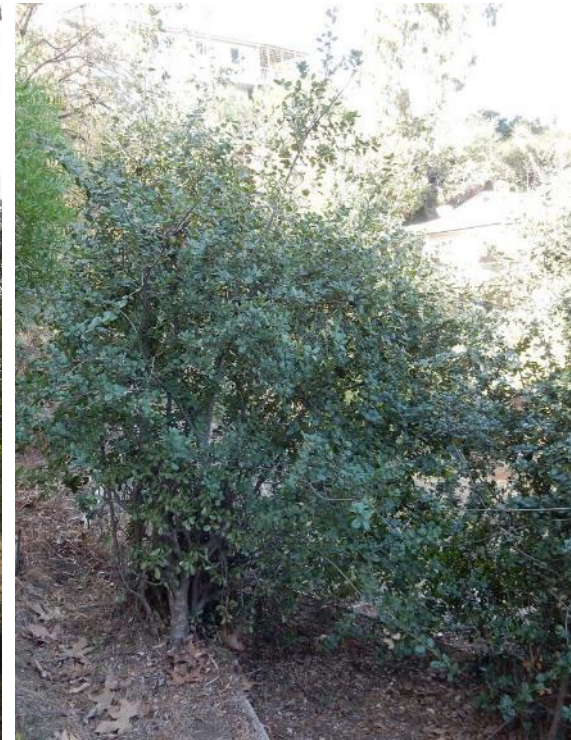




#82. Southern California
black walnut
(Nov. 2014)



#83. Southern California
black walnut
(May 2014)



#84. Coast live oak
(Nov. 2014)

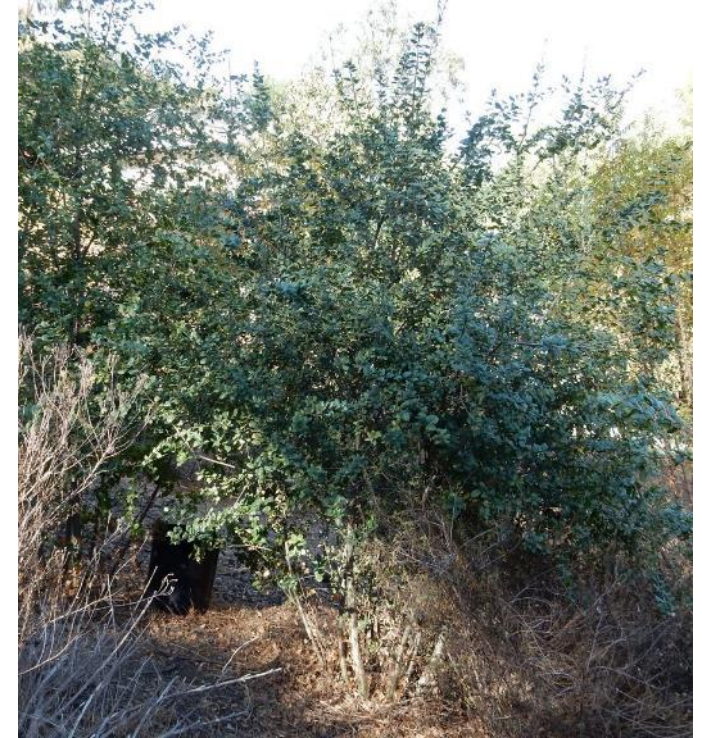




#85. Coast live oak
(Nov. 2014)



#86. Coast live oak
(Nov. 2014)



#87. Coast live oak
(Nov. 2014)





#88. Southern California
black walnut
(Nov. 2014)



#89. Southern California
black walnut
(Nov. 2014)



#90. Southern California
black walnut
(Nov. 2014)

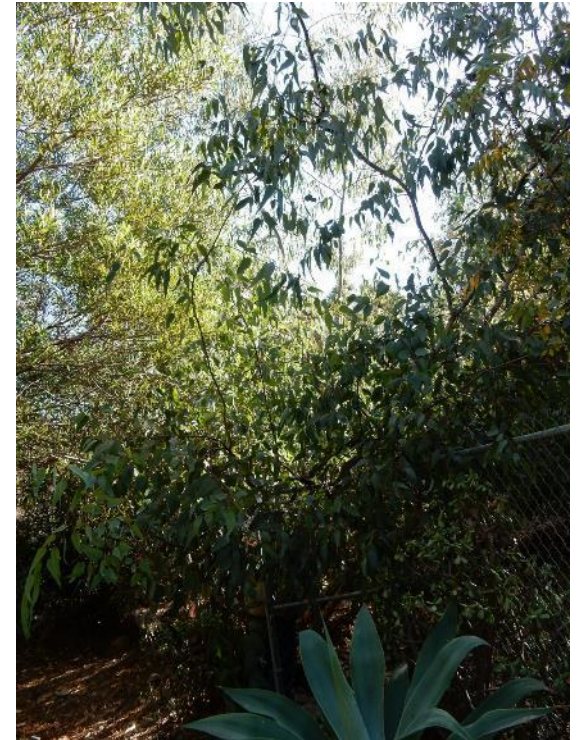




#91. Southern California
black walnut
(Nov. 2014)



#92. Southern California
black walnut
(Nov. 2014)



#93. Red river gum
(Nov. 2014)





#94. Coast live oak
(Nov. 2014)



#95. Southern California
black walnut
(Nov. 2014)



#96. Southern California
black walnut
(Nov. 2014)





#97. Southern California
black walnut
(Nov. 2014)



#98. Southern California
black walnut
(Nov. 2014)



#99. Southern California
black walnut
(May 2016)



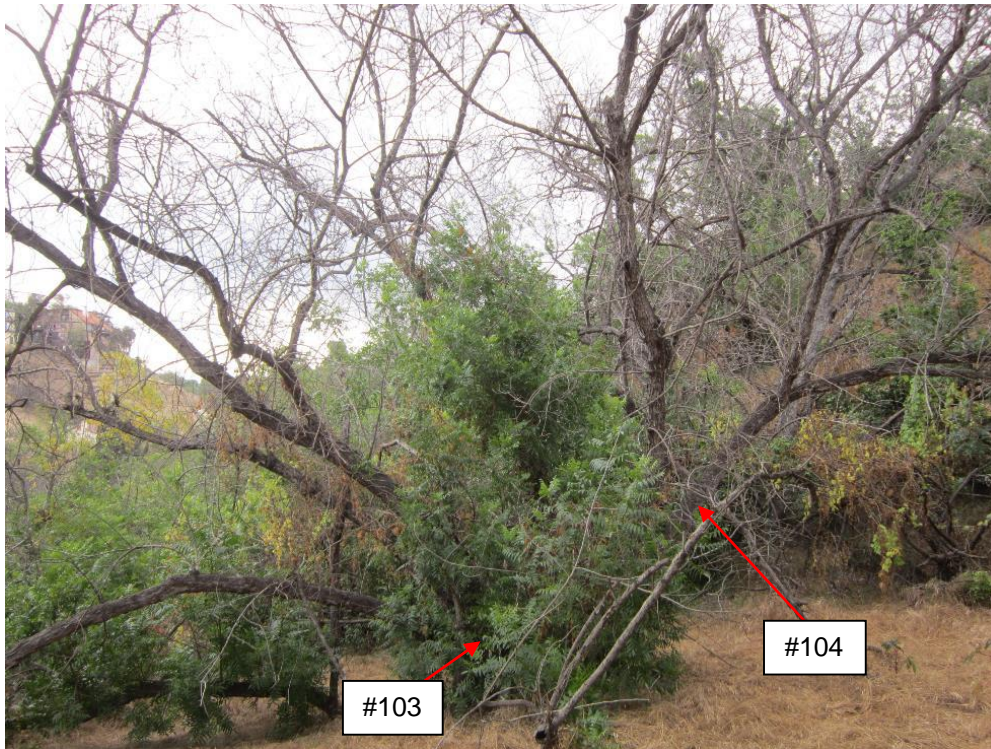


Southern California black walnut
(May 2016)

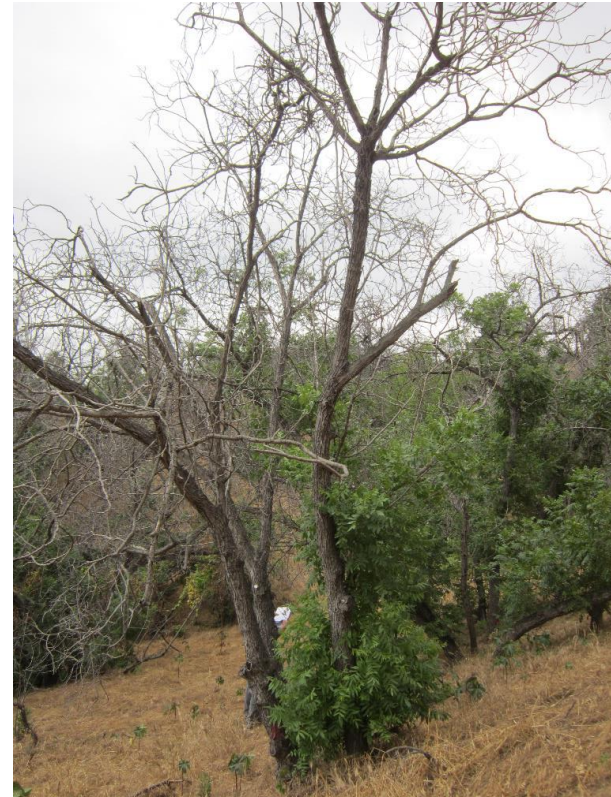


#102. Southern California
black walnut
(May 2016)





Southern California black walnut
(May 2016)



#105. Southern California
black walnut
(May 2016)

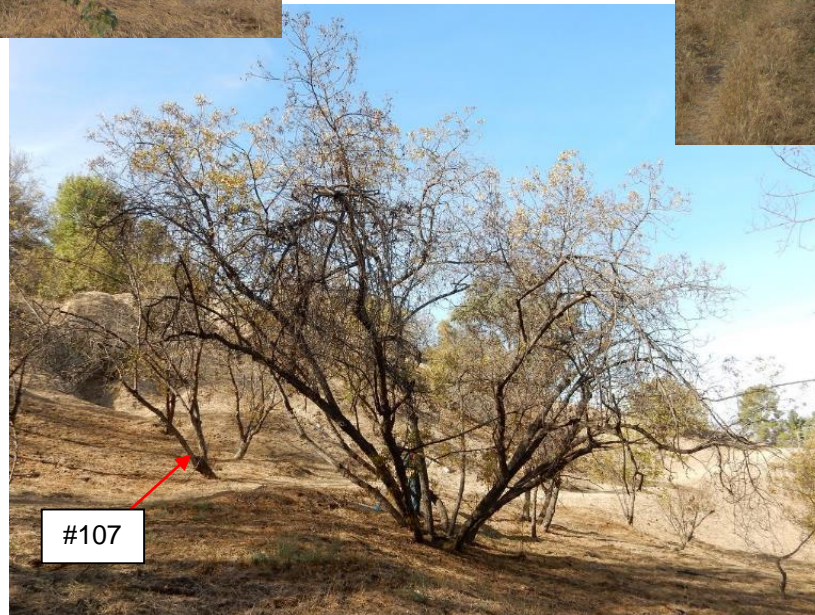




#106. Southern California black walnut (May 2016)



#108. Southern California black walnut (May 2016)



#107. Southern California black walnut (Nov. 2014)

#107





#109. Southern California black walnut (May 2016)

#110. Southern California black walnut (May 2016)

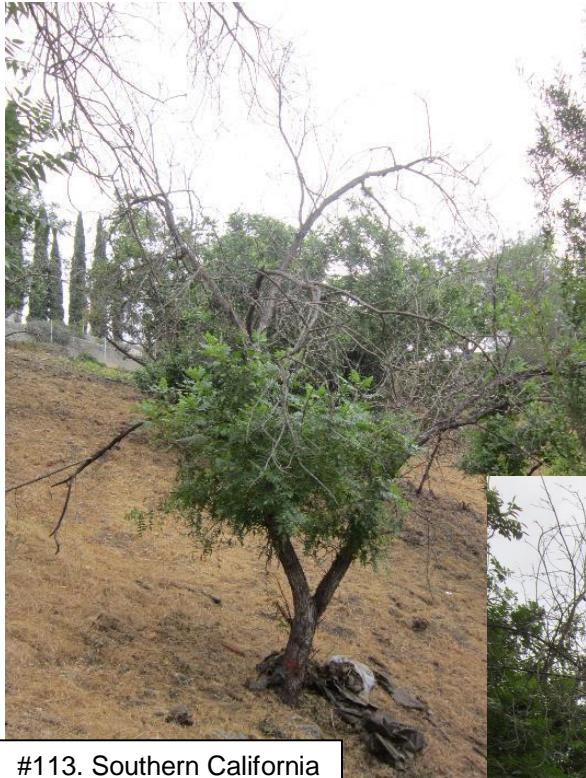


#112. Southern California black walnut (May 2016)



#111. Southern California black walnut (May 2016)





#113. Southern California black walnut (May 2016)



#114. Southern California black walnut (May 2016)



#115. Southern California black walnut (Nov. 2014)

#115



#116. Southern California black walnut (May 2016)

#116





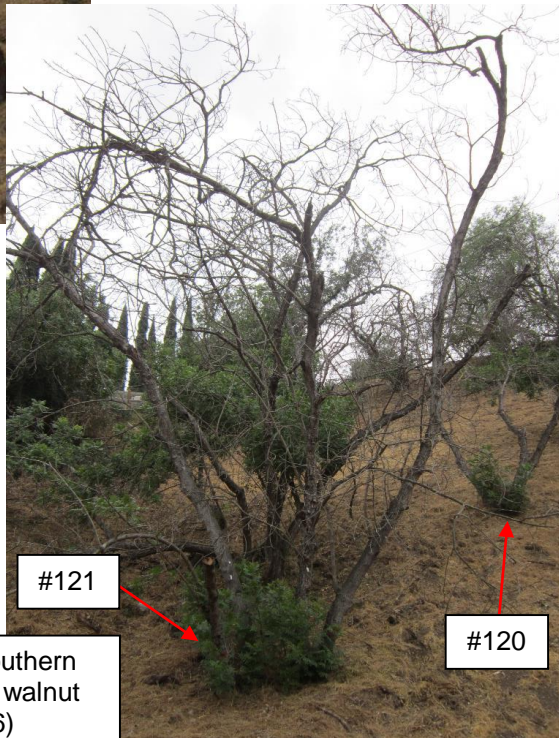
#117. Southern California black walnut (May 2016)



#119. Southern California black walnut (May 2016)



#118. Southern California black walnut (May 2016)



#121

#120 & 121. Southern California black walnut (May 2016)

#120





#122. Southern California black walnut (May 2016)



#124. Southern California black walnut (May 2016)

#125. Southern California black walnut (May 2016)



#123. Southern California black walnut (Nov. 2014)





#126-127 (right to left).
Southern California black walnut
(Nov. 2014)



#128. Southern California
black walnut
(Nov. 2014)





#129-130 (left to right).
Southern California black walnut
(Nov. 2014)



#131. Southern California
black walnut
(May 2016)



#132. Southern California
black walnut
(May 2016)



#133. Southern California
black walnut
(May 2016)





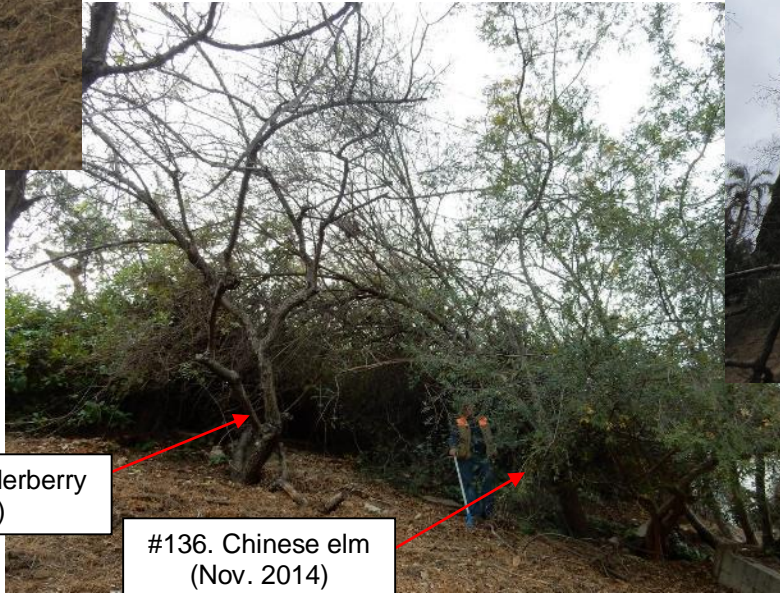
#134. Southern California black walnut (May 2016)



#137. Southern California black walnut (May 2016)



#138. Southern California black walnut (May 2016)



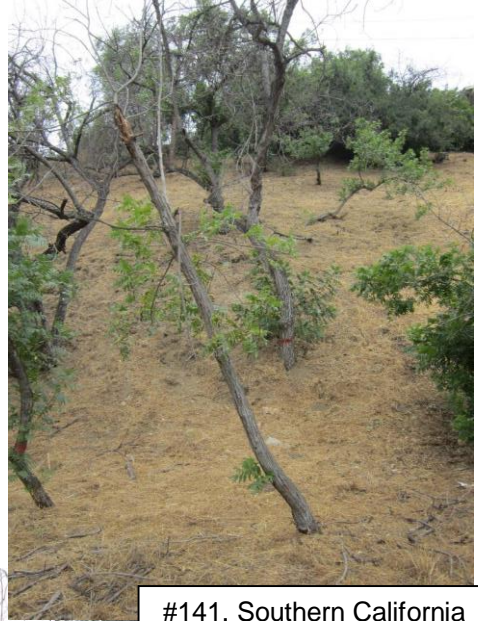
#135. Mexican elderberry (Nov. 2014)

#136. Chinese elm (Nov. 2014)





#139. Southern California black walnut (May 2016)



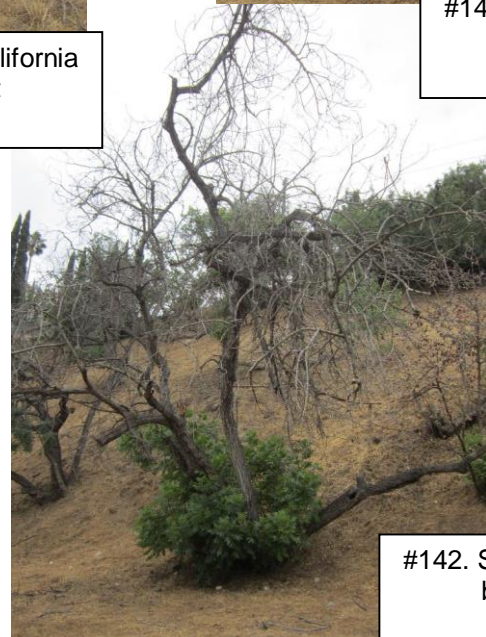
#141. Southern California black walnut (May 2016)



#143. Southern California black walnut (May 2016)



#140. Southern California black walnut (May 2016)



#142. Southern California black walnut (May 2016)





#144-145 (left to right). Southern California black walnut (May 2016)



#146. Southern California black walnut (May 2016)



#147. Southern California black walnut (May 2016)





#148. Southern California black walnut (May 2016)



#149. Southern California black walnut (May 2016)



#150. Southern California black walnut (May 2016)





#151. Southern California black walnut (May 2016)



#152. Southern California black walnut (May 2016)

#153-155 (right to left). Southern California black walnut (May 2016)





#156. Toyon
(Nov. 2016)



#157-58 (right to left). Southern
California black walnut
(May 2016)



#159. Southern California
black walnut
(May 2016)





#160. Southern California
black walnut
(May 2016)



#161. Southern California
black walnut
(May 2016)



#162. Southern California
black walnut
(May 2016)





#163. Southern California
black walnut
(May 2016)



#164. Southern California
black walnut
(May 2016)



#165. Southern California
black walnut
(May 2016)





#166-168 (right to left).
Southern California black walnut
(May 2016)



#169. Southern California
black walnut
(Nov. 2014)



#170-171 (right to left).
Southern California black walnut
(May 2016)





#172. Southern California
black walnut
(May 2016)



#173. Southern California
black walnut
(Nov. 2014)



#174. Southern California
black walnut
(Nov. 2014)





#175-176 (right to left).
Southern California black walnut
(May 2016)



#177-179 (left to right).
Southern California black walnut
(May 2016)





#180-182 (left to right).
Southern California black walnut
(May 2016)



#183. Southern California
black walnut
(Nov. 2014)





#184. Southern California
black walnut
(Nov. 2014)



#185. Chinese elm
(Nov. 2014)





#186. Southern California
black walnut
(Nov. 2014)



#187. Southern California
black walnut
(Nov. 2014)



#188. Southern California
black walnut
(May 2016)





#189. Southern California
black walnut
(May 2016)



#190. Southern California
black walnut
(May 2016)



#191. Southern California
black walnut
(Nov. 2014)





#192. Southern California
black walnut
(Nov. 2014)



#193. Southern California
black walnut
(May 2016)





#194 Blue gum
(May 2016)



#195 Brazilian pepper
(May 2016)



#196 Blue gum
(May 2016)





#197 Blue gum
(May 2016)



#198 California pepper
(May 2016)



#199 Southern California
black walnut
(Nov. 2014)





#200 Mexican fan palm
(Nov. 2014)



#201 Southern California
black walnut
(May 2016)



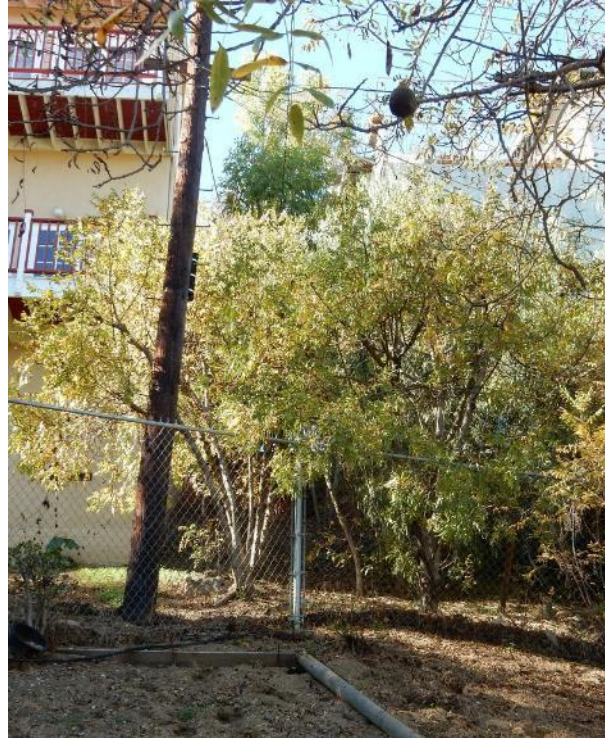
#202 Golden wattle
(Nov. 2014)

#203. Southern California
black walnut
(Nov. 2014)

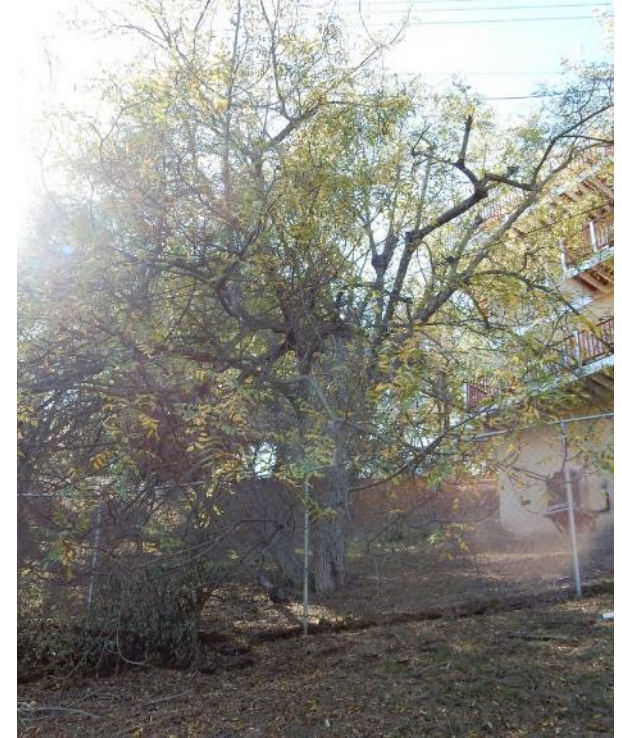




#204 Southern California
black walnut
(Nov. 2014)



#205 Southern California
black walnut
(Nov. 2014)



#206 Southern California
black walnut
(Nov. 2014)





#207 Southern California
black walnut
(May 2016)



#208 Southern California
black walnut
(May 2016)



#209 Southern California
black walnut
(May 2016)





#210 Southern California
black walnut
(May 2016)



#211-212 (left to right).
Southern California black walnut
(May 2016)



#213 Mexican elderberry
(Nov. 2014)



#214 Southern California
black walnut
(May 2016)



#215 Southern California
black walnut
(May 2016)





#217 Southern California
black walnut
(May 2016)



#218 Brazilian pepper
(May 2016)



#219 Shamel ash
(May 2016)



EXHIBIT I – DEFINITION OF HEALTH AND STRUCTURE GRADES

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition were rated A-F:

Health

- A) Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.
- B) Above average – Good to very good trees that exhibit minor necrotic or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.
- C) Average – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small deadwood in outer crown areas, decreased shoot growth and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.
- D) Below Average/Poor - trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.
- F) Dead or in spiral of decline – this tree exhibits very little to no signs of life.

STRUCTURE

- A) Outstanding – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that result in a sturdy form or architecture that resists failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward sign of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow



- points of attachment from one point on the trunk, which would preclude them from achieving an "A" grade.
- B) Above average - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.
- C) Average - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.
- D) Well Below Average/Poor - Trees poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.
- F) Severely Compromised – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced decay, disease, or severe fire damage. Risk of full or partial failure in the near future appears to be severe.



EXHIBIT J – TREE INVENTORY FIELD DATA

TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
1	Loquat	<i>Eriobotrya japonica</i>	3,3,3,3,3, 3,4,4,4	20	18	B	B+	minor dieback
2	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3.5, 7.5	22	15 / 22 / 20 / 14	C	C	2 trunks stumped at base; significant dieback
3	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	13, 14 @ 1'	25	22 / 20 / 30 / 18	C-	C-	Tree split down middle; one portion laying on side; heavily pruned on south side; significant dieback
4	Mulberry	<i>Morus alba</i>	5, 7, 8.5	25	40	B-	B-	Partially on side; torn limbs
5	Aleppo pine	<i>Pinus halepensis</i>	21	25	30	C	C-	Broken at top (completely); storm damage; dieback; heavy overextended branch
6	Tree of heaven	<i>Ailanthus altissima</i>	5, 8	35	25	A	B	Leans north; codominant at 2 feet, invasive species
7	Tree of heaven	<i>Ailanthus altissima</i>	9	35	25	A	B+	Invasive species
8	Tree of heaven	<i>Ailanthus altissima</i>	2, 3, 3, 3	30	14	A-	A-	Invasive species
9	Tree of heaven	<i>Ailanthus altissima</i>	6, 7	35	20	A-	A-	Invasive species
10	Elderberry	<i>Ailanthus altissima</i>	2,2,4,4,4, 5,9	18	22	D	C	Significant dieback
11	Tree of heaven	<i>Ailanthus altissima</i>	2, 2, 3, 3			A	A-	Invasive species
12	Tree of heaven	<i>Ailanthus altissima</i>	5, 6.5, 6.5	35	25	A-	A-	Invasive species
13	Tree of heaven	<i>Ailanthus altissima</i>	3, 5, 5	30	25	A-	A-	Invasive species
14	Tree of heaven	<i>Ailanthus altissima</i>	7, 8	20	30	A-	B-	Invasive species, topped
15	Tree of heaven	<i>Ailanthus altissima</i>	4, 5	25	20	A-	A-	Invasive species
16	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 5, 5, 7.5	25	20 / 10 / 10 / 20	C-	C-	Some topping; 2 trunks stumped @ 4'; 3 trunks dead; significant dieback
17	Tree of heaven	<i>Ailanthus altissima</i>	8	22	18	A-	B	Invasive species, leans north; codom @ 5'



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
18	Tree of heaven	<i>Ailanthus altissima</i>	8	25	20	A-	B+	Invasive species, slight lean to east; 2 trunks removed
19	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	13.5 @ 1'	20	18 / 14 / 25 / 10	D	D	3 dead trunks (almost dead); decay present on large pruning cuts; epicormic growth only
20	Aleppo pine	<i>Pinus halepensis</i>	5, 19	20	35	B	C+	Topped for power lines. Leans heavily northwest
21	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12 @ 2'	18	18 / 18 / 20 / 18	B	A-	Minor dieback
22	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 7, 7, 11 @ 3'	22	15 / 12 / 18 / 18	B-	B+	moderate dieback; leaning west
23	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 5, 7, 7, 10 @ 3'	25	25 / 20 / 20 / 18	C-	C	significant dieback; dead & broken branches; Old tag #63
24	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3, 4, 4, 5	18	15 / 10 / 15 / 18	B-	B	Thousand cankers disease
25	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3, 3, 3, 3, 4.5	16	16 / 12 / 16 / 14	A-	A-	Nice
26	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8 x 1", 3 x 2", 2 x 3"	18	6 / 10 / 14 / 6	B-	B	moderate dieback
27	Silver dollar gum	<i>Eucalyptus polyanthemos</i>	13, 15, 16.5	55	30	A-	B+	Codominant stems, excellent tree, not topped
28	Shamel ash	<i>Fraxinus uhdei</i>	16 @ 3'	45	25	A-	A-	
29	Mulberry	<i>Morus alba</i>	11 @ 3'	20	25	A-	B	Numerous torn limbs, some topping for power lines
30	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 4, 4, 4, 5, 5	20	12 / 18 / 10 / 0	A-	B-	Heavily topped, leans east
31	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8 x 1.5", 3 x 2"	18	8 / 6 / 8 / 10	C-	C-	mostly stump sprout
32	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5 x 1", 4 x 2", 2 x 3"	18	12 / 14 / 10 / 10	A-	A-	
33	Shamel ash	<i>Fraxinus uhdei</i>	4.5, 6, 10.5, 14, 14	35	50	A-	B-	Heavily topped
34	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4 x 1.5", 2.5	16	5 / 8 / 8 / 5	B	A-	minor dieback
35	Shamel ash	<i>Fraxinus uhdei</i>	45	45	30	A	B-	Codominant stems @ 2', included bark



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
36	Toyon	<i>Heteromeles arbutifolia</i>	18	18	20	A	A	Beautiful tree
37	Indian laurel fig	<i>Ficus microcarpa</i>	20	20	35	A-	A-	tree is located 20' NW of wp
38	Coast live oak	<i>Quercus agrifolia</i>	35	35	15 / 20 / 30 / 20	A	A-	Vigorous; recent break
39	Coast live oak	<i>Quercus agrifolia</i>	10	30	12 / 18 / 22 / 15	A	A	Vigorous
40	Southern California black walnut	<i>Juglans californica var. californica</i>	5, 5	20	15 / 18 / 20 / 12	B	A-	minor dieback
41	Southern California black walnut	<i>Juglans californica var. californica</i>	3, 5	16	8 / 12 / 18 / 8	B	B	Pruned @ base, epicormic growth present; minor dieback
42	Southern California black walnut	<i>Juglans californica var. californica</i>	5 x 1", 1.5	10	2 / 2 / 2 / 2	B-	B	Stump sprout; moderate dieback
43	Southern California black walnut	<i>Juglans californica var. californica</i>	4 x 1", 2 x 2"	14	5 / 5 / 5 / 5	A-	B	Stump sprout
44	Southern California black walnut	<i>Juglans californica var. californica</i>	6" @ 3'	18	12 / 12 / 12 / 12	A-	B-	Leans south, stumped @ 5'
45	Southern California black walnut	<i>Juglans californica var. californica</i>	2.5, 2.5, 3 @ 3'	9	5 / 5 / 5 / 5	A-	A-	
46	Blue gum	<i>Eucalyptus globulus</i>	21	25	25	B-	C	Heavily topped for power lines, leans northwest; history of breakage
47	Blue gum	<i>Eucalyptus globulus</i>	18.5	25	35	B-	B-	Heavily topped for power lines; minor dieback
48	Blue gum	<i>Eucalyptus globulus</i>	17	25	30	B+	B-	Heavily topped for power lines
49	Blue gum	<i>Eucalyptus globulus</i>	4.5, 5, 5.5	22	16	A-	B-	Heavily topped for power lines
50	Blue gum	<i>Eucalyptus globulus</i>	10" @ 3'	25	20	A-	B-	Large codom trunk removed
51	Blue gum	<i>Eucalyptus globulus</i>	18.5	40	25	A-	B+	
52	Blue gum	<i>Eucalyptus globulus</i>	9	22	14	C	C	Heavily topped for power lines; dead top - broke off; dieback
53	Blue gum	<i>Eucalyptus globulus</i>	25 @ 3'	40	35	B+	B	breakage



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
54	Blue gum	<i>Eucalyptus globulus</i>	8	22	18	B+	B+	
55	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3.5, 4	18	16 / 20 / 16 / 8	A-	B	Codom @ base
56	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 5	18	14 / 10 / 12 / 12	B+	B	Codom @ base, leans east
57	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2, 3	12	6 / 10 / 12 / 8	A-	A-	Young tree
58	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 4, 4, 4, 5, 5, 6	22	18 / 20 / 18 / 18	A-	A-	Nice tree
59	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 7, 10, 10, 12	25	20 / 22 / 25 / 20	B	B	Minor dieback
60	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 5, 5, 5, 6, 6, 7, 7	25	22 / 20 / 18 / 25	C-	C	Thousand cankers disease; significant dieback
61	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6	25	12 / 12 / 14 / 14	B	A	minor dieback; surrounded by raspberry
62	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	18 x 1"	12	10 / 10 / 10 / 10	B-	B	Stump sprout, adjacent to fence
63	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 4.5, 5, 6.5	22	12 / 10 / 18 / 10	B+	A	Minor dieback
64	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 8, 8.5, 8.5, 12	30	16 / 22 / 30 / 15	B	B	History of breakage, moderate dieback
65	Australian willow	<i>Geijera parviflora</i>	9 x 3", 4, 6	15	30	A	B+	
66	Sydney golden wattle	<i>Acacia longifolia</i>	6, 6	10	20	C	D	one trunk dead; recent pruning; fungus at cuts; leans northwest
67	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2.5, 3, 4	16	12 / 6 / 10 / 14	A	B	stump sprout
68	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4 x 1", 6	15	15 / 18 / 6 / 10	A	B	Stump sprout, leans northwest
69	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6	20	14 / 0 / 8 / 12	A	B	Leans north, unbalanced crown, shaded out
70	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	9	25	20 / 10 / 6 / 6	A	B	Leans north, shaded out
71	California sycamore	<i>Platanus racemosa</i>	2.5, 3.5	14	12 / 6 / 0 / 6	B+	B	Leans north; chlorotic leaves



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
72	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8 x 1", 2 x 1.5"	14	12 / 10 / 0 / 0	B	B	Stump sprout
73	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6 x 1", 3 x 2", 3, 3.5	12	14 / 14 / 12 / 10	A	B	Stump sprout
74	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3.5, 4, 5, 5	20	18 / 10 / 12 / 15	D	D	Behind 3953 N. Brilliant Dr. - cut to stumps; Stump sprout
75	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7 x 1", 2 x 2"	10	10 / 8 / 8 / 8	A	B	Stump sprout, vigorous
76	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6 x 1"	8	6 / 6 / 6 / 6	A	B	Stump sprout, vigorous
77	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4 x 1", 1.5	9	8 / 6 / 6 / 6	A	B	Stump sprout, vigorous
78	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	15 x 1/2"	7	5 / 5 / 5 / 5	A	B	Stump sprout
79	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7 x 1/2", 1	7	3 / 3 / 3 / 3	A	B	Stump sprout, appears was removed since last visit and resprouted
80	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7 x 1"	10	6 / 6 / 6 / 6	A	B	Stump sprout, vigorous
81	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12 x 1"	10	5 / 5 / 5 / 5	A	B	Stump sprout, vigorous
82	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	10 x 1", 8 x 1.5"	14	8 / 8 / 8 / 8	A	B	Stump sprout, vigorous
83	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	10 x 1", 4 x 1.5"	14	8 / 8 / 8 / 8	B	B	Stump sprout, vigorous, in fence
84	Coast live oak	<i>Quercus agrifolia</i>	3 x 1", 2 x 1.5"	14	5 / 5 / 5 / 5	A	B	Engulfed by jade plant
85	Coast live oak	<i>Quercus agrifolia</i>	3 x 1.5", 2 x 2.5"	12	8 / 6 / 6 / 2	A	B	Stump sprout, vigorous
86	Coast live oak	<i>Quercus agrifolia</i>	3 x 1", 6 x 1/2"	10	3 / 3 / 3 / 3	A	B	Stump sprout, vigorous
87	Coast live oak	<i>Quercus agrifolia</i>	4 x 1", 2 x 1.5"	8	4 / 4 / 4 / 4	A	B	Stump sprout, vigorous
88	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12 x 1", 3 x 1.5"	14	8 / 8 / 8 / 8	A	B	Stump sprout, vigorous
89	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6 x 1", 2 x 1.5"	14	0 / 4 / 4 / 5	A	B	Stump sprout, vigorous



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
90	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6 x 1", 2", 3 x 1.5"	15	8 / 8 / 8 / 8	A	B	Stump sprout, vigorous
91	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	10 x 1", 2 x 1.5"	12	8 / 8 / 8 / 8	A	B	Stump sprout
92	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4 x 1", 18 x 1/2"	12	5 / 4 / 5 / 4	A	B	Stump sprout
93	Red river gum	<i>Eucalyptus camaldulensis</i>	4, 5, 6, 6	25	35	B	B	
94	Coast live oak	<i>Quercus agrifolia</i>	4 x 1", 4 x 2", 2 x 3"	16	8 / 8 / 8 / 8	A	C	Fence is embedded
95	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7 x 1"	8	6 / 6 / 6 / 6	A	B	
96	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4 x 1", 1 x 1.5"	8	5 / 5 / 5 / 5	A	A	Young tree
97	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6 x 1"	8	4 / 4 / 4 / 4	C+	B	Not vigorous
98	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3	16	6 / 8 / 8 / 8	A	A	
99	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2, 3, 3.5, 5	14	8 / 10 / 4 / 6	B-	B+	Thousand cankers disease; minor dieback
100	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4.5	14	8 / 8 / 4 / 10	C+	B+	Thousand cankers disease; moderate dieback
101	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	1, 1.5, 2, 2.5	10	8 / 10 / 0 / 0	C+	B	Thousand cankers disease; moderate dieback
102	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2 x 1", 3 x 1.5", 4.5	15	10 / 10 / 8 / 8	B-	B	minor dieback
103	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 6, 7, 8, 8, 10	22	25 / 20 / 18 / 20	D	D	Thousand cankers disease; stump sprout and epicormic growth only
104	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	4	10 / 10 / 0 / 0	C-	D	Thousand cankers disease; laying down
105	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 6, 7	18	20 / 15 / 12 / 18	D	D	stump sprout and epicormic growth only
106	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4 x 4", 2 x 5", 6, 7, 8	22	20 / 16 / 25 / 20	C-	C	Thousand cankers disease; moderate dieback
107	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4.5	15	0 / 0 / 12 / 6	C	C	Thousand cankers disease; moderate dieback



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
108	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3 x 7", 2 x 7.5, 8	22	25 / 20 / 18 / 16	C	C	Thousand cankers disease; moderate dieback
109	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 8	22	25 / 12 / 12 / 0	F	F	DEAD
110	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4.5	18	10 / 10 / 10 / 8	D	D	Codominant stems; leans north; epicormic growth only
111	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12	25	20 / 18 / 10 / 18	D	D	History of breakage; stump sprout only
112	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 9, 10.5	25	25 / 25 / 0 / 18	C+	C	Thousand cankers disease; leans north
113	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 7	25	10 / 12 / 16 / 16	D	D	Thousand cankers disease; significant dieback
114	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 6	20	20 / 12 / 18 / 8	D	D	Thousand cankers disease; significant dieback
115	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5.5	18	10 / 10 / 5 / 8	C	B	
116	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	16	4 / 12 / 4 / 4	D	D	In severe decline
117	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2, 3, 4.5	18	6 / 12 / 12 / 6	D	D	In decline; crack in trunk
118	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 9	22	16 / 20 / 16 / 14	D	D	In decline; cavity in trunk
119	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 5, 6, 8	22	16 / 8 / 15 / 0	D	D	Thousand cankers disease; history of breakage; 3 dead trunks
120	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 8, 8.5	22	20 / 10 / 0 / 10	D	D	stump sprouts only
121	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 7	20	14 / 20 / 5 / 0	D	D	Thousand cankers disease; stump sprouts only
122	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 4.5	16	16 / 10 / 8 / 0	C	C	Leans east; cavity
123	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 8, 8.5, 12	22	20 / 20 / 18 / 8	D	C-	
124	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 5, 7	15	8 / 2 / 10 / 16	D	D	Stump sprout only
125	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 6.5, 8	20	8 / 16 / 14 / 10	D	C-	In decline



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
126	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12 x 1", 3, 3, 4, 8, 8	18	16 / 20 / 8 / 15	B	B	Stump sprout, vigorous; bleeding
127	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5	18	15 / 0 / 0 / 0	B	B	Shaded out; canopy all NE
128	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 10, 12	16	10 / 10 / 10 / 10	B	B-	Old topping; vigorous
129	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 10.5	20	22 / 18 / 0 / 0	C-	C-	Trunk cavity with decay; significant dieback
130	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	14	20	20 / 10 / 5 / 10	C	C	History of breakage; leans north
131	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	10	14	10 / 22 / 16 / 0	C	B	Leans east; significant dieback
132	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 4, 4	14	5 / 12 / 5 / 0	C-	C	Trunk cavity with decay and significant dieback
133	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 7	16	10 / 20 / 5 / 0	C	B	Leans east; moderate dieback
134	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 4	10	8 / 8 / 4 / 2	D	D	History of breakage with decay and moderate dieback
135	Mexican elderberry	<i>Sambucus mexicana</i>	2, 4, 4, 6	10	0 / 15 / 15 / 15	B	B	interior dieback
136	Chinese elm	<i>Ulmus parvifolia</i>	2, 2, 3, 3, 4, 5	14	0 / 20 / 0 / 0	B	B	
137	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 4, 5, 5, 6	20	12 / 20 / 10 / 5	C-	B-	Thousand cankers disease; significant dieback
138	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	14	20	12 / 8 / 12 / 10	C-	C	all epicormic growth
139	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	11.5	22	12 / 12 / 16 / 10	D	D	stump sprout only
140	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	15	5 / 12 / 5 / 0	D	D	epicormic growth on lower
141	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	15	0 / 10 / 10 / 0	D	D	Leans southeast; top broke; epicormic growth only
142	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7.5, 8, 8, 9	25	30 / 22 / 20 / 16	D	D	Trunk cavity with decay; stump sprout only
143	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2, 4, 4	15	6 / 8 / 15 / 8	C-	C	significant dieback



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
144	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 4	12	8 / 3 / 0 / 2	D	D	Stump sprout only
145	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4.5	18	6 / 6 / 0 / 5	D	D	Thousand cankers disease; stump sprout only
146	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12 @ 2'	20	16 / 10 / 16 / 12	F	F	DEAD
147	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	13 @ 2'	18	12 / 12 / 15 / 12	D	D	removed 5/15 and accounted for in fuel mod memo to City - will mitigate for
148	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	11.5	20	12 / 14 / 10 / 10	D	D	stump sprout only
149	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 4, 5, 6, 11	20	15 / 12 / 15 / 12	B-	B	Thousand cankers disease; moderate dieback
150	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8, 9.5, 10	30	25 / 18 / 20 / 18	C-	C-	Significant dieback; top dead
151	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	11.5	25	18 / 14 / 16 / 14	C	B-	Significant dieback
152	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 8	22	10 / 10 / 16 / 10	D	D	Epicormic growth only; top broke
153	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8, 9, 10	35	25 / 18 / 18 / 20	C	C	Significant dieback
154	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7	20	16 / 5 / 0 / 5	C	C	Significant dieback; leans north
155	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 5	20	18 / 5 / 0 / 12	C-	C	Significant dieback; leans north
156	Toyon	<i>Heteromeles arbutifolia</i>	2, 3, 5, 6	18	22	A	A-	
157	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8 @ 3'	20	12 / 8 / 6 / 6	C-	C-	Cavity in trunk; significant dieback
158	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	14	5 / 4 / 6 / 8	C-	C-	Cavity in trunk; history of breakage; significant dieback
159	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	9	25	6 / 6 / 16 / 10	C	C	Cavity in trunk; leans south; significant dieback
160	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	14	3 / 5 / 12 / 5	D	D	Cavity in trunk; leans south; significant dieback
161	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 4, 6	18	20 / 10 / 14 / 10	C	C	Cavity in trunk; significant dieback



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
162	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	14	5 / 12 / 10 / 5	C	C	Leans east; significant dieback
163	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8	16	12 / 10 / 0 / 5	C	C	Leans north; significant dieback
164	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 6, 6.5	20	5 / 12 / 15 / 5	D	D	Leans north; significant dieback; epicormic growth only
165	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 7, 8, 11, 14	30	25 / 25 / 20 / 18	C-	C-	Cavity in trunk; old tree; significant dieback; epicormic growth only
166	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 7, 9	20	10 / 10 / 18 / 16	D	D	Leans south; epicormic growth only
167	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7, 11	25	15 / 18 / 20 / 18	D	D	Large torn limb; epicormic growth only
168	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	9	20	20 / 8 / 0 / 5	D	D	In severe decline; epicormic growth only
169	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8	20	10 / 0 / 18 / 10	F	F	DEAD - removed 5/15 and accounted for in fuel mod memo to City - will mitigate for
170	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6	16	6 / 12 / 0 / 10	D	D	stump sprouts only
171	English walnut	<i>Juglans regia</i>	9	18	18 / 10 / 0 / 7	C	B-	Leans northwest; epicormic growth only
172	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	9, 9, 10, 13, 14, 14	22	20 / 16 / 22 / 20	C-	C-	significant dieback; broken limbs; epicormic growth; top dead
173	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	7	16	20 / 10 / 0 / 4	B	B-	Leans north
174	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6.5	18	16 / 0 / 0 / 16	C	C	Leans northwest; top dieback
175	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2, 2, 3, 3, 4, 5	20	14 / 16 / 14 / 6	C-	C	Thousand cankers disease; significant dieback
176	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2, 4, 4	14	8 / 8 / 6 / 0	C+	B-	Thousand cankers disease; moderate dieback
177	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	14	6 / 0 / 12 / 8	B-	B-	Thousand cankers disease; minor dieback
178	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	1, 2, 2, 4	16	10 / 4 / 12 / 8	C	C	Thousand cankers disease; moderate dieback
179	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	16	5 / 5 / 10 / 5	D	D	Thousand cankers disease; significant dieback



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
180	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 6.5	20	6 / 8 / 18 / 12	D	D	Thousand cankers disease; stump sprout only
181	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 5.5	18	12 / 8 / 12 / 10	C-	C-	significant dieback
182	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4, 4, 4, 5	20	12 / 10 / 6 / 8	C-	C-	significant dieback
183	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	8	25	22 / 18 / 20 / 18	B	B	Thousand cankers disease
184	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 6, 7	25	25 / 25 / 20 / 16	A-	B+	
185	Chinese elm	<i>Ulmus parvifolia</i>	6, 9	18	30	A	B-	
186	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4 x 1.5"	6	4 / 4 / 4 / 4	A	A-	
187	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	5, 5, 5.5	20	12 / 5 / 6 / 8	A-	B	
188	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 7, 7	22	14 / 20 / 14 / 8	C-	C	Thousand cankers disease; stump sprout and epicormic growth only
189	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	4	14	6 / 6 / 8 / 7	B-	B	minor dieback
190	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	2, 3.5	16	6 / 8 / 10 / 7	B	B	
191	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3	13	4 / 6 / 5 / 7	B+	B	
192	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	1, 1, 2, 2	10	8 / 10 / 6 / 10	B+	B-	Thousand cankers disease
193	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3	12	8 / 10 / 6 / 6	B	B-	Thousand cankers disease
194	Blue gum	<i>Eucalyptus globulus</i>	~20	35	25	C-	C	in decline; significant dieback
195	Brazilian pepper	<i>Schinus terebinthifolius</i>	6, 9	25	25	C	C	dead scaffolds; significant dieback
196	Blue gum	<i>Eucalyptus globulus</i>	~25	30	35	D	D	Topped for line clearance; 20' overhanging into property; almost dead
197	Blue gum	<i>Eucalyptus globulus</i>	~20	22	30	C-	C-	15' overhanging into property; in decline; significant dieback



TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
198	California pepper	<i>Schinus molle</i>	9	25	22	B-	B	minor dieback
199	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3, 5	20	18	B	B	
200	Mexican fan palm	<i>Washingtonia robusta</i>	35' BT	45	12	A-	A-	
201	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12	22	35	D	D	in rear yard of 3953 N. Brilliant Dr. - cut and is stump sprouting
202	Sydney golden wattle	<i>Acacia longifolia</i>	3, 3, 5	18	18	A	B	
203	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3	18	14 / 10 / 3 / 3	A	B	
204	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	11	35	25 / 14 / 25 / 20	A	A-	
205	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3, 4	14	8 / 12 / 8 / 10	A	A-	behind fence - 15' overhanging into property
206	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 6, 8, 8, 10, 10	25	25 / 30 / 18 / 20	A	A-	behind fence - not tagged
207	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	~12	22	16 / 16 / 5 / 14	A	B	offsite - leans north onto property
208	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12	25	22 / 18 / 18 / 16	A	A-	cut - stump sprouting
209	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 3.5	18	14 / 12 / 10 / 14	B	B	minor dieback
210	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	3, 5, 5, 5, 6, 6, 8	25	20 / 16 / 24 / 20	D	D	significant dieback; surrounded by poison oak
211	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	6, 6, 9	22	18 / 10 / 16 / 20	D	D	stump sprout and epicormic growth only
212	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	9	25	0 / 12 / 10 / 16	F	F	DEAD
213	Mexican elderberry	<i>Sambucus mexicana</i>	~16	25	0 / 18 / 18 / 0	B	C	Topped for line clearance; 15' overhanging into property
214	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	10, 12	15	10 / 20 / 8 / 0	D	D	one trunk leans east; significant dieback; termites
215	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	12, 14	22	18 / 20 / 18 / 16	B	B	moderate dieback

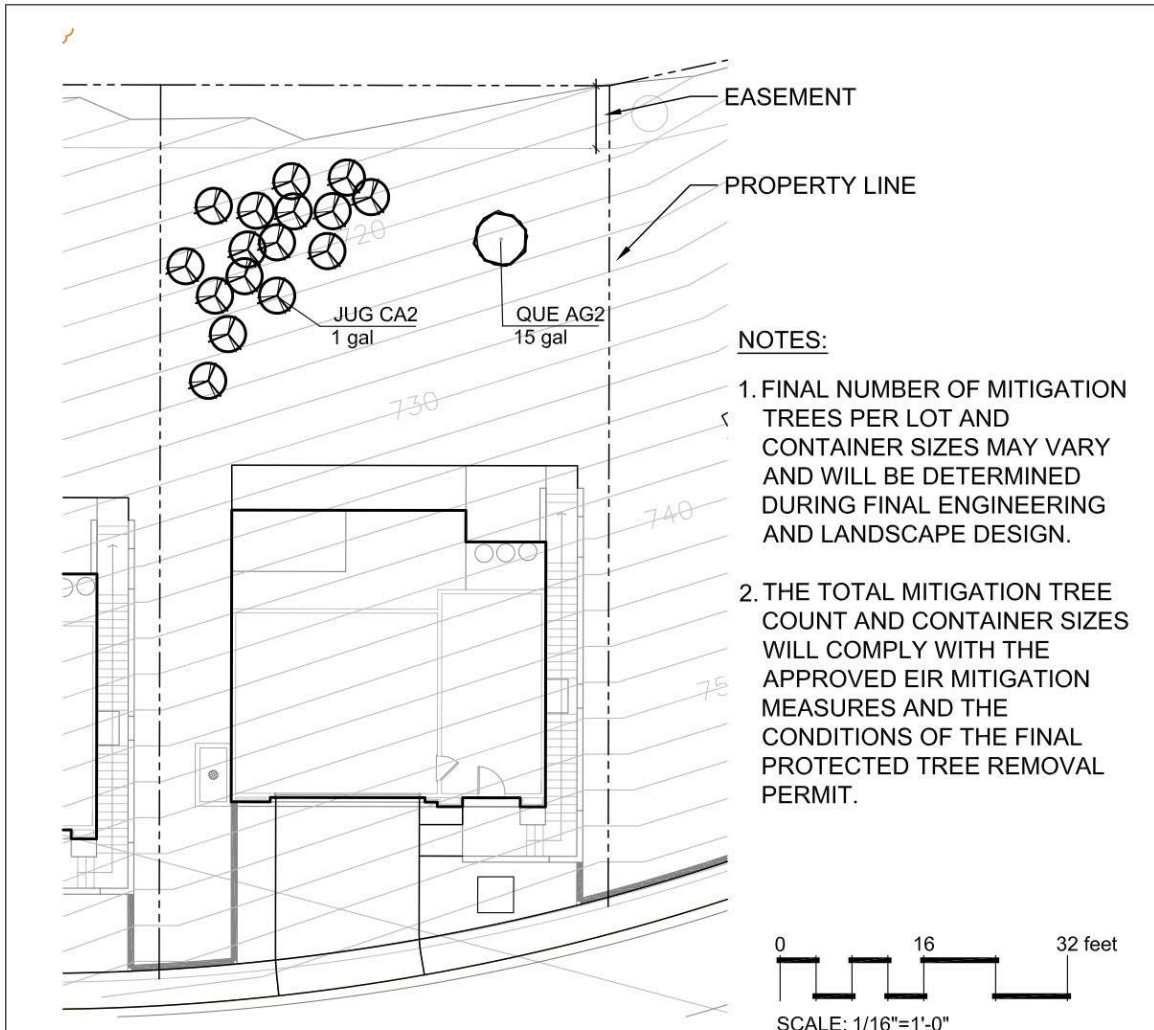


TREE INVENTORY FIELD DATA

Tree #	Common Name	Botanical Name	Diameter (dbh) In inches	Height	Canopy Spread N/E/S/W	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
216	N/A							Tag # skipped
217	Southern California black walnut	<i>Juglans californica</i> var. <i>californica</i>	9, 9, 12, 12	7	4 / 10 / 3 / 3	D	D	stump sprout only
218	Brazilian pepper	<i>Schinus terebinthifolius</i>	16, 22 @ 3'	25	0 / 15 / 25 / 25	A	A	offsite; overhangs 20' onto property
219	Shamel ash	<i>Fraxinus uhdei</i>	8	35	18 / 8 / 10 / 18	A	B	shaded out; leans north






EXHIBIT K – TYPICAL PLANT SCHEDULE MITIGATION EXHIBIT



- NOTES:**
1. FINAL NUMBER OF MITIGATION TREES PER LOT AND CONTAINER SIZES MAY VARY AND WILL BE DETERMINED DURING FINAL ENGINEERING AND LANDSCAPE DESIGN.
 2. THE TOTAL MITIGATION TREE COUNT AND CONTAINER SIZES WILL COMPLY WITH THE APPROVED EIR MITIGATION MEASURES AND THE CONDITIONS OF THE FINAL PROTECTED TREE REMOVAL PERMIT.

PLANT SCHEDULE MITIGATION EXHIBIT

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	JUG CA2	Juglans californica / Southern California Black Walnut	1 gal	16	LOW WATER REQ.
	QUE AG2	Quercus agrifolia / Coast Live Oak	15 gal	1	LOW WATER REQ.

 <p>L.A. Group Design Works, Inc. Landscape Architecture 24013 Ventura Blvd, Suite 201 Calabasas, CA 91302 p 818.251-9718 f 818.251-9719</p>	<p>HAVERRHILL- TYP LOT MITIGATION PLANTING</p> <p>TRACT 8943 2410 N. HAVERRHILL DR. LOS ANGELES, CA 90065</p>		<p>DATE: 08/03/2016</p>
	<p>DESCRIPTION: PRELIMINARY MITIGATION EXHIBIT</p>		
	<p>PROJECT NO: 4355</p> <p>SCALE: 1/16"=1'-0"</p>	<p>ISSUE FOR: GLASSELL PARK, LLC</p> <p>ISSUE BY: TNC</p>	<p>TYP LOT MIT-1</p>



CERTIFICATION OF PERFORMANCE

I, Christine Cuba, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a Registered Consulting Arborist and member of the American Society of Consulting Arborists, and that I acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and Qualified Tree Risk Assessor, and have been involved in the practice of arboriculture and the study of trees for over twenty-five years.

Signed:

Christine Cuba

Date: August 9, 2016

Christy Cuba
Registered Consulting Arborist, #502
Certified Arborist, WE-1982A
Qualified Tree Risk Assessor



ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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

Trees contribute greatly to our enjoyment and appreciation of life. Nonetheless, they are subject to the laws of gravity and physiological decline. Therefore, neither arborists nor tree owners can be reasonably expected to warrant unfailing predictability or elimination of risk.

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



CHRISTINE CUBA
CARLBERG ASSOCIATES

828 Fifth Street, Suite 3 • Santa Monica • California • 90403
Satellite Office – 80 W. Sierra Madre Blvd., #241 • Sierra Madre • California • 91024
christy@cycarlberg.com • o: 626.428.5072 • www.cycarlberg.com

Education B.A., Environmental Analysis & Design, Cum Laude, University of California, Irvine, 1993
Graduate, International Society of Arboriculture Certification Study Program, April 1998
Graduate, Consulting Academy, American Society of Consulting Arborists, February 2008

Experience Senior Arborist/Associate, Carlberg Associates, 2011 - Present
Director of Environmental Services & Senior Arborist, Land Design Consultants, Pasadena, 1994 – 2011
Park Specialist/Naturalist, City of Monrovia, 1988-1996

Certificates Certified Arborist, WE-1982A, International Society of Arboriculture, 1998
Registered Consulting Arborist, #502, American Society of Consulting Arborists, 2011
Qualified Tree Risk Assessor, International Society of Arboriculture, 2013

AREAS OF EXPERTISE

Ms. Cuba is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Pest and disease identification
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Preparation of native habitat and woodland management plans
- Performance of long-term mitigation compliance monitoring & reporting
- Expert testimony

PREVIOUS CONSULTING EXPERIENCE

Ms. Cuba has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. She has over 23 of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

City of Pasadena	San Diego Gas & Electric
City of Monrovia	Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)
City of Santa Clarita	The New Home Company
City of Glendora	City of South Gate
Los Angeles County Fire Department	City of Sierra Madre
California Institute of Technology	Belzberg Architects
Mia Lehrer + Associates	Occidental College
Pulte/Centex Homes	Rose Bowl Stadium
Newhall Land and Farming	Las Encinas Hospital/Aurora Health Services
KOVAC Design Studio	The Claremont Colleges (Pomona College, Claremont University Consortium, Claremont Graduate University)
EPT Design	Gensler Architects
Pamela Burton & Company	Mesivta of Greater Los Angeles
Chandler School	

AFFILIATIONS

Ms. Cuba serves with the following national and regional professional organizations:

- Member, American Society of Consulting Arborists
- Member, International Society of Arboriculture, Western Chapter
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance
- Past President (2015), Street Tree Seminar, Inc.



SCOTT MCALLASTER

CARLBERG ASSOCIATES

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Education B.A., Environmental Studies, University of California, Santa Barbara, 2000

Experience Project Planner & Senior Arborist, Land Design Consultants, Inc.
Pasadena, 1999 – 2014

Certificates Certified Arborist, WE-7011A, International Society of Arboriculture, 2004
Qualified Tree Risk Assessor, International Society of Arboriculture, 2015

AREAS OF EXPERTISE

Mr. McAllaster is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Construction monitoring and reporting
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Performance of long-term mitigation compliance monitoring & reporting

PREVIOUS CONSULTING EXPERIENCE

Mr. McAllaster has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. He has over 11 years of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

- | | |
|---|----------------------------------|
| City of Pasadena | San Diego Gas & Electric |
| City of Santa Clarita | Corky McMillin Companies |
| City of Glendora | City of South Gate |
| Los Angeles County Fire Department | City of Arcadia |
| Los Angeles County Sanitation Districts | D2 Development |
| Newhall County Water District | Burrtec, Inc. |
| Pulte/Centex Homes | The Claremont Colleges |
| Newhall Land and Farming | The New Home Company |
| E & S Ring, Inc. | William Carey University |
| Hollywood Forever Cemetery | Claremont Golf Course |
| Archdiocese of Los Angeles | Universal Hilton |
| St. John's Hospital, Santa Monica | Gensler Architects |
| Kovac Architects | Marmol Radziner, Architects |
| Tim Barber, Ltd., Architects | NAC Architecture |
| Ojai Valley Community Hospital | Aurora/Signature Health Services |
| The Kibo Group | Monte Vista Grove Homes |
| El Monte Garden Senior Center | Highpointe Communities |
| IMT Capital, LLC | Claremont University Center |

AFFILIATIONS

Mr. McAllaster serves with the following national and regional professional organizations:

- Member, International Society of Arboriculture, Western Chapter
- Member, Street Tree Seminar, Inc.



**Map Pockets for Full-size
Protected Tree Location Exhibit
and
Protected Tree Impact Exhibit & Protection Plan

(2 maps)**



APPENDIX 1

**City of Los Angeles
Tree Protection Ordinance #177404
Effective April 23, 2006**





OFFICE OF THE CITY ATTORNEY
ROCKARD J. DELGADILLO
CITY ATTORNEY

REPORT NO. R 0 6 - 0 0 4 2

FEB 0 8 2006

REPORT RE:

**DRAFT ORDINANCE AMENDING VARIOUS PROVISIONS OF ARTICLES 2 AND 7
OF CHAPTER I AND ARTICLE 6 OF CHAPTER IV OF THE LOS ANGELES
MUNICIPAL CODE AND SECTION 96.303.5 TO ASSURE THE PROTECTION OF,
AND TO FURTHER REGULATE THE REMOVAL OF PROTECTED TREES**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Council File Nos.: 03-1459 and 03-1459-S1

Honorable Members:

This Office has prepared and now transmits for your action the attached draft ordinance, approved as to form and legality. This draft ordinance revises the provisions of the Los Angeles Municipal Code to provide for additional protections of certain native trees.

Background

On July 8, 2003, the Council adopted a motion which instructed the Departments of Public Works, Planning and Environmental Affairs to "work with the City Attorney's office to investigate appropriate revisions to the City's Oak Tree ordinances to enable City Arborists to preserve native species that share common ecosystems while maintaining a more diverse species base." The motion was referred to the Council's Planning and Land Use Management Committee for further action. Moreover, on September 19, 2003, the Council adopted a motion directing the Public Works and Building and Safety Departments with the assistance of the Office of the City Attorney to report to the Council's Planning and Land Use Committee on possible revisions to the Oak Tree Protection Ordinance that might include withholding of development permits for periods of time. On May 10, 2004, the Council's Planning and Land Use

Management Committee (PLUM) met to consider various modifications to existing ordinances as directed by these motions. Both matters were continued for additional modifications by staff. PLUM met on October 3, 2005, to consider additional modifications to the draft ordinance. The matter was then referred to the City's Planning Commission, which met on this matter in December 18, 2005, and January 13, 2006. The Commission issued a report to the City Council on January 18, 2006, seeking additional clarifications. There are two items in the Planning Commission's action that are not included in this ordinance. The first relates to a procedural matter of the Department of Building and Safety. Inasmuch as that can be handled by the Department and does not need ordinance authority, we have not included that in the ordinance. The second issue regards a fee to ensure maintenance of relocated or replaced protected trees. This matter is still the subject of discussion with the departments. In order to bring this ordinance forward for Council action as soon as possible, we bring you the attached draft. If, with further discussion, the remainder of the issues needs to be addressed by ordinance, we will transmit another draft ordinance to you.

Summary of Ordinance Provisions

The new ordinance expands the number of species protected from one to four. It eliminates the minimal lot size provision for effected parcels. The ordinance decreases the size of protected trees from eight to four inches in diameter and includes multitrun trees by measuring "cumulative diameter." It allows for the non-issuance or revocation of building permits for up to ten years on parcels where a protected tree has been removed or destroyed. The ordinance more narrowly defines who may be considered a tree expert under the Municipal Code. Lastly, it requires the City's Advisory Agency to consult with the City's Chief Forester before making determinations that relate to protected trees.

Council Rule 38 Referral

A copy of the draft ordinance was sent twice, pursuant to Council Rule 38, to the Departments of Building and Safety, Environmental Affairs, Planning and Public Works. Their comments have been incorporated into the language of the current draft ordinance.

California Environmental Quality Act (CEQA)

This ordinance is exempt from the requirements of CEQA under the general exemption found in the City CEQA Guidelines Article 2, Section 1 because there is no possibility of it having a significant adverse effect on the environment. Consequently,

The Honorable City Council
of the City of Los Angeles
Page 3

should the Council approve the ordinance it should also find that it is exempt from CEQA pursuant to the City Guidelines.

If you have any questions, please contact Deputy City Attorney Keith Pritsker at (213) 978-8141. Either he or another member of this Office will be available when you consider this matter to answer any questions that you may have.

Sincerely,

ROCKARD J. DELGADILLO, City Attorney

By *Claudia Culling*
CLAUDIA CULLING
Senior Assistant City Attorney

CC:KP:fa (#105209)

ORDINANCE NO. _____

An ordinance amending various provisions of Articles 2 and 7 of Chapter I and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code to assure the protection of, and to further regulate the removal of, protected trees

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 12 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

12. Protected Tree Relocation and Replacement. All existing protected trees and relocation and replacement trees specified by the Advisory Agency in accordance with Sections 17.02, 17.05, 17.06, 17.51 and 17.52 of this Code shall be indicated on a plot plan attached to the building permit issued pursuant to this Code. In addition, the trees shall be identified and described by map and documentation as required by the Advisory Agency. A Certificate of Occupancy may be issued by the Department of Building and Safety, provided the owner of the property or authorized person representing the owner of the property (licensed contractor) obtains from the Advisory Agency in consultation with the City's Chief Forester, prior to the final inspection for the construction, a written or electronic document certifying that all the conditions set forth by the Advisory Agency relative to protected trees have been met.

Sec. 2. Section 17.02 of the Los Angeles Municipal Code is amended by deleting the paragraph defining "Oak Tree" in Section 17.02 and adding the following paragraph to read:

Protected Tree - Any of the following Southern California native tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree:

- (a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus dumosa*).
- (b) Southern California Black Walnut (*Juglans californica* var. *californica*)
- (c) Western Sycamore (*Platanus racemosa*)
- (d) California Bay (*Umbellularia californica*)

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Sec. 3. The term "Tree Expert" set forth in Section 17.02 of the Los Angeles Municipal Code is amended to read:

Tree Expert - A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or (b) a landscape architect or (c) a registered consulting arborist with the American Society of Consulting Arborists.

Sec. 4. Subdivision 7 of Subsection H of Section 17.05 of the Los Angeles Municipal Code is amended to read:

7. Where the Advisory Agency finds the project is consistent with the dwelling unit density permitted by the General Plan, and that the public health, safety or welfare and good subdivision design will be promoted by the preservation of protected trees, the Advisory Agency may permit the required area of one or more of the lots in a subdivision in an "RA," "RE," "RS" or "R1" Zone to be reduced by an amount sufficient to provide for protected tree preservation in accordance with Section 17.05 R of this Code. Provided, however, that in no event shall the reduction exceed 50 percent of the required lot area; no "RA" or "RE" lot shall be reduced below 50 feet in width; no "RS" or "R1" lot shall be reduced below 40 feet in width; and no lot in a designated "K" Horsekeeping District shall be reduced below 17,500 square feet.

Sec. 5. Subsection R of Section 17.05 of the Los Angeles Municipal Code is amended to read:

R. Protected Tree Regulations. No protected tree may be relocated or removed except as provided in this article or Article 6 of Chapter IV of this Code. The term "removed" or "removal" shall include any act that will cause a protected tree to die, including but not limited to acts that inflict damage upon the root system or other parts of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

1. Required Determinations. Subject to historical preservation requirements set forth in Subdivision 3 of this subsection, when a protected tree exists within a proposed subdivision, the tree may be relocated or removed if the Advisory Agency, in consultation with the City's Chief Forester, determines the existence of either (a) or (b) below:

(a) There has been prior applicable government action in which:

(i) The removal of the tree had been approved by the Advisory Agency; or

(ii) The property upon which the protected tree is located has been the subject of a determination by the City Planning Commission, the City Council, a Zoning Administrator, or an Area Planning Commission, the appeal period established by this Code with respect to the determination has expired, the determination is still in effect, and pursuant to the

determination, the protected tree's removal would be permissible; or

(iii) A building permit has been issued for the property upon which the protected tree is located, the permit is still in effect, and the removal or relocation is not prohibited by the permit.

(b) The removal of the protected tree would not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City's Chief Forester, and the physical condition or location of the tree is such that:

(i) Its continued presence in its existing location prevents the reasonable development of the property; or

(ii) According to a report required pursuant to Section 17.06 C, acceptable to the Advisory Agency and prepared by a tree expert, there is a substantial decline from a condition of normal health and vigor of the tree, and its restoration through appropriate and economically reasonable preservation procedures and practices is not advisable; or

(iii) It is in danger of falling due to an existing and irreversible condition.

(iv) Its continued presence at its existing location interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the tree; or

(v) It has no apparent aesthetic value, which will contribute to the appearance and design of the proposed subdivision; or it is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at the location.

2. Supplemental Authority. In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to Subdivision 1(b) above, that a protected tree may be removed or relocated, the Advisory Agency may:

(a) Require relocation elsewhere on the same property where a protected tree has been approved for removal, and where the relocation is economically reasonable and favorable to the survival of the tree. Relocation to a site other than upon the same property may be permitted where there is no available or appropriate location on the property and the owner of the proposed off-site relocation site consents to the placement of a tree. In the event of relocation, the Advisory Agency may designate measures to be taken to mitigate adverse effects on the tree.

(b) Permit protected trees of a lesser size, or trees of a different species, to be planted as replacement trees for protected trees permitted by this Code to be removed or relocated, if replacement trees required pursuant to this Code are not available. In that event, the Advisory Agency may require a greater number of replacement trees.

3. Historical Monuments. The Advisory Agency, except as to Subdivision 1(b)(iii) above, shall require retention of a protected tree at its existing location, if the tree is officially designated as an Historical Monument or as part of an Historic Preservation Overlay Zone.

4. Requirements. In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to Subdivision 1(b) above that a protected tree may be removed or relocated, the Advisory Agency shall require that:

(a) The protected tree be replaced within the property by at least two trees of a protected variety included within the definition set forth in Section 17.02 of this article, except where the protected tree is relocated pursuant to Subdivision 2(a) above. The size of each replacement tree shall be a 15-gallon, or larger, specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than seven feet in height, measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced.

(b) The subdivider record those covenants and agreements approved by the Advisory Agency necessary to assure compliance with conditions imposed by the Advisory Agency and to assure protected tree preservation.

(c) The subdivider provide protected tree maintenance information to purchasers of lots within the proposed subdivision.

(d) The subdivider post a bond or other assurance acceptable to the City Engineer to guarantee the survival of trees required to be replaced or permitted or required to be relocated, in a manner to assure the existence of continuously living trees at the approved replacement or relocation site for three years from the date that the trees are replaced or relocated. The City Engineer shall use the provisions of Section 17.08 G as its procedural guide in satisfaction of the bond requirements and processing. Any bond required shall be in a sum estimated by the City Engineer to be equal to the dollar value of the replacement tree or of the tree that is to be relocated. In determining value for these purposes, the City Engineer shall consult with the Advisory Agency, the City's Chief Forester, the evaluation of trees guidelines approved and adopted for professional plantmen by the International Society of Arboriculture, the American Society of Consulting Arborists, the National Arborists Association and the American Association of Nurserymen, and other available, local information or guidelines.

5. Grading. The Advisory Agency is authorized to prohibit grading or other construction activity within the drip line of a protected tree.

Sec. 6. Subdivision 13 of Subsection B of Section 17.06 of the Los Angeles Municipal Code is amended to read:

13. The approximate location and general description of any large or historically significant trees and of any protected trees and an indication as to the proposed retention or destruction of the trees.

Sec. 7. Subsection C of Section 17.06 of the Los Angeles Municipal Code is amended to read:

C. Protected Tree Reports for Tentative Tract Maps. No application for a tentative tract map approval for a subdivision where a protected tree is located shall be considered complete unless it includes a report, in a form acceptable to the Advisory Agency and the City's Chief Forester, which pertains to preserving the tree and evaluates the subdivider's proposals for the preservation, removal, replacement or relocation of the tree. The report shall be prepared by a tree expert and shall include all protected trees identified pursuant to Section 17.06 B 13 of this Code.

In the event the subdivider proposes any grading, land movement, or other activity within the drip line of a protected tree referred to in the report, or proposes to relocate or remove any protected tree, the report shall also evaluate any mitigation measures proposed by the subdivider and their anticipated effectiveness in preserving the tree.

Sec. 8. Subsection D of Section 17.51 of the Los Angeles Municipal Code is amended to read:

D. Protected Tree Reports for Parcel Maps. No application for a preliminary parcel map approval for a parcel where a protected tree is located shall be considered complete unless it includes a report pertaining to preserving the tree. The report shall be prepared by a tree expert and shall evaluate the subdivider's proposals for protected tree preservation, removal, replacement and/or relocation. In the event the subdivider proposes any grading, land movement, or other activity within the drip line of any protected tree referred to in the report, or proposes to relocate or remove any tree, the report shall also evaluate any mitigation measures proposed by the subdivider and the anticipated effectiveness in preserving the tree.

Sec. 9. Subsection I of Section 17.52 of the Los Angeles Municipal Code is amended to read:

I. When a protected tree exists on a proposed parcel, the preservation of the tree at its existing location, its relocation for preservation purposes, or the removal of the tree shall be regulated in the same manner as that provided under subdivision

regulations set forth in this chapter.

Sec. 10. Article 6 of Chapter IV of the Los Angeles Municipal Code is amended by amending the title and Section 46.00 to read:

ARTICLE 6

PRESERVATION OF PROTECTED TREES

SEC. 46.00. PROTECTED TREE REGULATIONS.

No protected tree may be relocated or removed except as provided in Article 7 of Chapter 1 or this article. The term "removed" or "removal" shall include any act that will cause a protected tree to die, including but not limited to acts that inflict damage upon the root system or other part of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

Sec. 11. Section 46.01 of the Los Angeles Municipal Code is amended to read:

SEC. 46.01. DEFINITION.

"PROTECTED TREE" means any of the following Southern California native tree species which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree:

(a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus dumosa*).

(b) Southern California Black Walnut (*Juglans californica* var. *californica*)

(c) Western Sycamore (*Platanus racemosa*)

(d) California Bay (*Umbellularia californica*)

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Sec. 12. Section 46.02 of the Los Angeles Municipal Code is amended to read:

SEC. 46.02. REQUIREMENTS FOR PUBLIC WORKS PERMITS TO RELOCATE OR REMOVE PROTECTED TREES.

No person shall relocate or remove any protected tree, as that term is defined in Section 46.01, where the protected tree is not regulated pursuant to Article 7 of Chapter I of this Code, without first having applied for and obtained a permit from the Board of

Public Works or its designated officer or employee, except as otherwise provided in this section.

An application for a permit shall indicate, in a manner acceptable to the Board of Public Works, by number on a plot plan, the location of each protected tree, and shall identify each protected tree proposed to be retained, relocated or removed. If any grading is proposed that may affect the protected tree, a copy of the grading permit plan in compliance with Division 70 of Article 1 of Chapter IX of this Code shall be submitted with the application.

(a) Exemptions. The Board of Public Works shall exempt from and not require issuance of a permit for the relocation or removal of a protected tree where the Board is satisfied that:

1. The proposed relocation or removal of the protected tree has been approved by the Advisory Agency pursuant to Article 7 of Chapter I of this Code; or

2. The land upon which the protected tree is located has been the subject of a determination by the City Planning Commission, the City Council, a Zoning Administrator or an Area Planning Commission, the appeal period established by this Code with respect to the determination has expired, the determination is still in effect, and pursuant to the determination the protected tree's removal would be permissible; or

3. A building permit has been issued for any property and is still in effect with respect to the property under consideration and its implementation would necessitate the removal or relocation.

(b) Board Authority. The Board of Public Works may grant a permit for the relocation or removal of a protected tree, unless otherwise provided in this section or unless the tree is officially designated as an Historical Monument or as part of an Historic Preservation Overlay Zone, if the Board determines that the removal of the protected tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters, which cannot be mitigated to the satisfaction of the City; and

1. It is necessary to remove the protected tree because its continued existence at the location prevents the reasonable development of the subject property; or

2. The protected tree shows a substantial decline from a condition of normal health and vigor, and restoration, through appropriate and economically reasonable preservation procedures and practices, is not advisable; or

3. Because of an existing and irreversible adverse condition of the

protected tree, the tree is in danger of falling, notwithstanding the tree having been designated an Historical Monument or as part of an Historic Preservation Overlay Zone.

(c) Additional Authority. The Board of Public Works or its authorized officer or employee may:

1. Require as a condition of a grant of permit for the relocation or removal of a protected tree, that the permittee replace the tree within the same property boundaries by at least two trees of a protected variety included within the definition set forth in Section 46.01 of this Code, in a manner acceptable to the Board. In size, each replacement tree shall be at least a 15-gallon, or larger, specimen, measuring one inch or more in diameter one foot above the base, and be not less than seven feet in height measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced.

2. Permit protected trees of a lesser size or trees of a different species to be planted as replacement trees, if replacement trees of the size and species otherwise required pursuant to this Code are not available. In that event, a greater number of replacement trees may be required.

3. Permit a protected tree to be moved to another location on the property, provided that the environmental conditions of the new location are favorable to the survival of the tree and there is a reasonable probability that the tree will survive.

Sec. 13. Section 46.04 of the Los Angeles Municipal Code is amended to read:

SEC. 46.04. FEES.

A fee shall be charged for issuance of any permit pursuant to this article, which permits the removal of one or more protected trees. The fee shall be determined and adopted in the same manner as provided in Section 12.37 I 1 of the Los Angeles Municipal Code for establishing fees.

Sec. 14. A new Section 46.06 is added to the Los Angeles Municipal Code to read:

SEC. 46.06. WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OR RELOCATION OF PROTECTED TREES.

(a) The Bureau of Street Services, after notice and hearing pursuant to Subsections (b) and (c) of this section, shall have the authority to request the Superintendent of Building to withhold issuance of building permits, except for permits that are necessary to comply with a Department of Building and Safety order, for a period of time up to a maximum of ten years as requested by the Bureau and to revoke

any building permit issued for which construction has not commenced with respect to any property on which any protected tree has been removed or relocated in violation of Section 46.00 of this Code.

The request shall be made in writing by the Director of the Bureau of Street Services or his/her designee and shall specifically state the start date and end date of the period of time the Bureau, or the Board of Public Works on appeal, have deemed necessary pursuant to Subsection (c) of this section. The period shall commence on the date the Bureau first becomes aware of the removal of the tree. Provided, however, the authority of the Bureau to act shall not apply to a purchaser, or to his or her agent, who in good faith and for valuable consideration has acquired title to the property subsequent to the illegal removal or relocation of any protected trees and prior to the recordation of the notice of intent as provided for in Subsection (b) of this section.

(b) The Bureau shall notify the applicant or permittee in writing of its intent to act pursuant to this section. The notice shall state that the applicant or permittee may submit any evidence it deems relevant on this matter, the hearing to be held on a date specified in the notice. A copy of the notice shall also be mailed to the owner of the property, if different from the applicant or permittee, as shown on the last equalized assessment roll, and to any person holding a deed of trust, mortgage or other security interest in the property as revealed by a title search with respect to the property. A copy of the notice shall also be recorded by the Bureau with the County Recorder.

(c) The Bureau hearing shall be set on a date no earlier than 20 days after the date of the mailing of the notice provided for in Subsection (b) above. At the hearing, if the facts indicate, the Bureau shall make a finding that the applicant or permittee is not a purchaser in good faith and for valuable consideration who acquired title to the property subsequent to the illegal removal or relocation of the protected tree and prior to the recordation of the notice of intent as provided for in Subsection (b) above. In the event the Bureau finds that a protected tree was removed or relocated in violation of Section 46.00 of this Code, it shall specify to the Superintendent of Building the length of time the issuance of building permits shall be withheld and whether building permits for which construction has not commenced shall be revoked. In making its determination, the Bureau shall consider the following factors: the number of trees removed or relocated, the size and age of the trees removed or relocated, the knowledge and intent of the owners of the property with respect to the removal or relocation and prior violations of law with respect to removal or relocation of protected trees. The applicant or permittee shall be notified in writing of the Bureau's determination within 30 days of the hearing.

(d) The applicant or permittee may appeal to the Board of Public Works any determination by the Bureau to request the Superintendent of Building to revoke or withhold issuance of building permits, including the length of time imposed. The appeal must be filed with the Board of Public Works within 30 days of the date of mailing of the notice of determination as provided for in Subsection (c) above. Further, any action by the Department of Building and Safety resulting from any of the provisions of this section, including building permit revocation, shall not be appealable to the Board of

Building and Safety Commissioners.

(e) Any final determination of the Bureau or the Board of Public Works on appeal, to request the Superintendent of Building to withhold issuance of building permits or to revoke a building permit, shall be forwarded to the Superintendent within ten days of the Bureau or Board's determination and shall also be set forth in an affidavit, which shall be recorded by the Bureau with the County Recorder within ten days of the Bureau or Board's determination.

Sec. 15. Subsection 5. of Section 96.303 of the Los Angeles Municipal Code is amended to read:

5. The owner must also provide a declaration under penalty of perjury that he or she has inspected the property for the existence of protected trees and the number of protected trees, if any, located on the subject property. For the purposes of this section, the definition of "protected tree" set forth in Section 46.01 this Code shall apply. The declaration shall also authorize the Bureau of Street Services within the Department of Public Works to verify this information by entry upon the subject property. A fee may be collected for any inspection required to verify the declaration. The fee shall be determined and adopted in the same manner as provided in Section 12.37 I 1 of this Code for establishing fees.

Sec. 16. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

FRANK T. MARTINEZ, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By Keith W. Pritsker
KEITH W. PRITSKER
Deputy City Attorney

Date: Feb. 8, 2006

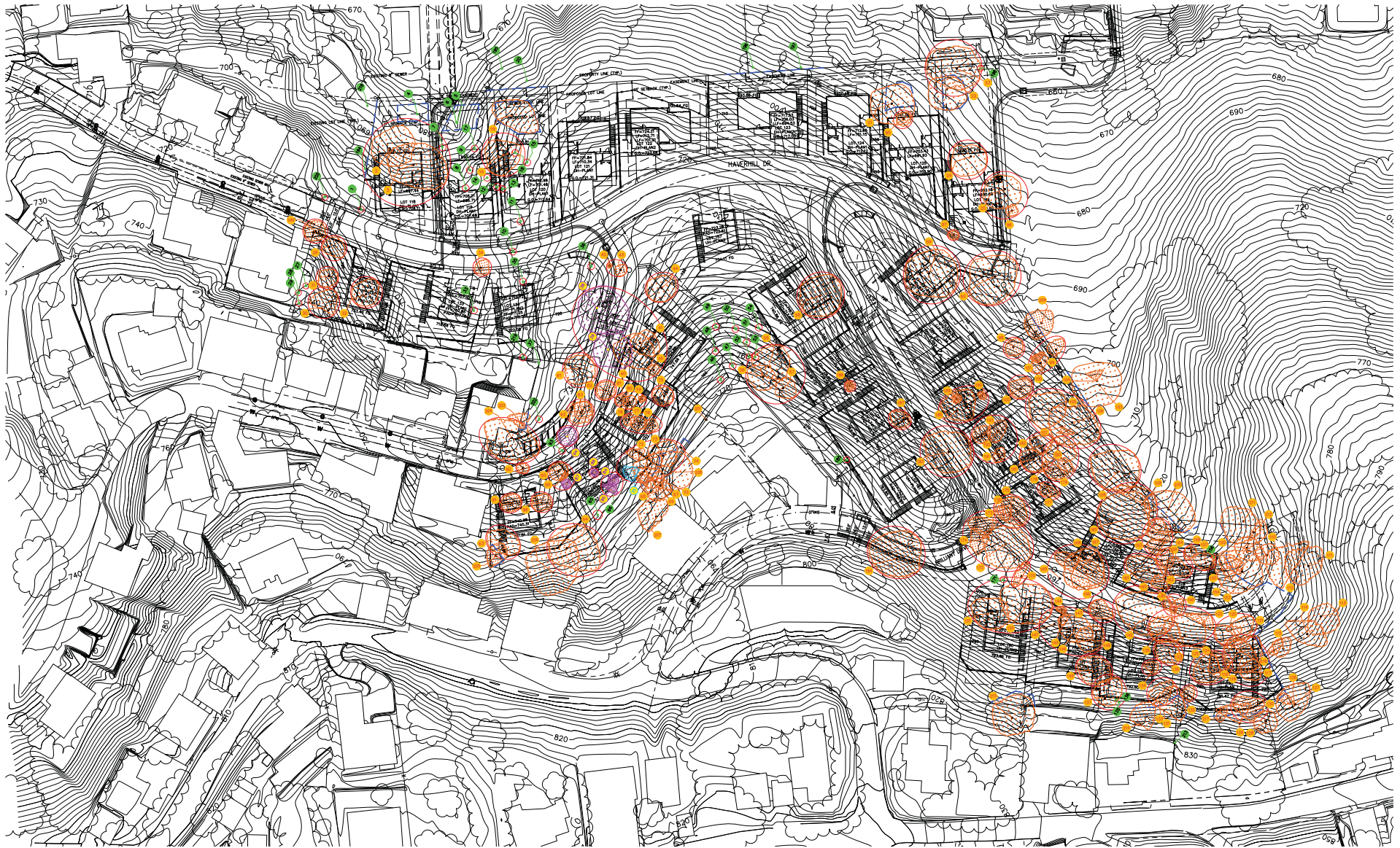
Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend it be adopted

EB-S, 2006

see attached report.

Mark Winogrand
Mark Winogrand
Interim Director of Planning

File Nos. 03-1459 and 03-1459-S1





PROTECTED TREE IMPACT EXHIBIT & PROTECTION PLAN

 TRACT NO. 8943 - HAVERHILL SITE

 HAVERHILL DRIVE, LOS ANGELES, CALIFORNIA

 PREPARED FOR: GLASSBELL PARK LLC, 2902 CALABAZAS RD., #200, CALABAZAS, CA 91302

 www.cariberg.com

 Date: 06.17.16

 By: S. McAlister

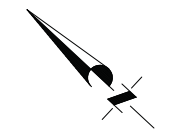
Cariberg Associates' recommendations for tree protection during construction as outlined in the Protected Tree Report are incorporated by reference and are considered part of this Protected Tree Impact Exhibit and Protection Plan.

TREE INVENTORY LEGEND

-  CALIFORNIA BLACK WALNUT
CITY OF LOS ANGELES PROTECTED TREE
-  COAST LIVE OAK
CITY OF LOS ANGELES PROTECTED TREE
-  CALIFORNIA BAYAMORE
CITY OF LOS ANGELES PROTECTED TREE
-  SIGNIFICANT TREE
-  TREE TO BE REMOVED
-  PROTECTIVE FENCING

TREE INVENTORY NOTES:

- 1) A COPY OF THE TREE REPORT SHALL BE KEPT WITH THIS EXHIBIT.
- 2) OFF-SITE TREES THAT WILL REMAIN WILL BE FENCED AT THE PROPERTY LINE, OR AS ALLOWED BY THE OFF-SITE PROPERTY OWNER (IN WRITING).
- 3) COORDINATION WITH OFF-SITE TREE PROPERTY OWNERS FOR REMOVALS IS THE RESPONSIBILITY OF THE APPLICANT.
- 4) PROTECTIVE FENCING SHALL BE PLACED ON-SITE PRIOR TO ANY WORK AS RECOMMENDED IN THE APPROVED TREE REPORT AND TREE REMOVAL PERMIT.
- 5) MITIGATION TREES MAY BE INCORPORATED INTO THE REAR AND FRONT YARDS OF THE LOTS, AS WELL AS THE INTERMEDIATE SLOPES. SPECIFIC MITIGATION PLANTING TYPES ARE BEING ADDRESSED AND INCORPORATED IN THE FORMAL LANDSCAPE PLAN BY THE PROJECT LANDSCAPE ARCHITECT.
- 6) ARBORIST CONTACT: CHRISTY CLINA, SENIOR ARBORIST, CARIBERG ASSOCIATES - E-MAIL: CHRISTY@CARIBERG.COM PHONE: (689) 428-8072



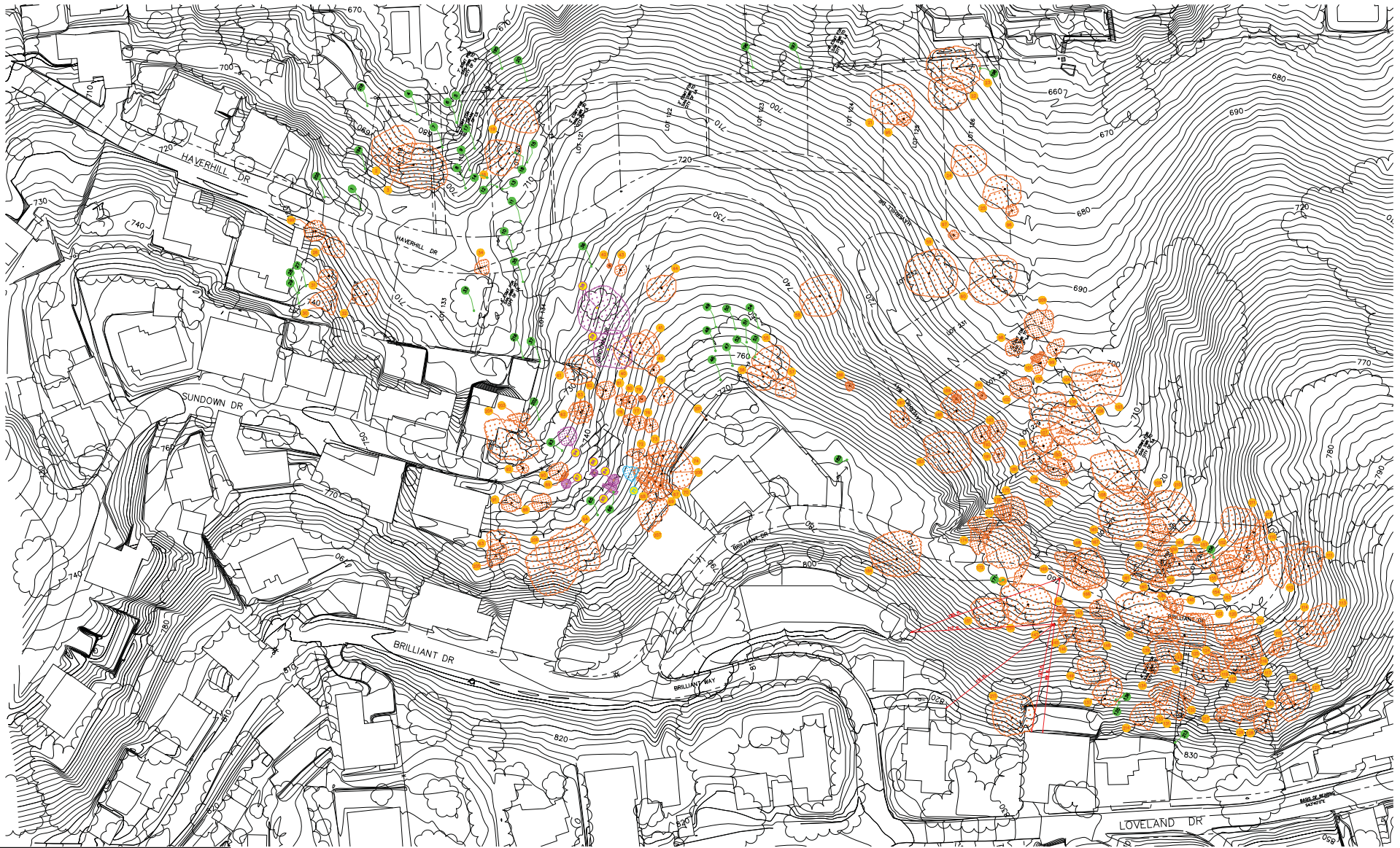
SITE PLAN

 TRACT NO. 8943

 2410 N. HAVERHILL DRIVE

 LOS ANGELES, CA 90065

SOURCE: UNITED CIVIL, INC.




Cariberg ASSOCIATES
 Horticulturists and
 Registered Consulting
 ARBORISTS

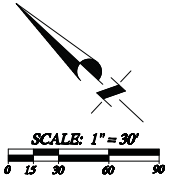
PROTECTED TREE LOCATION EXHIBIT
 TRACT NO. 8943 - HAVERHILL SITE
 HAVERHILL DRIVE, LOS ANGELES, CALIFORNIA
 PREPARED FOR: GLASSSELL PARK, LLC, 23622 CALABASAS RD., #230, CALABASAS, CA 91302

www.cariberg.com Date: 06.17.16 By: S. McAllister

TREE INVENTORY LEGEND

-  CALIFORNIA BLACK WALNUT
CITY OF LOS ANGELES PROTECTED TREE
-  COAST LIVE OAK
CITY OF LOS ANGELES PROTECTED TREE
-  CALIFORNIA SYCAMORE
CITY OF LOS ANGELES PROTECTED TREE
-  SIGNIFICANT TREE

SOURCE: UNITED CIVIL, INC.



SITE PLAN
 TRACT NO. 8943
 2410 N. HAVERHILL DRIVE
 LOS ANGELES, CA 90065