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MEMORANDUM

TO:	Shean Kim	**FROM:**	Michael Nieto
CC:	Sophia Kim	Heather Bleemers	
DATE:	October 3rd, 2022		
SUBJECT:	Narrative Summary of edits to Roxford Warehouse Protected Tree Report (September 2022) and Biological Resources Technical Report (September 2022) for the 15825 Roxford Street Warehouse Project (WRA 30236).		

Dear Mr. Kim,

The purpose of the following memorandum is to summarize changes and edits made to the Protected Tree Report and Biological Technical Report as a result of the incorporation of an updated site plan for the 15825 Roxford street Project (project) located in the Sylmar community Plan Area of the City of Los Angeles, California.

The updated site plan for the project includes an update to the grading plan and landscape plan associated with the project (Tree Report and Biological Technical Report Figures 3a, and 3b). The site plan changes included the replacement on a planned parking lot in the south-eastern corner of the project known as "the panhandle" with a stormwater detention basin and bio-planter to treat stormwater flows onsite before they leave the project area.

As the stormwater basin and bio-planter areas of the panhandle will require substantial grading to create, impacts to protected trees (#339 and #335) in the area will not be avoidable (Tree Report: Appendix B, page 13 of 13). As these trees were also planned on being removed as a part of the previous site plan to place a parking lot in the panhandle, there is no change to total protected tree impacts (five coast live oak [*Quercus agrifolia*]) or required mitigation (4:1 ratio, total of 20 planted coast live oak trees) as a part of the landscape plan.

The updated landscape plan has reduced the amount 24" box planters of coast live oaks to be planted as a part of the plan from 55 to 51 trees. While the updated landscape plan includes a reduction of four individual plants to be included as a part of the landscaping, the revised total (51) still substantially exceeds the required mitigation (20) for protected trees using container plants of this size (24" box planters).

Changes the Project Tree Report and Biological Technical Report include figures and descriptions of the site updated site plan including:

Tree Report:

- Updated Figure 3 – Grading Plan
- Updated Figure 4 – Landscape Plan
- Updated to Appendix B (pages 1-13)

Biological Technical Report:

- Section 3.4 -Tree Impact Assessment and Protected Tree Removal Findings. Reference to landscape plan changed from “55” to “51” 24 inch box planters of coast live oak trees to be planted.
- Section 7.5 Local Policies and Ordinances. Proposed replacement trees changed from “55” to “51”
- Updated Figure 3a -Site Plan (Xebec 2022)
- Updated Figure 3b – Landscape Plan (SPLA 2022)

Please feel free to contact me if you have any questions or comments.

Michael Nieto

Southern California Natural Resource Director, WRA Inc.

Roxford Warehouse Protected Tree Report

15825 Roxford Street Project

City of Los Angeles, Los Angeles County, California

Prepared for:

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Attn: Shean Kim
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WRA #30236
September 2022

ENVIRONMENTAL CONSULTANTS

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LIST OF PREPARERS

Mike Nieto – Senior Associate Biologist
Carla Angulo – ISA Certified Arborist
Neal Jander – GIS Analyst

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1.0 EXECUTIVE SUMMARY

On October 21, 2021 WRA, Inc. (WRA) conducted an arborist survey at the site of the proposed 15825 Roxford Street Project (Project), located at 15825 Roxford Street (Project Area) in the north quadrant of the City of Los Angeles, Los Angeles County, California. The survey was conducted by ISA-Certified Arborist, Carla Angulo (ISA #WE-13573A) for the purpose of identifying and documenting the presence of all trees including "protected trees" as defined by Article 6 Section 46.01, "Preservation of Protected Trees" of the City of Los Angeles Municipal Code (Tree Ordinance) within the Project Area. This survey was conducted in direct response to the City's requirement for a qualified arborist to map, measure and quantify all non-exempt trees greater than or equal to 4 inches diameter at breast height (DBH; as measured 4.5 feet above grade) within the Project Area (see figures in Appendix C).

GPS locations for all the protected trees surveyed within the Project Area and information regarding the species, size in DBH, estimated crown radius, estimated height, and health, condition, and structure ratings were collected and are included in this report. A table with all the relevant information pertaining to surveyed trees is provided in Appendix B. A tree survey location map is provided in Appendix C. Representative photographs are provided in Appendix D.

Five protected trees and 177 non-protected trees were identified within the Project Area. A total of five protected trees and have been identified as possibly being impacted to accommodate the Project based on review of Project plans and tree survey data. The removal of the five protected trees may require tree replacement of a minimum of 20 or 52 native *Quercus* species saplings. The 52 are calculated using the total inches possibly impacted and multiplying by the 1-inch minimum requirement.

2.0 PROJECT OVERVIEW

2.1 Purpose of Tree Report

WRA Inc was contracted by Xebec Realty to evaluate the any protected tree on the 15825 Roxford Street property and prepare a report in accordance with the City of Los Angeles Tree Preservation Ordinance No. 177,404. This report presents qualitative and quantitative observations made at the time of the survey, October 21st, 2021.

2.2 Project Information

Project information including the applicant and project information are described in Tables 1 and 2.

TABLE 1: PROJECT SUMMARY	
Project Name	Roxford Warehouse Development
APN(s):	2604-001-001, 2604-001-002, 2604-001-003, 2604-001-004
Address	15825 Roxford Street, Los Angeles, California
ECN	CPC-2021-8927-CU-SPR

TABLE 2: PROJECT TEAM	
Owner	Shean Kim

2.2.1 Project Location

The approximately 27.93-acre Project Area is generally situated east of Interstate 5 and north of Roxford Street, addressed at 15825 Roxford Street, in the Sylmar community of the City of Los Angeles, California (Appendix A. Figures 1 & 2, Table 3). The Project Area is located in the heart of an existing industrial/manufacturing district and is therefore bounded by a number of similar industrial/manufacturing uses. The Project Area is currently improved with 182,230 square feet of warehouse uses, as well as surface parking area and driveways in support of these uses. Ancillary uses include four athletic courts for tennis and basketball. Most of these uses would be demolished or extensively modified for the Project. Project Area There are four lots, A, B, C and D, the largest lot is A and is where the existing improved building is located and lot D is where the old existing building is located the rest consist of the parking, landscape and driveways.

TABLE 3: SIZE OF LOTS/PARCELS IN ACRES

Lot/APN	*Parcel Size (Acres)*
Lot A: 2604-001-001	14.00
Lot B: 2604-001-002	6.66
Lot C: 2604-001-003	4.77
Lot D: 2604-001-004	2.49
Total	**27.93**

2.2.2 Proposed Development

The proposed project involves the construction of two industrial warehouse buildings. Building 1 would consist of 430,000 square feet of warehouse space and 10,000 square feet of office space. Building 2 would consist of 159,600 square feet of warehouse space and 5,000 square feet of office space. Vehicular access is proposed at Telfair Avenue and Roxford Street. A grading plan and landscape plan are presented in Appendix A: Figure 3 and Figure 4 respectively.

3.0 TREE ASSESSMENT

On October 21, 2021, the Project Area was traversed on foot, during the day from 8 am to 5:30 pm, to inventory all trees as defined per the City of Los Angeles Tree Ordinance. WRA's ISA-Certified Arborist surveyed the area and recorded relevant tree information for each surveyed tree including species, DBH, estimated crown radius, estimated height, and health, condition and structure ratings. Temperatures were in the low 70s and there was no to low cloud cover and no wind.

3.1 Regulatory Background

3.1.1 City of Los Angeles Ordinance

The City of Los Angeles recognizes the aesthetic, environmental, and economic benefits mature trees provide to the citizens of the City. Article 6 Section 46.01, "Preservation of Protected Trees" of the City of Los Angeles Municipal Code (Tree Ordinance) regulates the protection of certain trees on public and private properties within the City limits. The ordinance defines a "protected tree" as any "of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub" (Los Angeles Municipal Code 2021):

- Protected Trees: (a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*), (b) Southern California Black Walnut (*Juglans californica*), (c) Western Sycamore (*Platanus racemosa*) and (d) California Bay (*Umellularia californica*).
- Protected Shrubs: (a) Mexican Elderberry (*Sambucus mexicana*) and (b) Toyon (*Heteromeles arbutifolia*).
- This definition shall not include any tree or shrub grown or held for sale by a licensed nursery, or trees or shrubs planted or grown as a part of a planting program.

Article 7 Section 17.02 and 17.05 are the "Division of Land Regulations" and have stipulations when tree removals are possible in a land development site and it states that the replacing protected trees may be required depending on the Advisory Agency and joint consultation from the City's Chief Forester as described in the following excerpt from Article 7 Section 17.05:

- "The Advisory Agency may require relocation elsewhere on the same property where a protected tree or shrub has been approved for removal, and where the relocation is economically reasonable and favorable to the survival of the tree or shrub. Relocation to a site other than upon the same property may be permitted where there is no available or appropriate location on the property and the owner of the proposed off-site relocation site consents to the placement of a tree or shrub. In the event of relocation, the Advisory Agency may designate measures to be taken to mitigate adverse effects on the tree or shrub. (a) Permit protected trees or shrubs of a lesser size, or trees or shrubs of a different protected species, to be planted as replacement trees or shrubs for protected trees or shrubs permitted by this Code to be removed or relocated, if replacement trees or shrubs required pursuant to this Code are not available. In that event, the Advisory Agency may require a greater number of replacement trees or shrubs (Los Angeles Municipal Code 2021).

This report assessment are based on the City's Tree Ordinance specifications.

3.2 Field Methodology

Locations of trees within the Project Area were recorded using a handheld GPS unit with sub-meter accuracy. Each tree was given an aluminum tree tag with unique identification number, unless the tree was not safely within reach or in a restricted section of the Project Area, and are included in Appendix B.

DBH was calculated for surveyed trees by measuring the trunk diameter at 4.5 ft. above grade. DBH for multi-trunked trees was calculated by measuring each individual trunk and calculating the sum total of trunk diameters. In cases where multi-trunked trees had more than five main trunks, only the five largest trunks were measured. In cases where an irregular buttress or bulge occurred at two feet above ground or DBH, measurements were taken above or below the irregular feature in order to best represent the size of the tree.

General notes on the condition of trees were taken, including health, structure, and overall condition. Assessment of the health, structure, and overall condition of each tree was conducted according to the narratives listed in Table 4.

TABLE 4: RATING NARRATIVES FOR TREE ASSESSMENT	
Health	
Good	Tree is free from symptoms of disease and stress.
Fair	Tree shows some symptoms of disease or stress including twig and small branch dieback, evidence of fungal / parasitic infection, thinning of crown, or poor leaf color.
Poor	Tree shows symptoms of severe decline.
Structure	
Good	Tree is free from major structural defects.
Fair	Tree shows some structural defects in branches but overall structure is stable.
Poor	Tree shows structural failure of a major branch or co-dominant trunk.
General Condition	
Good	Tree shows condition of foliage, bark, and overall structure characteristic of the species and lacking obvious defect, or disease.
Fair	Tree shows condition of foliage, bark, and overall structure characteristic of the species with some evidence of stress, defect, or disease.
Poor	Tree shows condition of foliage, bark, and overall structure uncharacteristic of the species with obvious evidence of stress, defect, or disease.

3.3 Data Analysis

Post data processing included creating the maps and the results tables. Disclaimer: The data collected in the field using a sub-meter accuracy GPS unit was overlaid onto georeferenced CAD files which were attained from the landscape architect. These may have an error in accuracy of plus or minus 10 feet. The permits do not require survey grade accuracy, therefore we produced maps with the placement of the current trees over the development plans to depict the impacts.

3.3.1 Tree Inventory Results

Five protected trees and 177 non-protected trees were identified within the Project Area. A complete list of all surveyed trees is presented in Appendix B. The GPS locations of surveyed trees and the status are

shown in Appendix C. Protected trees present within the Project Area are coast live oak (*Quercus agrifolia*) ranging in size from 5.39 inches to 24.30 inches.

Non-protected trees present included River red gum (*Eucalyptus camaldulensis*), Blue gum Eucalyptus (*Eucalyptus globulus*), Chinese elm (*Ulmus parvifolia*), Carob tree (*Ceratonia siliqua*), Canary island pine (*Pinus canariensis*), Italian stone pine (*Pinus pinea*), Aleppo pine (*Pinus halepensis*), Hollywood Juniper (*Juniperus chinensis*), Weeping bottlebrush (*Melaleuca viminalis*), White mulberry, (*Morus alba*), African weeping wattle (*Peltophorum africanum*), Italian cypress (*Cupressus sempervirens*), Modesto ash (*Fraxinus velutina)*, sweetgum (*Liquidambar styraiflua),* Laurel Sumac (*Malosma laurina*), Brazilian pepper tree (*Schinus terebonthifolia*), Gold medallion tree (*Cassia leptophylla*), Jacaranda (*Jacaranda mimosifolia*), olive (*Olea europaea),* glossy privet (*Ligustrum lucidum*), sugar bush (*Rhus ovata*), and Mexican fan palm (*Washingtonia robusta*). Non protected trees range in size from 4 inches to 88.29 inches in diameter (measured at 4.5 feet above ground). The largest tree surveyed was an 88.29-inch multi-trunk canary island pine (tree #336).

3.3.2 Tree Assessment Results

The condition, health, and structure of trees inventoried during this assessment ranged from poor to good, with most trees ranking fair in health, structure, and general condition. Most of the coast live oaks ranked fair in condition, good in health, and fair in structure. Most trees surveyed within the Project Area ranked good in general condition (51%), health (71%), and structure (47.5%) with most trees displaying only minimal signs of maladies or decline in vigor (Table 5). Five percent ranked poor in health, including one dead Chinese elm. General maladies observed that lead to the health and condition rankings given below included leaning codominant trunks, minor to significant decay/dieback, major decay/dieback, suppressed and leaning growth forms, and poorly pruned trees leading to failures or dead branches. Tree rated poor for structure had large failures due to either structural damage due to mechanical injury while pruning or vehicle striking the trunk. Table 6 below summarizes the assessment results for all protected trees surveyed.

TABLE 5: TREE ASSESSMENT RESULTS SUMMARY

CRITERIA ASSESSED/RATING	CONDITION	HEALTH	STRUCTURE
Good	91 (51%)	126 (71%)	84 (47.5%)
Fair	43 (24%)	43 (24%)	84 (47.5%)
Poor	5 (3%)	8 (5%)	9 (5%)

3.4 Tree Impact Assessment and Protected Tree Removal Findings

A total of five protected trees and have been identified as being impacted to accommodate the Project based on review of Project plans and tree survey data collected during the surveys (XEBEC 2020). The protected trees expected to be removed are coast live oaks ranging in size from 5.39 inches to 24.30 inches DBH and are 4 multi trunk (Tree #231, #232, #233, #339) and one single trunk (Tree #335), with a total of 51.36 inches. They are planned for removal as their location in the Project Area interferes with the proposed building and roadways within the subject property and the only reasonable alternative to the interference is the removal of the tree. Also, the removal of the trees will not result in an undesirable, irreversible soil erosion through increased flow of surface water or diversion.

As per the possible tree replacement requirements, for each protected tree that is approved for removal, a minimum of four trees of the same protected *Quercus* genus as the removed tree, each of a minimum 15-gallon container size, shall be planted on the Project Area. However, the 15-gallon saplings also should be 1-inch at 1 foot trunk height and replace the value of the removed trees. Therefore, removal of the five protected trees may require tree replacement of a minimum of 20 and a maximum of 52 native *Quercus* species saplings. The 52 are calculated using the total inches possibly impacted and multiplying by the 1-inch minimum requirement. The conceptual landscape plans show that there will be 55 coast live oak trees planted to replace those that will be removed. There is also going to be native California Western Sycamore trees planted (GAA and SPLA 2022).

No protected shrubs were identified within the Project Area. No protected trees were identified off site and no street trees where identified adjacent or within the Project Area. Additional trees requiring removal include all non-protected trees listed above and in Appendix B. Representative photographs of trees to be removed are in Appendix D.

3.4.1 Summary of Protected Tree Impacts

There will be 5 protected native coast live oaks removed and the replacement ratio is 1:4. Therefore, there will be a requirement to have 20 replacement trees planted on site of the *Quercus* genus see Table 6.

TABLE 6: PROTECTED TREE IMPACTS AND MITIGATION

TAG ID	COMMON NAME	SPECIES NAME	TOTAL DBH (IN)	CONDITION	HEALTH	STRUCTURE	REMAIN OR REMOVE	REPLACEMENT RATIO 1:4
231	Coast live oak	*Quercus agrifolia*	10.12	Fair	Good	Fair	Remove	4
232	Coast live oak	*Quercus agrifolia*	5.40	Fair	Fair	Fair	Remove	4
233	Coast live oak	*Quercus agrifolia*	24.3	Fair	Good	Fair	Remove	4
335	Coast live oak	*Quercus agrifolia*	6.15	Fair	Good	Fair	Remove	4
339	Coast live oak	*Quercus agrifolia*	6.39	Good	Good	Good	Remove	4
							Total Replacements	**20**

3.4.2 Potential Project Impacts

The Project footprint impacts each parcel/lot within the Project Area. The direct impacts to trees will be the development of the two new buildings which will replace the existing buildings and the majority of the parking space and landscaped areas. The parking lot additions to the new developments are to be placed primarily on lot C and lot B. Lot C is where the large open area where the coast live oaks are located. Therefore, grading and leveling will be done prior to completing the building and parking

spaces. Therefore, the 5 coast live oaks are all planned to be removed 100% since the vigor and stability of the trees would be greatly damaged if left within the Project footprint. The only possibility to not impact the coast live oaks, would be to reduce the size of the proposed building and shift the parking medians to include the 5 trees within a parking planter.

No indirect impacts are expected to occur to trees offsite. However, the large Eucalyptus trees that line the east side of the Project Area are all large and when the trimming or removal of these trees occurs, caution and ANSI 300 standards will need to be followed. The long driveway that ends at Roxford Street is at a downslope from the neighboring property and will not contribute to increase fuel of the adjacent properties.

When the nursery plants are selected the nursery should be following best practices to avoid the transfer of pests and diseases. No invasive species are identified in the conceptual landscape plans (GAA and SPLA 2022).

4.0 Best Management Practices

4.1 Required Practices

4.1.1 Tree Protection Zone

The tree protection zone (TPZ) is determined as the dripline of the tree plus one foot. A temporary fence shall be placed around all trees that are meant to be preserved. Based on the conceptual plans, no tree on site is planned to be preserved. However, having a fence along the edge of the property can reduce impacts to neighboring trees. The LA Tree Manual refers that a galvanized chain link construction fence can be used to emphasize the TPZ. The fence should be on posts driven into the ground and shall not be removed until the end of construction. If the fence need to be adjusted to allow for activity within the dripline of the tree. The fence can be moved temporarily, but once construction is done within the dripline, it needs to be placed back in position. No trenching or grading shall occur within the TPZ. No roots greater than 2 inches shall be trimmed.

4.1.2 Monetary Bonding

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

4.1.3 Tree Monitoring and Inspection

The trees selected as part of the replacement plan for the protected trees must be between 4 to 24" box trees. Trees are recommended to be planted within 6 months of the end of grading and construction. It is recommended to inspect the trees 6 months after planting them to ensure that they are in good condition.

4.2 Recommended Practices

4.2.1 New Tree Planting and Spacing

Ideally, new trees should be planted while they are dormant. In the case of the coast live oak, it is recommended that they should not be left in the box containers for more than a month without watering as they can have a higher likelihood of decrease in vigor. The hole in which they are placed must be twice as wide as the root ball but no more than 1.5x deeper than the height of the root ball to ensure that the root collar is flush to the surface of the soil grade. Mulch can be added above the planting soil however, no mounds should cover the root collar. It is recommended that native trees and any trees that will reach more than 6 feet at maturity should be spaced 10-15 feet away from each other and away from any constraining development features.

4.2.2 Maintenance and Pruning

In order to keep the trees and shrubs from growing poorly, there should be a trim after a year of the planting to clear the tree from any dead branches and weak branch unions. The trees can be trimmed every year as long as it is not more than 30 percent of the green canopy. The maintenance and pruning should follow ANSI 300 standards "tree pruning best practices" and conducted by an arborist that is certified by the International Society of Arboriculture (ISA) or comparable arborist.

4.2.3 Diseases and Insect Control and Mitigation

In order to decrease the spread and introduction of diseases and pests, the nursery in which the trees and shrubs are purchases should be following best practices. If any tree is suspected of disease, any tools used to trim or prune that tree or shrub, should not be used on any other tree until they are disinfected.

5.0 Conclusion and Recommendations

Five protected trees and 172 non-protected trees were identified within the Project Area for a total of 177 trees. A complete list of all trees surveyed is presented in Appendix B. The GPS locations of surveyed protected trees are shown in Appendix C. Protected trees present within the Project Area only included coast live oak, 3% of the total trees in the Project Area.

A tree removal permit will be required for any alteration, removal, or relocation of protected trees. The City of Los Angeles requires replacement plantings as a condition of approval in order to mitigate for the loss of functions provided by trees that are removed. Based on the conceptual plans and considering the 1-inch requirement and the assessments findings the total amount of trees to replace the removed trees is recommended to be a minimum of 52 trees of either valley oak, coast live oak or any native species within the *Quercus* genus. If there is no space within the Project Area for the replacement trees, relocating

those that are present within the site can be an alternative or the City may require the replacement trees to be planted within the adjacent vicinity of the Project Area with similar environmental conditions.

Planting the replacement trees shall be done in a timely manner and inspection of the trees once planted is recommended in order to ensure that there is not adverse effects to the replacement of the original trees. Planting of all trees should follow ANSI 300 standards and follow best management practices as listed in the Los Angeles Tree Manual.

6.0 Glossary of Terms and Acronyms

ANSI	American National Standards Institute
CAD	Computer aided design
DBH	Diameter at breast height
ISA	International Society of Arboriculture
TPZ	Tree Protection Zone
WRA	WRA, Inc.

7.0 References

ANSI 2001	ANSI A300 (part 1)-2001. American National Standard for Tree Operation – Tree Shrub, and Other woody Maintenance – Standard Practices (Pruning). National Arborist Association, Inc. Manchester, NH.
Google Earth 2021	Google Earth. 2020. Aerial Photography 1993-2020.
GAA and SPLA 2022	GAA Architects and Scot Petersen Landscape Architect (SPLA), Inc. 2022. Conceptual Landscape Plants Roxford Street Warehouses.
Hatch 2007	Hatch, C. R. 2007. Trees of the California Landscape: A Photographic Manual of Native and Ornamental Trees. University of California Press, Berkeley, CA.
Los Angeles 2021	[Los Angeles] City of Los Angeles. 2021. Article 6 Section 46, "Preservation of Protected Trees" (Tree Ordinance) of the City of Los Angeles Municipal Code. Available online at: https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-128349
Los Angeles 2007	[Los Angeles] City of Los Angeles. 2007. Article 7 Section 17, "Design Standards" of the City of Los Angeles Municipal Code. Available online at: https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-107408
Los Angeles (DPR) 2022	City of Los Angeles – Department of Parks and Recreation. 2022. Tree Care Manual – Tree Removal, Replacement and Planting. https://www.laparks.org/sites/default/files/pdf/commissioner/2022/mar17/22-061.pdf
LACOA 2022	Los Angeles County Office of the Assessor. 2022. Property Assessment Information System. Accessible online: https://maps.assessor.lacounty.gov/m/
XEBEC 2020	Xebec. 2020. Conceptual Site Plan. 15825 Roxford Street Sylmar, CA 91342. Ware Malcomb. LAX20-0037-00. Sheet 1.

APPENDIX A – FIGURES

Sources: National Geographic, WRA | Prepared By: njander, 4/11/2022

Figure 1. Study Area Regional Location Map

15825 Roxford St.
Commercial Development Project
Los Angeles, California

0 0.25 0.5 Miles

N

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Path: L:\Acad 2000 Files\30000\30236\GIS\ArcMap\30236_BRTR_Base.aprx

Sources: USDA NAIP Imagery 2020, WRA | Prepared By: njander, 4/11/2022

Figure 2. Aerial Photograph of Study Area

Commercial Development Project
15825 Roxford St.
Los Angeles, California

0 100 200 US Feet

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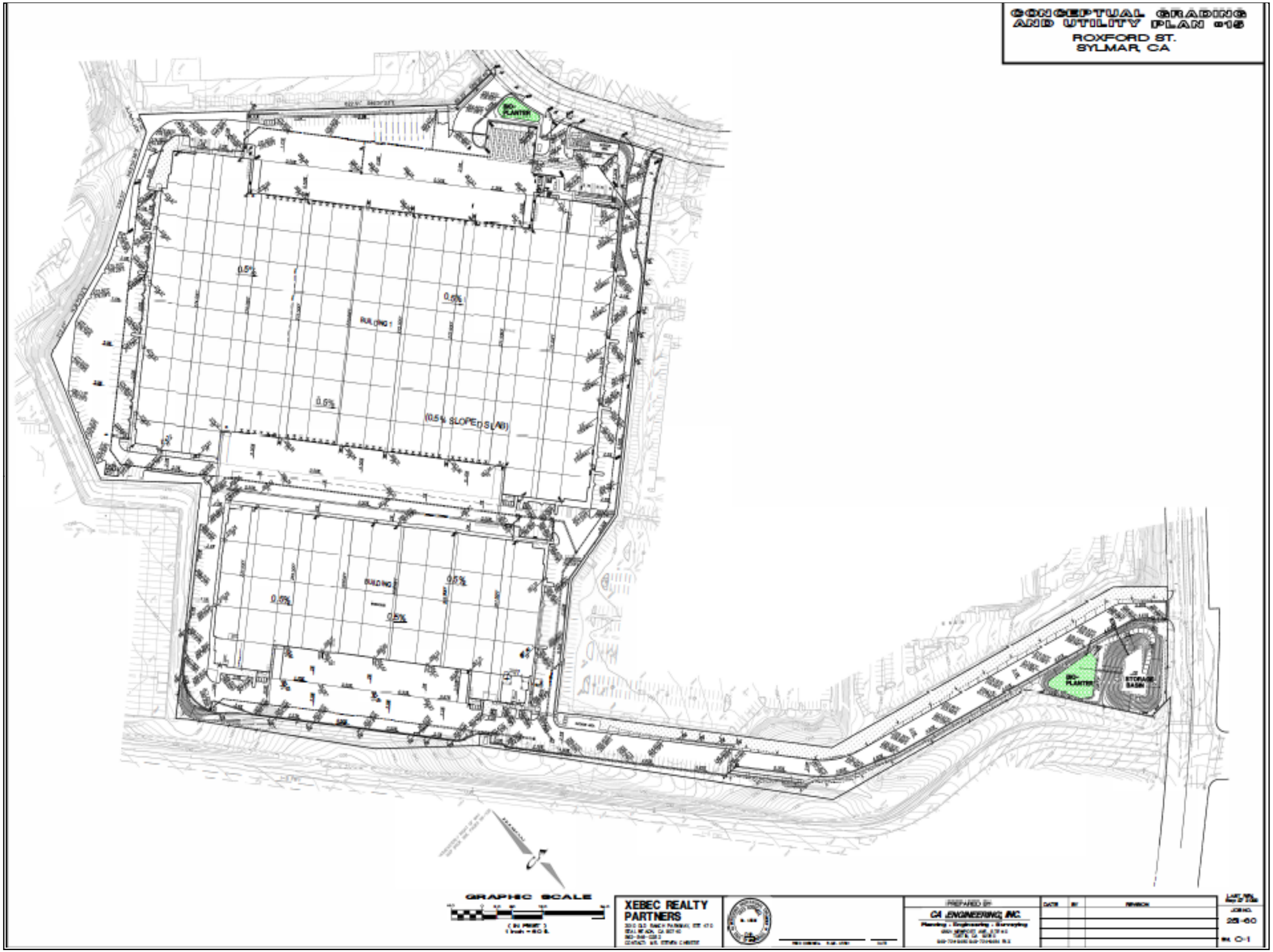

Figure 3

Grading Plan

15825 Roxford St.
Commercial Development Project

Los Angeles, California

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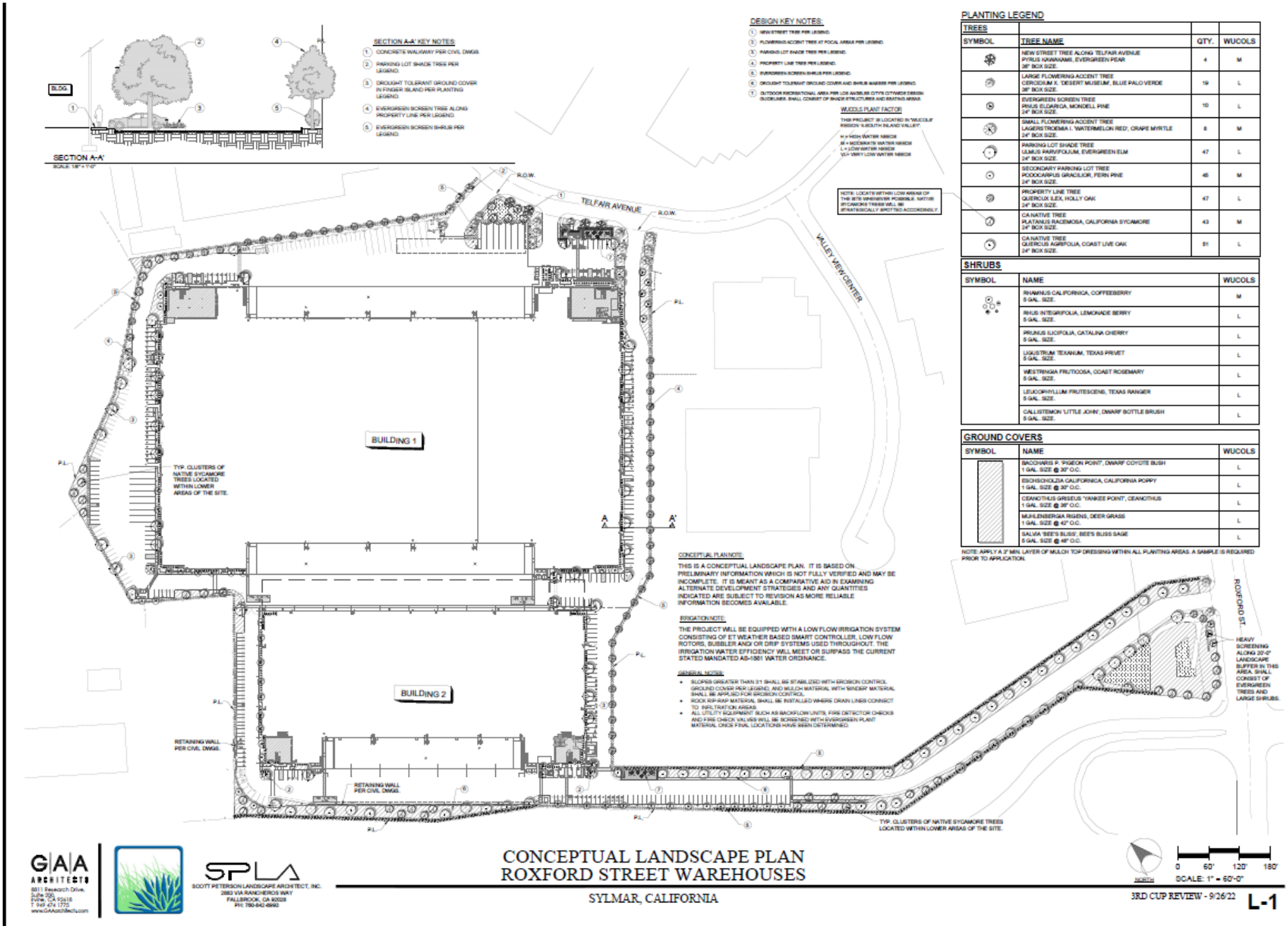


Figure 4. Landscape Plan (SPLA 2022)

APPENDIX B – TREE SURVEY TABLE

Appendix B. Roxford Street Tree Inventory Table

Tag ID	Common Name	Species	Status	Multistem	Total DBH	Dripline	Height	Condition	General Health	Structure	Heath Comments		Remove or Remain
201	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	10.00	20	70	Good	Good	Good			remove
202	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	12.00	13	67	Fair	Fair	Good	minor decay/dieback		remove
203	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	11.00	15	55	Fair	Fair	Fair	poor grwth form/lean		remove
204	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	8.00	20	75	Good	Good	Good			remove
205	Italian cypress	(*Cupressus sempervirens*)	Not protected	yes	8.00	2	45	Good	Good	Good			remove
206	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	10.00	25	32	Fair	Good	Good	minor decay/dieback		remove
207	African weeping wattle	(*Peltophorum africanum*)	Not protected	yes	14.00	22	37	Fair	Good	Good			remove
208	Chinese elm	(*Ulmus parvifolia*)	Not protected	yes	12.00	20	28	Poor	Poor	Poor	major decay/dieback		remove
209	African weeping wattle	(*Peltophorum africanum*)	Not protected	no	8.00	10	3	Fair	Poor	Fair	major decay/dieback		remove
210	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	10.00	30	35	Fair	Fair	Fair	minor decay/dieback		remove
211	African weeping wattle	(*Peltophorum africanum*)	Not protected	yes	6.00	7	22	Fair	Poor	Fair	major decay/dieback		remove
212	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	6.00	35	47	Fair	Good	Good			remove
213	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	6.00	30	48	Good	Good	Good			remove
214	Carob tree	(*Ceratonia siliqua*)	Not protected	no	7.00	8	16	Fair	Fair	Fair	poor grwth form/lean		remove
215	Carob tree	(*Ceratonia siliqua*)	Not protected	no	6.00	8	20	Fair	Fair	Poor	poorly pruned		remove
216	Carob tree	(*Ceratonia siliqua*)	Not protected	no	5.00	7	22	Fair	Fair	Fair	minor decay/dieback	mechanical injury	remove
217	Carob tree	(*Ceratonia siliqua*)	Not protected	no	4.00	11	22	Fair	Good	Fair	poorly pruned		remove
218	Carob tree	(*Ceratonia siliqua*)	Not protected	no	7.17	8	17	Good	Good	Fair	poorly pruned		remove
219	Carob tree	(*Ceratonia siliqua*)	Not protected	no	8.20	8	16	Fair	Good	Fair			remove
220	Carob tree	(*Ceratonia siliqua*)	Not protected	no	11.93	6	15	Good	Good	Fair	poorly pruned		remove
221	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	9.23	10	17	Fair	Fair	Fair	minor decay/dieback		remove
222	Carob tree	(*Ceratonia siliqua*)	Not protected	no	15.52	23	51	Good	Good	Good			remove
223	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	23.85	13	75	Good	Good	Good			remove
224	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	10.80	10	37	Good	Good	Good			remove
225	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	22.25	8	67	Good	Good	Good			remove
226	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	19.38	15	66	Good	Good	Good			remove
227	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	26.10	25	70	Fair	Good	Fair	poor grwth form/lean		remove
228	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	15.80	20	43	Good	Good	Good			remove
229	Sweetgum	(*Liquidambar styraiflua*)	Not protected	no	17.60	15	30	Fair	Good	Fair			remove
230	Jacaranda	(*Jacaranda mimosifolia*)	Not protected	no	8.35	10	24	Fair	Good	Fair			remove
231	Coast live oak	(*Quercus agrifolia*)	Protected	no	10.12	7	17	Fair	Good	Fair	poor grwth form/lean		remove
232	Coast live oak	(*Quercus agrifolia*)	Protected	no	5.40	4	16	Fair	Fair	Fair	supressed		remove
233	Coast live oak	(*Quercus agrifolia*)	Protected	yes	24.30	11	35	Fair	Good	Fair	supressed		remove
234	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	23.18	22	68	Fair	Good	Fair			remove
235	Carob tree	(*Ceratonia siliqua*)	Not protected	no	23.00	14	40	Good	Good	Good			remove
236	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	19.28	31	47	Good	Good	Good			remove
237	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	6.29	12	30	Fair	Good	Good			remove
238	Mexican fan palm	(*Washingtonia robusta*)	Not protected	yes	30.00	5	20	Good	Good	Good			remove
239	Sweetgum	(*Liquidambar styraiflua*)	Not protected	no	18.00	7	27	Fair	Fair	Fair	minor decay/dieback		remove
240	Carob tree	(*Ceratonia siliqua*)	Not protected	yes	19.88	13	21	Fair	Good	Fair			remove
CNT	Sugar bush	(*Rhus ovata*)	Not protected	yes	7.00	11	25	Fair	Good	Fair			remove
CNT	Gold medallion tree	(*Cassia leptophylla*)	Not protected	yes	8.00	13	24	Good	Good	Fair	poorly pruned		remove
241	Italian stone pine	(*Pinus pinea*)	Not protected	no	23.00	18	70	Fair	Good	Fair			remove
242	Italian stone pine	(*Pinus pinea*)	Not protected	no	25.00	25	71	Fair	Good	Good			remove
243	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	yes	20.73	17	30	Good	Good	Good			remove
244	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	no	6.21	9	15	Good	Good	Fair	poor grwth form/lean		remove
245	Canary island pine	(*Pinus canariensis*)	Not protected	no	10.45	8	24	Fair	Good	Fair	poor grwth form/lean		remove

Tag ID	Common Name	Species	Status	Multistem	Total DBH	Dripline	Height	Condition	General Health	Structure	Heath Comments		Remove or Remain
246	Canary island pine	(*Pinus canariensis*)	Not protected	no	11.10	6	26	Fair	Good	Fair	poor grwth form/lean		remove
247	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	no	21.00	10	75	Good	Good	Good			remove
248	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	no	26.00	12	77	Good	Good	Good			remove
249	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	21.44	15	27	Fair	Fair	Fair	poorly pruned		remove
250	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	18.00	12	25	Good	Good	Fair	poorly pruned		remove
251	Italian cypress	(*Cupressus sempervirens*)	Not protected	no	8.00	1	40	Good	Fair	Good	minor decay/dieback		remove
252	Italian cypress	(*Cupressus sempervirens*)	Not protected	no	11.00	1.5	45	Good	Good	Good			remove
253	Italian cypress	(*Cupressus sempervirens*)	Not protected	no	11.00	1	45	Good	Good	Good			remove
254	Italian cypress	(*Cupressus sempervirens*)	Not protected	no	12.50	2	65	Good	Good	Good			remove
255	Italian cypress	(*Cupressus sempervirens*)	Not protected	no	12.30	2	70	Good	Good	Good			remove
256	Italian cypress	(*Cupressus sempervirens*)	Not protected	yes	11.00	35	60	Fair	Fair	Fair	poor grwth form/lean	poorly pruned	remove
257	olive	(*Olea europaea*)	Not protected	yes	11.47	6	10	Good	Good	Fair	poorly pruned		remove
258	olive	(*Olea europaea*)	Not protected	yes	12.71	4	11	Good	Good	Good			remove
259	olive	(*Olea europaea*)	Not protected	yes	10.19	8	25	Fair	Good	Fair	poor grwth form/lean		remove
260	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	31.20	26	80	Good	Fair	Good			remove
261	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	40.00	26	85	Good	Good	Fair			remove
262	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	33.50	25	80	Fair	Good	Good			remove
263	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	24.00	22	78	Good	Fair	Good	minor decay/dieback		remove
264	Carob tree	(*Ceratonia siliqua*)	Not protected	yes	22.68	8	22	Fair	Good	Poor			remove
265	Laurel Sumac	(*Malosma laurina*)	Not protected	no	15.35	12	15	Fair	Good	Good			remove
266	Sweetgum	(*Liquidambar styraiflua*)	Not protected	no	10.91	3	40	Poor	Poor	Good	major decay/dieback	poor grwth form/lean	remove
267	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	no	16.00	7	27	Good	Good	Fair	poorly pruned		remove
268	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	yes	15.51	6	13	Fair	Good	Fair	poor grwth form/lean		remove
269	Mexican fan palm	(*Washingtonia robusta*)	Not protected	yes	23.00	6	27	Fair	Fair	Fair	poorly pruned		remove
270	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	29.05	8	27	Fair	Good	Fair	poorly pruned		remove
271	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	12.00	3	18	Good	Good	Fair			remove
272	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	no	8.00	15	20	Good	Good	Fair			remove
273	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	no	7.50	3	13	Poor	Poor	Fair	major decay/dieback		remove
274	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	no	5.00	3	14	Good	Good	Good			remove
275	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	no	6.00	3	10	Fair	Good	Fair	poorly pruned		remove
276	privet	*(Ligustrum vulgare)*	Not protected	yes	8.17	6	25	Fair	Fair	Fair			remove
277	Modesto ash	(*Fraxinus velutina*)	Not protected	yes	16.20	10	30	Fair	Fair	Fair	minor decay/dieback		remove
278	Modesto ash	(*Fraxinus velutina*)	Not protected	yes	18.01	12	50	Fair	Good	Fair	minor decay/dieback		remove
279	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	48.00	12	55	Fair	Good	Fair	minor decay/dieback		remove
280	River red gum	(*Eucalyptus camaldulensis*)	Not protected	yes	36.00	4	40	Good	Good	Fair	poor grwth form/lean		remove
281	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	42.00	2	15	Good	Good	Good			remove
282	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	no	30.00	12	18	Fair	Good	Fair			remove
283	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	no	39.00	5	20	Fair	Poor	Poor	minor decay/dieback		remove
284	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	no	42.00	5	20	Fair	Good	Poor	poorly pruned		remove
285	Carob tree	(*Ceratonia siliqua*)	Not protected	no	22.00	8	26	Good	Good	Good			remove
286	Modesto ash	(*Fraxinus velutina*)	Not protected	no	11.00	7	30	Good	Good	Fair			remove
287	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	33.00	25	80	Good	Good	Good			remove
288	brazilian pepper tree	(*Schinus terebonthifolia*)	Not protected	yes	14.20	10	25	Fair	Good	Fair			remove
289	brazilian pepper	(*Schinus terebonthifolia*)	Not protected	no	10.70	10	27	Fair	Good	Fair			remove
290	Carob tree	(*Ceratonia siliqua*)	Not protected	no	10.89	8	30	Fair	Good	Fair			remove
291	Carob tree	(*Ceratonia siliqua*)	Not protected	no	10.10	8	33	Good	Good	Fair			remove
292	Carob tree	(Ceratonia siliqua)	Not protected	no	10.95	8	30	Good	Good	Good			remove
293	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	32.17	40	80	Good	Good	Good			remove
294	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	11.70	8	17	Fair	Good	Fair			remove
295	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	17.39	5	22	Fair	Fair	Fair			remove

Tag ID	Common Name	Species	Status	Multistem	Total DBH	Dripline	Height	Condition	General Health	Structure	Heath Comments		Remove or Remain
296	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	14.52	9	23	Fair	Fair	Fair			remove
297	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	17.13	8	22	Fair	Good	Good			remove
298	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	10.20	5	30	Fair	Good	Fair			remove
299	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	16.40	8	22	Fair	Fair	Poor			remove
300	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	no	17.13	13	30	Good	Good	Fair			remove
301	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	20.60	30	80	Good	Fair	Good			remove
302	Weeping bottlebrush	(*Melaleuca viminalis*)	Not protected	yes	11.55	7	26	Good	Good	Good			remove
303	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	26.65	27	81	Good	Good	Good			remove
304	Italian stone pine	(*Pinus pinea*)	Not protected	yes	5.00	13	45	Good	Good	Good			remove
306	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	29.10	25	85	Good	Good	Good			remove
305	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	27.35	15	82	Good	Good	Good			remove
307	Canary island pine	*(Pinus canariensis)*	Not protected	no	16.30	10	32	Fair	Good	Fair			remove
308	White mulberry	(*Morus alba*)	Not protected	no	21.26	20	35	Good	Good	Good			remove
309	White mulberry	(*Morus alba*)	Not protected	no	17.38	15	26	Fair	Fair	Poor	major decay/dieback		remove
310	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	30.00	20	80	Good	Good	Good			remove
311	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	29.00	23	83	Good	Good	Good			remove
312	Modesto ash	(*Fraxinus velutina*)	Not protected	yes	35.79	11	31	Fair	Good	Fair			remove
313	Modesto ash	(*Fraxinus velutina*)	Not protected	yes	19.10	10	32	Fair	Fair	Fair	minor decay/dieback		remove
314	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	38.50	24	84	Good	Good	Good			remove
315	River red gum	(*Eucalyptus camaldulensis*)	Not protected	yes	36.55	24	80	Good	Good	Good			remove
316	Modesto ash	(*Fraxinus velutina*)	Not protected	yes	15.03	3	20	Fair	Fair	Good			remove
317	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	42.10	23	85	Good	Good	Good			remove
318	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	20.79	18	60	Good	Good	Good			remove
319	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	33.00	22	79	Good	Good	Good			remove
320	Italian stone pine	(*Pinus pinea*)	Not protected	no	9.90	10	26	Good	Good	Fair			remove
322	Modesto ash	(*Fraxinus velutina*)	Not protected	no	16.00	15	35	Fair	Good	Good			remove
323	Modesto ash	(*Fraxinus velutina*)	Not protected	yes	14.00	8	26	Fair	Fair	Fair			remove
324	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	32.50	24	80	Good	Good	Good			remove
325	cherry plum	(*Prunus cerasifer* a)	Not protected	yes	25.00	9	37	Fair	Fair	Fair			remove
326	cherry plum	(*Prunus cerasifer* a)	Not protected	yes	13.00	4	29	Fair	Fair	Fair			remove
327	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	18.45	15	67	Good	Good	Fair			remove
328	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	36.17	27	85	Good	Good	Good			remove
329	Chinese elm	(*Ulmus parvifolia*)	Not protected	yes	44.67	41	35	Good	Good	Fair			remove
330	Chinese elm	(*Ulmus parvifolia*)	Not protected	yes	36.37	20	42	Fair	Good	Fair			remove
331	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	10.30	15	30	Good	Good	Good			remove
CNT	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	12.00	15	27	Good	Good	Good			remove
332	Chinese elm	(*Ulmus parvifolia*)	Not protected	yes	29.00	13	25	Good	Good	Fair			remove
333	Canary island pine	(*Pinus canariensis*)	Not protected	no	7.48	12	23	Fair	Fair	Fair			remove
334	Canary island pine	(*Pinus canariensis*)	Not protected	no	4.90	5	14	Good	Good	Good			remove
335	Coast live oak	(*Quercus agrifolia*)	Protected	no	6.15	6	27	Fair	Good	Fair			remove
336	Canary island pine	(*Pinus canariensis*)	Not protected	yes	88.29	20	80	Good	Good	Good			remove
337	olive	(*Olea europaea*)	Not protected	yes	19.00	7	25	Good	Good	Fair			remove
338	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	7.70	8	27	Fair	Fair	Fair			remove
CNT	Chinese elm	(*Ulmus parvifolia*)	Not protected	no	7.00	7	26	Poor	Poor	Poor			remove
339	Coast live oak	(*Quercus agrifolia*)	Protected	yes	6.39	5	21	Good	Good	Good			remove
340	Italian stone pine	(*Pinus pinea*)	Not protected	no	46.30	30	80	Good	Good	Good			remove
341	Aleppo pine	(*Pinus halepensis*)	Not protected	no	17.30	13	77	Good	Good	Good			remove
342	Italian stone pine	(*Pinus pinea*)	Not protected	no	41.00	31	90	Good	Good	Good			remove
343	Italian stone pine	(*Pinus pinea*)	Not protected	yes	20.04	12	78	Good	Good	Good			remove
344	Italian stone pine	(*Pinus pinea*)	Not protected	yes	0.00	12	78	Good	Good	Good			remove

Tag ID	Common Name	Species	Status	Multistem	Total DBH	Dripline	Height	Condition	General Health	Structure	Heath Comments		Remove or Remain
345	Italian stone pine	(*Pinus pinea*)	Not protected	no	27.31	15	84	Good	Good	Good			remove
346	Canary island pine	(*Pinus canariensis*)	Not protected	no	40.00	30	100	Good	Good	Good			remove
347	Italian stone pine	(*Pinus pinea*)	Not protected	yes	57.20	32	85	Good	Good	Good			remove
348	Canary island pine	(*Pinus canariensis*)	Not protected	yes	41.45	25	80	Fair	Fair	Fair			remove
349	Canary island pine	(*Pinus canariensis*)	Not protected	no	56.00	26	78	Good	Good	Good			remove
350	Canary island pine	(*Pinus canariensis*)	Not protected	no	38.20	25	90	Good	Good	Good			remove
351	Canary island pine	(*Pinus canariensis*)	Not protected	no	29.80	25	86	Good	Good	Good			remove
352	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	31.98	24	80	Good	Good	Good			remove
353	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	28.50	26	85	Good	Good	Good			remove
344	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	18.50	15	35	Fair	Fair	Fair			remove
355	White mulberry	(*Morus alba*)	Not protected	no	14.60	17	28	Fair	Fair	Fair	major decay/dieback		remove
356	White mulberry	(*Morus alba*)	Not protected	yes	19.08	12	30	Fair	Fair	Poor			remove
357	White mulberry	(*Morus alba*)	Not protected	yes	26.16	18	30	Fair	Fair	Fair			remove
358	Chinese elm	(*Ulmus parvifolia*)	Not protected	yes	25.00	13	27	Good	Good	Good			remove
359	Laurel Sumac	(*Malosma laurina*)	Not protected	no	35.00	22	80	Good	Good	Good			remove
360	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	12.50	10	35	Fair	Fair	Fair			remove
361	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	33.00	23	79	Good	Fair	Fair			remove
362	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	6.00	3	28	Fair	Fair	Fair			remove
CNT	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	5.00	5	32	Good	Good	Good			remove
CNT	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	30.00	23	81	Good	Good	Good			remove
CNT	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	35.00	20	79	Good	Fair	Fair			remove
363	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	38.00	25	82	Good	Good	Good			remove
364	River red gum	(*Eucalyptus camaldulensis*)	Not protected	no	18.95	18	76	Fair	Fair	Fair	minor decay/dieback		remove
365	Hollywood Juniper	(*Juniperus chinensis*)	Not protected	no	9.60	4	12	Fair	Fair	Fair			remove
367	Sweetgum	(*Liquidambar styraiflua*)	Not protected	yes	8.40	2	20	Poor	Poor	Fair			remove
368	Mexican fan palm	(*Washingtonia robusta*)	Not protected	no	11.15	5	16	Good	Good	Good			remove
369	Bradford pear	*(Pyrus calleryana)*	Not protected	no	11.70	10	30	Fair	Good	Good			remove
370	Blue gum Eucalyptus	(*Eucalyptus globulus*)	Not protected	no	38.00	18	77	Fair	Fair	Fair	minor decay/dieback	poorly pruned	remove
371	Bradford pear	*(Pyrus calleryana)*	Not protected	no	10.15	8	26	Fair	Fair	Good	minor decay/dieback	poorly pruned	remove
372	Bradford pear	*(Pyrus calleryana)*	Not protected	no	10.40	7	25	Fair	Fair	Fair			remove

APPENDIX C – TREE SURVEY MAP

Study Area (55.75 ac.)

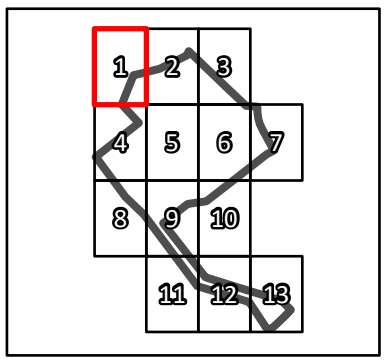
Survey Trees

Not Protected - Removal

Protected - Removal

Path: L:\Acad 2000 Files\30000\30236\GIS\ArcMap\30236Base\30236Base.aprx

Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022



0 25 50 Feet

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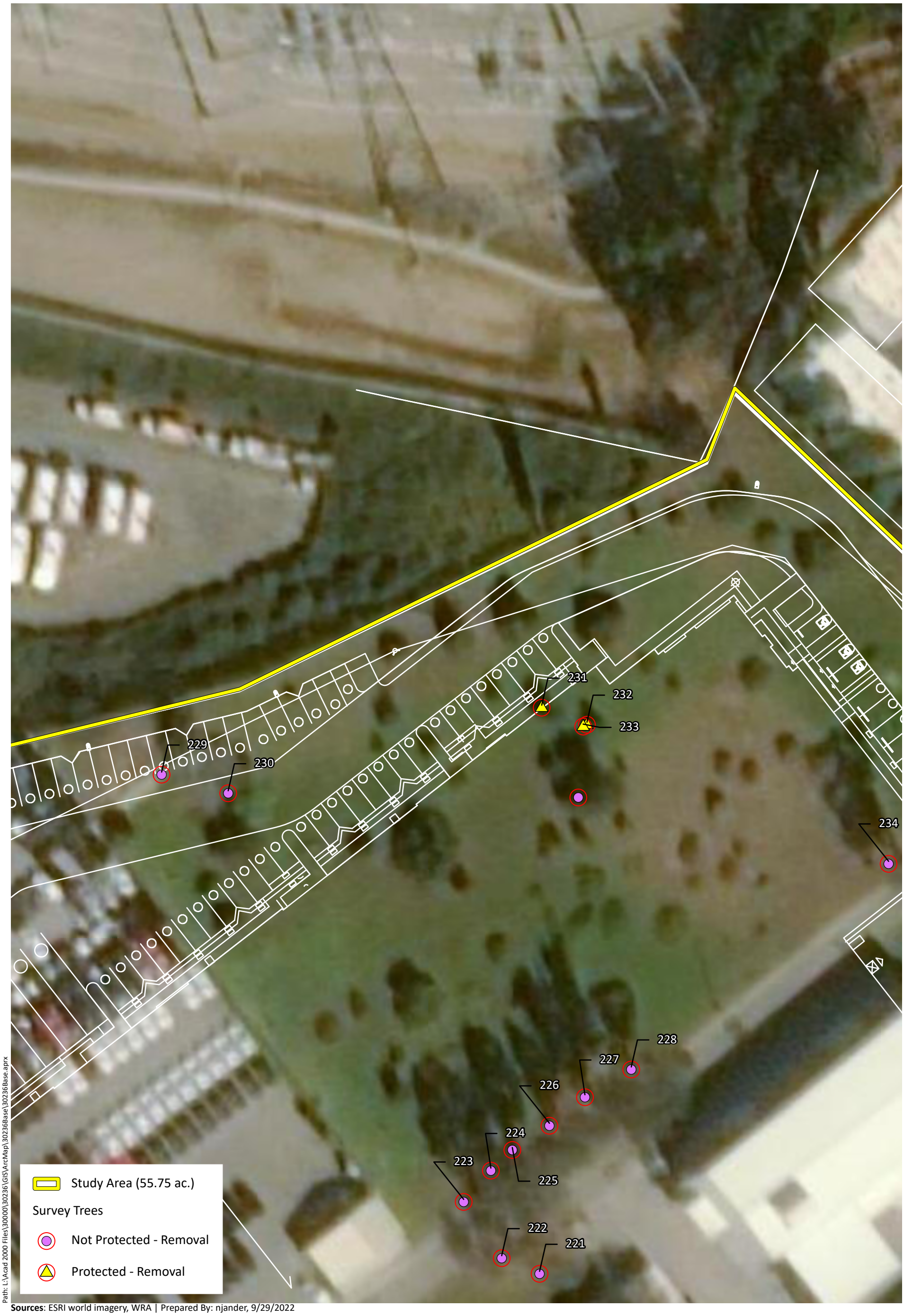
Appendix B
1 of 13

15825 Roxford St.
Commercial Development Project
Los Angeles, California

wra
ENVIRONMENTAL CONSULTANTS



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Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

Appendix B
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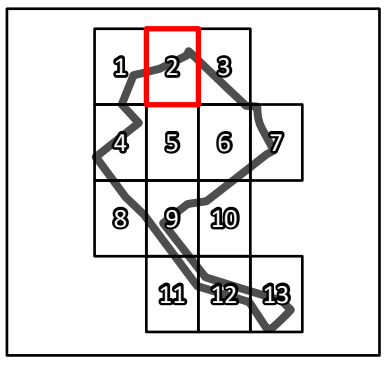
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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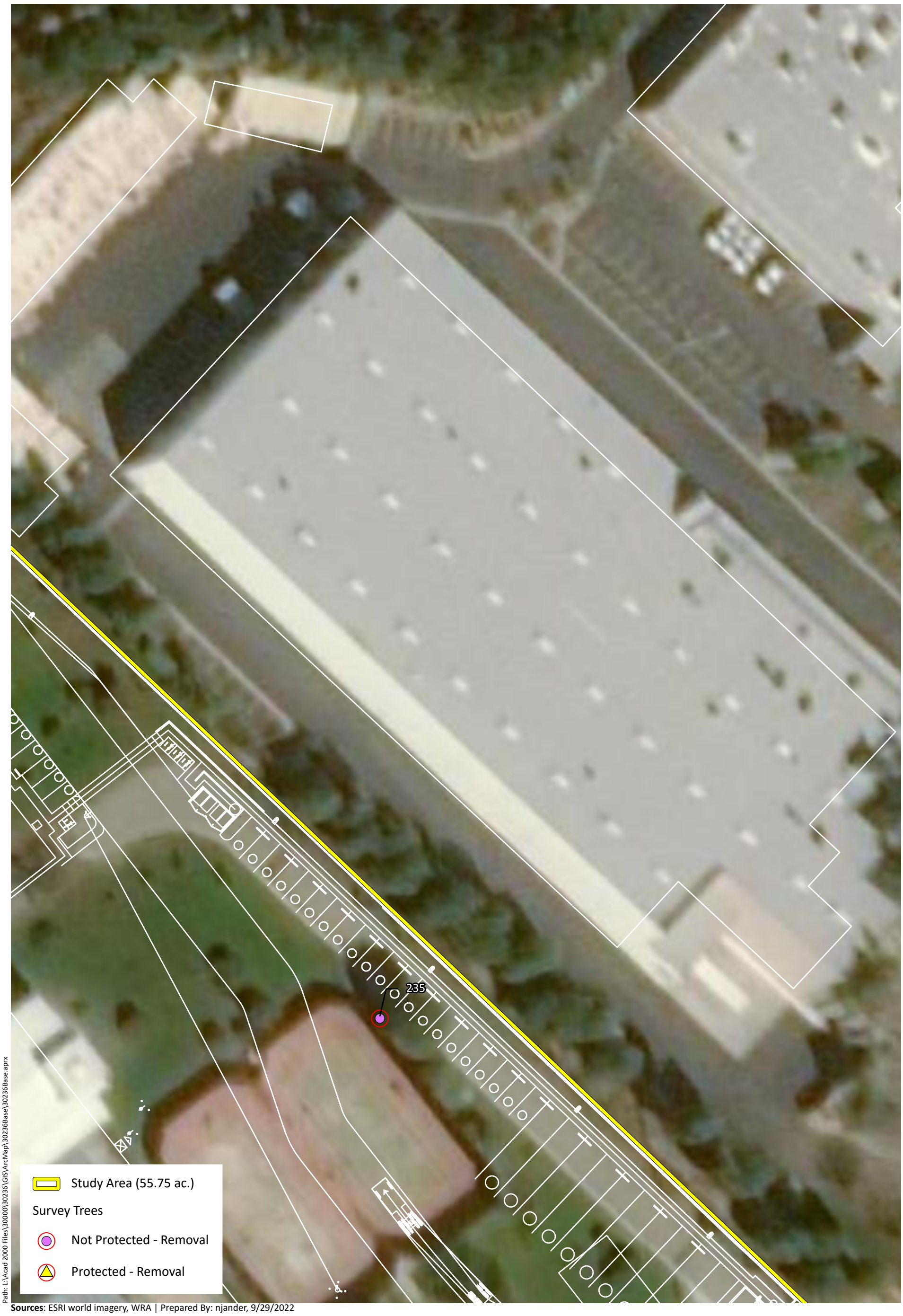
ENVIRONMENTAL CONSULTANTS



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Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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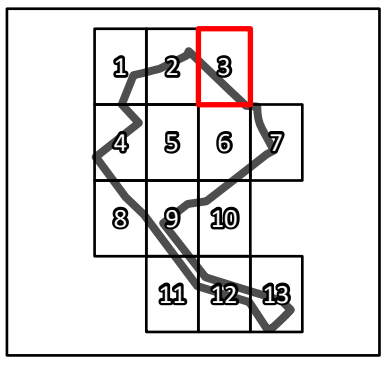
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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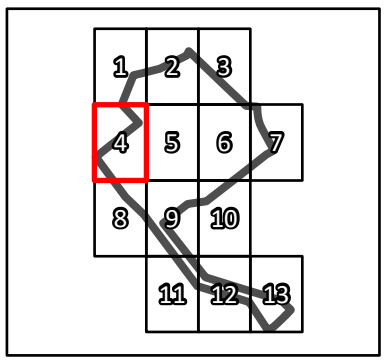
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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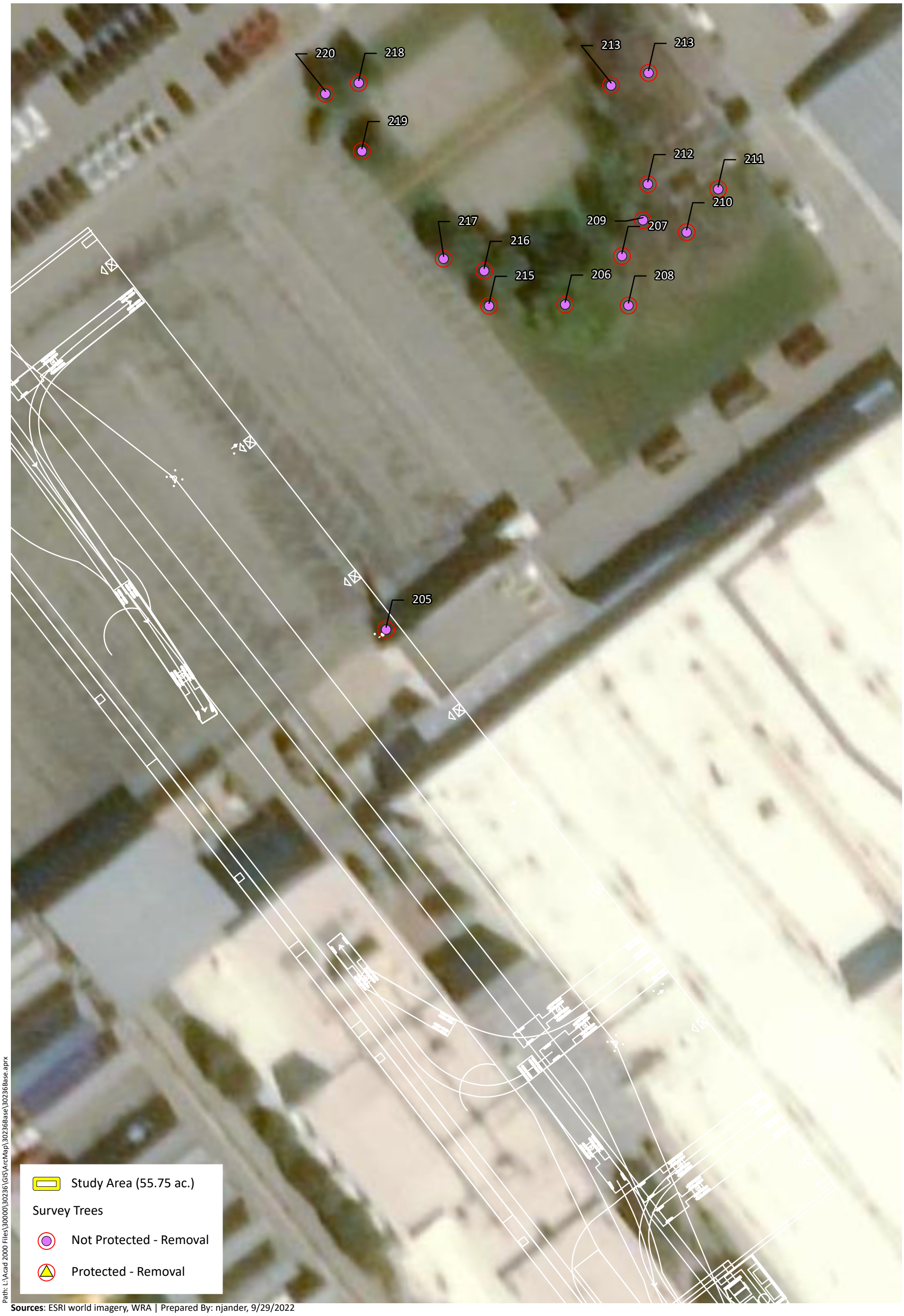

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Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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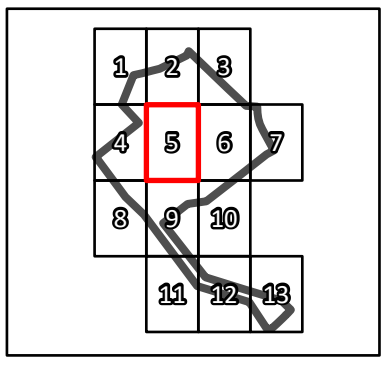
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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ENVIRONMENTAL CONSULTANTS

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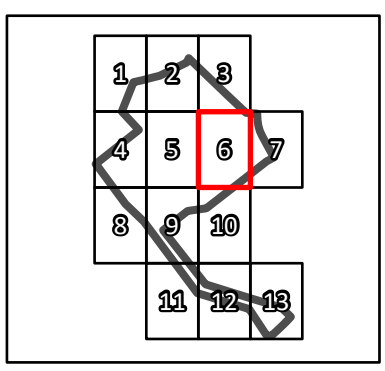
Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022



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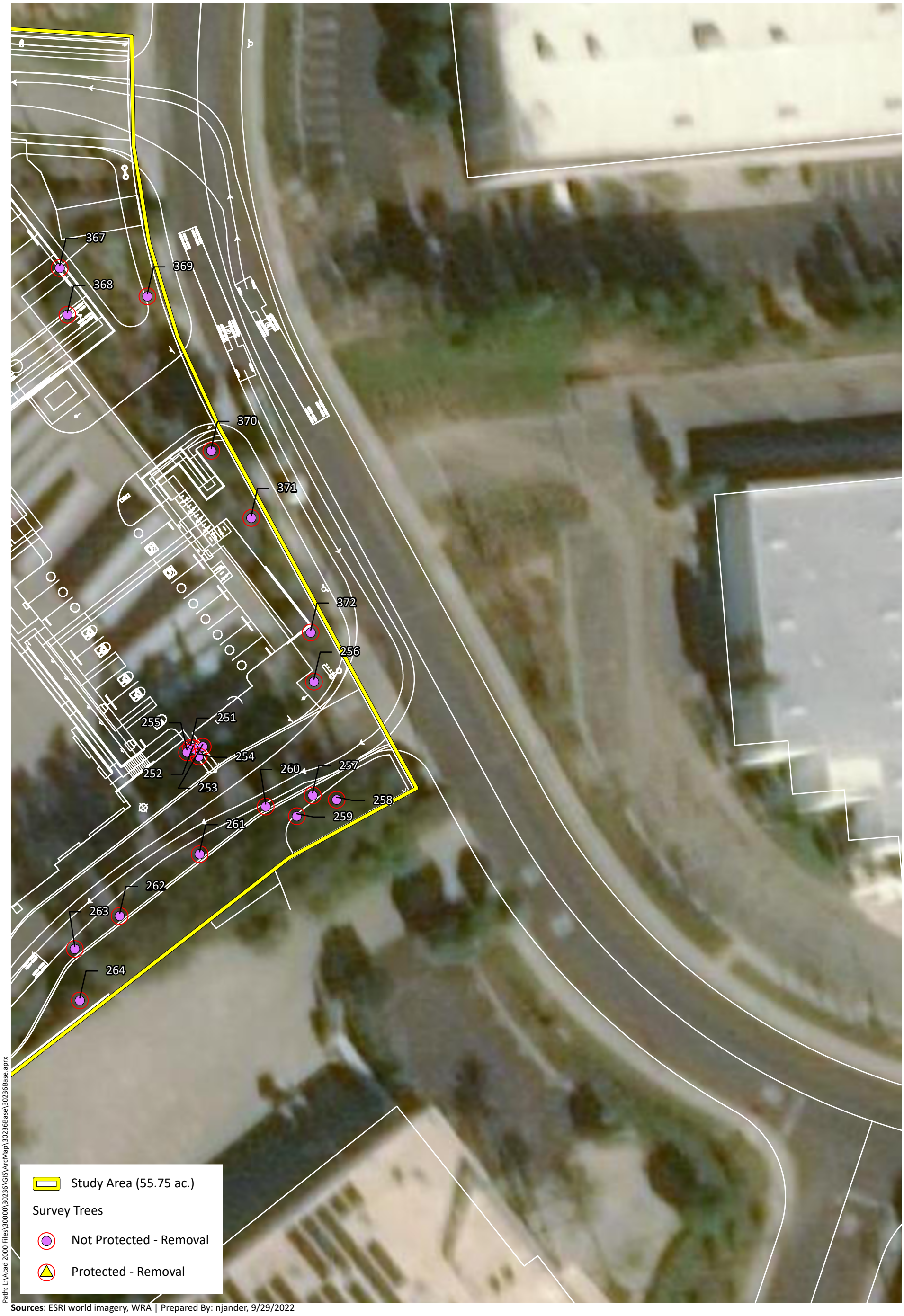
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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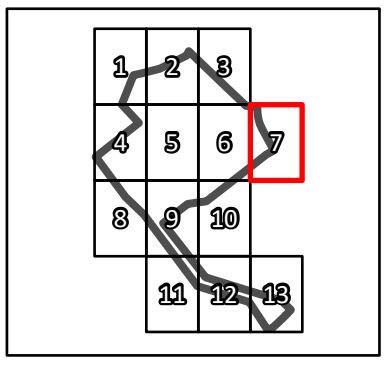
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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Path: L:\Acad 2000 Files\30000\30236\GIS\ArcMap\30236Base\30236Base.aprx

Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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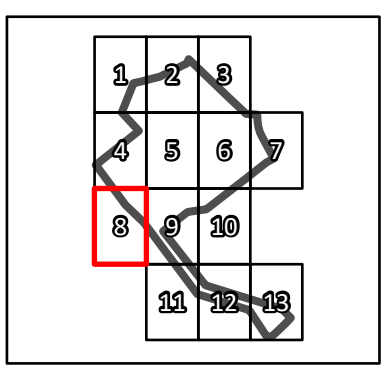
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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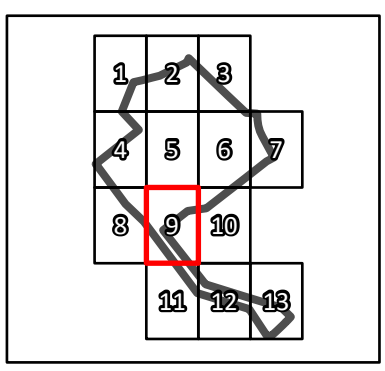
Path: L:\Acad 2000 Files\30000\30236\GIS\ArcMap\30236Base\30236Base.aprx

Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022



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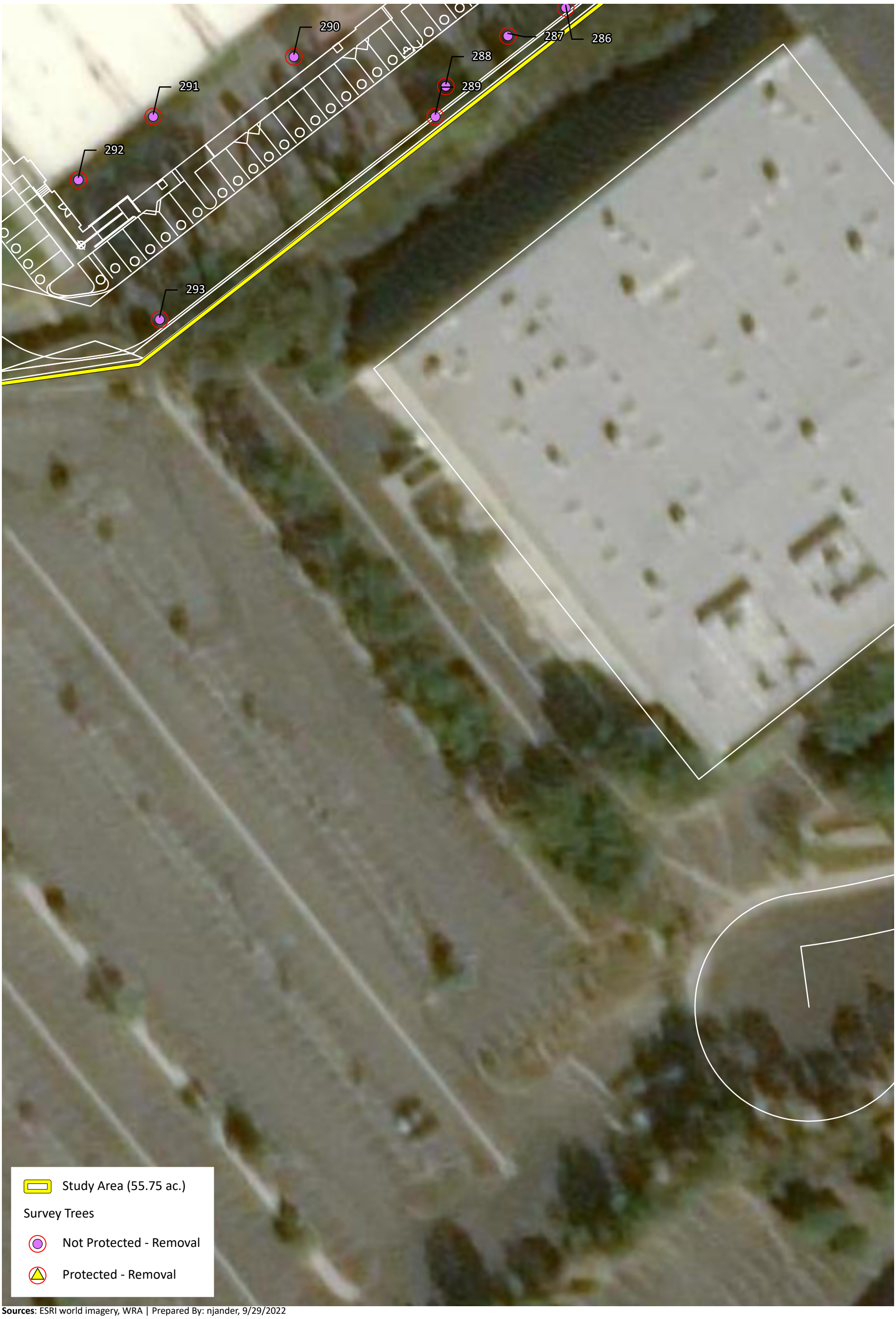
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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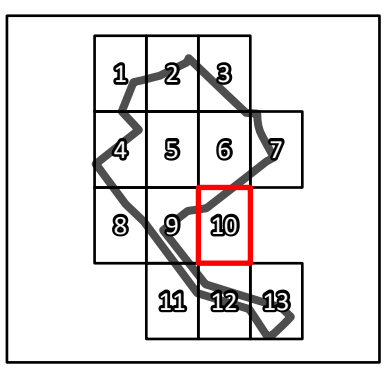
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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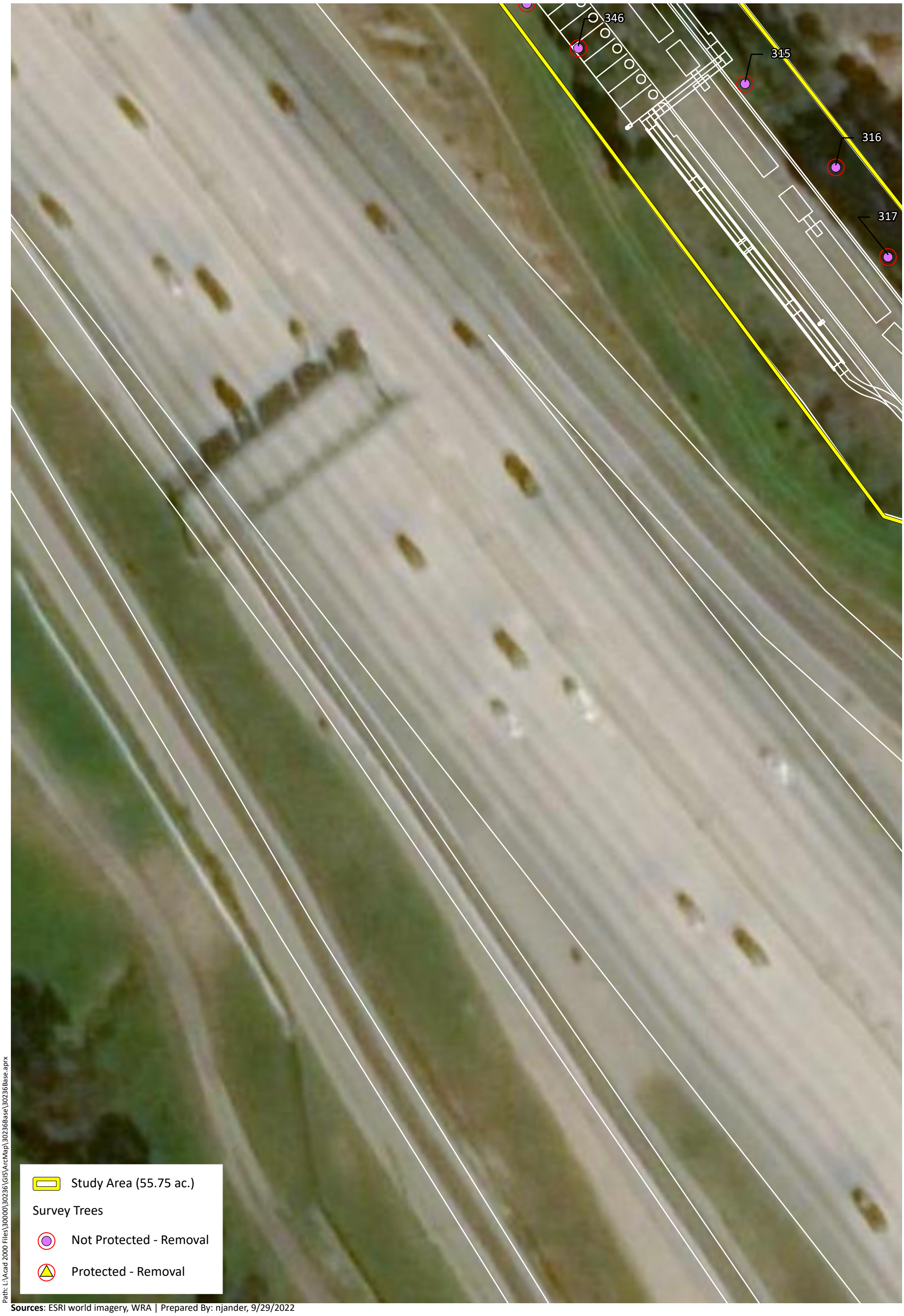

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Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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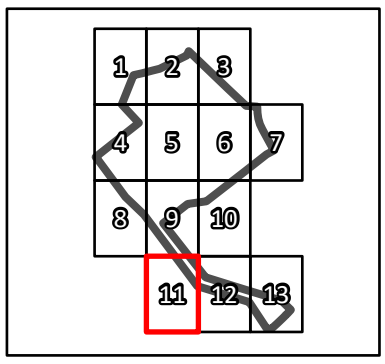
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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Path: L:\Acad 2000 Files\30000\30236\GIS\ArcMap\30236Base\30236Base.aprx

Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022

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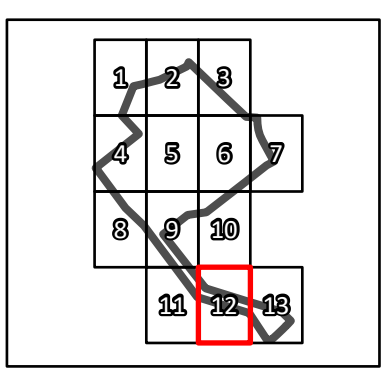
15825 Roxford St.
Commercial Development Project
Los Angeles, California



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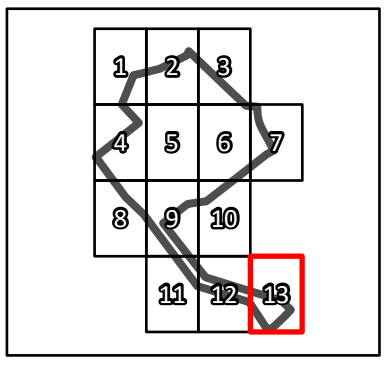
Path: L:\Acad 2000 Files\30000\30236\GIS\ArcMap\30236Base\30236Base.aprx

Sources: ESRI world imagery, WRA | Prepared By: njander, 9/29/2022



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15825 Roxford St.
Commercial Development Project
Los Angeles, California

APPENDIX D – REPRESENTATIVE PHOTOGRAPHS

Photograph 1. Tree 231 is a protected 10.12-inch (multi) trunk coast live oak (*Quercus agrifolia*) located in the north center portion of the Project Area.

Photograph 2. Tree 232, a 5.4-inch protected (multi) trunk coast live oak protected tree located in the northern boundary portion of the Project Area with potential impacts.

Photograph 3. Tree 233, a 24.30 protected (multi) trunk coast live oak protected tree at the north portion of the Project Area.

Photographs 4. Tree 335 is a protected 6.15-inch (single) trunk coast live oak with fair structure, located in the southwest part of the Project Area adjacent to a highway on ramp.

Photograph 5. Tree 335 at a different angle showing some cracking but still structurally stable.

Photograph 6. Tree 339 is a protected 6.39-inch (multi) trunk coast live oak. Protected and located in the southwest portion of the Project Area.

Photograph 7. Tree 242 is a 25-inch Italian stone pine (*Pinus pinea*) located in the southeastern boarder of the Project Area.

Photograph 8. Tree 208 is a 25-inch (multi-trunk) Chinese elm (*Ulmus parvifolia*) that is in the north center of the Project Area, tree is dying.

Photograph 9. Tree 243 is a 20.73 (multi) trunk Hollywood juniper (*Juniperus chinensis*) that is located in the southeastern boundary of the Project Area.

Photograph 10. Tree 230 is a 8.35-inch Jacaranda (*Jacaranda mimosifolia*) that is located in the center of the Project Area.