



# PROTECTED TREE REPORT

## PREPARED FOR

James Street Group, LLC  
606 Monterey Pass Rd, 2nd Floor  
Monterey Park , CA 91754

## PROPERTY

434 W. James Street  
Los Angeles, CA 90065

## CONTACT

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January 1, 2021

## PREPARED BY

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2/2/2021  
NOT A REMOVAL PERMIT

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# PROTECTED TREE REPORT

434 W. James Street  
Los Angeles, CA 90065

## SUMMARY

PROJECT OVERVIEW	
Site Address	434 W. James Street
Location and/or Specific Plan	Mount Washington/Glassell Park Specific Plan
Project Description	New Single Family Residence
Number of Protected Trees on Site	3
Number of Recommended Removals	2

This Tree Report was prepared at the request of the property owner, James Street Group, LLC, who are preparing to build a single family residence on this property. The subject property is 3690.6 square feet and is located in the Mt Washington/Glassell Park area of Los Angeles. It is currently undeveloped and the owner is preparing to develop the property with a single family residence that is 1,840 square feet.

## PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as Oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

At this time, I observed three (3) Southern California black walnut trees on the property. One (1) black walnut tree #1 will be retained and protected in place. The other two (2) black walnut trees #2 and #3 are recommended for removal and replacement to the satisfaction of the City of Los Angeles, Urban Forestry Division.

## NEIGHBOR TREES

There are two (2) Southern California black walnut trees on the neighboring property that will not be impacted by construction. These trees will be retained and protected in place.

## **MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN**

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater and a height of 35 feet (35') or greater. These trees are also identified as **Non-Protected Significant Trees**.

**There are no Non-Protected Significant Trees on the property or adjacent to the construction area.**

## ASSIGNMENT

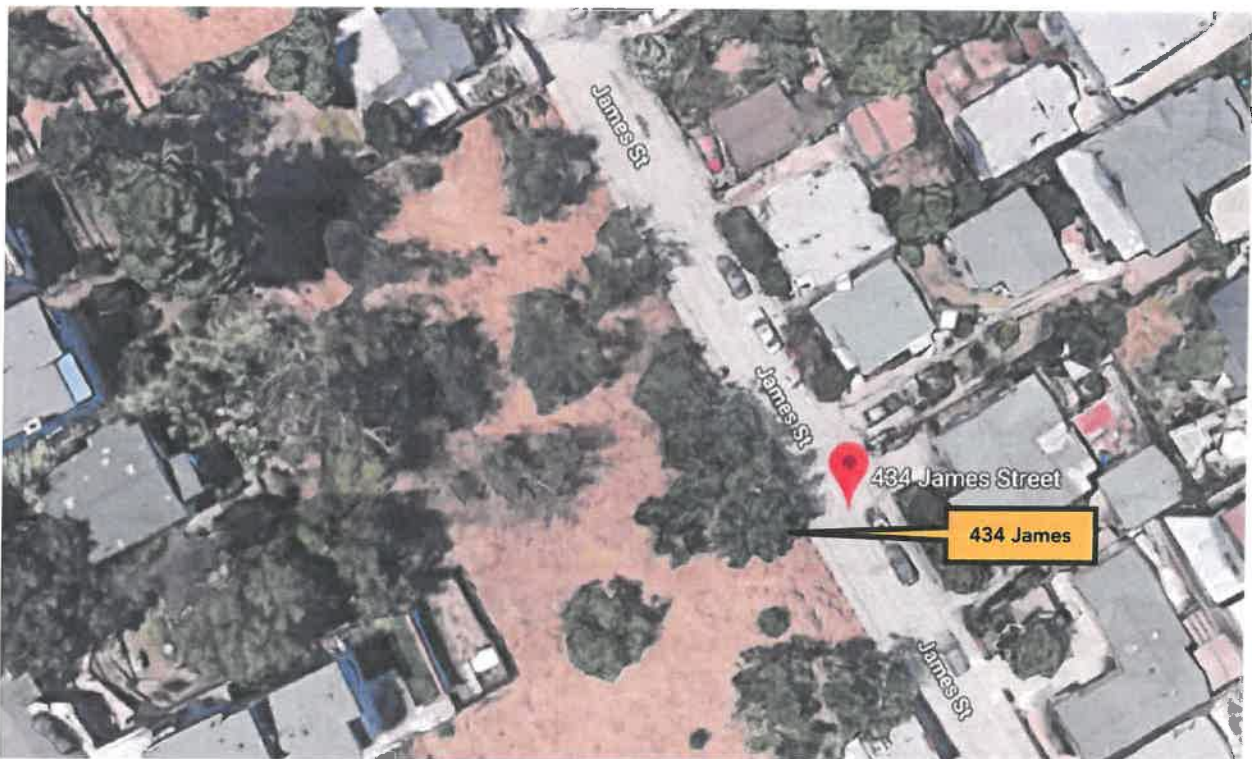
The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

## TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.



## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed construction for this project includes a new single family residence, that will be installed into the sloping hillside with street level access to James Street. The three black walnut trees were inspected for infectious tree diseases. At the time of my inspection in January 2021 these trees did not exhibit symptoms of sudden oak death, thousand cankers, gold spotted oak borer or polyphagous shot hole borer. This inspection is limited to the condition of the trees at the time of my inspection as it can take many years for trees to exhibit symptoms and diseases can be encouraged by primary stressors, such as drought, of which we have no control.

Black walnut trees #1 is located at the very top of the slope, and is outside of the construction zone. This tree will be retained and protected in place throughout the course of construction.

Protective fencing will also be installed at the property limits to protect the two black walnuts located on the OFF-SITE portion of the undeveloped slope.

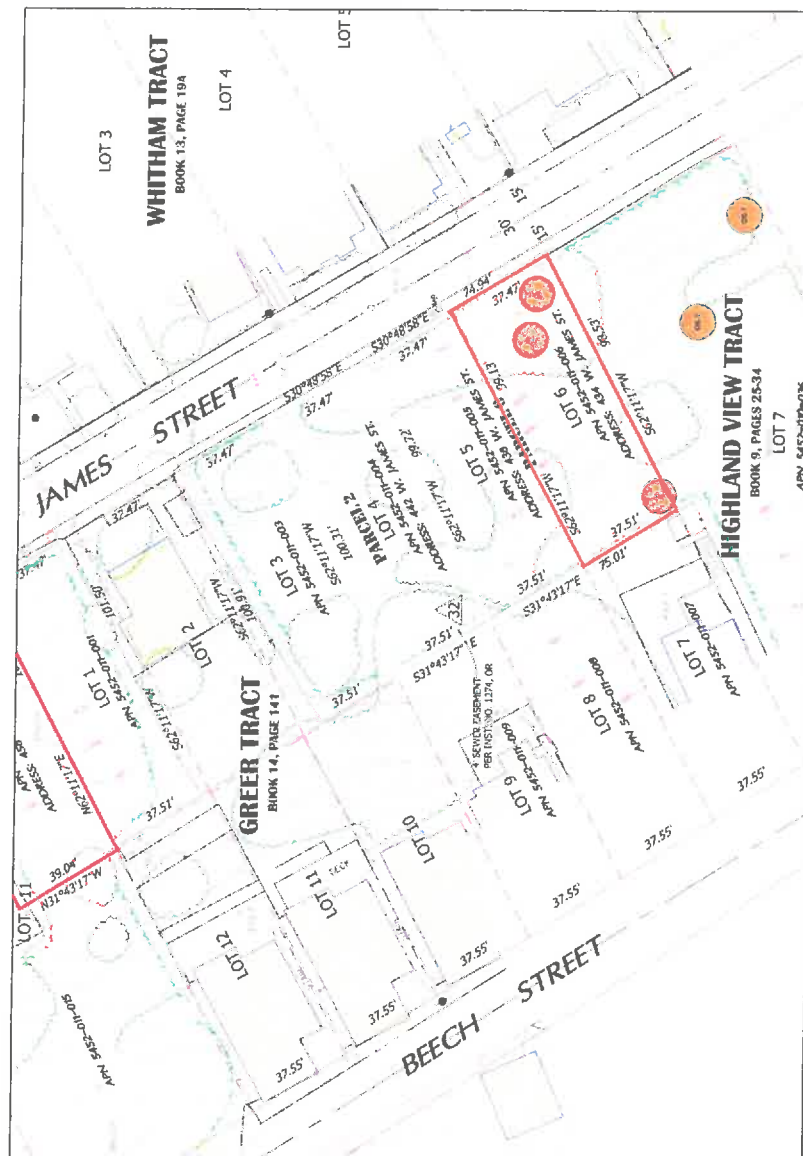
Black walnut trees #2 and #3 will be impacted by grading, soil removal, and recompaction and are recommended for removal. These trees are located at the bottom of the sloping property, and directly adjacent to the street. Any required grading would immediately impact these trees regardless of project size. Additionally, due to the small lot sizes, narrow width, there is no way to feasibly retain these trees as they are on the lowest portion of the lot. Tree #3 is decayed at the bottom and could easily fail into the street anytime. This tree was previously requested as a hazard tree removal permit from UFD. UFD then requested this tree be submitted for removal as part of the package. The clients are willingly replacing this decayed and hazardous tree at the typical 4:1 ratio to the satisfaction of the UFD.

Black walnut trees #2 and #3 will be replaced to the satisfaction of the Urban Forestry Division. Eight (8) new Southern California black walnut trees, 5-gallon size, and will be planted upon completion of construction, for a total of eight (8) replacement trees. New black walnut trees will be spaced between 7ft to 25ft between each tree and the proposed SFD to provide the desired spacing. Please see landscaping plan for exact measurements.

Southern California black walnut trees shall be monitored, maintained, and inspected. Long-term monitoring, maintenance, and inspection shall be provided until all planted trees survive to produce reproductive structures (3 years).

## Appendix A: Tree Locations on Project Survey

PROJECT SUMMARY	
Location	434 W. James Street
City/State/Zip	Mt. Washington, Cleveland Park, Springfield, Pa.
Project Name	New Single Family Home
Project No.	3
Project Description	2

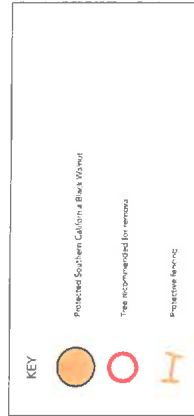
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## APPENDIX A.2 - TREE LOCATIONS ON PROJECT SITE PLAN

### Appendix A: Tree Locations on Project Site Plan

PROJECT SUMMARY	
Site Address	434 W. James Street
Location and/or Specific Plan	MT Washington/Glassell Pk. Specific Plan
Project Description	New Single Family Home
Number of Protected Trees on Site	3
Number of Recommended Replacements	2

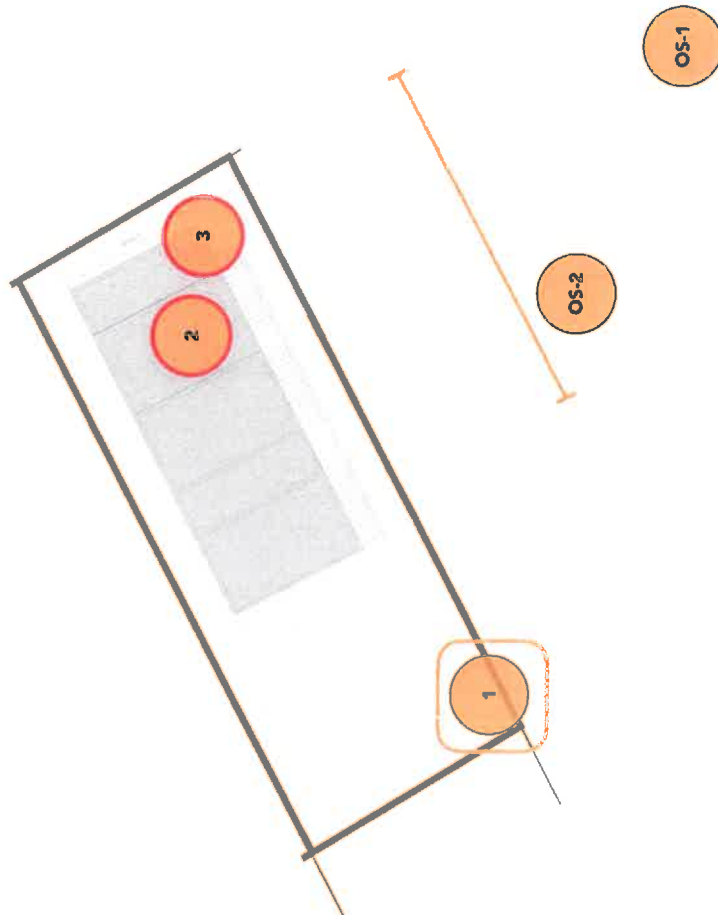


### SUMMARY OF FIELD INSPECTION

Tree #	Location	Species	Status	DBH (")	Condition	Retain or Remove
1	434	Protected Southern California Black Walnut	Protected	7.8	100%	RETAIN
2	434	Protected Southern California Black Walnut	Protected	7	100%	RETAIN
3	434	Protected Southern California Black Walnut	Protected	14.13	100%	RETAIN
OS-1	OS-1	Recommended Replacement	Protected	8.0	100%	RETAIN
OS-2	OS-2	Recommended Replacement	Protected	7.7	100%	RETAIN

### SUMMARY OF REPLACEMENT TREES

PROTECTED TREES REPLACED 1:1 TO BE 5 GAL BLACK WALNUT	Existing Trees to Be Removed	Replacement Trees
2	2	2





## APPENDIX A.3 - TREE LOCATIONS ON PROJECT LANDSCAPING PLAN

PROJECT SUMMARY	
Client	434 NW James Street
Location	434 NW James Street, Suite 300
Design	Mid-Moderate/Classic Part, Specific Plan
Program	Single Family Home
Program	3
Program	2



Threat	Location	Incidents	Staves	Death	Casualties	Items to be Returned
1	414	Controlled by the Government	100000	0	0	RETURN

## SUMMARY OF REPLACEMENT TREES

Carrying Name of the Borrower	Supervisory Issues
PROSPECTED FUND 5 REPLACED A 7	
FO ME 5 BAL IN BLACK WMA 16/7	

[illegible]

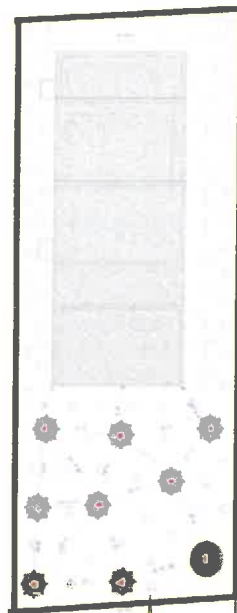
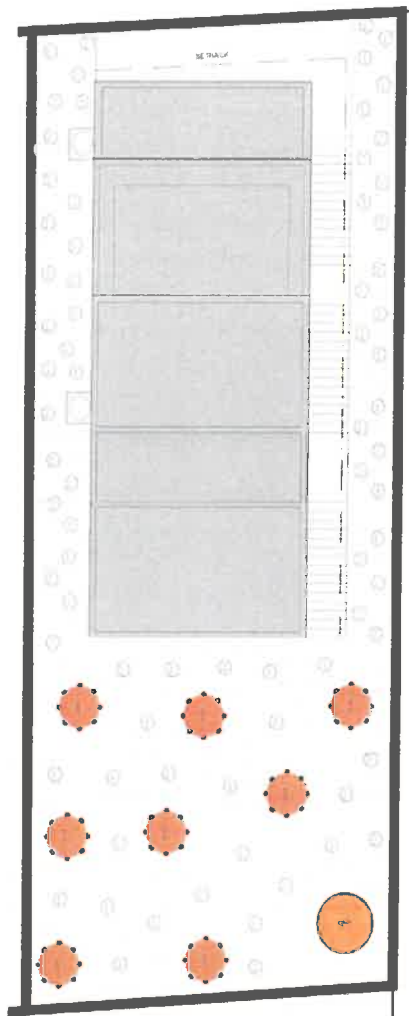
FROM STAFF

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## DISCUSSION

434 JAMES STREET, LOS ANGELES, CA 90063

**\$11.00**  
LANDSCAPE DESIGN



New black walnut trees will be spaced between 7 ft to 20 ft between each tree and the proposed STD to provide the desired spacing.

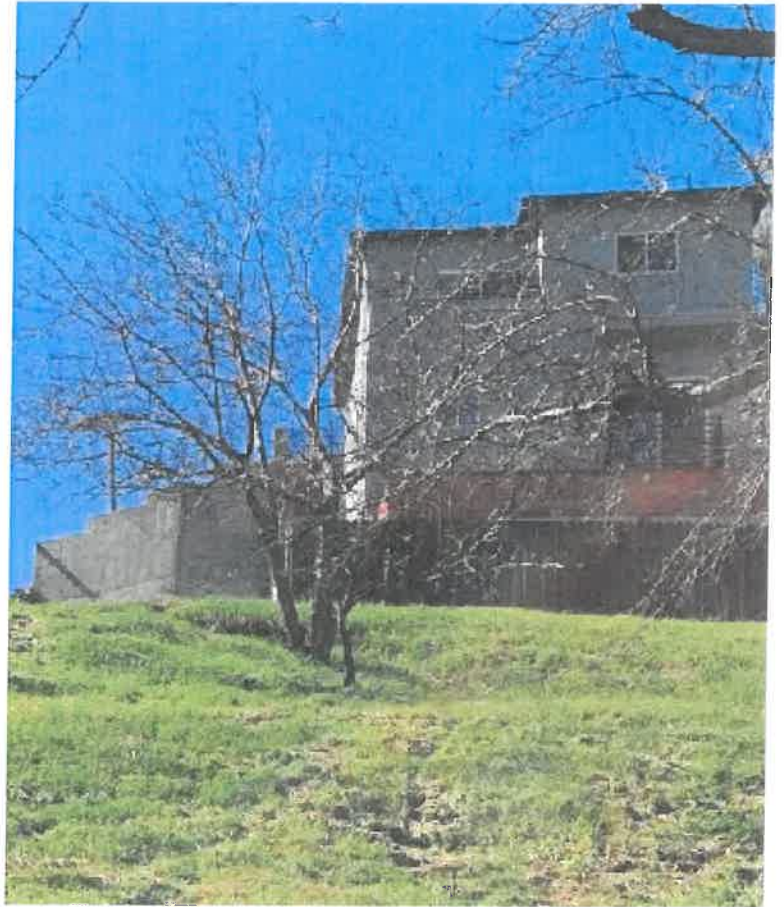
## APPENDIX B - PHOTOGRAPHS



**PHOTO 1** - Shows a view of OFF-SITE black walnut trees #OS-1 and #OS-2 and a portion of the vacant lot 434 James Street, including black walnut tree #1. Black walnut tree #1 is above the construction zone of the proposed new residence and will be retained and protected in place.

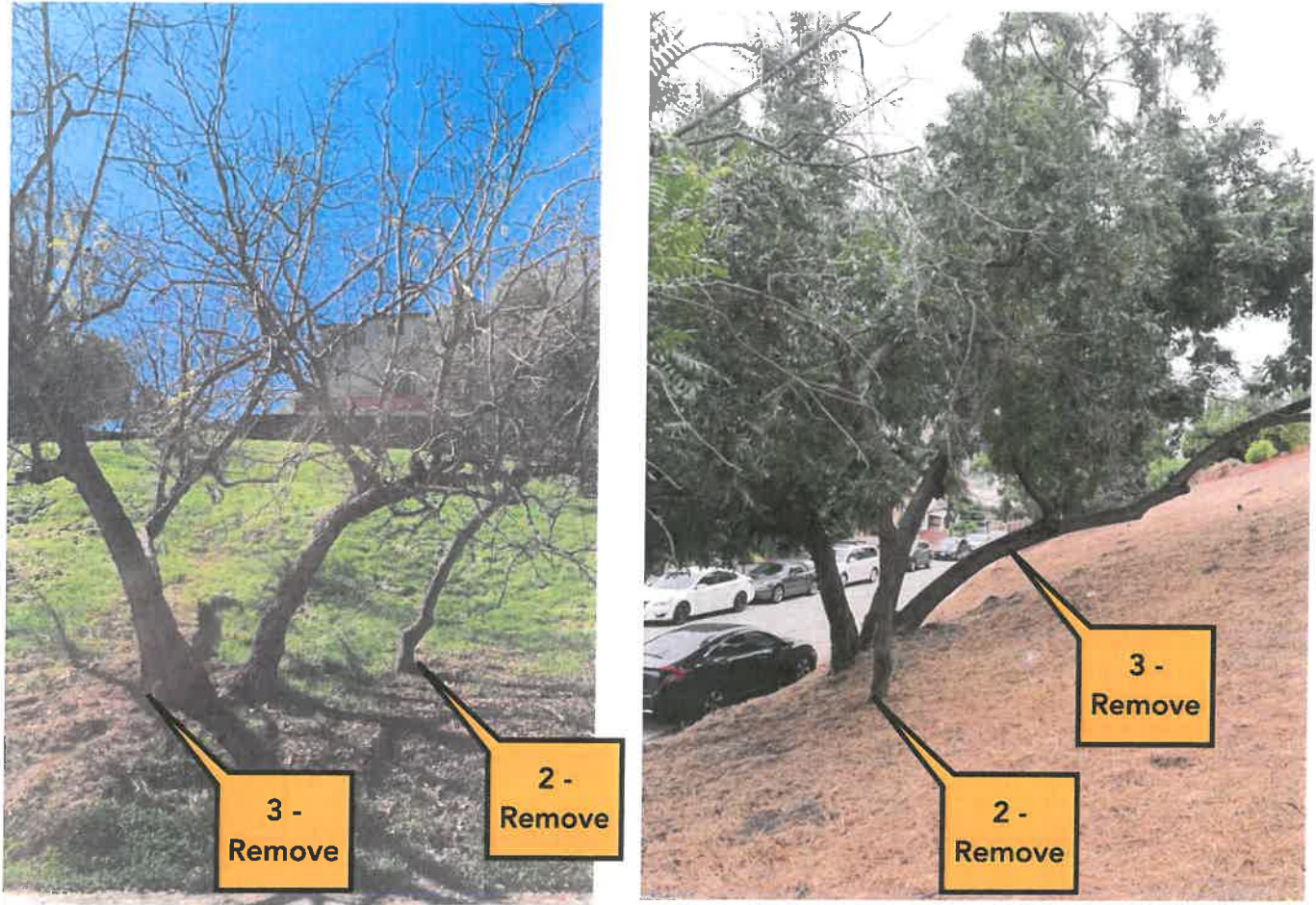


## APPENDIX B - PHOTOGRAPHS



**PHOTO 2** - Shows Black walnut tree #1's protective fencing. This tree is above the construction zone of the proposed new residence and will be retained and protected in place.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 3** - Shows black walnut trees #2 and #3 which are recommended for removal and replacement to the satisfaction of the Urban Forestry Division.



## APPENDIX B - PHOTOGRAPHS



**3 -  
Remove**

**PHOTO 4** - Shows black walnut tree #3. This tree is decaying inside the base. As the decay advances through the lower portion of the trunk and into the main lateral roots, the tree will continue to have an even greater potential for complete root plate failure.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 5** - Shows extensive decay at the base of black walnut #3. This tree has multiple large decay pockets that are making the root plate unstable.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 6** - Shows protective fencing for Off-Site protected trees.



## APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	434	Black Walnut <i>Juglans californica</i>	Protected	7, 8	20	20	C	RETAIN
2	434	Black Walnut <i>Juglans californica</i>	Protected	7	20	12	C	REMOVE
3	434	Black Walnut <i>Juglans californica</i>	Protected	16, 13, 11	30	50	E	REMOVE
OS-1	Off-site of 434	Black Walnut <i>Juglans californica</i>	Protected	6, 6, 7, 8	40	25	C	RETAIN
OS-2	Off-site of 434	Black Walnut <i>Juglans californica</i>	Protected	7, 7, 7	15	20	C	RETAIN

## APPENDIX D - SUMMARY OF DATA

**Table 1. Summary of Data - Total Protected Trees**

<b>Southern California Black Walnut (<i>Juglans californica</i>) ON-SITE</b>	<b>3</b>
Number of Black Walnut trees to be removed	2
Number of Black Walnut trees to be minimally impacted by the construction	0
Number of Black Walnut trees not dead, to be retained, and/or where natural grade is unchanged	1
<b>Southern California Black Walnut (<i>Juglans californica</i>) OFF-SITE</b>	<b>2</b>
Number of Black Walnut trees to be removed	0
Number of Black Walnut trees to be minimally impacted by the construction	0
Number of Black Walnut trees not dead, to be retained, and/or where natural grade is unchanged	2
<b>Total Protected Trees on site (DBH 4" or greater)</b>	<b>3</b>
<b>Total Protected Trees on site to be removed</b>	<b>2</b>
<b>Total Protected Trees on site to be minimally impacted</b>	<b>0</b>
<b>Total Protected Trees on site to be retained, and/or where natural grade is unchanged</b>	<b>1</b>

## APPENDIX D - SUMMARY OF DATA

**Table 2. Schedule of Proposed Removals**

Tree #	Location	Species	Status	Condition	Retain or Remove	RECOMMENDATION
						Reason for Removal
2	434	Black Walnut <i>Juglans californica</i>	Protected	C	Remove	Grading, Soil removal and recompaction
3	434	Black Walnut <i>Juglans californica</i>	Protected	E	Remove	Grading, Soil removal and recompaction

**Table 3. Summary of Replacement**

	Existing Trees to Be Removed	Trees to be Planted in Replacement
<b>PROTECTED TREES</b> <b>Replaced 4:1</b> <b>TO BE 5 GAL BLACK WALNUT</b>	2	8

## GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for all retained trees.

### WORKING IN THE TREE PROTECTION ZONE

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the species and size of the tree. However, if you should need to encroach within a tree's protected zone, please follow these guidelines.

**Observation** – All work within the protected zone should be observed by a certified arborist experienced with each specific tree's requirements. The arborist should be contacted in a timely manner to ensure their availability.

**Hand Tools** – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

**Root Pruning** - **Should** there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging. **The roots should be cut at a 90-degree angle and cut cleanly.** No roots should be torn or jagged; this can lead to rotting and decay in the root zone and reduced stability and health in the tree. I caution excessive root pruning, and encourage you to err on the conservative side. If a tree is in any existing stress or is lacking in health and vigor, the root pruning can contribute to the quick decline of a tree.

**Protective Fencing** – If necessary, the arborist should be contacted to develop a specific fencing plan for your trees. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign must be displayed on the street side of the fence, stating the requirements of all workers in the protected zone. Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.

**Irrigation** – Irrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If the tree is quite mature, deep water once per month during spring and summer months.

## PROTECTIVE FENCING



Tree protection fencing must be installed at the edge of the Tree Protection Zone (critical root zone) or beyond **prior to the start of any clearing, grading or other construction activity**. If space limits the fencing, place at the furthest possible distance from the trunk.

- 1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.
- 2) A warning sign should be posted on the fencing which states, **“Warning: Tree Protection Zone”** and stating the requirements of all workers in the protected zone. Example available upon request.
- 3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times**. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

## PLANTING WITHIN THE PROTECTED ZONE

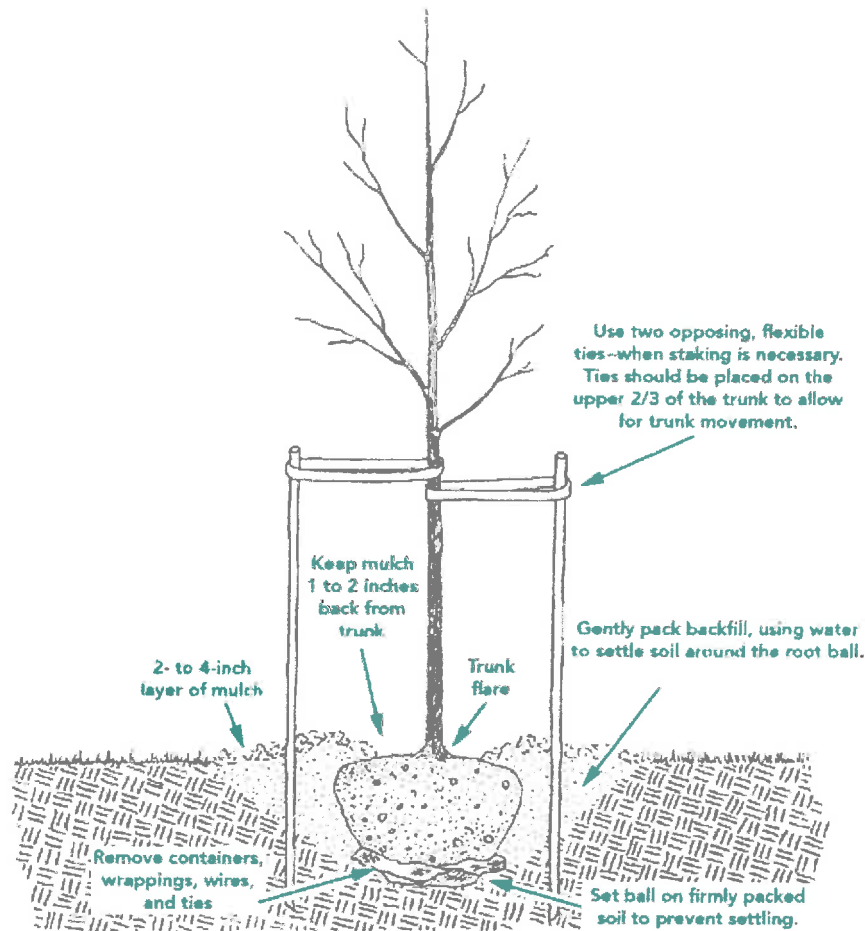
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

**Plant Selection** – Only drought tolerant plants that are compatible with the specific trees should be selected. Most importantly, select plants that are resistant to *Armillaria* or *Phytophthora*. Some trees are particularly susceptible to these diseases in urban areas and when under construction stress. Please refer to local guides for acceptable plant recommendations

**Irrigation** – Water should not be spraying toward the base of the trunk or tree; this can encourage rotting of the root crown. Excessive moisture on the base of the trunk can encourage *Armillaria mellea* (Oak Root Fungus) or *Phytophthora cinnamomi* (Avocado Root rot). Both of these fungus' can reduce the health and vigor of the tree, thus leading to decline and potential failure of the tree (falling over). It is recommended to only provide irrigation to the roots in the warmer months of spring and early summer, thus extending the natural rainy season. This irrigation should be provided via soaker hoses that do not spray upward.

**Mulch** - Apply a light layer of organic mulch over the root zone (approx. 3- 4 inches thick). The mulch will reduce loss of moisture from the soil, protect against construction compaction, and moderate soil temperatures. It also has been demonstrated that the addition of mulch reduces soil compaction over time. Do not place mulch against the trunk, instead placing at least 3 inches from base.

## NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.



## NEW TREE PLANTING, continued

**1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

**2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

**3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

**4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

**5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

**6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

**7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

**8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

## TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

### Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

## TREE MAINTENANCE AND PRUNING, continued

### How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## **DISEASES AND INSECTS**

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## **GRADE CHANGES**

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## **INSPECTION**

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

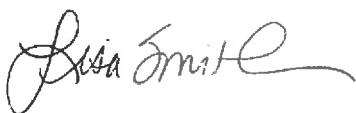
The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



**Lisa Smith**

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782

ISA Tree Risk Assessor Qualified

American Society of Consulting Arborists, Member





# PROTECTED TREE REPORT

## PREPARED FOR

James Street Group, LLC,  
606 Monterey Pass Rd, 2nd Floor  
Monterey Park , CA 91754

## PROPERTY

438 W. James Street  
Los Angeles, CA 90065

## CONTACT

David Haas  
David@mbmonline.com

January 7, 2021

## PREPARED BY

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**APPROVED  
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Tim Tysor, Chief Forester  
Urban Forestry Division  
x Approving Tree Report Only x  
NOT A REMOVAL PERMIT

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## PROTECTED TREE REPORT

438 W. James Street  
Los Angeles, CA 90065

### SUMMARY

PROJECT OVERVIEW	
Site Address	438 W. James Street
Location and/or Specific Plan	Mount Washington/Glassell Park Specific Plan
Project Description	New Single Family Residence
Number of Protected Trees on Site	4
Number of Recommended Removals	2

This Tree Report was prepared at the request of the property owner, James Street Group, LLC, who are preparing to build a single family residence on this property. The subject property is 3712.9 square feet and is located in the Mt. Washington/Glassell Park area of Los Angeles. It is currently undeveloped and the owner is preparing to develop the property with a single family residence that is 1,840 square feet.

### PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as Oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

At this time, I observed four (4) Southern California black walnut trees on the property. Two of these trees will be retained and protected in place. The other two trees are recommended for removal and replacement to the satisfaction of the Urban Forestry Department.

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

## MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12”) or greater and a height of 35 feet (35’) or greater. These trees are also identified as **Non-Protected Significant Trees**.

**There are no Non-Protected Significant Trees on the property or adjacent to the construction area.**

## ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

## TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.



## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

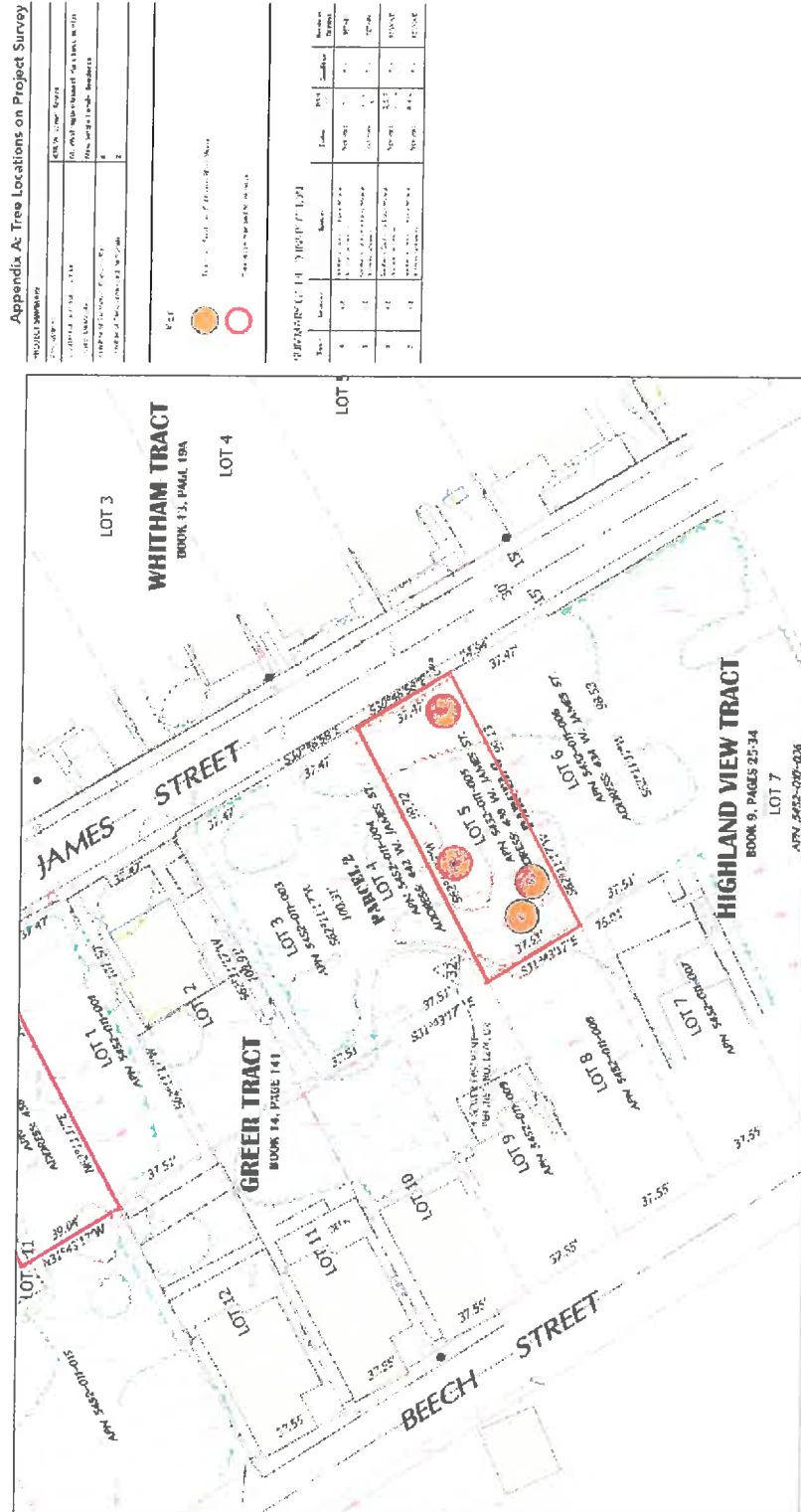
The proposed construction for this project includes a new single family residence, that will be installed into the sloping hillside with street level access to James Street. The two black walnut trees were inspected for infectious tree diseases. At the time of my inspection in January 2021 these trees did not exhibit symptoms of sudden oak death, thousand cankers, gold spotted oak borer or polyphagous shot hole borer. This inspection is limited to the condition of the trees at the time of my inspection as it can take many years for trees to exhibit symptoms and diseases can be encouraged by primary stressors, such as drought, of which we have no control.

Black walnut trees #4 and #5 are located at the top of the slope. Tree #4 is outside of the construction zone and will be retained and protected in place throughout the course of construction. Black walnut tree #5 will receive no impact due to the installation of a retaining wall. This tree is located about 8 feet from the edge of the wall.

Black walnut trees #6 and #7 will be impacted by grading, soil removal and recompaction being required for the development of this site. Due to the required grading and small lot sizes, narrow width, there is no way to feasibly retain these trees. These trees are recommend for removal and replacement to the satisfaction of the Urban Forestry Division. Eight (8) new Southern California black walnut trees, 5-gallon size, and will be planted upon completion of construction, for a total of eight (8) replacement trees. New black walnut trees will be spaced between 7ft to 25ft between each tree and the proposed SFD to provide the desired spacing. Please see landscaping plan for exact measurements.

Southern California black walnut trees shall be monitored, maintained, and inspected. Long-term monitoring, maintenance, and inspection shall be provided until all planted trees survive to produce reproductive structures (3 years).

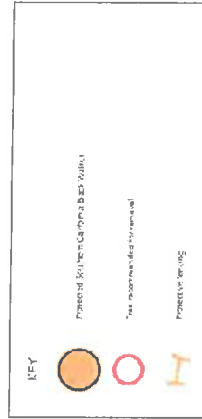
# APPENDIX A.1 - TREE LOCATIONS ON PROJECT SURVEY



## APPENDIX A.2 - TREE LOCATIONS ON PROJECT SITE PLAN

Appendix A: Tree Locations on Project Site Plan

Project Address	438 W. James Street
Project Name	438 W. James Street
Project Owner	438 W. James Street
Project Manager	438 W. James Street
Project Date	438 W. James Street
Project Status	438 W. James Street
Project Notes	438 W. James Street

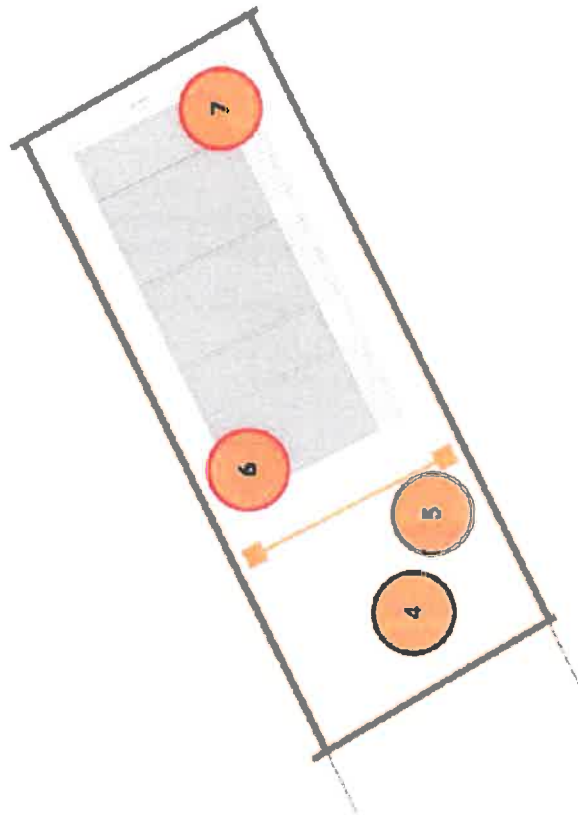


SUMMARY OF FIELD INSPECTION

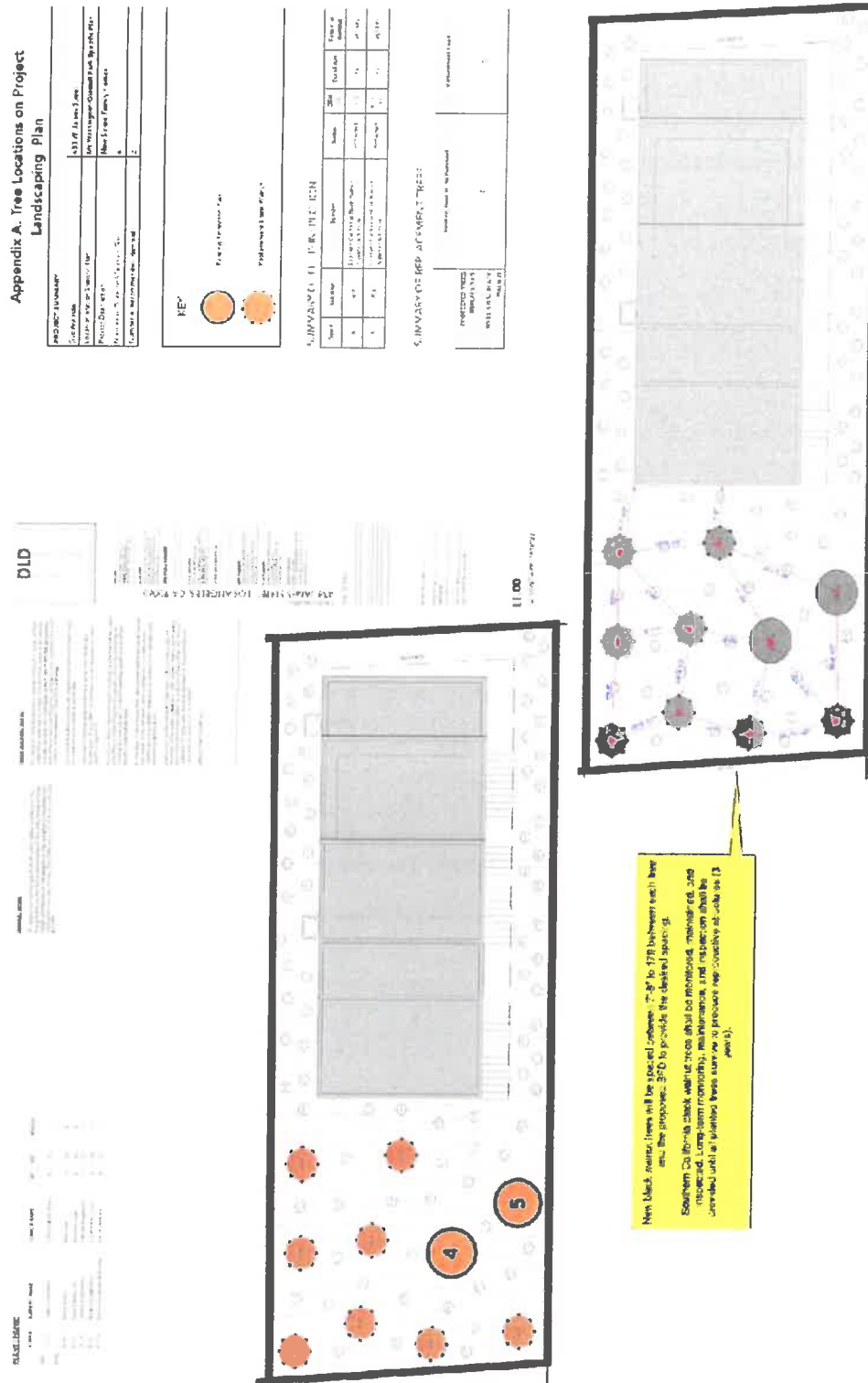
Tree #	Species	DBH	Height	Condition	Remarks
1	California Bay Laurel	12"	15'	Good	12"
2	California Bay Laurel	12"	15'	Good	12"
3	California Bay Laurel	12"	15'	Good	12"
4	California Bay Laurel	12"	15'	Good	12"
5	California Bay Laurel	12"	15'	Good	12"
6	California Bay Laurel	12"	15'	Good	12"
7	California Bay Laurel	12"	15'	Good	12"

SUMMARY OF REPLACEMENT TREES

Tree #	Species	DBH	Height	Condition	Remarks
1	California Bay Laurel	12"	15'	Good	12"
2	California Bay Laurel	12"	15'	Good	12"
3	California Bay Laurel	12"	15'	Good	12"
4	California Bay Laurel	12"	15'	Good	12"
5	California Bay Laurel	12"	15'	Good	12"
6	California Bay Laurel	12"	15'	Good	12"
7	California Bay Laurel	12"	15'	Good	12"

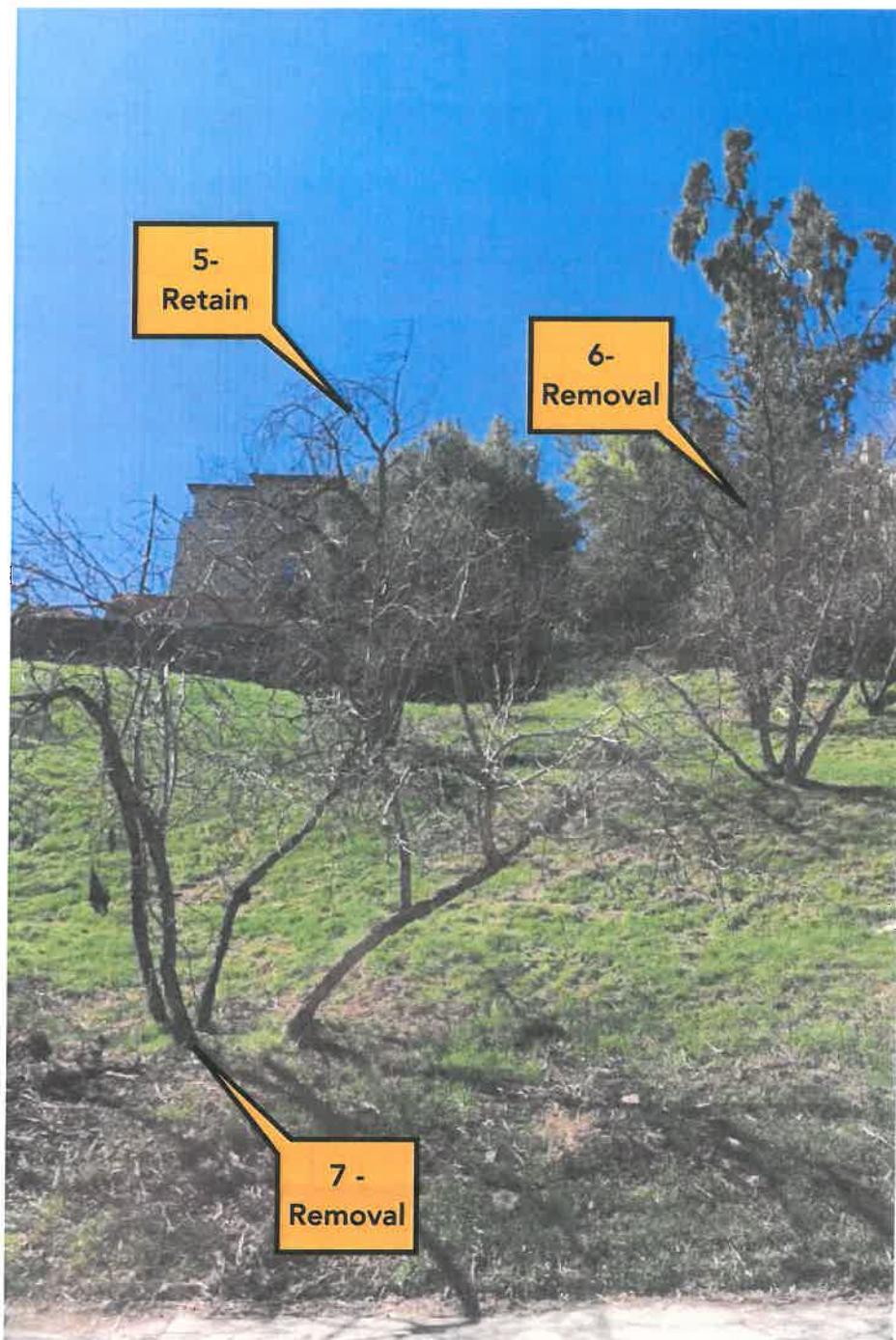


## APPENDIX A.3 - TREE LOCATIONS ON PROJECT LANDSCAPING PLAN



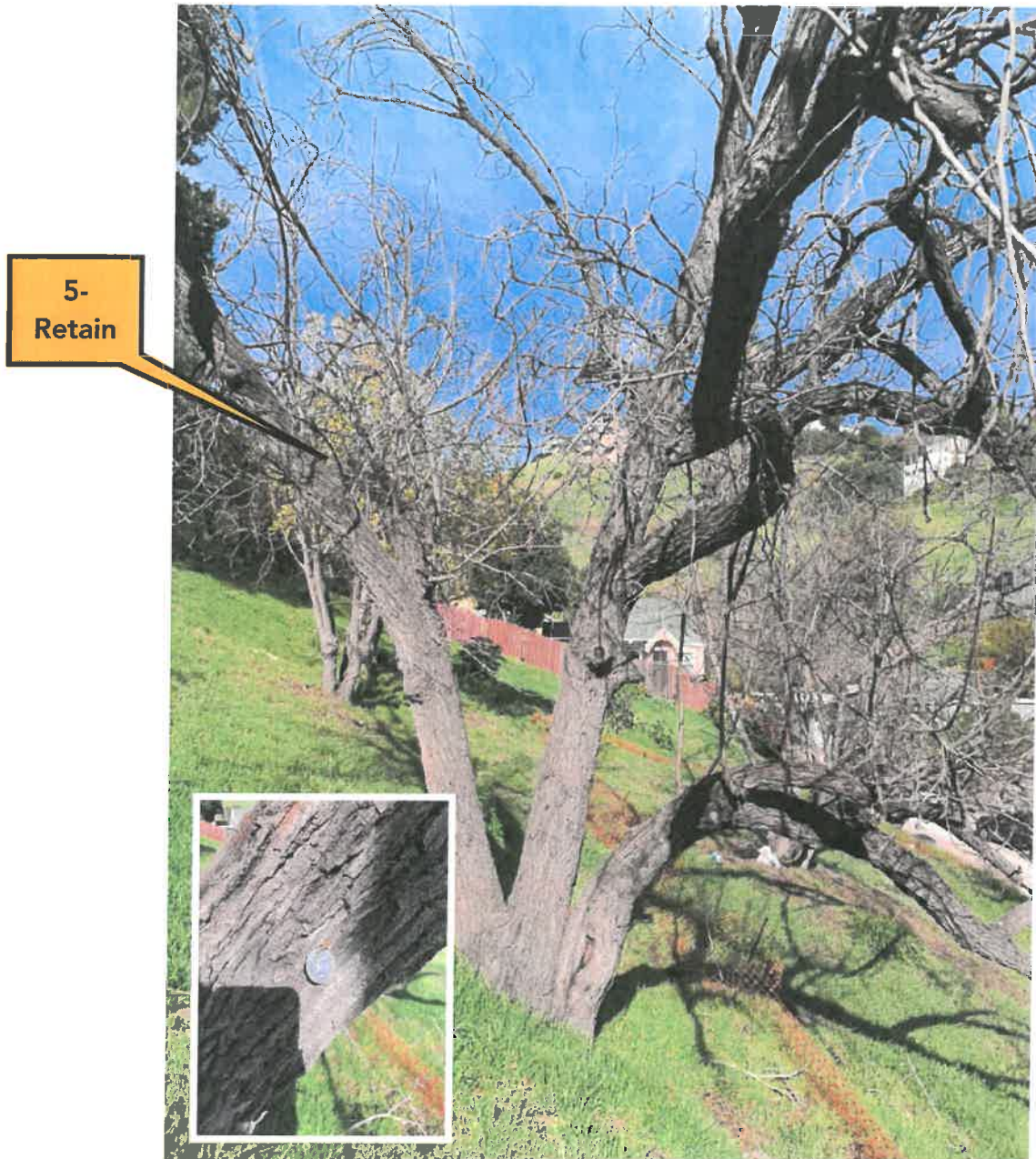


## APPENDIX B - PHOTOGRAPHS



**PHOTO 1** - Shows black walnut trees #6 and #7 which are recommended for removal and replacement to the satisfaction of the Urban Forestry Division. Tree #5 will receive no impact and will be retained and protected in place.

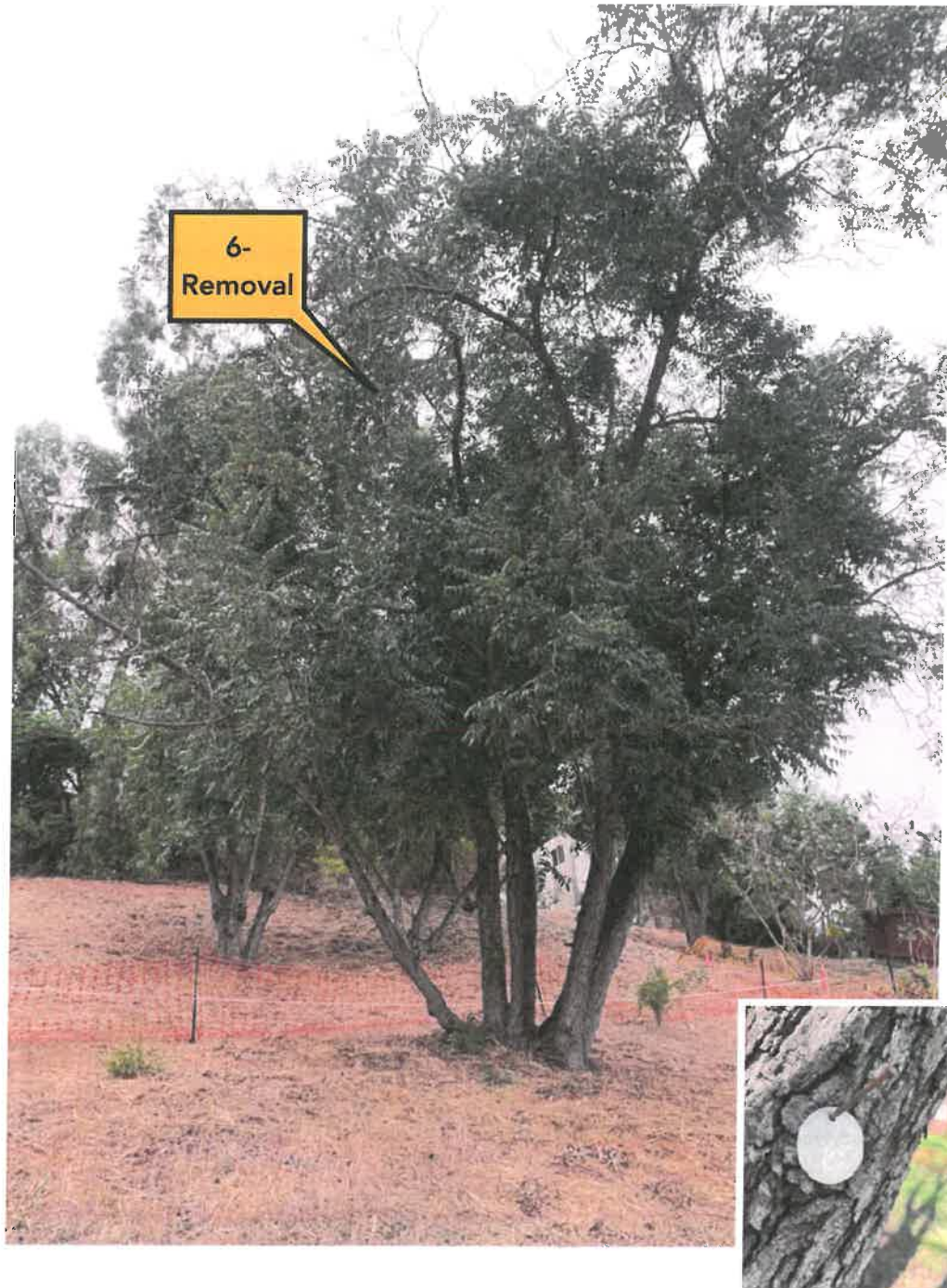
## APPENDIX B - PHOTOGRAPHS



**PHOTO 2** - Shows protective fencing for black walnut tree #5. This tree will receive no impact and will be retained and protected in place.



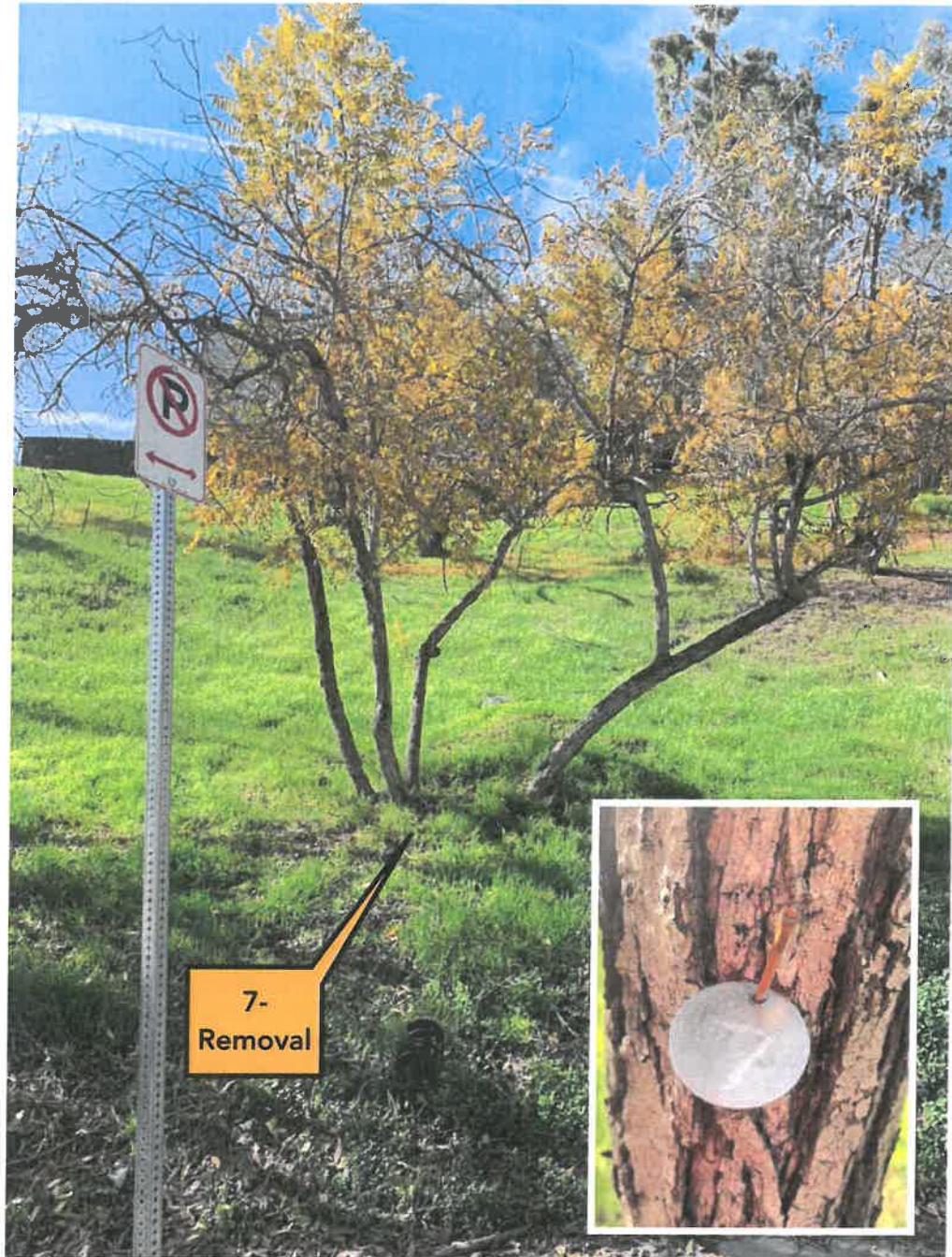
## APPENDIX B - PHOTOGRAPHS



**PHOTO 3** - Shows tree #6. This tree will be removed and replaced to the satisfaction of the Urban Forestry Division.

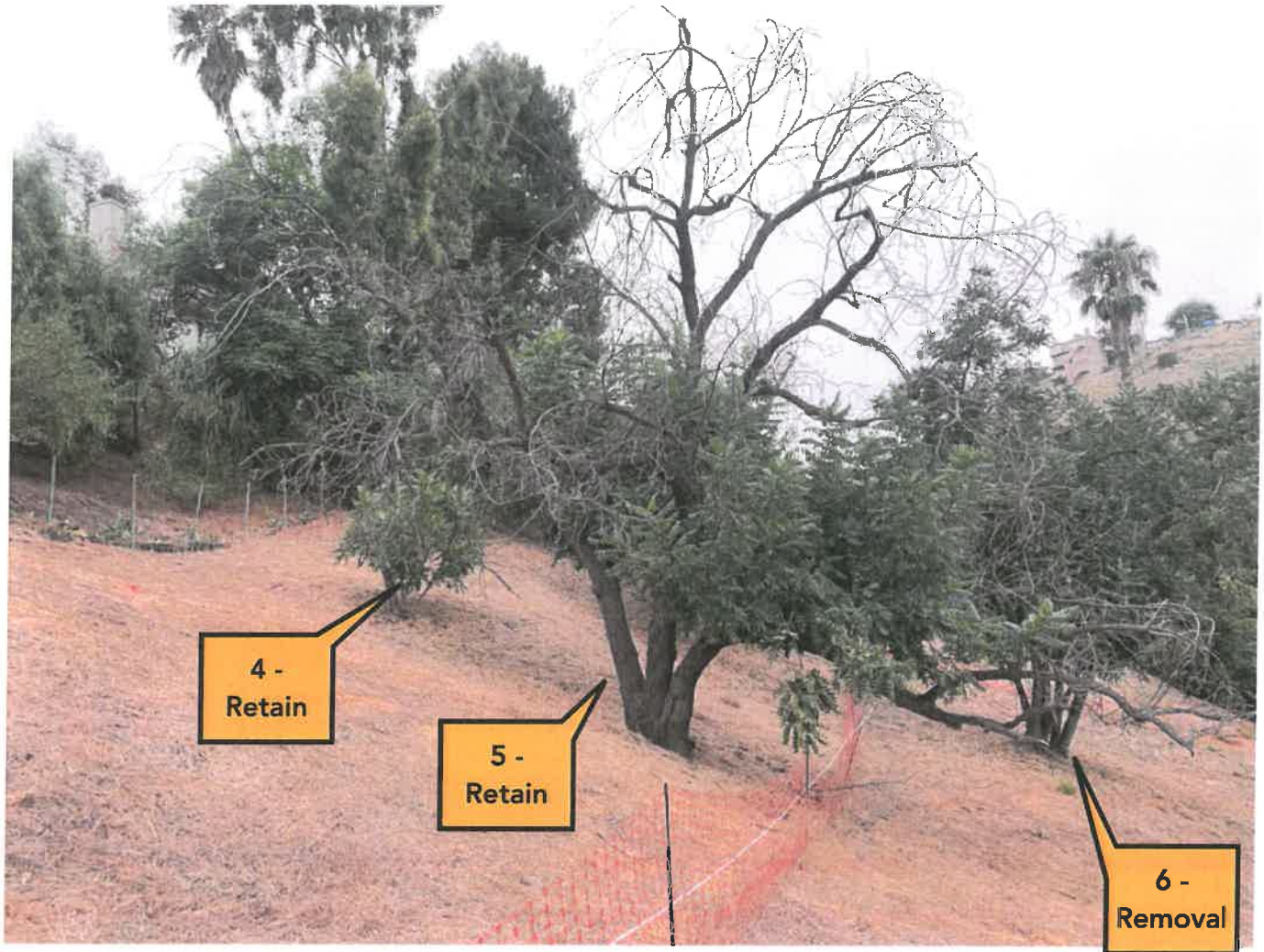


## APPENDIX B - PHOTOGRAPHS



**PHOTO 4** - Shows tree #7. This tree will be removed and replaced to the satisfaction of the Urban Forestry Division.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 5** - Shows protective fencing for tree #4 and tree #5. These trees will be retained and protected in place. Tree #6 will be removed and replaced to the satisfaction of the Urban Forestry Division.



## APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
4	438	Black Walnut <i>Juglans californica</i>	Protected	7, 7	15	10	C	RETAIN
5	438	Black Walnut <i>Juglans californica</i>	Protected	9, 10, 12	45	30	C	RETAIN
6	438	Black Walnut <i>Juglans californica</i>	Protected	5, 5, 7, 7, 5, 6	50	30	C	REMOVE
7	438	Black Walnut <i>Juglans californica</i>	Protected	4, 4, 4, 3	10	10	C	REMOVE

## APPENDIX D - SUMMARY OF DATA

**Table 1. Summary of Data - Total Protected Trees**

<b>Southern California Black Walnut (<i>Juglans californica</i>)</b>	<b>4</b>
Number of Black Walnut trees to be removed	2
Number of Black Walnut trees to be minimally impacted by the construction	0
Number of Black Walnut trees not dead, to be retained, and/or where natural grade is unchanged	2
<hr/>	
<b>Total Protected Trees (DBH 4" or greater)</b>	<b>4</b>
<b>Total Protected Trees to be removed</b>	<b>2</b>
<b>Total Protected Trees to be minimally impacted</b>	<b>0</b>
<b>Total Protected Trees to be retained, and/or where natural grade is unchanged</b>	<b>2</b>

## APPENDIX D - SUMMARY OF DATA

**Table 2. Schedule of Proposed Removals**

Tree #	Location	Species	Status	Condition	Retain or Remove	RECOMMENDATION
						Reason for Removal
6	438	Black Walnut <i>Juglans californica</i>	Protected	C	Remove	Grading, Soil removal and recompaction
7	438	Black Walnut <i>Juglans californica</i>	Protected	C	Remove	Grading, Soil removal and recompaction

**Table 3. Summary of Replacement**

	Existing Trees to Be Removed	Trees to be Planted in Replacement
<b>PROTECTED TREES</b> <b>Replaced 4:1</b> <b>TO BE 5 GAL BLACK WALNUT &amp; 24" BOX</b> <b>CALIFORNIA BAY</b>	2	8

## GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for all retained trees.

### WORKING IN THE TREE PROTECTION ZONE

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the species and size of the tree. However, if you should need to encroach within a tree's protected zone, please follow these guidelines.

**Observation** – All work within the protected zone should be observed by a certified arborist experienced with each specific tree's requirements. The arborist should be contacted in a timely manner to ensure their availability.

**Hand Tools** – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

**Root Pruning** - Should there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging. **The roots should be cut at a 90-degree angle and cut cleanly.** No roots should be torn or jagged; this can lead to rotting and decay in the root zone and reduced stability and health in the tree. I caution excessive root pruning, and encourage you to err on the conservative side. If a tree is in any existing stress or is lacking in health and vigor, the root pruning can contribute to the quick decline of a tree.

**Protective Fencing** – If necessary, the arborist should be contacted to develop a specific fencing plan for your trees. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign must be displayed on the street side of the fence, stating the requirements of all workers in the protected zone. Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.

**Irrigation** – Irrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If the tree is quite mature, deep water once per month during spring and summer months.

## PROTECTIVE FENCING



Tree protection fencing must be installed at the edge of the Tree Protection Zone (critical root zone) or beyond **prior to the start of any clearing, grading or other construction activity**. If space limits the fencing, place at the furthest possible distance from the trunk.

- 1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.
- 2) A warning sign should be posted on the fencing which states, **“Warning: Tree Protection Zone”** and stating the requirements of all workers in the protected zone. Example available upon request.
- 3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times**. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.



## PLANTING WITHIN THE PROTECTED ZONE

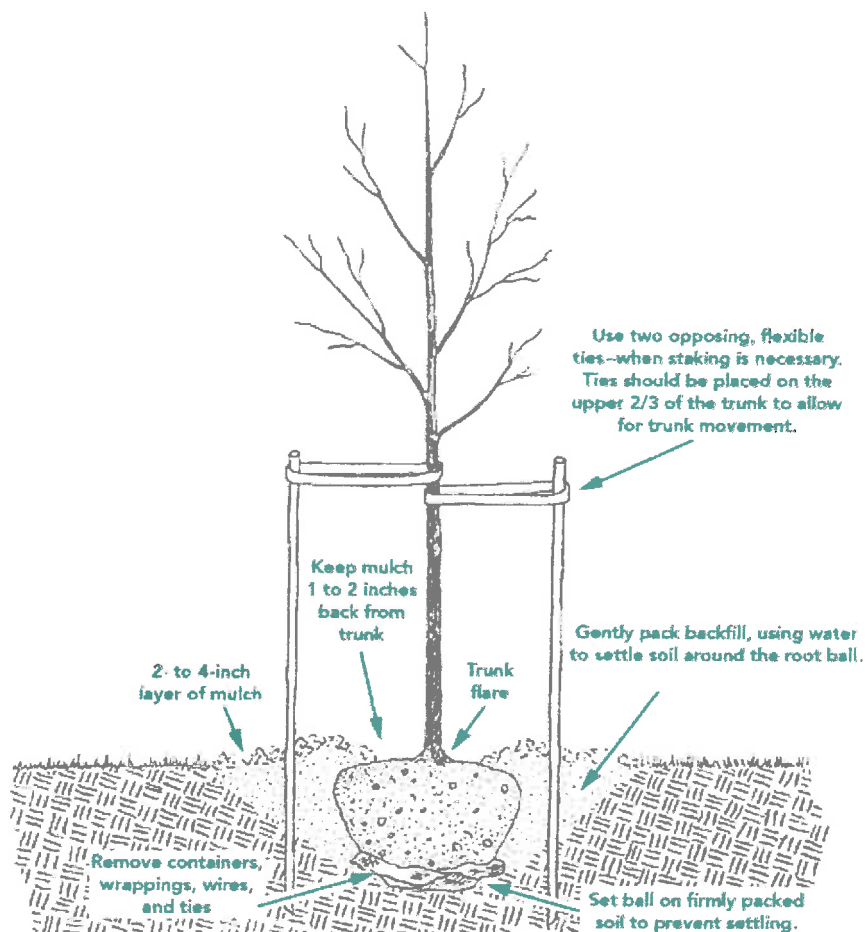
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

**Plant Selection** – Only drought tolerant plants that are compatible with the specific trees should be selected. Most importantly, select plants that are resistant to *Armillaria* or *Phytophthora*. Some trees are particularly susceptible to these diseases in urban areas and when under construction stress. Please refer to local guides for acceptable plant recommendations

**Irrigation** – Water should not be spraying toward the base of the trunk or tree; this can encourage rotting of the root crown. Excessive moisture on the base of the trunk can encourage *Armillaria mellea* (Oak Root Fungus) or *Phytophthora cinnamomi* (Avocado Root rot). Both of these fungus' can reduce the health and vigor of the tree, thus leading to decline and potential failure of the tree (falling over). It is recommended to only provide irrigation to the roots in the warmer months of spring and early summer, thus extending the natural rainy season. This irrigation should be provided via soaker hoses that do not spray upward.

**Mulch** - Apply a light layer of organic mulch over the root zone (approx. 3- 4 inches thick). The mulch will reduce loss of moisture from the soil, protect against construction compaction, and moderate soil temperatures. It also has been demonstrated that the addition of mulch reduces soil compaction over time. Do not place mulch against the trunk, instead placing at least 3 inches from base.

## NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

1. **Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.
2. **Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.
3. **Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.
4. **Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.
5. **Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.
6. **Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.
7. **Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.
8. **Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

## TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

### Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

## **TREE MAINTENANCE AND PRUNING, continued**

### **How Much Should Be Pruned?**

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### **Wound Dressings**

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.



## **DISEASES AND INSECTS**

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## **GRADE CHANGES**

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## **INSPECTION**

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

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Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



**Lisa Smith**

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782

ISA Tree Risk Assessor Qualified

American Society of Consulting Arborists, Member





# PROTECTED TREE REPORT

## PREPARED FOR

James Street Group, LLC,  
606 Monterey Pass Rd, 2nd Floor  
Monterey Park , CA 91754

## PROPERTY

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Los Angeles, CA 90065

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January 8, 2021

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BY

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MIRANDA  
  
Tim Tyson, Chief Forester  
Urban Forestry Division  
X Approving Tree Report Only X  
NOT A REMOVAL PERMIT

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## PROTECTED TREE REPORT

442 W. James Street  
Los Angeles, CA 90065

### SUMMARY

PROJECT OVERVIEW	
Site Address	442 W. James Street
Location and/or Specific Plan	Mount Washington/Glassell Park Specific Plan
Project Description	New Single Family Home
Number of Protected Trees on Site	4
Number of Recommended Removals	1

This Tree Report was prepared at the request of the property owner, James Street Group, LLC, who are preparing to build a single family residence on this property. The subject property is a 4003.7 square foot empty lot and is located in the Mount Washington/Glassell Park area of Los Angeles. The proposed new residence will have a footprint of 1888 square feet.

### PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as Oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

At this time, I observed four (4) Southern California black walnut trees on the property. Three of these trees will be retained and protected in place. One (1) tree will be removed and replaced to the satisfaction of the Urban Forestry Department.



## **NEIGHBOR TREES**

There are three (3) Black Walnut trees on the neighboring property that will not be impacted by construction. These trees will be retained and protected in place.

## **MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN**

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater and a height of 35 feet (35") or greater. These trees are also identified as **Non-Protected Significant Trees**.

**At this time, there are no Non-Protected Significant Trees on the property or adjacent to the construction area.**

## ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

## TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.



## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed construction for this project includes a new single family residence, that will be installed into the sloping hillside with street level access to James Street. The three black walnut trees were inspected for infectious tree diseases. At the time of my inspection in January 2021 these trees did not exhibit symptoms of sudden oak death, thousand cankers, gold spotted oak borer or polyphagous shot hole borer. This inspection is limited to the condition of the trees at the time of my inspection as it can take many years for trees to exhibit symptoms and diseases can be encouraged by primary stressors, such as drought, of which we have no control.

Black walnut trees #8, #9, and #10 are located at the very top of the slope, outside of the construction zone. These trees will be retained and protected in place throughout the course of construction.

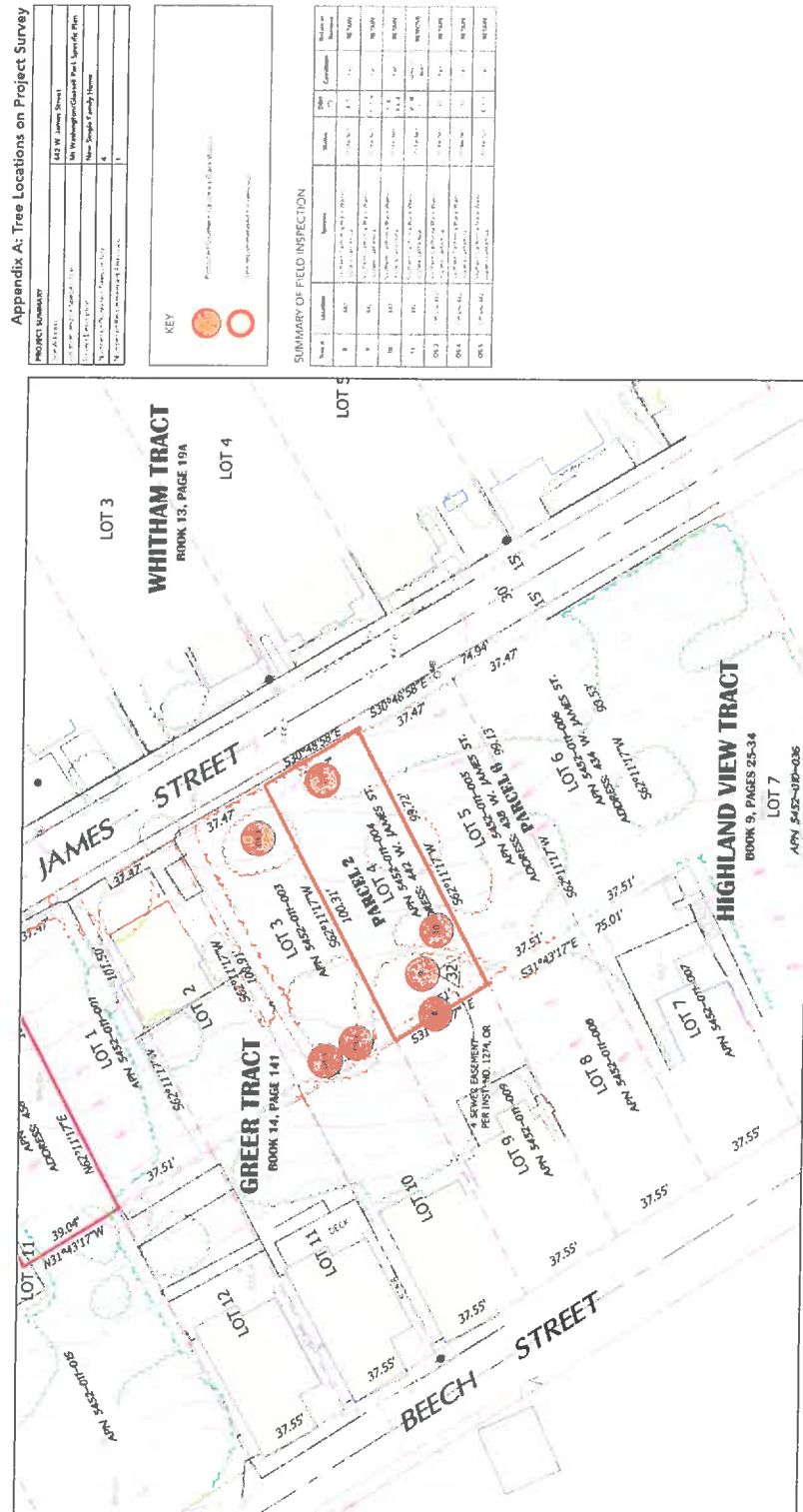
Black walnut tree #11 has a hollow base, with a large decay pocket. This tree has the potential to fail. In addition, this tree will be impacted by grading, soil removal, and recompaction and is recommended for removal. This tree will be replaced to the satisfaction of the Urban Forestry Division. Four (4) new Southern California black walnut trees, 5-gallon size will be planted upon completion of construction, for a total of four (4) replacement trees. New black walnut trees will be spaced between 8ft to 27ft between each tree and the proposed SFD to provide the desired spacing. Please see landscaping plan for exact measurements.

Southern California black walnut trees shall be monitored, maintained, and inspected. Long-term monitoring, maintenance, and inspection shall be provided until all planted trees survive to produce reproductive structures (3 years).

Protective fencing will also be installed at the property limits to protect the three black walnuts located on the OFF-SITE portion of the undeveloped slope.

Tree protection and new tree planting guidelines are provided below.

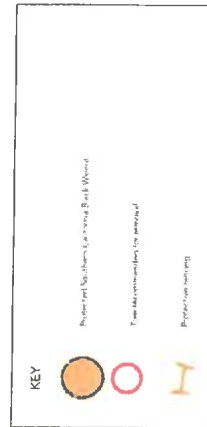
# APPENDIX A.1 - TREE LOCATIONS ON PROJECT SURVEY



## APPENDIX A.2 - TREE LOCATIONS ON PROJECT SITE PLAN

## Appendix A: Tree Locations on Project Site Plan

PROJECT SUMMARY	
Site Address	442 W. Jarnal Street
City, State and Zip	4th Washington/Glennville Park Specific Plan
Project Description	New Single Family Home
Number of Units (incl. Towns, etc.)	1
Number of Recreational Uses, etc.	1

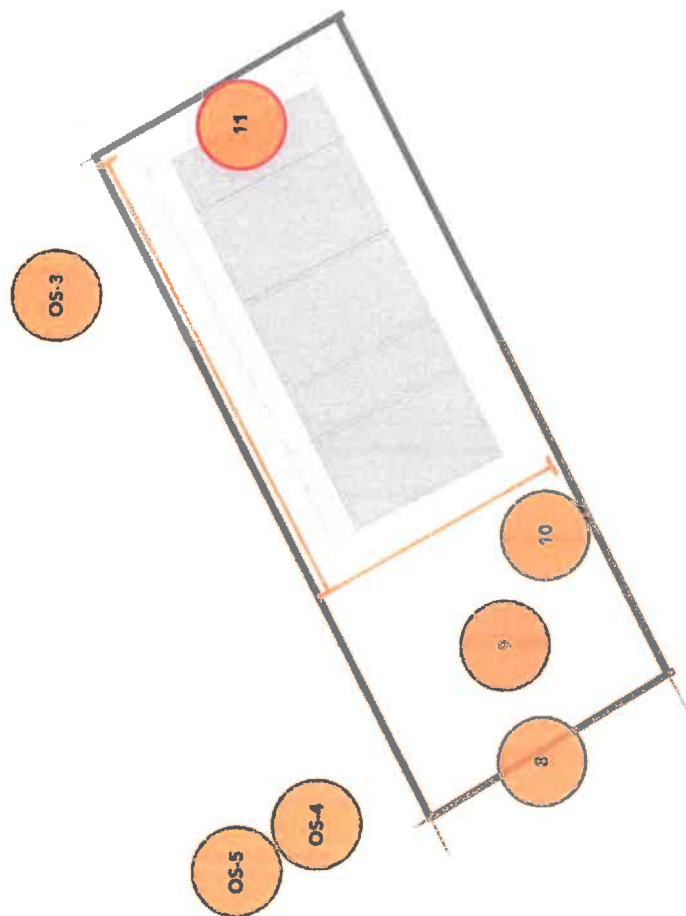


## SUMMARY OF FIELD INSPECTION

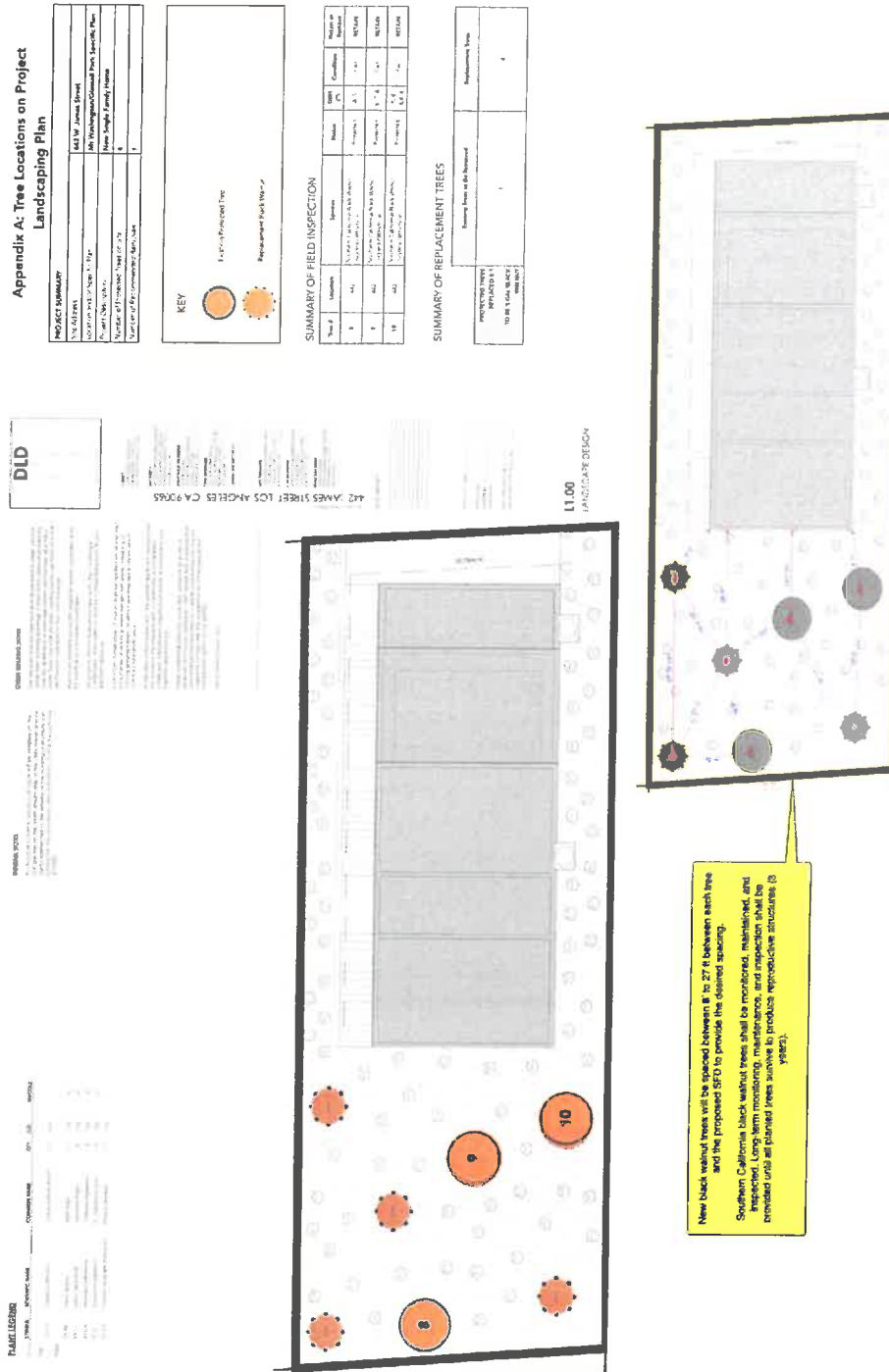
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## SUMMARY OF REPLACEMENT TREES

PROTECTED TREES REPLACED A 1	Existing trees to be retained	Replanted trees: 100%
TO BE SAVED BLACK		4



# APPENDIX A.3 - TREE LOCATIONS ON PROJECT LANDSCAPING PLAN





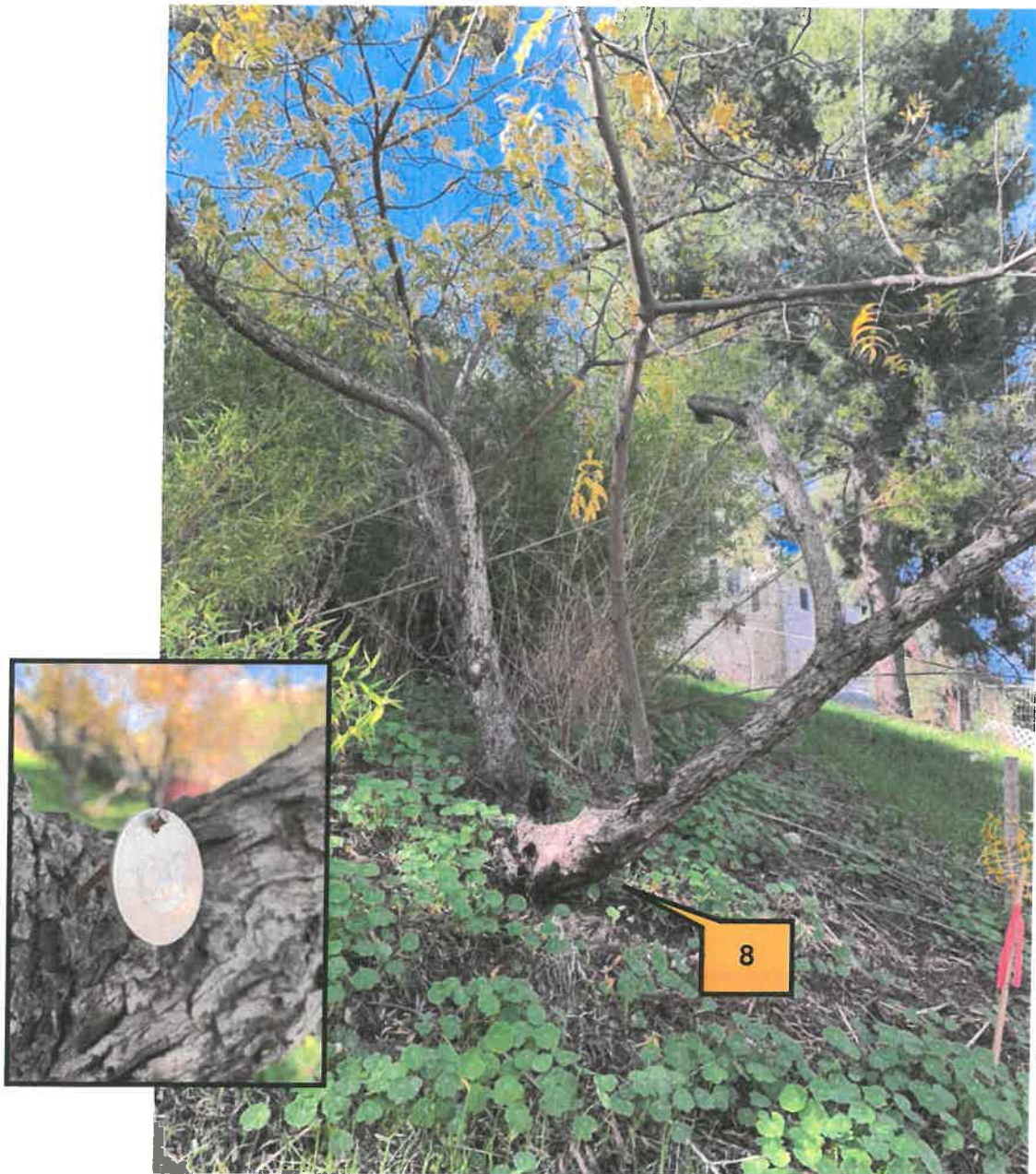
## APPENDIX B - PHOTOGRAPHS



**PHOTO 1** - Shows protective fencing for black walnut trees #8, #9, and #10. These trees will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 2** - Shows black walnut trees #8. This tree will be retained and protected in place.



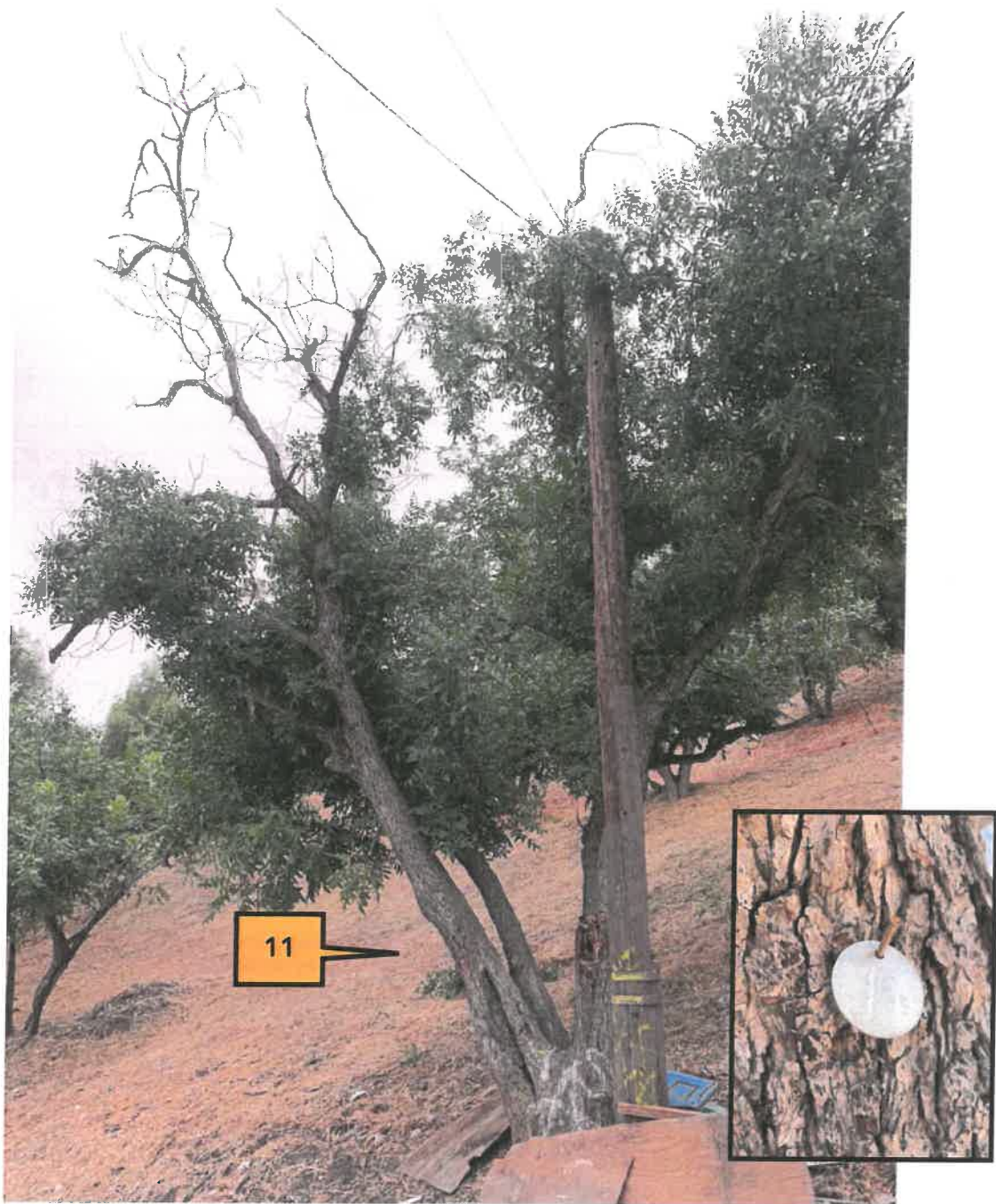
## APPENDIX B - PHOTOGRAPHS



**PHOTO 3** - Shows black walnut trees #9 and #10. These trees will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 4** - Shows Black walnut tree #11. This tree is completely hollow and rotted inside the base. This tree is in severe decline and will fail. This tree is recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 5** - Shows Black walnut tree #11's defects and instability in its current condition. This large tree has the potential to inflict serious damage to cars or people walking nearby. This tree is recommended for removal and replacement.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 6** - The base of the Black Walnut Tree #11 is hollow with a large decay pocket. A probe inserted from the top of the opening to the cavity's furthest interior point reached all the way in. There are no mitigation options that would inhibit this rot from continuing to degrade the entire buttress and trunk. As the decay advances through the lower portion of the trunk and into the main lateral roots, the tree will continue to have even greater potential for complete root plate failure.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 7** - Shows Black Walnut #11 and off-site black walnut tree #OS-3.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 8** - Shows protective fencing for off site protected trees OS3, OS4, and OS5.

## APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
8	442	Black Walnut <i>Juglans californica</i>	Protected	4, 5	12	12	C	RETAIN
9	442	Black Walnut <i>Juglans californica</i>	Protected	6, 7, 6	30	20	C	RETAIN
10	442	Black Walnut <i>Juglans californica</i>	Protected	5, 4, 4, 4, 4	35	15	C	RETAIN
11	442	Black Walnut <i>Juglans californica</i>	Protected	36" @ 1'	40	40	E	REMOVE
OS-3	Off-site of 442	Black Walnut <i>Juglans californica</i>	Protected	32	30	30	C	RETAIN
OS-4	Off-site of 442	Black Walnut <i>Juglans californica</i>	Protected	10	25	15	C	RETAIN
OS-5	Off-site of 442	Black Walnut <i>Juglans californica</i>	Protected	4, 7, 5	25	25	C	RETAIN

## APPENDIX D - SUMMARY OF DATA

**Table 1. Summary of Data - Total Protected Trees**

<b>Southern California Black Walnut (<i>Juglans californica</i>) ON-SITE</b>	<b>4</b>
Number of Black Walnut trees to be removed	1
Number of Black Walnut trees to be minimally impacted by the construction	0
Number of Black Walnut trees not dead, to be retained, and/or where natural grade is unchanged	3
<b>Southern California Black Walnut (<i>Juglans californica</i>) OFF-SITE</b>	<b>3</b>
Number of Black Walnut trees to be removed	0
Number of Black Walnut trees to be minimally impacted by the construction	0
Number of Black Walnut trees not dead, to be retained, and/or where natural grade is unchanged	3
<b>Total Protected Trees on site (DBH 4" or greater)</b>	<b>4</b>
<b>Total Protected Trees to be removed</b>	<b>1</b>
<b>Total Protected Trees to be minimally impacted</b>	<b>0</b>
<b>Total Protected Trees to be retained, and/or where natural grade is unchanged</b>	<b>3</b>



## GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for all retained trees.

### WORKING IN THE TREE PROTECTION ZONE

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the species and size of the tree. However, if you should need to encroach within a tree's protected zone, please follow these guidelines.

**Observation** – All work within the protected zone should be observed by a certified arborist experienced with each specific tree's requirements. The arborist should be contacted in a timely manner to ensure their availability.

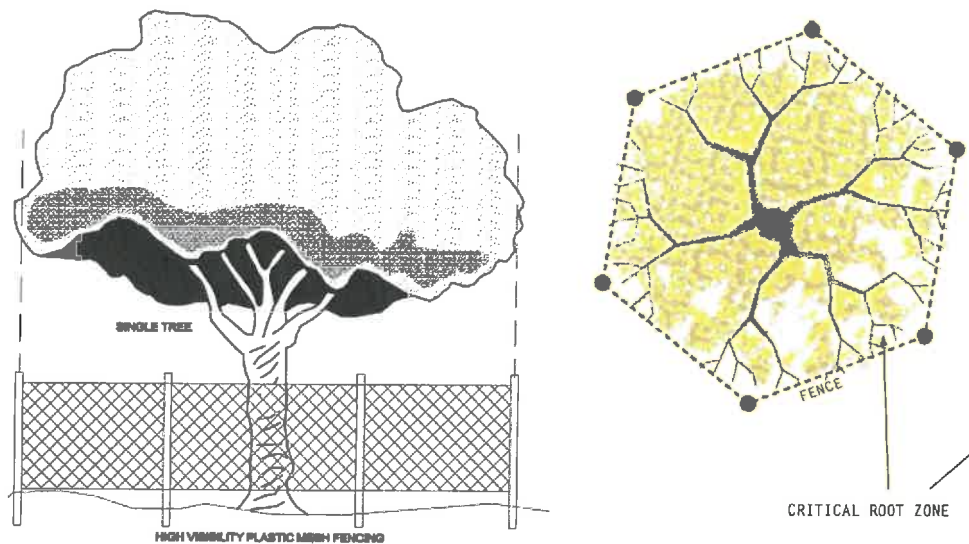
**Hand Tools** – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

**Root Pruning** - **Should** there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging. **The roots should be cut at a 90-degree angle and cut cleanly.** No roots should be torn or jagged; this can lead to rotting and decay in the root zone and reduced stability and health in the tree. I caution excessive root pruning, and encourage you to err on the conservative side. If a tree is in any existing stress or is lacking in health and vigor, the root pruning can contribute to the quick decline of a tree.

**Protective Fencing** – If necessary, the arborist should be contacted to develop a specific fencing plan for your trees. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign must be displayed on the street side of the fence, stating the requirements of all workers in the protected zone. Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.

**Irrigation** – Irrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If the tree is quite mature, deep water once per month during spring and summer months.

## PROTECTIVE FENCING



Tree protection fencing must be installed at the edge of the Tree Protection Zone (critical root zone) or beyond **prior to the start of any clearing, grading or other construction activity**. If space limits the fencing, place at the furthest possible distance from the trunk.

- 1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.
- 2) A warning sign should be posted on the fencing which states, **“Warning: Tree Protection Zone”** and stating the requirements of all workers in the protected zone. Example available upon request.
- 3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times**. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

## PLANTING WITHIN THE PROTECTED ZONE

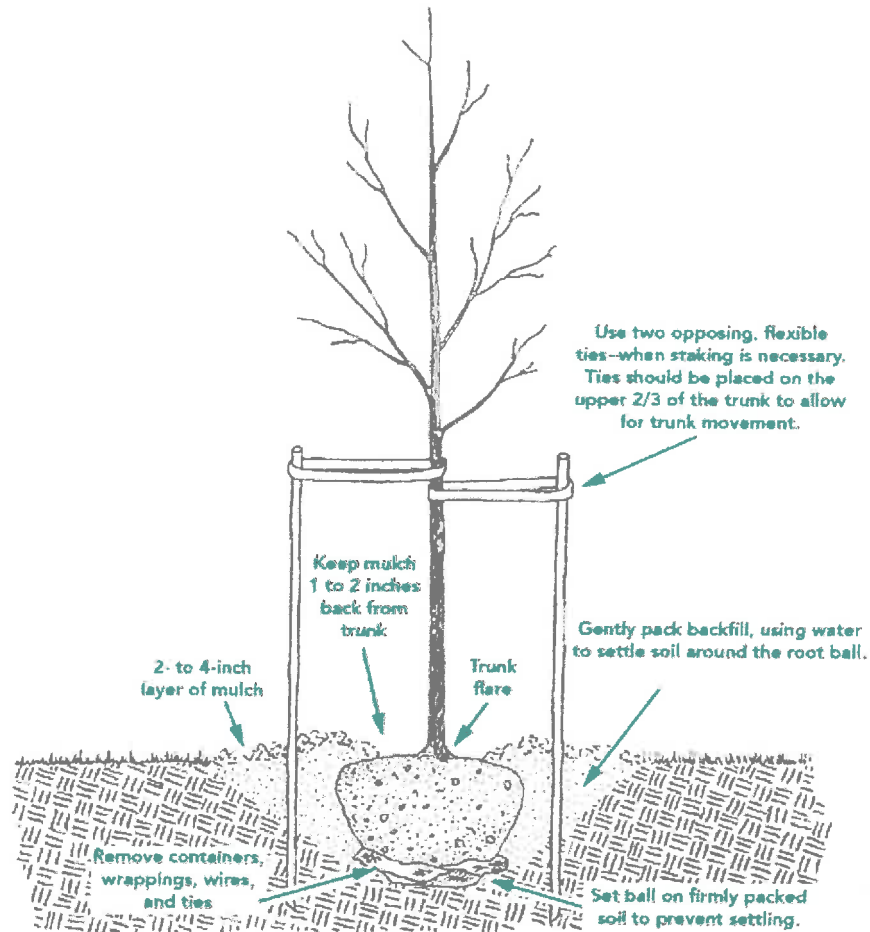
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

**Plant Selection** – Only drought tolerant plants that are compatible with the specific trees should be selected. Most importantly, select plants that are resistant to Armillaria or Phytophthora. Some trees are particularly susceptible to these diseases in urban areas and when under construction stress. Please refer to local guides for acceptable plant recommendations

**Irrigation** – Water should not be spraying toward the base of the trunk or tree; this can encourage rotting of the root crown. Excessive moisture on the base of the trunk can encourage Armillaria mellea (Oak Root Fungus) or Phytophthora cinnamomi (Avocado Root rot). Both of these fungus' can reduce the health and vigor of the tree, thus leading to decline and potential failure of the tree (falling over). It is recommended to only provide irrigation to the roots in the warmer months of spring and early summer, thus extending the natural rainy season. This irrigation should be provided via soaker hoses that do not spray upward.

**Mulch** - Apply a light layer of organic mulch over the root zone (approx. 3- 4 inches thick). The mulch will reduce loss of moisture from the soil, protect against construction compaction, and moderate soil temperatures. It also has been demonstrated that the addition of mulch reduces soil compaction over time. Do not place mulch against the trunk, instead placing at least 3 inches from base.

## NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

1. **Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.
2. **Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.
3. **Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.
4. **Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.
5. **Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.
6. **Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.
7. **Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.
8. **Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.



## TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

### Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

## **TREE MAINTENANCE AND PRUNING, continued**

### **How Much Should Be Pruned?**

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### **Wound Dressings**

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## **DISEASES AND INSECTS**

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## **GRADE CHANGES**

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## **INSPECTION**

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



**Lisa Smith**

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782

ISA Tree Risk Assessor Qualified

American Society of Consulting Arborists, Member





## The Tree Resource

Lisa Smith, Registered Consulting Arborist #464

February 16, 2018

James Street Group, LLC, % Erin Moore  
11740 Wilshire Blvd. A1908  
Los Angeles, CA 90025

**Re: 458 W. James St., Los Angeles, CA 90065**

Dear Ms. Moore,

This letter is in regards to the subject property at 58 W. James St., Los Angeles, CA. I reviewed the site as an ISA Certified Arborist to evaluate the trees on site for native protected species prior to the proposed construction.

### Site History

The subject property is a sloping vacant lot located in the Mt Washington / Glassell Park area of Los Angeles, with an area of approximately 4003 square feet. The owner is preparing to build a new single family residence, with a footprint of approximately 1230 square feet.

### PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as paks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

At this time, I observed one (1) Southern California black walnut tree on the upper slope of the site. This tree appears to be approximately thirty feet (30') above the construction zone, and will be retained and protected in place.

**This project requires NO REMOVALS of trees considered protected within the City of Los Angeles Native Protected Tree Ordinance.**

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact. No native trees that are located on the neighboring properties will be impacted.



## MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater and a height of 35 feet (35') or greater. These trees will be identified as **Non-Protected Significant Trees**.

**At this time, there are no Non-Protected Significant Trees on the property or adjacent to the construction area.**

## TREE CHARACTERISTICS AND SITE CONDITIONS

The only tree on-site is a multi-stem Southern California black walnut (*Juglans californica* var. *californica*) tree with a diameter at breast height (DBH) of 8", 14", and 14" and a height and spread of 35' by 50'. This tree is located at the top of slope on the upper property line.

A site plan and photographs are included below.

## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The subject tree is located at the top of the lot and appears to be approximately 30' above the construction zone of the new residence. All access to the construction will occur from James Street, at the bottom of the slope.

A line of protective fencing will be installed at the limits of the construction on the upper slope, outside of the dripline of the tree. This tree will not be impacted by the construction. Protective fencing guidelines are included below.

Should you have any questions, please contact me at (310) 663-2290.

Respectfully submitted,



Lisa Smith – The Tree Resource  
Registered Consulting Arborist #464  
ISA Board Certified Master Arborist #WE3782  
ISA Tree Risk Assessor Qualified  
Member of American Society of Consulting Arborist



## **Assumptions and Limiting Conditions**

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

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# SITE PLAN WITH TREE LOCATIONS and PHOTOGRAPHS

