

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

June 25, 2024

TO: City Planning Commission

FROM: Louis Ortega Jr., Planning Assistant

**ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE
STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2023-5307-CU-DB; 8930
North Village Avenue; 10301 & 10335 West Vinedale Street; 10158, 10210, 10332 West
Penrose Street**

The following technical modifications/corrections are proposed to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of June 27, 2024, related to Item No. 5b on the meeting agenda. Deleted text is show in ~~strike through~~ and added text is shown in underline.

CONDITIONS OF APPROVAL

Development Conditions:

4. **Landscaping.**

- a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.
- b. The perimeter walls/fencing along the retaining wall shall be landscaped to minimize visibility from the public right-of-way
- c. Replacement trees shall be planted in compliance with replacement ratios outlined in the LAMC to the Satisfaction of the Urban Forestry Division.
- d. ~~Trees shall be located in such a manner and be of such a size that the trees are capable of producing an overhead canopy that will shade at least 50 percent of the vehicle parking stalls after 10 years of growth.~~

~~e. Planting of required trees within the public right-of-way shall obtain approval from the Urban Forestry Division prior to obtaining clearance from the Department of City Planning. In the event that a required tree cannot be planted within the public right-of-way, those trees shall be planted on-site.~~

f. d. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on site tree and shrub replacements shall be planted in locations favorable to the long-term survival of the species.

e. A revised landscape plan shall be submitted to the Department of City Planning, Expedited Processing Section prior to the issuance of a building permit from the Los Angeles Department of Building and Safety.

12. **Noise.** No amplified music or loud non-amplified music shall be permitted on the new softball/multipurpose sports field.



Jun 25, 2024

**City of Los Angeles
City Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012**

**Re: Proposed Residential Project at 7222 North Tyrone Avenue
(CPC-2022-6052-DB-HCA)**

By email: cpc@lacity.org

**Cc: Esther Ahn, City Planner, esther.ahn@lacity.org; City Clerk's Office,
clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 11-unit apartment building, which includes one unit for very-low income individuals, at 7222 North Tyrone Avenue. These laws include the Housing Accountability Act ("HAA") and the Density Bonus Law ("DBL").

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d) and (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project unfeasible or reduce the project's density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the Density Bonus Law (Gov. Code, § 65915; the "DBL") do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The Commission must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the Commission must not deny the project

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

the proposed waivers and concessions with respect to open space, setbacks, height, floor area ratio, and sidewall planes, unless it makes written findings as required by Gov. Code, § 65915, subd. (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).)

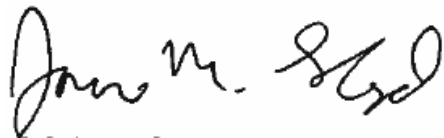
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

Dear City Planning Commissioners,

The following are concerns with the proposed project. Most of these concerns were raised at the February 27, 2024 hearing however they have not been sufficiently addressed yet.

1. **PLEASE REQUIRE A REVISED LANDSCAPE PLAN BEFORE MOVING FORWARD ON THIS PROJECT.** The clear cutting of trees and shrubs was conducted on the subject site before submitting the application to City Planning. At least 38 significant trees were removed, likely including protected Elderberry shrubs (#8, 35, 39 identified on the October 2019 tree report). This site is located in a potential sensitive habitat area that interfaces with a large open space area to the south which includes a trailhead to Mt. Latuna. There was NO mention of the tree removal at the hearing. The landscape plan submitted with the application only includes 5 new trees along the north property line, that's it – even though they removed 38 significant trees. Just 5 trees even after the October 2019 tree report recommended the following:

“Mitigation for the removal of 38 non-protected but "significant" trees will be required by the Planning Department. The replacement tree shall be included in the landscape plans to the City's satisfaction. Usually, the replacement ratio is 1:1 with minimum 24-inch box trees. Larger box sizes may be acceptable for reduced mitigation ratios. Specifications on the types of trees and sizes for the replacement trees will be provided by the landscape architect. At least 38 replacement trees should be called out in the landscape plan.”

At the hearing, I asked that there be a ROBUST landscape plan that includes the planting of trees all around the site, not just on the north end, before this goes to CPC. So here we are, with the same insufficient landscape plan as of 12 pm, 1 day before the CPC hearing. This should not have been scheduled for hearing. The public should have the opportunity to review the revised landscape plan to ensure there is an adequate amount of space given to the 44 plus replacement trees, that these trees are located all around the site perimeter, and especially to buffer the noise and light to the south open space area, and that there are a large percentage of native trees as well as trees that will grow tall and provide the canopy that was removed. The Conditions of Approval needs to include this new revised landscape plan with specific conditions to ensure there is proper replacement and to ensure for their long term survival.

2. **ENV-2023-5308-CE IS INADEQUATE** – Tree removal, noise, and light were concerns raised at the hearing. These potential impacts of the project have not been addressed. There is also no back up documentation that has been presented as part of the environmental documents in Exhibit B. There are many concerns with the potential impact of this project given the site location. First, there are protected trees and shrubs on the site, (also classified as a Hillside site) which requires that at a minimum there be a “Biologist Statement” of Biological Resources (CP-3613) or that a biological assessment be conducted. Second, the site is located in a “medium” biological resource area and a “medium” mountain lion resource area. Anything that could affect such biological resources, such as tree removal, adding excessive 70-foot high lighting to an otherwise dark night sky, adding fencing, and introducing more noise like the four batting cages at the south end of the site that abuts the open space area, and adding more athletic activities until 10 pm at night, all this on land that was previously used for a single family dwelling and horse keeping, should be analyzed. These are two starkly different uses, one is more intense than the other, that could greatly impact biological resources. There is no indication any review of potential impacts were conducted, what the potential impacts are, and how this project is properly mitigated for those impacts.

The categorical exemptions used for this project, specifically 15305- minor land alterations, and 15314 – minor additions to schools have been incorrectly applied to this project as *this is a change of use*, is not a minor land alteration, and the subject site is not located within existing school grounds. Given the location, an initial study should be applied to determine how the project can be properly mitigated.

15305. MINOR ALTERATIONS IN LAND USE LIMITATIONS

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, **which do not result in any changes in land use** or density,

15314. MINOR ADDITIONS TO SCHOOLS

Class 14 consists of minor additions to existing schools **within existing school grounds** where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less.

3. **OAK TREE #49 SHOULD BE PRESERVED!!** There is plenty of room to save this tree and allow the sports field – this will require some adjustment, but preserving this tree does not prevent “reasonable” development of the site. I am also opposed to any more tree removal at this site. Enough is enough.
4. **THE CONDITIONS OF APPROVAL DO NOT ADEQUATELY ADDRESS THE REQUIRED TREE REPLACEMENT OF 38 significant TREES and one potential protected tree.** The current Landscaping Condition 4.c reads “*Replacement trees shall be planted in compliance with replacement ratios outlined in the LAMC to the Satisfaction of the Urban Forestry Division.*” This condition is way too vague and will be missed by all, including the Planning Counter Staff for the 38 significant trees that were removed. Staff generally only looks at the conditions of approval and compares it to the landscape plan. If it is not in the conditions then they rely on whatever landscape plan the applicant gives them. Additionally, Urban Forestry *only enforces* tree replacement for “*protected trees.*” They do not even look at or consider significant trees on private property as it is not in their authority.

Please require that the **Landscaping Conditions of Approval be revised to include specifics** (especially in a case like this where there is a trust issue). **Conditions should include reference to the approved revised Landscape Plan, per Exhibit “X”, dated “X” and specify** such as:

- 4.c - There shall be a minimum of 42 new trees (minimum 24-inch box size) planted around the subject athletic field site, in which a 50-75 percent of the trees shall be California native trees. The 42 trees are to replace the 38 significant trees removed and potential removal of one protected oak tree.
- 4.d – (Remove the parking area as there is none) and replace with “There shall be a minimum of 4:1 replacement for each protected tree or shrub that may need to be removed to the satisfaction of the Urban Forestry Department. Every effort shall be made to preserve Oak Tree #49 and adjust plans accordingly to protect and preserve this tree.
- All trees to be preserved shall be clearly marked on the landscape, grading, and site plan and shall be protected with fencing 5-feet out of dripline area during all phases of construction.

Lastly, **given the number of trees involved, a bond or guarantee for survival, such as watering the first 5 years should be included in the conditions of approval.**



ZIMAS 2020 aerial of subject site looking north. Note the tree canopy that existed at the site consisted of approximately 50 percent canopy coverage (30,155 sf) of the proposed athletic field area (65,000 sf).



Google Earth 2022 aerial of the site, looking north, after the trees were removed.

PACIFIC CREST CONSULTANTS INC.

June 27, 2024

City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

CPC AGENDA ITEM NO. 5.b – CPC 2023-5307-CU-SPP – 8930 N. VILLAGE AVENUE – RESPONSE TO RECOMMENDATION REPORT

Honorable Commissioners:

We represent the applicant (Village Christian Schools) in Case No. CPC 2023-5307-CU-SPP (8930 N. Village Avenue). The Applicant agrees with the Recommended Actions on page 2, the Findings and the majority of the Conditions of Approval.

The Applicant has concerns with the following Conditions of Approval:

4.c. Replacement trees shall be planted in compliance with replacement ratios outlined in the LAMC to the Satisfaction of the Urban Forestry Division.

The Applicant intends to fully comply with Cond. 4.c, and requests that a landscape plan showing the proposed locations of replacement trees be required prior to the issuance of permits, to the satisfaction of the Planning Department. It would be premature to require the creation of the landscape plan at this time, since the Applicant desires to thoughtfully determine the most appropriate location for the replacement trees, with trees planted where they would accomplish the greatest benefit.

12. No amplified music or loud non-amplified music shall be permitted.

This new conditional use permit affects the entire school. As worded, Cond. 12 would prohibit amplified music everywhere within the campus. Outdoor events involving amplified music are held in various locations, particularly the central quad and the football field. These events include graduation ceremonies ("Pomp and Circumstance"), pep rallies, choir and string concerts, an annual Veteran's Day assembly, and others.

If Cond. 12 is intended to apply only to the new athletic field west of Village Avenue, that should be so stated. Or if it applies to the entire campus, it should be modified to the effect that music, amplified or otherwise, shall not exceed levels at the perimeter of the school as permitted by the City's noise regulations. _

The Applicant otherwise agrees with the recommended actions, conditions and findings in the Recommendation Report, and respectfully requests that the City Planning Commission approve the requested entitlements and adopt the conditions and findings.

Respectfully submitted,

John J. Parker

John J. Parker
Representative for the Applicant

Copy: Louis Ortega, Planning Department
Tom Konjoyan, Village Christian Schools



Horticulturists and
Registered Consulting
ARBORISTS

AV
For
BR
**REVIEWED
BY**
[Signature] 5/2/24
Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal

**CITY OF LOS ANGELES PROTECTED TREE REPORT
VILLAGE CHRISTIAN SCHOOL
8930 VILLAGE AVENUE
SUN VALLEY, CALIFORNIA 91352**

SUBMITTED TO:

**VILLAGE CHRISTIAN SCHOOL
8930 VILLAGE AVE.
SUN VALLEY, CALIFORNIA 91352**

PREPARED BY:

**CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013**

**SCOTT McALLASTER
ISA CERTIFIED ARBORIST #WE 7011A
ISA QUALIFIED TREE RISK ASSESSOR**

**DANIEL COWELL
STAFF ARBORIST, BIOLOGIST**

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072



APRIL 19, 2024

www.cycarlberg.com

CITY OF LOS ANGELES PROTECTED TREE REPORT – VILLAGE CHRISTIAN SCHOOL

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PROJECT BACKGROUND	2
ASSIGNMENT AND PURPOSE OF THE TREE REPORT	2
PROJECT OVERVIEW	4
TABLE 1 – PROJECT INFORMATION	4
EXHIBIT A – PROJECT LOCATION MAP	5
EXHIBIT B – AERIAL IMAGE OF THE PROJECT SITE	6
TREE ASSESSMENT METHODOLOGY AND DATA PRESENTATION	8
OBSERVATIONS	8
TABLE 2 – SUMMARY OF INVENTORIED PROJECT SITE AND IMMEDIATELY ADJACENT TREES	9
TABLE 3 – SUMMARY OF PROTECTED TREES	10
TABLE 4 – SUMMARY OF OFFSITE TREES	11
TABLE 5 – SUMMARY OF NON-PROTECTED TREES	12
TABLE 6 – SUMMARY OF TREES REMOVED IN JULY 2020	14
EXHIBIT C - REDUCED COPY OF THE TREE LOCATION EXHIBIT (11" x 17" pages)	17
EXHIBIT D - REDUCED COPY OF THE TREE IMPACT EXHIBIT (11" x 17" pages)	18
DISCUSSION OF PROJECT IMPACTS	19
TABLE 7 – PROTECTED TREES TO BE PRESERVED	21
TABLE 8 – PROTECTED TREES TO BE REMOVED	23
TABLE 9 – PREVIOUSLY NON-PROTECTED TREES REMOVED IN JULY 2020	23
TABLE 10 – NON-PROTECTED TREES TO BE PRESERVED	24
TABLE 11 – NON-PROTECTED TREES TO BE REMOVED	25
TABLE 12 – NON-PROTECTED TREES REMOVED IN JULY 2020	25
CONCLUSION AND RECOMMENDATIONS	29
CERTIFICATION OF PERFORMANCE	32
ARBORIST DISCLOSURE STATEMENT	33
LIST OF CONTIBUTORS AND RESUMES OF KEY STAFF	34
EXHIBIT E – DEFINITION OF HEALTH AND STRUCTURE GRADES	38
EXHIBIT F - GLOSSARY OF ARBORICULTURAL & DENDROLOGICAL TERMS	40
EXHIBIT G – LIST OF ACRONYMS	43
EXHIBIT H – TREE INVENTORY FIELD DATA (TABLE 13)	45
EXHIBIT I – 2024 TREE PHOTOGRAPHS	51
EXHIBIT J – PHOTOGRAPHS OF TREES REMOVED IN JULY 2020	77
EXHIBIT K - BIBLIOGRAPHY OF GENERAL REFERENCES USED TO PREPARE THE DOCUMENT	112





April 19, 2024

Tom Konjoyan
Village Christian School
8930 Village Ave.
Sun valley, California 91352

**Re: Village Christian School – 8930 Village Avenue, Sun Valley, California 91352 – City of Los Angeles
Protected Tree Report**

Dear Mr. Konjoyan

This report addresses our office's site visit on April 8, 2024 to the Village Christian School property located at 8930 Village Avenue in the Sun Valley area of Los Angeles, California.

EXECUTIVE SUMMARY

Village Christian School is seeking a conditional use to permit the site expansion of an existing private school grades elementary through high school, in the A2-1-K and RA-1-K Zones, pursuant to LAMC Sec. 12.24-U,24(b). The site is within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ord. No. 175736), pursuant to LAMC Sec. 11.5.7-C, and the proposed project is subject to a project permit compliance review since it is located within the Specific Plan's boundaries and because it meets the Specific Plan's definition of a project.

The proposed new improvements will comprise an athletic playing field located on the west side of Village Avenue. This will expand the site of the conditional use by 206,060 square feet (4.73 acres) according to ZIMAS. The properties to be added are presently addressed as 10336 Penrose Street, 10332 Penrose Street and 10335 Vineland Street. No changes are proposed on the existing campus east of Village Avenue, other than the addition of lighting to the large athletic field.

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycariberg.com

PROJECT BACKGROUND

Carlberg prepared a protected tree report on October 19, 2019. That report was prepared in accordance with the City of Los Angeles Tree Preservation Ordinance No. 177,404 and comprised 52 trees on and adjacent to two parcels located to the southwest of the main campus at 8930 Village Avenue in Los Angeles. Four protected oak trees and 48 significant¹ trees that were on, or immediately adjacent to, the subject property were inventoried. At that time, one protected oak and 38 significant trees were proposed to be removed to accommodate the future softball/soccer athletic field and associated structures.

Since that time, Village Christian School removed 38 shrubs/trees, all of which were considered significant at that time. Four of the removed trees were small to medium-sized elderberries, a species not protected by the City's prior Ordinance No. 177,404. When the Ordinance was revised to No. 186,873 in December, 2020, elderberry and toyon were added to the list of protected species. This was five months after the removal of the elderberry trees located on the proposed sports field in July, 2020. We therefore contend, at this stage, these four removed elderberries do not constitute the removal of protected trees.

Carlberg arborists conducted the current tree inventory on April 8, 2024. All trees, regardless of species or size, were included in the inventory. We evaluated a total of 32 trees: 27 private property trees and five offsite trees whose canopies or protected zones overhang the project site boundaries. **There are eighteen private property trees that are City of Los Angeles Ordinance-Protected.** Three additional trees are being proposed for removal, **one of which is a City of Los Angeles Ordinance-Protected tree (coast live oak, Tree #19).** There are no rights-of-way trees associated with the project.

ASSIGNMENT AND PURPOSE OF THE TREE REPORT

Carlberg Associates (Carlberg) was retained to conduct a tree inventory and prepare a Tree Report in accordance with guidelines set forth by the City of Los Angeles's Tree Protection Ordinance No. 186,873 and Tree Report Template (CP-4068, July 13, 2023).

City of Los Angeles's Tree Protection Ordinance No. 186,873 (Ordinance)

Protected trees and shrubs as set forth in the Ordinance comprise the following species that measure four inches or greater in "cumulative"² trunk diameter (measured at 4.5 feet above natural grade):

- coast live oak (*Quercus agrifolia*)
- valley oak (*Quercus lobata*)
- any other southern California indigenous oak trees but excluding scrub oak (*Quercus berberidifolia*)
- western sycamore (*Platanus racemosa*)
- Southern California black walnut (*Juglans californica*)
- California bay laurel (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- toyon (*Heteromeles californica*)

¹ 'Significant' is a term used in the City's prior Ordinance (177,404) and referred to trees with trunk diameter of 8 inches or greater. It is no longer an applicable criteria, except in a number of specific plan overlays.

² For purposes of value assessments and other analyses, trunk diameters of multi-stemmed trees will be converted to a single trunk diameter using the methodology set forth in the *Guide for Plant Appraisal*, 10th Edition.



Public rights-of-way, parkway, median, and street trees are protected regardless of species or size and must be included in the tree inventory and report.

Los Angeles City Planning CP-4068 [07.07.2022] Tree Report Template (Template)

The Template (dated July 13, 2023) requires the collection and reporting on additional data beyond that required by the Ordinance, both on- and offsite. Some key requirements of the Template include inventory and assessment of all onsite trees regardless of species or size, inventory of offsite trees whose protected zones (12 x the trunk diameter at standard or breast height) may be impacted by the project, inventory of all adjacent street trees, photographs of each tree along with a photograph of a leaf from each tree type, mapping of all trees' locations and their canopies (driplines) plus protected zones, and the tree expert's opinion as to whether the tree occurs naturally or was planted.

This Tree Report will be used during the entitlement and environmental approval process to aid decision-makers and the public in understanding the existing tree resources present on and immediately adjacent to the project site, the potential impacts of the project on the existing tree resources, and the proposed recommendations for tree protection, monitoring, and required mitigation during implementation of the Project.

The San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance No. 175736)

This ordinance, established in February 2004, includes prominent ridgeline protection, equine trails protection, oak tree protection, and scenic highway corridors viewshed protection.

Section 8.B: Oak Trees: No oak tree 8 inches or more in diameter, measured 4 1/2 feet above ground level shall be removed without the prior written approval of the Director of Planning on lots 20,000 square feet or larger. Five alternative findings for removal are listed, including that it is necessary to remove the oak tree because its continued existence at its present location prevents the reasonable development of the subject property. The one protected oak tree was identified for removal in Carlberg's 2019 report; the reason was because its location would have inhibited the functionality of the playing field. It is anticipated that four replacement trees will be planted on the conditional use site to mitigate the removal of the oak tree.



PROJECT OVERVIEW

Project Location

Table 1 includes basic project information for the Village Christian School Project.

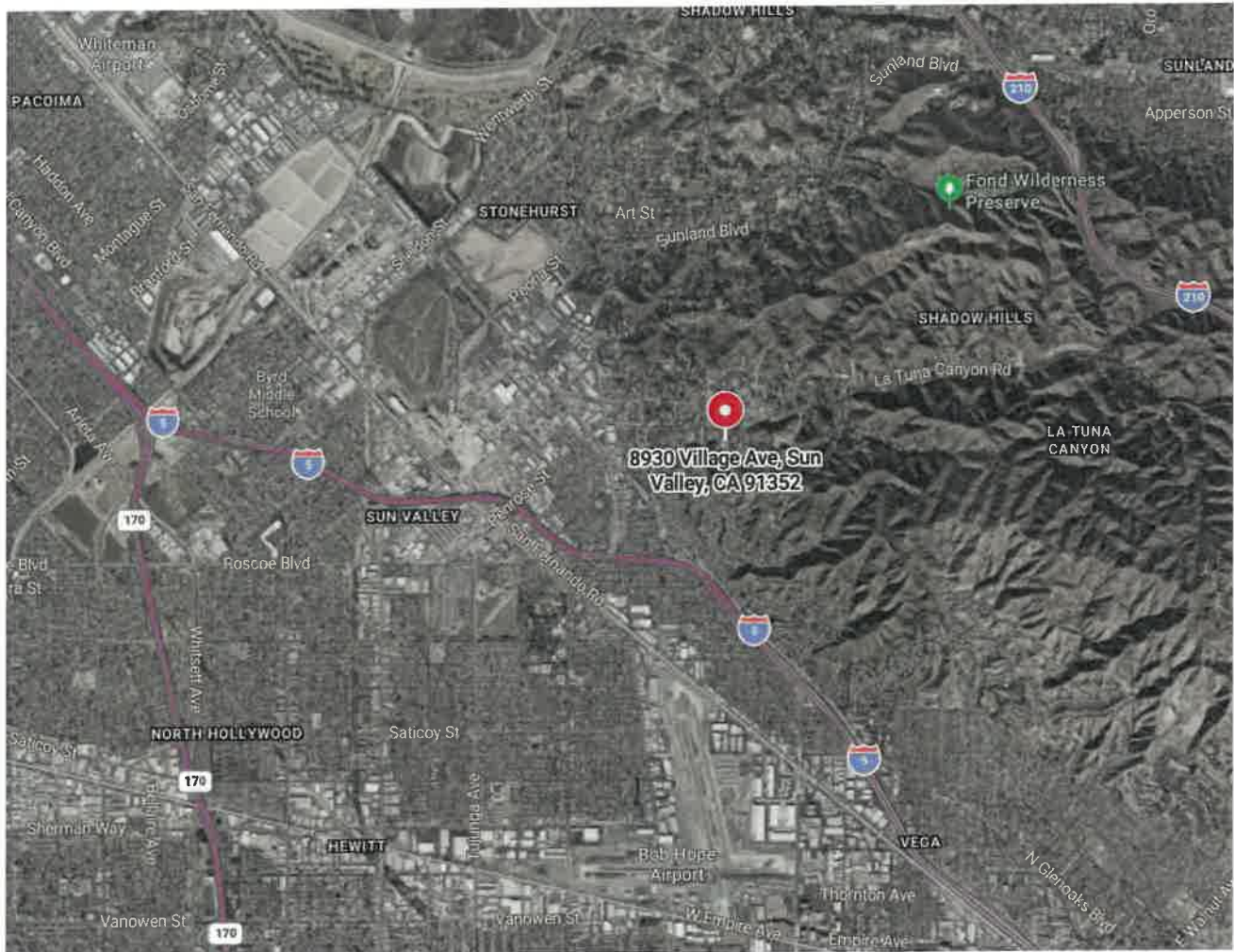
TABLE 1 – PROJECT INFORMATION

Project Name	Village Christian School
Project Address	8930 Village Avenue Sun Valley, California 91352
Project APN	2404-001-006, 2404-002-022, 2404-002-023
Project Site Area	206,060 square feet (4.73 acres)
Entitlement Case No.	CPC-2023-5307-CU-SPP
Environmental Case No.	ENV-2023-5308-CE
Owner / Applicant	Village Christian School
Owner Representative	Tom Konjoyan Village Christian School 8930 Village Ave. Sun Valley, California 91352

Exhibits A and B on the following pages illustrate the general project location and an aerial image of the site.



EXHIBIT A – PROJECT LOCATION MAP



Source – Bing Maps
No Scale

8930 Village Avenue, Sun Valley, California 91352



EXHIBIT B – AERIAL IMAGE OF THE PROJECT SITE



Source – Bing Maps
No Scale

8930 Village Avenue, Sun Valley, California 91352



Project Description

Village Christian School is seeking a conditional use to permit the site expansion of an existing private school grades elementary through high school, in the A2-1-K and RA-1-K Zones, pursuant to LAMC Sec. 12.24-U,24(b). The site is within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ord. No. 175736), pursuant to LAMC Sec. 11.5.7-C, and the proposed project is subject to a project permit compliance review since it is located within the Specific Plan's boundaries and because it meets the Specific Plan's definition of a project.

The proposed new improvements will comprise an athletic playing field located on the west side of Village Avenue. This will expand the site of the conditional use by 206,060 square feet (4.73 acres) according to ZIMAS. The properties to be added are presently addressed as 10336 Penrose Street, 10332 Penrose Street and 10335 Vineland Street. No changes are proposed on the existing campus east of Village Avenue, other than the addition of lighting to the large athletic field.

Carlberg prepared a protected tree report on October 19, 2019. That report was prepared in accordance with the City of Los Angeles Tree Preservation Ordinance No. 177,404 and comprised 52 trees on and adjacent to two parcels located to the southwest of the main campus at 8930 Village Avenue in Los Angeles. Four protected oak trees and 48 significant³ trees that were on, or immediately adjacent to, the subject property were inventoried. At that time, one protected oak and 38 significant trees were proposed to be removed to accommodate the future softball/soccer athletic field and associated structures.

Since that time, Village Christian School removed 38 shrubs/trees, all of which were considered significant at that time. Four of the removed trees were small to medium-sized elderberries, a species not protected by the City's prior Ordinance No. 177,404. When the Ordinance was revised to No. 186,873 in December, 2020, elderberry and toyon were added to the list of protected species. This was five months after the removal of the elderberry trees located on the proposed sports field in July, 2020. We therefore contend, at this stage, these four removed elderberries do not constitute the removal of protected trees.

Carlberg arborists conducted the current tree inventory on April 8, 2024. All trees, regardless of species or size, were included in the inventory. We evaluated a total of 32 trees: 27 private property trees and five offsite trees whose canopies or protected zones overhang the project site boundaries. **There are eighteen private property trees that are City of Los Angeles Ordinance-Protected.** Three additional trees are being proposed for removal, **one of which is a City of Los Angeles Ordinance-Protected tree (coast live oak, Tree #19).** There are no rights-of-way trees associated with the project.

The area located within the Prominent Ridgeline Protection Area, located along the westerly and southerly sides of the playing field, will be treated as a mitigation planting area and hydroseeded with 15 varieties of native vegetation. A substantial landscape buffer will be planted along the north side of the field, adjacent to the dwelling at 10336 Penrose Avenue, which is also owned by the applicant. That area will contain 5 Australian willow trees, 36-inch box in size at the time of planting; 20 coffeeberry shrubs, 15 gallon at the time of planting; and 25 Allen Chickering sage shrubs, 5 gallon at the time of planting. Certain plant materials are prohibited within the Specific Plan area for all new projects. The project does not propose any prohibited plants.

³ 'Significant' is a term used in the City's prior Ordinance (177,404) and referred to trees with trunk diameter of 8 inches or greater. It is no longer an applicable criteria, except in a number of specific plan overlays.



TREE ASSESSMENT METHODOLOGY AND DATA PRESENTATION

Project Trees

A Carlberg arborist conducted the tree inventory on April 8, 2024. Weather conditions were sunny and clear throughout the duration of the inventory.

The tree inventory was conducted on foot. We traversed the entire project site to inventory and assess all onsite trees and all offsite trees whose canopies or protected zones⁴ extended into the project site.

The trees were identified, their health and structural condition evaluated⁵, trunk diameters measured, heights and canopy spreads approximated, and trunk locations plotted on the topographic survey map provided to us by the project team. More specifically, the inventory included the following assessment factors for protected and non-protected, onsite, immediately offsite, and street trees:

- **Tree Number** (unique tree number engraved on an aluminum tag affixed to each tree, as access allowed)
- **Botanical and Common Name**
- **Trunk Diameter** (diameter at standard height (DSH) / diameter at breast height (DBH) is measured at 4.5 feet above natural grade, or as indicted in the spreadsheet if deviated)
- **Indication** if the tree is a sapling or has a diameter of less than 4 inches
- **Height and Canopy Spread** (approximated)
- **Physiological Condition (health)**
- **Structural Condition**
- **Presence of infectious tree diseases and / or pests**
- **Treatments** (if pests or diseases are outwardly apparent, treatment is generally recommended, but no specific treatment will be called out since only a licensed pest control advisor may opine on specific treatments)
- **Expert opinion** if the tree appears to be naturally occurring or intentionally planted
- **Photographs of All Trees** (or groups of trees where applicable)

Field data was collected on tablets, tree trunk locations were generally mapped on a 50-scale, 36" x 48" topographic sheet map, and photographs were taken with digital cameras. Tree identification numbers, trunk locations, and tree canopies with protection zones are graphically represented on the Tree Location Exhibit prepared by Carlberg in AutoCAD.

A Tree Photograph Exhibit provides captioned photographs of the trees, and provides an idea of site context, tree densities, conformation, and vigor.

⁴ 'Protected zone' equals 15 feet from the dripline of a tree or 15 feet from the trunk of an unbalanced or young tree, whichever is greater.

⁵ Each tree is assigned two letter grades, one for overall health and one for structure. Definitions for the letter grades are included in the appendices of this report.



OBSERVATIONS

PROJECT SITE TREES

In our 2019 study, we inventoried a total of 52 trees. Of those 52 trees, 38 were removed in July 2020. In our 2024 updated study, we inventoried a total of 32 trees, some of which had been previously inventoried in 2019 and are still existing. The total number of trees inventoried in 2019 and 2024 is 70 trees. The 70 trees comprise 25 species and are on or immediately adjacent to the property: there were five off-site trees whose canopies overhang the subject property. **Table 2** summarizes the 25 types of trees found, their onsite or offsite tree status, and how many of each type are included in the inventory.

TABLE 2 – SUMMARY OF INVENTORIED PROJECT SITE AND IMMEDIATELY ADJACENT TREES

COMMON NAME	BOTANICAL NAME	TOTAL NO. ONSITE (2024)	TOTAL NO. OFFSITE (2024)	TREES REMOVED IN 2020	TOTAL NO. TREES (2019 AND 2024)
African fern pine	<i>Afrocarpus falcatus</i>			1	1
Aleppo pine	<i>Pinus halepensis</i>			2	2
avocado	<i>Persea americana</i>			1	1
black locust	<i>Robinia pseudoacacia</i>			3	3
black walnut	<i>Juglans nigra</i>			2	2
California pepper	<i>Schinus molle</i>	2	1		3
Canary Island pine	<i>Pinus canariensis</i>		1		1
Chinaberry	<i>Melia azedarach</i>			1	1
Chinese windmill palm	<i>Trachycarpus fortunei</i>			2	2
coast live oak	<i>Quercus agrifolia</i>	3	2		5
elderberry	<i>Sambucus mexicana</i>	13		4	17
floss silk	<i>Ceiba speciosa</i>			3	3
gold medallion	<i>Cassia leptophylla</i>			1	1
Italian cypress	<i>Cupressus sempervirens</i>			2	2
Mexican fan palm	<i>Washingtonia robusta</i>			4	4
mulberry	<i>Morus alba</i>			3	3
Norfolk Island pine	<i>Araucaria heterophylla</i>		1		1
Shamel ash	<i>Fraxinus uhdei</i>			1	1
silk oak	<i>Grevillea robusta</i>			4	4
silver dollar gum	<i>Eucalyptus polyanthemos</i>			2	2
Spanish dagger	<i>Yucca gloriosa</i>			1	1
tipu tree	<i>Tipuana tipu</i>			1	1
toyon	<i>Heteromeles arbutifolia</i>	1			1
tree of heaven	<i>Ailanthus altissima</i>	7			7
valley oak	<i>Quercus lobata</i>	1			1
		27	5	38	70



Exhibit C – Reduced Copy of the Tree Location Exhibit within this report provides an illustrative presentation of the existing trees.

Exhibits on the following pages include the **Tree Inventory Field Data and Tree Photograph Exhibit**. The following **Tables 3-5** summarize the private property, protected trees, non-protected trees and offsite trees. **Table 6** summarizes the trees that were removed in July, 2020.

TABLE 3 – SUMMARY OF PROTECTED TREES

OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	1	elderberry	<i>Sambucus mexicana</i>	8.4, 10.6, 12	25	14	13	15	13	B-	C
	2	elderberry	<i>Sambucus mexicana</i>	7.4, 8.6, 9.3	16	6	26	24	23	B+	C-
	3	elderberry	<i>Sambucus mexicana</i>	16.4	12	10	22	8	8	B-	C-
	4	elderberry	<i>Sambucus mexicana</i>	23	15	10	12	18	12	B-	C
	5	elderberry	<i>Sambucus mexicana</i>	11.2	14	17	18	8	0	B-	C
	6	elderberry	<i>Sambucus mexicana</i>	8.4	14	10	10	7	11	C	C
	7	elderberry	<i>Sambucus mexicana</i>	11, 2.7, 3, 2, 2, 2.5	15	13	8	15	15	B-	C
	8	elderberry	<i>Sambucus mexicana</i>	5.1	10	0	6	13	8	B	B-
	9	elderberry	<i>Sambucus mexicana</i>	4, 1.5	13	8	0	0	14	A	B
	15	valley oak	<i>Quercus lobata</i>	6.4, 6.7, 8	25	17	14	18	14	A-	B
	16	elderberry	<i>Sambucus mexicana</i>	13.2, 6.7	15	12	10	15	17	B	C-
	17	elderberry	<i>Sambucus mexicana</i>	1, 2, 2.5, 1.5	10	3	12	8	2	B-	C-
	18	toyon	<i>Heteromeles arbutifolia</i>	8.1, 7.7, 3.5, 3.5, 4.5, 7.5, 7.5, 7.5, 7.5	16	30	21	15	28	A-	B
	19	coast live oak	<i>Quercus agrifolia</i>	19	26	26	16	17	23	B	B-
	20	coast live oak	<i>Quercus agrifolia</i>	27.6	35	25	23	36	32	A	B



OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	21	elderberry	<i>Sambucus mexicana</i>	2.2, 1.7, 2, 1.8, 1.5, 1.2, 1.5, 1.3, 1.2, 1.7, 2.8, 3.4, 1.5, 1.7, 2.2, 2, 1	16	21	15	13	15	B	C
	22	elderberry	<i>Sambucus mexicana</i>	4, 3, 3, 4	15	18	15	17	18	A	C
	24	coast live oak	<i>Quercus agrifolia</i>	5.7, 9	17	13	14	15	14	B+	B-
OS	27	coast live oak	<i>Quercus agrifolia</i>	25	40	22	28	30	26	A	B
OS	28	coast live oak	<i>Quercus agrifolia</i>	3, 4, 4, 2.5	15	10	12	12	10	A	A-

TABLE 4 – SUMMARY OF OFFSITE TREES

OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
OS	26	California pepper	<i>Schinus molle</i>	15, 13	18	17	15	16	25	A	B
OS	27	coast live oak	<i>Quercus agrifolia</i>	25	40	22	28	30	26	A	B
OS	28	coast live oak	<i>Quercus agrifolia</i>	3, 4, 4, 2.5	15	10	12	12	10	A	A-
OS	31	Norfolk Island pine	<i>Araucaria heterophylla</i>	3.5, 3.5	18	5	6	6	6	A	B+
OS	32	Canary Island pine	<i>Pinus Canariensis</i>	23.7	55	23	15	17	18	A	B



TABLE 5 – SUMMARY OF NON-PROTECTED TREES

OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	10	tree of heaven	<i>Ailanthus altissima</i>	2, 1, 1.5, 1.5, 1, 1, 2, 1, 1, 1, 1, 2, 2.2, 1.5, 2, 2.2, 1.3, 1.2, 1.2, 1.3, 1	16	8	12	15	12	A	B
	11	tree of heaven	<i>Ailanthus altissima</i>	1.5, 1, 1, 1, 1	12	5	3	5	7	A	B
	12	tree of heaven	<i>Ailanthus altissima</i>	1.1, .9, .8	8	3	3	3	3	A	B
	13	tree of heaven	<i>Ailanthus altissima</i>	1.3, 1, 1	10	0	4	6	3	A	B
	14	tree of heaven	<i>Ailanthus altissima</i>	2.6, 1.3, 1.1	16	5	5	7	0	A	B
	23	California pepper	<i>Schinus molle</i>	5.9, 4.6, 5.3	14	17	13	14	16	A-	B
	25	California pepper	<i>Schinus molle</i>	7.7, 11	18	20	20	20	20	A	B
OS	26	California pepper	<i>Schinus molle</i>	15, 13	18	17	15	16	25	A	B
	29	tree of heaven	<i>Ailanthus altissima</i>	3.7, 2.6, 3, 1.4	18	8	8	8	8	B	B
	30	tree of heaven	<i>Ailanthus altissima</i>	2.4, 1.6	11	3	6	5	5	B	B
OS	31	Norfolk Island pine	<i>Araucaria heterophylla</i>	3.5, 3.5	18	5	6	6	6	A	B+
OS	32	Canary Island pine	<i>Pinus Canariensis</i>	23.7	55	23	15	17	18	A	B
	34	Aleppo pine	<i>Pinus halepensis</i>	18.9, 22.1, 22.3	30	25	25	34	30	B	B
	35	black walnut	<i>Juglans nigra</i>	16.7	60	10	13	24	15	B	B
	36	Chinaberry	<i>Melia azedarach</i>	17.6	3	6	6	15	18	A	C+
	37	silk oak	<i>Grevillea robusta</i>	16.2	30	15	13	12	21	B+	B-
	38	silk oak	<i>Grevillea robusta</i>	11.9	40	12	7	15	10	B	B-
	39	Mexican fan palm	<i>Washingtonia robusta</i>	BT 35'	40	4	4	4	4	A	A



OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	40	Mexican fan palm	<i>Washingtonia robusta</i>	BT 40'	45	4	4	4	4	A	A
	41	Mexican fan palm	<i>Washingtonia robusta</i>	BT 40'	45	5	5	5	5	A	A
	42	Aleppo pine	<i>Pinus halepensis</i>	10.6	35	6	10	7	9	B+	B+
	43	silk oak	<i>Grevillea robusta</i>	15	50	10	8	12	12	B+	B
	44	tipu tree	<i>Tipuana tipu</i>	16	30	15	15	21	18	A	B
	45	floss silk	<i>Ceiba speciosa</i>	11.4	25	6	7	8	12	B-	C
	46	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19	50	7	15	30	18	B-	B-
	47	black locust	<i>Robinia pseudoacacia</i>	9.8	30	10	7	7	15	C-	C-
	48	African fern pine	<i>Afrocarpus falcatus</i>	3, 3.5, 5.8, 6	25	12	12	12	10	B+	B
	49	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19	50	15	25	27	30	B+	B
	50	gold medallion	<i>Cassia leptophylla</i>	11.5	40	15	12	20	10	A	B+
	51	silk oak	<i>Grevillea robusta</i>	10.5	40	7	10	6	10	A	A-
	52	Mexican fan palm	<i>Washingtonia robusta</i>	BT 20'	26	5	5	5	5	A	A
	53	black locust	<i>Robinia pseudoacacia</i>	5, 8.3, 8.3	35	18	12	18	15	B+	B
	54	Chinese windmill palm	<i>Trachycarpus fortunei</i>	BT 15'	20	4	4	4	4	A	A
	55	Chinese windmill palm	<i>Trachycarpus fortunei</i>	BT 20'	25	5	5	5	5	A	A
	56	mulberry	<i>Morus alba</i>	13.2	40	3	3	15	12	D	D
	58	black locust	<i>Robinia pseudoacacia</i>	14.2	45	14	6	21	15	A	B
	59	floss silk	<i>Ceiba speciosa</i>	7.8, 10	40	12	12	10	4	B	B



OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	60	avocado	<i>Persea americana</i>	5, 5.5, 5.9	20	4	6	6	12	C-	C-
	63	black walnut	<i>Juglans nigra</i>	6.4, 8	20	15	6	12	18	A	B
	64	floss silk	<i>Ceiba speciosa</i>	21	30	10	15	21	25	B+	B
	65	Shamel ash	<i>Fraxinus uhdei</i>	20.2	25	18	18	18	24	A	B
	66	Spanish dagger	<i>Yucca gloriosa</i>	4, 4, 4, 4, 5, 5.5, 6, 7.5, 7.6, 7.6, 14.8	20	6	6	9	6	A	B
	67	mulberry	<i>Morus alba</i>	19	35	15	15	15	18	B+	B
	68	mulberry	<i>Morus alba</i>	8, 13.8	12	4	0	3	5	B	D
	69	Italian cypress	<i>Cupressus sempervirens</i>	9.1	20	3	3	2	2	A	B
	70	Italian cypress	<i>Cupressus sempervirens</i>	8.6	20	3	3	3	3	A	B

TABLE 6 – SUMMARY OF TREES REMOVED IN JULY 2020

OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	33	elderberry	<i>Sambucus mexicana</i>	11	100	3	3	3	3	D	D
	34	Aleppo pine	<i>Pinus halepensis</i>	18.9, 22.1, 22.3	30	25	25	34	30	B	B
	35	black walnut	<i>Juglans nigra</i>	16.7	60	10	13	24	15	B	B
	36	Chinaberry	<i>Melia azedarach</i>	17.6	3	6	6	15	18	A	C+
	37	silk oak	<i>Grevillea robusta</i>	16.2	30	15	13	12	21	B+	B-
	38	silk oak	<i>Grevillea robusta</i>	11.9	40	12	7	15	10	B	B-



OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	39	Mexican fan palm	<i>Washingtonia robusta</i>	BT 35'	40	4	4	4	4	A	A
	40	Mexican fan palm	<i>Washingtonia robusta</i>	BT 40'	45	4	4	4	4	A	A
	41	Mexican fan palm	<i>Washingtonia robusta</i>	BT 40'	45	5	5	5	5	A	A
	42	Aleppo pine	<i>Pinus halepensis</i>	10.6	35	6	10	7	9	B+	B+
	43	silk oak	<i>Grevillea robusta</i>	15	50	10	8	12	12	B+	B
	44	tipu tree	<i>Tipuana tipu</i>	16	30	15	15	21	18	A	B
	45	floss silk	<i>Ceiba speciosa</i>	11.4	25	6	7	8	12	B-	C
	46	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19	50	7	15	30	18	B-	B-
	47	black locust	<i>Robinia pseudoacacia</i>	9.8	30	10	7	7	15	C-	C-
	48	African fern pine	<i>Afrocarpus falcatus</i>	3, 3.5, 5.8, 6	25	12	12	12	10	B+	B
	49	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19	50	15	25	27	30	B+	B
	50	gold medallion	<i>Cassia leptophylla</i>	11.5	40	15	12	20	10	A	B+
	51	silk oak	<i>Grevillea robusta</i>	10.5	40	7	10	6	10	A	A-
	52	Mexican fan palm	<i>Washingtonia robusta</i>	BT 20'	26	5	5	5	5	A	A
	53	black locust	<i>Robinia pseudoacacia</i>	5, 8.3, 8.3	35	18	12	18	15	B+	B
	54	Chinese windmill palm	<i>Trachycarpus fortunei</i>	BT 15'	20	4	4	4	4	A	A
	55	Chinese windmill palm	<i>Trachycarpus fortunei</i>	BT 20'	25	5	5	5	5	A	A
	56	mulberry	<i>Morus alba</i>	13.2	40	3	3	15	12	D	D
	57	elderberry	<i>Sambucus mexicana</i>	8.3, 13.3	25	12	18	15	12	C	C-



OFFSITE TREE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
	58	black locust	<i>Robinia pseudoacacia</i>	14.2	45	14	6	21	15	A	B
	59	floss silk	<i>Ceiba speciosa</i>	7.8, 10	40	12	12	10	4	B	B
	60	avocado	<i>Persea americana</i>	5, 5.5, 5.9	20	4	6	6	12	C-	C-
	61	elderberry	<i>Sambucus mexicana</i>	6.2, 6.2	10	0	12	0	0	D	D
	62	elderberry	<i>Sambucus mexicana</i>	8.2	20	10	10	6	6	D	D
	63	black walnut	<i>Juglans nigra</i>	6.4, 8	20	15	6	12	18	A	B
	64	floss silk	<i>Ceiba speciosa</i>	21	30	10	15	21	25	B+	B
	65	Shamel ash	<i>Fraxinus uhdei</i>	20.2	25	18	18	18	24	A	B
	66	Spanish dagger	<i>Yucca gloriosa</i>	4, 4, 4, 4, 5, 5.5, 6, 7.5, 7.6, 7.6, 14.8	20	6	6	9	6	A	B
	67	mulberry	<i>Morus alba</i>	19	35	15	15	15	18	B+	B
	68	mulberry	<i>Morus alba</i>	8, 13.8	12	4	0	3	5	B	D
	69	Italian cypress	<i>Cupressus sempervirens</i>	9.1	20	3	3	2	2	A	B
	70	Italian cypress	<i>Cupressus sempervirens</i>	8.6	20	3	3	3	3	A	B
TOTAL: 38 TREES REMOVED											

Note: 38 trees were removed in 2020; of those, four were elderberries. Elderberry was not a protected species at that time; the new ordinance 186,872 (adopted December 2020) was not in effect at the time the trees were removed (July 2020).

In our opinion, the protected species inventoried are naturally-occurring while the trees existing on the residential properties have been planted into the landscape.

Dbh: diameter at breast height – a forestry term used to describe a tree trunk's diameter measured at 4.5 feet above grade; typically used as a representation of tree size. Also known as Diameter at Standard Height.



EXHIBIT C – REDUCED COPY OF THE TREE LOCATION EXHIBIT (NOT TO SCALE)

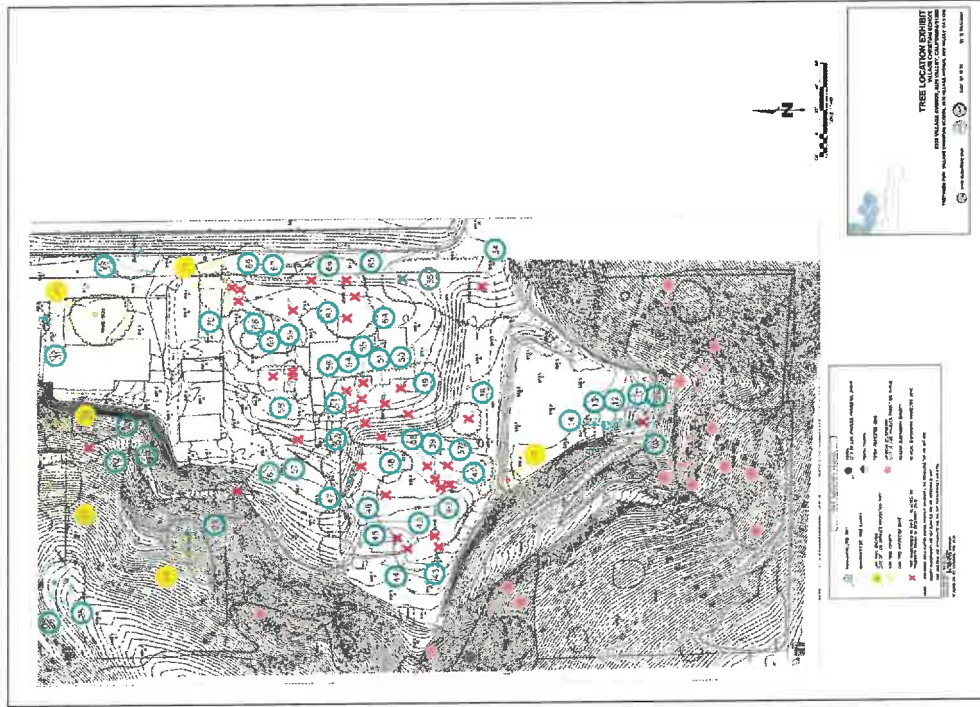
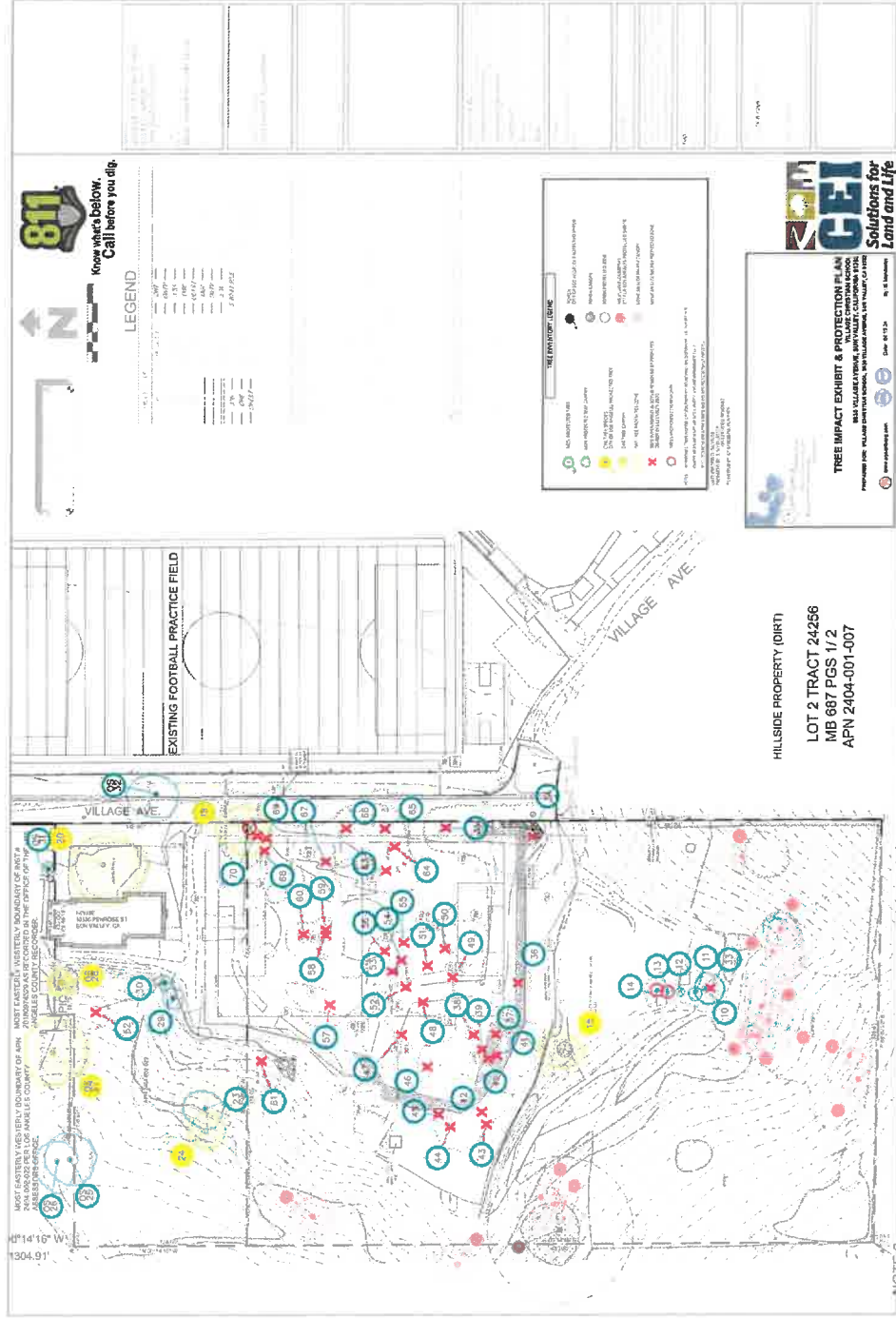


EXHIBIT D – REDUCED COPY OF THE TREE IMPACT EXHIBIT (NOT TO SCALE)



DISCUSSION OF PROJECT IMPACTS

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

- EXCAVATION - ROOT SEVERANCE
- SOIL COMPACTION (DURING AND POST-CONSTRUCTION)
- ALTERATION OF THE WATER TABLE/SITE DRAINAGE
- CHANGES IN GRADE – CUT OR FILL
- SUBSTANTIAL TRIMMING OF CANOPY OR ROOTS

A. Excavation/Trenching—Root Severance

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

B. Soil Compaction

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

C. Changes in Grade

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

D. Alteration of the Water Table/Site Drainage

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

Structures such as footings, basements, subterranean buildings, and retaining walls may intercept impermeable layers in the soil on which water perches. If adequate drainage is not provided, the water table uphill may gradually rise and interfere with tree roots. This type of damage usually takes a period of time to be recognized and diagnosed.⁶

⁶ Nelda Matheny and James R. Clark, Trees and Development: A Technical Guide to Preservation of Trees During Land Development, (Champaign, Illinois: International Society of Arboriculture, 1998), pp. 88-89.



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

E. Canopy and Root Pruning

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

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

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

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

Trees to be preserved or removed, along with the proposed location of recommended protective fencing, are illustrated on the reduced and full-sized copies of the Tree Impact Exhibit and Protection Plan.

Tables 7-12 on the following pages provide details of the trees proposed for preservation and removal. As summarized in the tables:

2024

- 1 protected tree will be removed
- 17 protected trees will be preserved
- 2 off-site protected trees will be preserved
- 0 off-site trees will be removed
- 5 off-site trees will be preserved (2 protected; 3 non-protected)
- 2 on-site non-protected trees will be removed
- 7 on-site non-protected trees will be preserved

2020

- 4 protected trees (unprotected at the time) were removed
- 34 non-protected trees (defined as 'significant at the time) were removed



TABLE 7 – PROTECTED TREES TO BE PRESERVED

Off-Site (OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
	1	elderberry	<i>Sambucus mexicana</i>	8.4, 10.6, 12		25	14	13	15	13	B-	C	N	N/A	
	2	elderberry	<i>Sambucus mexicana</i>	7.4, 8.6, 9.3		16	6	26	24	23	B+	C-	N	N/A	
	3	elderberry	<i>Sambucus mexicana</i>	16.4		12	10	22	8	8	B-	C-	N	N/A	
	4	elderberry	<i>Sambucus mexicana</i>	23		15	10	12	18	12	B-	C	N	N/A	
	5	elderberry	<i>Sambucus mexicana</i>	11.2		14	17	18	8	0	B-	C	N	N/A	
	6	elderberry	<i>Sambucus mexicana</i>	8.4		14	10	10	7	11	C	C	N	N/A	
	7	elderberry	<i>Sambucus mexicana</i>	11, 2.7, 3, 2, 2, 2.5		15	13	8	15	15	B-	C	N	N/A	
	8	elderberry	<i>Sambucus mexicana</i>	5.1		10	0	6	13	8	B	B-	N	N/A	
	9	elderberry	<i>Sambucus mexicana</i>	4, 1.5		13	8	0	0	14	A	B	N	N/A	
	15	valley oak	<i>Quercus lobata</i>	6.4, 6.7, 8		25	17	14	18	14	A-	B	N	To Remain with PZ Encroachment	
	16	elderberry	<i>Sambucus mexicana</i>	13.2, 6.7		15	12	10	15	17	B	C-	N	N/A	
	17	elderberry	<i>Sambucus mexicana</i>	1, 2, 2.5, 1.5		10	3	12	8	2	B-	C-	N	N/A	

18	toyon	<i>Heteromeles arbutifolia</i>	8.1, 7.7, 3.5, 3.5, 4.5, 7.5, 7.5, 7.5, 7.5	16	30	21	15	28	A-	B	N	N/A
20	coast live oak	<i>Quercus agrifolia</i>	27.6	35	25	23	36	32	A	B	P	N/A
21	elderberry	<i>Sambucus mexicana</i>	2.2, 1.7, 2, 1.8, 1.5, 1.2, 1.5, 1.3, 1.2, 1.7, 2.8, 3.4, 1.5, 1.7, 2.2, 2, 1	16	21	15	13	15	B	C	N	N/A
22	elderberry	<i>Sambucus mexicana</i>	4, 3, 3, 4	15	18	15	17	18	A	C	N	N/A
24	coast live oak	<i>Quercus agrifolia</i>	5.7, 9	17	13	14	15	14	B+	B-	N	N/A
OS	coast live oak	<i>Quercus agrifolia</i>	25	40	22	28	30	26	A	B	N	N/A
OS	coast live oak	<i>Quercus agrifolia</i>	3, 4, 4, 2.5	15	10	12	12	10	A	A-	N	N/A



TABLE 8 – PROTECTED TREES TO BE REMOVED

Off-Site (OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
	19	coast live oak	<i>Quercus agrifolia</i>	19		26	26	16	17	23	B	B-	P	New Development	4:1

TABLE 9 – PREVIOUSLY NON-PROTECTED TREES REMOVED IN JULY 2020

Off-Site (OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
	33	elderberry	<i>Sambucus mexicana</i>	11		100	3	3	3	3	D	D	N	Removed for New Development in July 2020	4:1
	57	elderberry	<i>Sambucus mexicana</i>	8.3, 13.3		25	12	18	15	12	C	C-	N	Removed for New Development in July 2020	4:1
	61	elderberry	<i>Sambucus mexicana</i>	6.2, 6.2		10	0	12	0	0	D	D	N	Removed for New Development in July 2020	4:1
	62	elderberry	<i>Sambucus mexicana</i>	8.2		20	10	10	6	6	D	D	N	Removed for New Development in July 2020	4:1

TABLE 10 – NON-PROTECTED TREES TO BE PRESERVED

Off-Site (OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
	10	tree of heaven	<i>Ailanthus altissima</i>	2, 1, 1.5, 1.5, 1, 1, 2, 1, 1, 1, 1, 2, 2, 2, 1.3, 1.2, 1.2, 1.3, 1	16	8	12	15	12	12	A	B	N	N/A	
	11	tree of heaven	<i>Ailanthus altissima</i>	1.5, 1, 1, 1, 1	12	5	3	5	7	7	A	B	N	N/A	
	12	tree of heaven	<i>Ailanthus altissima</i>	1.1, .9, .8	8	3	3	3	3	3	A	B	N	N/A	
	23	California pepper	<i>Schinus molle</i>	5.9, 4.6, 5.3	14	17	13	14	16	16	A-	B	N	N/A	
	25	California pepper	<i>Schinus molle</i>	7.7, 11	18	20	20	20	20	20	A	B	N	N/A	
OS	26	California pepper	<i>Schinus molle</i>	15, 13	18	17	15	16	25	25	A	B	N	N/A	
	29	tree of heaven	<i>Ailanthus altissima</i>	3.7, 2.6, 3, 1.4	18	8	8	8	8	8	B	B	N	N/A	
	30	tree of heaven	<i>Ailanthus altissima</i>	2.4, 1.6	11	3	6	5	5	5	B	B	N	N/A	
OS	31	Norfolk Island pine	<i>Araucaria heterophylla</i>	3.5, 3.5	18	5	6	6	6	6	A	B+	P	N/A	
OS	32	Canary Island pine	<i>Pinus Canariensis</i>	23.7	55	23	15	17	18	18	A	B	P	N/A	



TABLE 11 – NON-PROTECTED TREES TO BE REMOVED

Off-Site (OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
	13	tree of heaven	<i>Ailanthus altissima</i>	1.3, 1.1		10	0	4	6	3	A	B	N	Removed for New Development in July 2020	1:1
	14	tree of heaven	<i>Ailanthus altissima</i>	2.6, 1.3, 1.1		16	5	5	7	0	A	B	N	Removed for New Development in July 2020	1:1

TABLE 12 – NON-PROTECTED TREES REMOVED IN JULY 2020

Off-Site (OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
	34	Aleppo pine	<i>Pinus halepensis</i>	18.9, 22.1, 22.3		30	25	25	34	30	B	B	P	Removed for New Development in July 2020	1:1
	35	black walnut	<i>Juglans nigra</i>	16.7		60	10	13	24	15	B	B	P	Removed for New Development in July 2020	1:1
	36	Chinaberry	<i>Melia azedarach</i>	17.6		3	6	6	15	18	A	C+	P	Removed for New Development in July 2020	1:1
	37	silk oak	<i>Grevillea robusta</i>	16.2		30	15	13	12	21	B+	B-	P	Removed for New Development in July 2020	1:1
	38	silk oak	<i>Grevillea robusta</i>	11.9		40	12	7	15	10	B	B-	P	Removed for New Development in July 2020	1:1



39	Mexican fan palm	<i>Washingtonia robusta</i>	BT 35'	40	4	4	4	4	4	A	A	P	Removed for New Development in July 2020	1:1
40	Mexican fan palm	<i>Washingtonia robusta</i>	BT 40'	45	4	4	4	4	4	A	A	P	Removed for New Development in July 2020	1:1
41	Mexican fan palm	<i>Washingtonia robusta</i>	BT 40'	45	5	5	5	5	5	A	A	P	Removed for New Development in July 2020	1:1
42	Aleppo pine	<i>Pinus halepensis</i>	10.6	35	6	10	7	9	9	B+	B+	P	Removed for New Development in July 2020	1:1
43	silk oak	<i>Grevillea robusta</i>	15	50	10	8	12	12	12	B+	B	P	Removed for New Development in July 2020	1:1
44	tipu tree	<i>Tipuana tipu</i>	16	30	15	15	21	18	18	A	B	P	Removed for New Development in July 2020	1:1
45	floss silk	<i>Ceiba speciosa</i>	11.4	25	6	7	8	12	12	B-	C	P	Removed for New Development in July 2020	1:1
46	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19	50	7	15	30	18	18	B-	B-	P	Removed for New Development in July 2020	1:1
47	black locust	<i>Robinia pseudoacacia</i>	9.8	30	10	7	7	15	15	C-	C-	P	Removed for New Development in July 2020	1:1
48	African fern pine	<i>Afracarpus falcatus</i>	3, 3.5, 5.8, 6	25	12	12	12	10	10	B+	B	P	Removed for New Development in July 2020	1:1
49	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19	50	15	25	27	30	30	B+	B	P	Removed for New Development in July 2020	1:1

50	gold medallion	<i>Cassia leptophylla</i>	11.5	40	15	12	20	10	A	B+	P	Removed for New Development in July 2020	1:1
51	silk oak	<i>Grevillea robusta</i>	10.5	40	7	10	6	10	A	A-	P	Removed for New Development in July 2020	1:1
52	Mexican fan palm	<i>Washingtonia robusta</i>	BT 20'	26	5	5	5	5	A	A	P	Removed for New Development in July 2020	1:1
53	black locust	<i>Robinia pseudoacacia</i>	5, 8.3, 8.3	35	18	12	18	15	B+	B	P	Removed for New Development in July 2020	1:1
54	Chinese windmill palm	<i>Trachycarpus fortunei</i>	BT 15'	20	4	4	4	4	A	A	P	Removed for New Development in July 2020	1:1
55	Chinese windmill palm	<i>Trachycarpus fortunei</i>	BT 20'	25	5	5	5	5	A	A	P	Removed for New Development in July 2020	1:1
56	mulberry	<i>Morus alba</i>	13.2	40	3	3	15	12	D	D	P	Removed for New Development in July 2020	1:1
58	black locust	<i>Robinia pseudoacacia</i>	14.2	45	14	6	21	15	A	B	P	Removed for New Development in July 2020	1:1
59	floss silk	<i>Ceiba speciosa</i>	7.8, 10	40	12	12	10	4	B	B	P	Removed for New Development in July 2020	1:1
60	avocado	<i>Persea americana</i>	5, 5.5, 5.9	20	4	6	6	12	C-	C-	P	Removed for New Development in July 2020	1:1
63	black walnut	<i>Juglans nigra</i>	6.4, 8	20	15	6	12	18	A	B	P	Removed for New Development in July 2020	1:1

64	floss silk	<i>Ceiba speciosa</i>	21	30	10	15	21	25	B+	B	P	Removed for New Development in July 2020	1:1
65	Shamel ash	<i>Fraxinus uhdei</i>	20.2	25	18	18	18	24	A	B	P	Removed for New Development in July 2020	1:1
66	Spanish dagger	<i>Yucca gloriosa</i>	4, 4, 4, 4, 5, 5.5, 6, 7.5, 7.6, 7.6, 14.8	20	6	6	9	6	A	B	P	Removed for New Development in July 2020	1:1
67	mulberry	<i>Morus alba</i>	19	35	15	15	15	18	B+	B	P	Removed for New Development in July 2020	1:1
68	mulberry	<i>Morus alba</i>	8, 13.8	12	4	0	3	5	B	D	P	Removed for New Development in July 2020	1:1
69	Italian cypress	<i>Cupressus sempervirens</i>	9.1	20	3	3	2	2	A	B	P	Removed for New Development in July 2020	1:1
70	Italian cypress	<i>Cupressus sempervirens</i>	8.6	20	3	3	3	3	A	B	P	Removed for New Development in July 2020	1:1



CONCLUSION AND RECOMMENDATIONS

Implementation of the Village Christian School Project, including construction of improvements, buildings and utility changes will likely result in the following:

Total Street trees = 0

Removals = 0

Preserve = 0

Total Onsite Non-Protected trees (2024) = 9

Removals = 2

Preserve = 7

Total Onsite Protected trees (2024) = 18

Removals = 1

Preserve = 17 (Tree #19, coast live oak, will have an encroachment into the protection zone)

Total Offsite Non-Protected trees = 3

Removals = 0

Preserve = 3

Total Offsite Protected trees = 2

Removals = 0

Preserve = 2



In my professional opinion, the following Best Management Practices (BMPs), recommendations, and conditions should be implementation:

Street Tree Removals (if applicable):

1. Street trees proposed for removal are generally mitigated with 24-inch box specimens using a 2:1 ratio. (Bureau of Street Services, Urban Forestry Division).
2. Mitigation trees shall be guaranteed under a bond for a period of three years. The bond amount will be determined through negotiations between the applicant team and the Urban Forestry Division prior to issuance of a grading permit. The bond will be posted prior to issuance of a grading permit.
3. The Urban Forestry Division shall be notified at least ten (10) days prior to the date of the approved Protected Tree removals. The applicant's Tree Expert (project arborist) shall be on-site for the duration of the tree removals to ensure that the proper trees are removed. A post-tree removal site meeting with an Urban Forestry Division arborist will be required one day after the removals are complete.
4. The Urban Forestry Division shall be notified no later than five days after completion of the tree replacement plantings.
5. The applicant, along with the project arborist and landscape architect, shall be responsible to ensure that the tree removal permit tree replacement conditions are met. Monitoring and compliance documentation will be required as outlined in the General Recommendations below.
6. The mitigation tree bond will be released upon satisfactory compliance with the Protected Tree Removal Permit and all associated conditions.
7. An automatic irrigation should be provided for all mitigation trees.
8. The City Planning Department will make the final determination in the CEQA document and /or other conditions of approval as to the final number of mitigation trees required, the container sizes, and the species to be planted on-site.

General Recommendations and Best Management Practices:

9. Any demolition, digging, excavating, or trenching within the protected zone of any protected tree to remain shall be monitored by the project arborist.
10. Exposed roots to remain should be covered with burlap, carpet remnants or other material that may be kept moist until soil can be replaced.
11. This report shall be part of the set of plans given to the contractors. Contractors should be familiar with the specific instructions and responsibilities pertaining to protected trees. It is recommended that a professional arborist be retained and meet with the contractor and his personnel prior to commencement of the project.
12. If canopy pruning is found to be necessary for trees to remain, it should only be performed by a qualified ISA Certified Arborist or ISA Certified Tree Worker. Climbing "gafts" shall not be used by any tree climber except in an emergency to reach an injured climber or when removing a tree.
13. Protected trees shall not be removed until/unless approval is granted by the City of Los Angeles' Urban Forestry Division.



14. Pruning or Removals shall occur outside of the nesting bird season as defined by the California Department of Fish and Wildlife and other jurisdictional agencies. If removals must occur in nesting bird season, biological monitoring should be required.
15. Construction monitoring reports will be submitted to the Urban Forestry Division at appropriate intervals. Intervals may vary depending on the level of activity on-site. A monitoring and reporting program will be developed by the project arborist for various phases of the development process. This program will be submitted to the Urban Forestry Division prior to issuance of grubbing, grading, or demolition permits. A final compliance report will be prepared for submission to Urban Forestry upon completion of the project.
16. A maintenance and monitoring program for mitigation trees will be included in the monitoring and reporting program that will be developed by the project arborist. This program will be developed in coordination with the project landscape architect. At least three (3) years of monitoring for mitigation trees is recommended. The Urban Forestry Division will dictate the actual monitoring period for mitigation trees.
17. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of trees to remain.
18. Equipment with overhead exhaust shall not be placed in such a manner as to scorch overhanging branches or foliage. Smaller equipment shall be used in such areas as deemed necessary by the monitoring arborist.
19. Five (5) foot high chain link fencing shall be installed as illustrated on the Tree Protection Plan prior to submission of this report to the Urban Forestry Division of the City of Los Angeles (reports may not be deemed complete by the Division if fencing is not in place). Photographs of the fencing should be submitted with the report. When performing their inspection, Urban Forestry requires that the protective fencing be in place.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,



Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates



This report comprises a total of 115 pages. Reduced copies of the full-sized, color copies of the 'Tree Location Exhibit' are included in this report; full-sized copies were submitted electronically. Unauthorized separation or removal of any portion of this report deems it invalid as a whole.

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



CERTIFICATION OF PERFORMANCE

I, Cy Carlberg, certify:

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

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

Signed:



Date: April 19, 2024

Cy Carlberg
ASCA Registered Consulting Arborist #405
ISA Certified Arborist, WE-0575A
Qualified Tree Risk Assessor
CAUFC Certified Urban Forester #013



ARBORIST DISCLOSURE STATEMENT

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

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

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

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

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



LIST OF CONTRIBUTORS AND RESUMES OF KEY STAFF

Ms. Cy Carlberg, Principal
Mr. Scott McAllaster, Staff Arborist and AutoCAD Draftsperson
Mr. Daniel Cowell, Staff Arborist, Biologist



CY CARLBERG

CARLBERG ASSOCIATES

828 Fifth Street, Suite 3 • Santa Monica • California • 90403
cy@cy Carlberg.com • o: 310.451.4804 • www.cy Carlberg.com

<u>Education</u>	B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
<u>Experience</u>	Consulting Arborist, Carlberg Associates, 1998-present Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998 Director of Grounds, Scripps College, Claremont, 1988-1992
<u>Certificates</u>	Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002 Certified Urban Forester (#013), California Urban Forests Council, 2004 Qualified Tree Risk Assessor, International Society of Arboriculture, 2011

AREAS OF EXPERTISE

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

- Tree health and risk assessment
- Master Planning
- Historic landscape assessments, preservation plans, reports
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens	The City of Claremont
The Los Angeles Zoo and Botanical Gardens	The City of Beverly Hills
The Rose Bowl and Brookside Golf Course, Pasadena	The City of Pasadena
Walt Disney Concert Hall and Gardens	The City of Los Angeles
The Art Center College of Design, Pasadena	The City of Santa Monica
Pepperdine University	Santa Monica/Malibu Unified School District
Loyola Marymount University	San Diego Gas & Electric
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd,	Los Angeles Department of Water and Power
Claremont Graduate University, Pitzer, Claremont University Center)	Rancho Santa Ana Botanic Garden, Claremont
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	Latham & Watkins, LLP (attorneys at law)
Getty Trust – Eames House	Architectural Resources Group
Historic Resources Group	AHBE Landscape Architects
Mia Lehrer + Associates	Moule and Polyzoides, Architects and Urbanists

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005; 2014
- American Society of Consulting Arborists, Board of Directors, 2013-2015
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present



SCOTT MCALLASTER

CARLBERG ASSOCIATES

Satellite Office – 80 W. Sierra Madre Blvd., #241 • Sierra Madre • California • 91024
828 Fifth Street, Suite 3 • Santa Monica • California • 90403
scott@cycarlberg.com • m: 424.285.3334 • www.cycarlberg.com

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

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

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

AREAS OF EXPERTISE

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

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

PREVIOUS CONSULTING EXPERIENCE

Mr. McAllaster has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. He has over 17 years of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

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

AFFILIATIONS

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

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



DANIEL COWELL

CARLBERG ASSOCIATES

Satellite Office – 80 W. Sierra Madre Blvd., #241 • Sierra Madre • California • 91024
828 Fifth Street, Suite 3 • Santa Monica • California • 90403
daniel@cycarlberg.com • m: (626) 393-1568 • www.cycarlberg.com

Education B.A., Environmental Studies/Science Whittier College, Whittier, 2014
A.S., Biological and Physical Sciences and Mathematics, Citrus College, 2010
A.A./A.S., Social and Behavioral Sciences, Citrus College, 2010
Courses in Environmental Biology, California State Polytechnic University, Pomona, 2012

Experience Staff Arborist, Carlberg Associates, 2020 – Present
Over two dozen Environmental, Biological, Nesting Bird, and Restoration Surveys, 2010 – 2020
Biologist, Harmsworth Associates, 2015 – 2017
Biologist, Arroyo Trabuco Golf Club, 2010 – 2015

Certificates Wildland Resources and Forestry Certificate Program, 2011

AREAS OF EXPERTISE

Mr. Cowell is experienced in the following areas of environmental and arboricultural monitoring, management and preservation:

- Evaluation of trees for preservation and encroachment during construction
- Inventories & reports for native and non-native trees
- Construction monitoring and reporting
- Post-fire inventories and assessments for native and non-native trees
- Environmental consulting, survey, and compliance monitoring & reporting
- Performance of nesting bird surveys
- Native vegetation and wildlife protection, hazardous materials spill prevention, non-native vegetation spread prevention, and fire management practices
- Creation of mitigation strategies for impacts to wetlands and waters
- Inspection of trees and vegetation near power lines to determine species, growth rates, hazards, and making pruning and removal decisions.
- Development of environmental education programs and training of volunteers

PREVIOUS CONSULTING EXPERIENCE

Mr. Cowell has performed hundreds of nesting bird surveys and other environmental studies and monitoring for counties, cities, water districts, resource conservation districts, and utility companies, as well as private developers and professional consultants. He has over 13 years of experience in biology and is trained in environmental planning, state and federal regulatory permitting, and habitat mitigation planning and implementation. Representative clients include:

University of California, Irvine
The Irvine Company
The County of Orange
The County of Orange
The Nature Conservancy
City of Santa Clarita
City of Beaumont
City of Chino Hills
City of Twenty-nine Palms
Arroyo Trabuco Golf Club
Newhall County Water District
First Carbon Solutions
Traveland USA

Irvine Ranch Water District
Endemic Environmental Services
San Diego Gas & Electric
City of Moreno Valley
City of Costa Mesa
City of Newport Beach
City of Murietta
City of Garden Grove
Resource Conservation District of the Santa Monica Mountains
Land Design Consultants
Burrtec, Inc.
The Claremont Colleges
Environmental Intelligence

AFFILIATIONS

Mr. Cowell is affiliated with the following national and regional professional organizations:

- Rancho Santa Ana Botanical Gardens, Claremont (volunteer since 2010)
- California Native Plant Society (San Gabriel Mountains and Orange County Chapters)
- Theodore Payne Foundation for California Wildflowers and Native Plants



EXHIBIT E – DEFINITION OF HEALTH AND STRUCTURE GRADES

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

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

Health

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

STRUCTURE

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



points of attachment from one point on the trunk, which would preclude them from achieving an "A" grade.

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



EXHIBIT F - GLOSSARY OF ARBORICULTURAL & DENDROLOGICAL TERMS

Abiotic: Non-living agents including environmental, physiological, & other nonbiological factors (i.e., aeration or water deficit, mechanical injury, or gas line leak).

Arboriculture: Management of individual trees or groups of trees primarily for their amenity value.

Basal wound: A cut or puncture at the base of the trunk of a tree, particularly bad in younger (developing) specimens. Often these wounds are caused by mowers and other gardening equipment and can be prevented by protective staking and the creation of dirt (no turf) surrounding areas - adjacent to the trunk.

Bleeding (from wood): Flow of sap, typically from pruning wounds.

Branch collar: The swelling at the base of a branch, to be left intact in any pruning.

Callus / wound wood: Lignified, partially differentiated tissue which develops from the callus associated with wounds.

Cambium / cambial: Meristematic tissue that gives rise to phloem & xylem.

Canker: An area of dead or malformed bark caused by a pathogen.

Canopy: A term used for the crown or spread of a tree's branches to emphasize its size and enclosing character. Parts of the tree above the trunk, including scaffold limbs, lateral branches, twigs, and leaves. The canopy spread is often measured in feet.

Cavity: A void in a tree trunk, branch or root that may or may not be open to the exterior, generally created by decay. Over many years the wound may become entirely grown over (occluded) while the decay progresses within.

Co-dominant stems: Branches and stems that are nearly equal in size and relative importance

Compartmentalization: A form of defense in woody plants, in which barriers resistant to invasion by pathogens or wood decay fungi are laid down while the wood is living (sapwood), and which continue to act passively once the wood is incorporated into heartwood.

Conifer: A botanical definition embracing trees with cones (ie. seeds not formed within ovaries), mostly with needle-like or scale-like leaves and mostly evergreen. Sometimes conifers are called 'softwoods'.

Crotch: Where two branches of a tree intersect. A narrow crotch arise at an acute (narrow) angle, as when both branches are close to the vertical. The union is relatively weak if there is included bark.

Crown: The branches, twigs and foliage of a tree, considered collectively.

Crown thinning, crown reduction and crown raising: Crown thinning removes branches from the crown without reducing the extent of the crown. Crown reduction decreases the extent of the crown without decreasing its density. Crown raising increases the headroom to the base of the canopy by removing lower branches.

Crown cleaning: The removal of dead, dying, damaged or diseased wood from the crown of a tree.

Deadwood: In the growth and development of a tree, branches compete with each other and weaker branches are eventually suppressed and die. The deadwood is then liable to fall (sometimes called 'natural pruning'). Deadwood develops naturally, largely in the inner and lower crown, of all trees that are mature and unmanaged.

Decay: The progressive degradation of woody tissues caused by specialized fungi & bacteria through decomposition of cellulose & lignin. The pathogen typically enters through wounds in the roots (root rots), main stem or branches (butt and stem rots) and can then extend internally, over a timescale of years or decades, longitudinally or horizontally.



Deciduous: Leaves are lost in winter, as opposed to evergreen.

Diameter at breast height (dbh): The diameter of a tree measured at height 4.5 feet above natural grade. Typically used as a representation of tree size.

Dieback: Death of shoots or roots starting at the extremities.

Dripline: The outermost edge of the tree's canopy. When depicted on a map, the dripline will appear as an irregular shape that follows the contour of the tree's branches as seen from overhead.

Epicormic shoots: Shoots arising from the base of a tree, its trunk or main framework branches, from buds dormant more than one season. May be stimulated by pruning (which increases the light reaching the lower part of the tree), or indicative of damage or decline in the upper crown.

Evergreen: Foliated throughout the year (although there is a gradual turnover of leaves).

Flush cut: A pruning cut that removes the branch collar and/or part of the branch ridge, slowing the occlusion of the wound or damaging its compartmentalization.

Framework: Typically, the main branches (sometimes also called scaffold branches), each of which supports a significant portion of the crown. They largely determine the shape of the tree's crown depending on their height of origin, orientation etc. There is no precise distinction between framework branches and other lesser branches.

Gall: Abnormal growth of leaves, buds, stems etc. in reaction to the presence of an intrusive parasite, often an insect or mite.

Girdle/girdling: Damage that kills the bark all the way round the stem; such as caused by wires or ties that were never removed when the tree was young. That which circles & constricts the stem or roots causing death of phloem &/or cambial tissue.

Habit (growth habit): Giving a tree its characteristic form, for example owing to the stoutness and orientation (fastigiated, ascending, spreading, pendulous, weeping etc.) of a tree's branches.

Hanger: Dead branch fallen from the crown but caught by, and resting on, branches lower down, which be liable to fall.

Heart rot: Decay in the center of the tree (heartwood).

Included bark: Areas of bark on adjacent parts of a tree, typically on the inner faces of a narrow fork, which becomes grown over to occupy part of the internal joint. The bark-to-bark contact is weaker than the more usual woody union.

Lateral branch / limb: The next order of branch that rises from the scaffold limbs.

Leader: The topmost vertical shoot of a tree, present if the tree has strong apical dominance, characteristic of young trees and conifers. Trees with a rounded crown have no leader.

Mulch: a material (such as decaying leaves, bark, or compost) spread around or over a plant to enrich or insulate the soil.

Parasite: An organism that exploits another, e.g., for food, to the prejudice of the host. Parasites may kill their hosts, be pathogenic or have little significant effect.

Pathogen: A kind of parasite that causes disease.



Phloem: A transport tissue characterized by sieve tubes and companion cells, found the vascular bundles of higher plants. Functions in the transport of dissolved organic substances by translocation.

Photosynthesis: The chemical process by which chlorophyll-containing plants use light to convert carbon dioxide and water into carbohydrates, releasing oxygen as a by-product.

Pruning: The cutting off or cutting back of shoots or branches from a tree, whether to direct growth (formative pruning), make safe, to remove an obstructing or diseased part, to increase longevity (veteran trees), to maintain productivity (fruit trees) etc.

Root crown / collar / Root flare: The outwardly curving base of a tree where it joins the roots, often distinguishable as individual root buttresses.

Root crown inspection: Extensive examination of the junction of root & stem, including the area immediately below, aimed at determining stability, presence of disease, decay, etc.

Root zone: The area of ground around the base of a tree that supports root growth; often extends far beyond the dripline of a tree.

Scaffold branch / limb: The first order of limbs or branches that arise from the trunk of a tree.

Soil: A mixture of mineral particles, often of various sizes due to weathering, roots and other living things, soil organic matter and the associated voids (pores) filled with air and/or water.

Soil aeration: The movement of gases in soil, primarily by diffusion through the soil pores. For example, oxygen diffuses from the atmosphere to the vicinity of the plant root while carbon dioxide diffuses in the opposite direction. The rate of diffusion is related to the proportion of the soil volume that contains air

Soil compaction: An increase in bulk density due to the pressure exerted by animals, vehicles, (locally) by root growth etc. Pore space is reduced, which may also restrict soil aeration, water infiltration and drainage.

Soil structure: The aggregation of soil particles into clumps (peds) of various shapes and the associated spaces between them, affecting many properties of soil including its porosity to air and water, and its fertility.

Soil texture: The size of the mineral particles in the soil, classified (from fine to coarse) as clay, silt, sand, gravel or stones, or some mixture of these to give a characteristic particle size distribution. Sandy soils give a light texture, clayey soils give a heavy texture.

Stub: That part of a pruned branch protruding beyond the branch collar. It is not good practice to leave stubs since they impede occlusion and are prone to decay.

Suckers: Shoots arising from the roots of a tree, which can arise surprisingly far from the parent.

Target: A target is the subject of injury or damage within range of a tree hazard

Topping: A kind of pruning in which the branches of a tree are all decapitated to reduce the tree to a specific height. An indiscriminate form of pruning not regarded as good practice, to which some trees, such as most conifers, are intolerant.

Training: To change the shape of a tree by means other than (formative) pruning, typically by tying young branches into a particular position.

Transpiration: Loss of water vapor from the surface of leaves & other aboveground parts of the plant.

Vigor / vigorous: Overall health; the capacity to grow & resist physiological stress.



EXHIBIT G – LIST OF ACRONYMS

ANTH – Anthracnose disease

BT – brown trunk – commonly used to measure palm tree trunk heights instead of diameters; it excludes the palm head, or canopy

CANK – canker – an area of dead tissue; can be caused by sunburn or disease

CLPD – common leaf pests and diseases (usually subcritical and non-lethal to tree)

COD – codominant stems or trunks – similar diameter trunks or stems arising from the same point of origin – can be a defect depending on the angle of attachment

Compass directions – N=north, E=east, S=south, W=west

DBH – Diameter at breast height (4 ft. 6 in. from grade) – a standard forestry term / protocol used for measuring tree trunk diameter

DSH – Diameter Standard Height – same as DBH but politically correct without the reference to breasts

DN – drippy nut (acorn) disease (common and non-lethal bacterial infection of acorns)

DW – dead wood

EG – epicormic growth – usually stress-induced growth that originates from previously dormant buds located on trunks or branches

GR – girdling root – can cause structural instability

HOB – history of breakage – usually refers to branches, not twiggy growth

HR – heart rot – decay of the heartwood

H2O – water or irrigation

IB – included bark – can cause structurally weak attachments

LCR – live crown ratio – a ratio of canopy foliage to bare trunk – informs structural grade, as low LCR can increase likelihood of failures

Lerp psyllid / Tipu psyllid – sap sucking insects

Lg - large

MBA – multiple branch attachments – can be a structural defect

Mech. Dam or MD – mechanical damage

MPE – multiple pruning events – can lead to reduced structural integrity based on secondary growth characteristics

P/D – pest/disease

PP – poor pruning – usually refers to stub cuts, flush cuts, excessive thinning, topping, etc.

Prune/DPR-QA - prune out dead/infested/diseased portion(s) & consult a licensed Department of Pesticide Regulation Qualified Applicator for potential chemical pest/disease treatments

PZ – protection zone

RRD – root rot disease

SB – sycamore borer – a clear-winged moth that lays eggs on the bark of trees (mostly sycamore and oak species) – larvae burrow and feed in bark layer, usually non-damaging to tree

SS – stump sprouts – epicormic growth that arises from cut trunks – can originate from the remaining trunk tissue or the root crown

T – trunk

TG – Twig girdler – a stem girdling insect (this condition may also be noted under the umbrella of ‘CLPD’)

Topping cuts – refers to the substandard practice of arbitrarily pruning with no regard to lateral branch points; can include excessive and disfiguring pruning

WW – wound wood – callus tissue growing over a wound

Xylella = suspected bacterial infection with *Xylella fastidiosa*



EXHIBIT H – TREE INVENTORY FIELD DATA

THE FOLLOWING SHEETS ARE 11" X 17"



TABLE 13 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ ID No.	Tree/ ID No.	Common Name	Botanical Name	DBH / DBH (in.)	BT Ht. (palms/palm- like) (ft.)	DSH < 4" or Sapling	Height (ft.)	Canopy N (ft.)	Canopy E (ft.)	Canopy S (ft.)	Canopy W (ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
	1	elderberry	<i>Sambucus mexicana</i>	8.4, 10.6, 12			25	14	13	15	13	B-	C			N	moderate dieback, poison oak surrounding	Preserve	N/A	
	2	elderberry	<i>Sambucus mexicana</i>	7.4, 8.6, 9.3			16	6	26	24	23	B+	C			N	recent breakage	Preserve	N/A	
	3	elderberry	<i>Sambucus mexicana</i>	16.4			12	10	22	8	8	B-	C			N	HOB, trunk broken at 6 feet, sprouts growing from break area	Preserve	N/A	
	4	elderberry	<i>Sambucus mexicana</i>	23			15	10	12	18	12	B-	C			N	HOB, deadwood throughout	Preserve	N/A	
	5	elderberry	<i>Sambucus mexicana</i>	11.2			14	17	18	8	0	B-	C			N	HOB, deadwood throughout	Preserve	N/A	
	6	elderberry	<i>Sambucus mexicana</i>	8.4			14	10	10	7	11	C	C			N	HOB, deadwood throughout, sparse, one trunk broken	Preserve	N/A	
	7	elderberry	<i>Sambucus mexicana</i>	11.2, 7, 3, 2.2, 2.5			13	13	8	13	13	B-	C			N	HOB, deadwood throughout, multiple additional trunks under 1 inch	Preserve	N/A	
	8	elderberry	<i>Sambucus mexicana</i>	5.1			10	0	6	13	8	B	B-			N	HOB, some trunks dead	Preserve	N/A	
	9	elderberry	<i>Sambucus mexicana</i>	4.1.5			13	8	0	0	14	A	B			N	growing amongst sugar bush	Preserve	N/A	
	10	tree of heaven	<i>Alnus altissima</i>	2.1, 1.5, 1.5, 1.1, 2.1, 1.1, 1.2, 2.2, 1.5, 2, 2.2, 1.3, 1.2, 1.2, 1.3, 1			16	8	12	15	12	A	B			N	new sprouts, multiple additional trunks under one inch	Preserve	N/A	
	11	tree of heaven	<i>Alnus altissima</i>	1.5, 1.1, 1.1			12	5	3	5	7	A	B			N	new sprouts, multiple additional trunks under one inch	Preserve	N/A	
	12	tree of heaven	<i>Alnus altissima</i>	1.1, 9, 8		X	8	3	3	3	3	A	B			N	new sprouts, multiple additional trunks under one inch	Preserve	N/A	
	13	tree of heaven	<i>Alnus altissima</i>	1.3, 1.1		X	10	0	4	6	3	A	B			N	new sprouts, multiple additional trunks under one inch	Remove	New Development	1:1
	14	tree of heaven	<i>Alnus altissima</i>	2.6, 1.3, 1.1			16	5	5	7	0	A	B			N	new sprouts, multiple additional trunks under one inch	Remove	New Development	1:1
	15	valley oak	<i>Quercus lobata</i>	6.4, 6.7, 8			25	17	14	18	14	A	B			N	minor dieback	Preserve	To Remain with PZ Encroachment	

TABLE 13 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm- like) (ft.)	DSH < 4" or Sapling	Height (ft.)	Canopy N (ft.)	Canopy E (ft.)	Canopy S (ft.)	Canopy W (ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
	16	elderberry	<i>Sambucus mexicana</i>	13.2, 6.7			15	12	10	15	17	B	C-			N	largest trunk mostly hollow, one dead trunk, cavity at base, decay, additional SS.	Preserve	N/A	
	17	elderberry	<i>Sambucus mexicana</i>	1, 2, 2.5, 1.5			10	3	12	8	7	B-	C-			N	main trunk broken at one foot, SS, a few dead trunks, partially shaded out	Preserve	N/A	
	18	toyon	<i>Heteromeles arbutifolia</i>	8.1, 7.7, 3.5, 3.5, 4.5, 7.5, 7.5, 7.5			16	30	21	15	28	A-	B			N	one broken trunk to N still alive, additional SS	Preserve	N/A	
	19	coast live oak	<i>Quercus agrifolia</i>	19			26	26	16	17	23	B	B-			P	topped for power line clearance, SS, MPE, tears slightly SW, MPE, communication lines through canopy, large stick nest in canopy (not confirmed active/inactive)	Remove	New Development	4:1
	20	coast live oak	<i>Quercus agrifolia</i>	27.6			35	25	23	36	32	A	B			P		Preserve	N/A	
	21	elderberry	<i>Sambucus mexicana</i>	2.2, 1.7, 2.1, 1.8, 1.5, 1.2, 1.5, 1.3, 1.2, 1.7, 2.8, 3.4, 1.5, 1.7, 2.2, 2.1			16	21	15	13	15	B	C			N	parent trunk dead, HOB, old fire damage, additional elderberry to west (tree A), not included in inventory	Preserve	N/A	
	22	elderberry	<i>Sambucus mexicana</i>	4, 3, 3, 4			15	18	15	17	18	A	C			N	HOB, deadwood throughout, SS off dead parent trunk, additional trunks under one inch	Preserve	N/A	
	23	California pepper	<i>Schinus molle</i>	5.9, 4.6, 5.3			14	17	13	14	16	A-	B			N	codominant trunks at base, SS pruned at base, not tagged	Preserve	N/A	
	24	coast live oak	<i>Quercus agrifolia</i>	5.7, 9			17	13	14	15	14	B+	B-			N	cavity at base, old fire damage SS, not tagged	Preserve	N/A	
	25	California pepper	<i>Schinus molle</i>	7, 7, 11			18	20	20	20	20	A	B			N	on PL, overhangs 20 feet to S	Preserve	N/A	
OS	26	California pepper	<i>Schinus molle</i>	15, 13			18	17	15	16	25	A	B			N	on PL, overhangs 11 feet to S	Preserve	N/A	
OS	27	coast live oak	<i>Quercus agrifolia</i>	25			40	22	28	30	26	A	B			N	on PL, overhangs 15 feet to S	Preserve	N/A	
OS	28	coast live oak	<i>Quercus agrifolia</i>	3, 4, 2.5			15	10	12	12	10	A	A-			N	southern canopy at fence line, overhangs about one foot	Preserve	N/A	

TABLE 13 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ Office/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DBH / DBH (in.)	BT Ht. (palms/palm- like) (Ft.)	DSH < 4" or Sapling	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
	29	tree of heaven	<i>Allanthurus altissima</i>	3.7, 2.6, 3.1, 4			18	8	8	8	8	B	B			N	deciduous currently without leaves, on slope with exposed roots	Preserve	N/A	
	30	tree of heaven	<i>Allanthurus altissima</i>	2.4, 1.6			11	3	6	5	5	B	B			N	deciduous currently without leaves, on slope with exposed roots	Preserve	N/A	
OS	31	Norfolk Island pine	<i>Araucaria heterophylla</i>	3.5, 3.5			28	5	8	6	6	A	B+			P	not tagged, overhangs 2 feet to S	Preserve	N/A	
OS	32	Canary Island pine	<i>Pinus Canariensis</i>	23.7			55	23	15	17	18	A	B			P	across road from property, within 20 feet of PL MPE	Preserve	N/A	
	33	elderberry	<i>Sambucus mexicana</i>	11			100	3	3	3	3	D	D			N	almost dead, only few epicormic sprouts	Removed, July 2020	Removed for New Development in July 2020	4:1
	34	Aleppo pine	<i>Pinus halepensis</i>	18.9, 22.1, 22.3			30	25	25	34	30	B	B			P	hawk nest at top, thin interior canopy, multiple pruning events	Removed, July 2020	Removed for New Development in July 2020	1:1
	35	black walnut	<i>Juglans nigra</i>	16.7			60	10	13	24	15	B	B			P	leans south, moderate dieback	Removed, July 2020	Removed for New Development in July 2020	1:1
	36	Chinaberry	<i>Melia azadirach</i>	17.6			3	6	6	15	18	A	C+			P	leans southwest, epicormic growth, basal sprouts, exposed roots on north	Removed, July 2020	Removed for New Development in July 2020	1:1
	37	silk oak	<i>Grevillea robusta</i>	16.2			80	15	13	12	21	B+	B-			P	minor dieback, basal sprouts, codominant stems at 5', history of breakage	Removed, July 2020	Removed for New Development in July 2020	1:1
	38	silk oak	<i>Grevillea robusta</i>	11.9			40	12	7	15	10	B	B-			P	minor dieback, codominant stems at 6'	Removed, July 2020	Removed for New Development in July 2020	1:1
	39	Mexican fan palm	<i>Washingtonia robusta</i>		BT 35'		40	4	4	4	4	A	A			P	small fronds	Removed, July 2020	Removed for New Development in July 2020	1:1
	40	Mexican fan palm	<i>Washingtonia robusta</i>		BT 40'		45	4	4	4	4	A	A			P	small fronds	Removed, July 2020	Removed for New Development in July 2020	1:1
	41	Mexican fan palm	<i>Washingtonia robusta</i>		BT 40'		45	5	5	5	5	A	A			P	small fronds	Removed, July 2020	Removed for New Development in July 2020	1:1
	42	Aleppo pine	<i>Pinus halepensis</i>	10.6			35	6	10	7	9	B+	B+			P	leans south, shaded by #21	Removed, July 2020	Removed for New	1:1

TABLE 13 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm- like) (ft.)	DSH < 4" or Sapling	Height (ft.)	Canopy N (ft.)	Canopy E (ft.)	Canopy S (ft.)	Canopy W (ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
	43	silk oak	<i>Grevillea robusta</i>	15			50	10	8	12	12	B+	B			P	minor dieback, small breakages, cavity at base on south	Removed, July 2020	Removed for New Development in July 2020	1:1
	44	tiou tree	<i>Tipuana tipu</i>	16			30	15	15	21	13	A	B			P	leans southwest, minor dieback, debris around base	Removed, July 2020	Removed for New Development in July 2020	1:1
	45	floss silk	<i>Ceiba speciosa</i>	11.4			25	6	7	8	12	B-	C			P	top dead, sprouts from trunk at 10'	Removed, July 2020	Removed for New Development in July 2020	1:1
	46	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19			50	7	15	30	18	B-	B-			P	heavy lean south, basal sprouts, moderate dieback	Removed, July 2020	Removed for New Development in July 2020	1:1
	47	black locust	<i>Robinia pseudacacia</i>	9.8			30	10	7	7	15	C	C			P	extensive dieback on top, epicormic growth	Removed, July 2020	Removed for New Development in July 2020	1:1
	48	African fern pine	<i>Araucaria falcatus</i>	3, 3.5, 5.8, 6			25	12	12	12	10	B+	B			P	minor dieback	Removed, July 2020	Removed for New Development in July 2020	1:1
	49	silver dollar gum	<i>Eucalyptus polyanthemos</i>	19			50	15	25	27	30	B+	B			P	minor dieback, sparse	Removed, July 2020	Removed for New Development in July 2020	1:1
	50	gold medallion	<i>Cassia leptophylla</i>	11.5			40	15	12	20	10	A	B+			P	interior dieback, exudations, multiple branch attachments, multiple pruning events	Removed, July 2020	Removed for New Development in July 2020	1:1
	51	silk oak	<i>Grevillea robusta</i>	10.5			40	7	10	6	10	A	A-			P	multiple pruning events, shaded	Removed, July 2020	Removed for New Development in July 2020	1:1
	52	Mexican fan palm	<i>Washingtonia robusta</i>		BT 20'		26	5	5	5	5	A	A			P		Removed, July 2020	Removed for New Development in July 2020	1:1
	53	black locust	<i>Robinia pseudacacia</i>	5, 8.3, 8.3			35	18	12	18	15	B+	B			P	multiple branch attachments, included bark at crotches	Removed, July 2020	Removed for New Development in July 2020	1:1
	54	Chinese windmill palm	<i>Trachycarpus fortunei</i>		BT 15'		20	4	4	4	4	A	A			P	shaded out	Removed, July 2020	Removed for New Development in July 2020	1:1

TABLE 13 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ Office/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH/ DBH (in.)	BT Ht. (palms/palm- like) (ft.)	DSH < 4" or Sapling	Height (ft.)	Canopy N (ft.)	Canopy E (ft.)	Canopy S (ft.)	Canopy W (ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
	55	Chinese windmill palm	<i>Trachycarpus fortunei</i>		BT 15'		25	5	5	5	5	A	A			P		Removed, July 2020	Removed for New Development in July 2020	1:1
	56	mulberry	<i>Morus alba</i>	13.2			40	3	3	15	12	D	D			P	15" western portion split, collapsed and died, eastern canopy sparse, multiple pruning events	Removed, July 2020	Removed for New Development in July 2020	1:1
	57	elderberry	<i>Sambucus mexicana</i>	8.3, 13.3			25	12	18	15	12	C	C			N	extensive dieback, fence embedded, history of breakage	Removed, July 2020	Removed for New Development in July 2020	4:1
	58	black locust	<i>Robinia pseudoacacia</i>	14.2			45	14	6	21	15	A	B			P	within caged enclosure, leans west	Removed, July 2020	Removed for New Development in July 2020	1:1
	59	floss silk	<i>Celtis speciosa</i>	7.8, 10			40	12	12	10	4	B	B			P	within caged enclosure, minor dieback	Removed, July 2020	Removed for New Development in July 2020	1:1
	60	avocado	<i>Persea americana</i>	5.5, 5.9			20	4	6	6	12	C	C			P	dead trunk, epicormic growth, extensive dieback	Removed, July 2020	Removed for New Development in July 2020	1:1
	61	elderberry	<i>Sambucus mexicana</i>	6.2, 6.2			10	0	12	0	0	D	D			N	almost dead, only minor foliage at ends on north	Removed, July 2020	Removed for New Development in July 2020	4:1
	62	elderberry	<i>Sambucus mexicana</i>	8.2			20	10	10	6	6	D	D			N	multiple pruning events, many dead trunks	Removed, July 2020	Removed for New Development in July 2020	4:1
	63	black walnut	<i>Juglans nigra</i>	6.4, 8			20	15	6	12	18	A	B			P	shaded, multiple pruning events, multiple branch attachments	Removed, July 2020	Removed for New Development in July 2020	1:1
	64	floss silk	<i>Celtis speciosa</i>	21			30	10	15	21	25	B+	B			P	leans southwest, shaded, multiple pruning events, epicormic growth, minor dieback	Removed, July 2020	Removed for New Development in July 2020	1:1
	65	Shamel ash	<i>Fraxinus uhdei</i>	20.2			25	18	18	18	24	A	B			P	asphalt crack, interior dieback, MPZ, topped	Removed, July 2020	Removed for New Development in July 2020	1:1
	66	Spanish dagger	<i>Yucca gloriosa</i>	4, 4, 4, 4, 5, 5.5, 6, 7.5, 7.6, 7.6, 14.8			20	6	6	9	6	A	B			P	pruned on roadside for clearance	Removed, July 2020	Removed for New Development in July 2020	1:1
	67	mulberry	<i>Morus alba</i>	19			35	15	15	15	18	B+	B			P	old tear with decay, good callous, concrete uplift on west,	Removed, July 2020	Removed for New	1:1

TABLE 13 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ Office/Private Property (S, OS, PP)	Tree ID No.	Common Name	Botanical Name	DBH / DBH (in.)	BT Ht. (palms/palm- like) (ft.)	DSH < 4" or Sapling	Height (ft.)	Canopy N (ft.)	Canopy E (ft.)	Canopy S (ft.)	Canopy W (ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
	68	mulberry	<i>Morus alba</i>	8.13.8			12	4	0	3	5	B	D			P	mechanical damage on west trunks cut with new growth, trunks decayed, fence embedded	Removed, July 2020	Removed for New Development in July 2020	1:1
	69	Italian cypress	<i>Cupressus sempervirens</i>	9.1			20	3	3	2	2	A	B			P	topped, powerlines within the top canopy	Removed, July 2020	Removed for New Development in July 2020	1:1
	70	Italian cypress	<i>Cupressus sempervirens</i>	8.6			20	3	3	3	3	A	B			P	topped, powerlines within the top canopy	Removed, July 2020	Removed for New Development in July 2020	1:1

EXHIBIT I – 2024 TREE PHOTOGRAPHS



Tree 1 (Protected) – elderberry (*Sambucus mexicana*) facing south





Tree 2 (Protected) – elderberry (*Sambucus mexicana*) facing south





Tree 3 (Protected) – elderberry (*Sambucus mexicana*) facing south





Trees 4-6 (L-R) (Protected) – elderberry (*Sambucus mexicana*) facing south





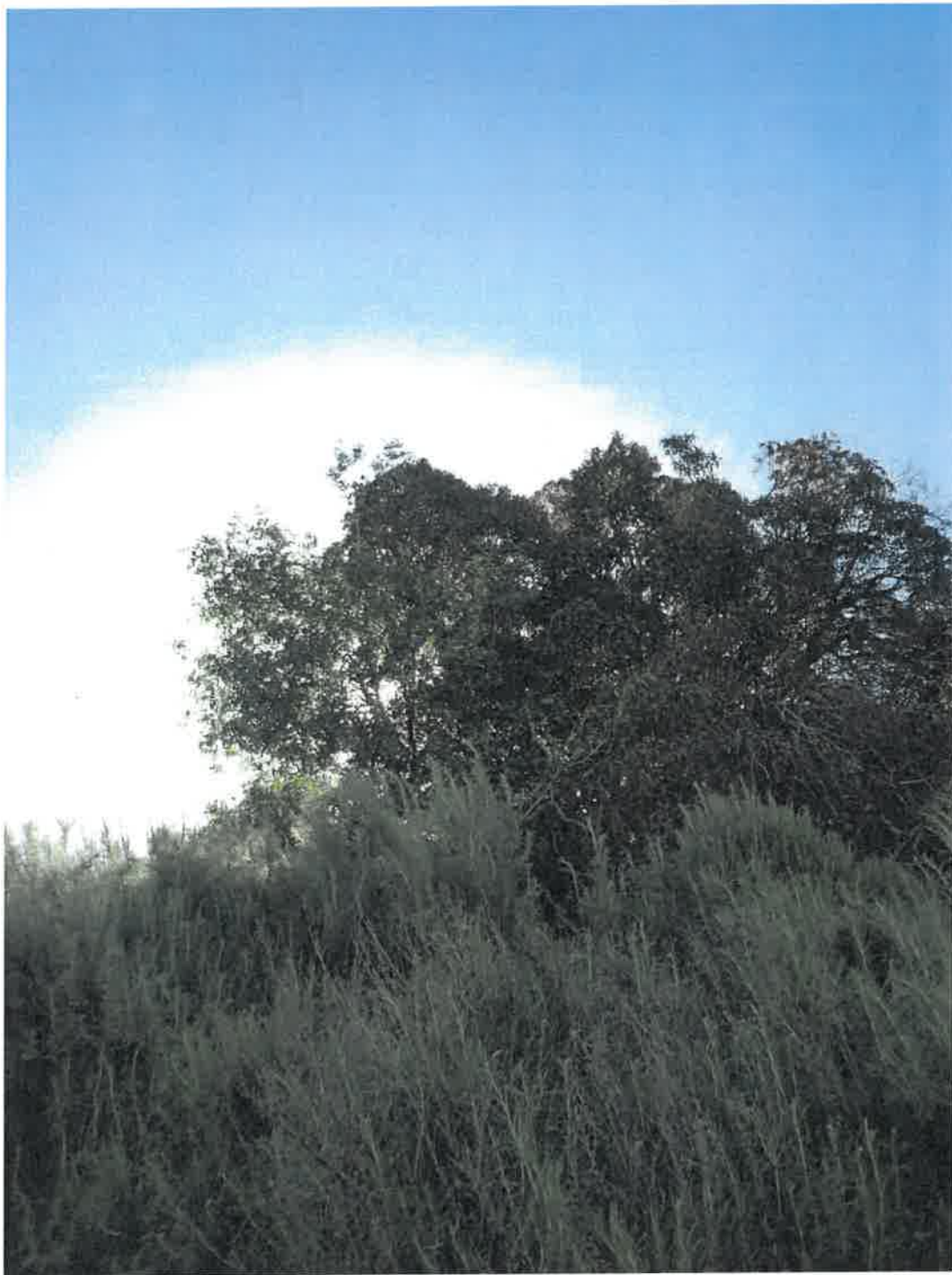
Tree 7 (Protected) – elderberry (*Sambucus mexicana*) facing south





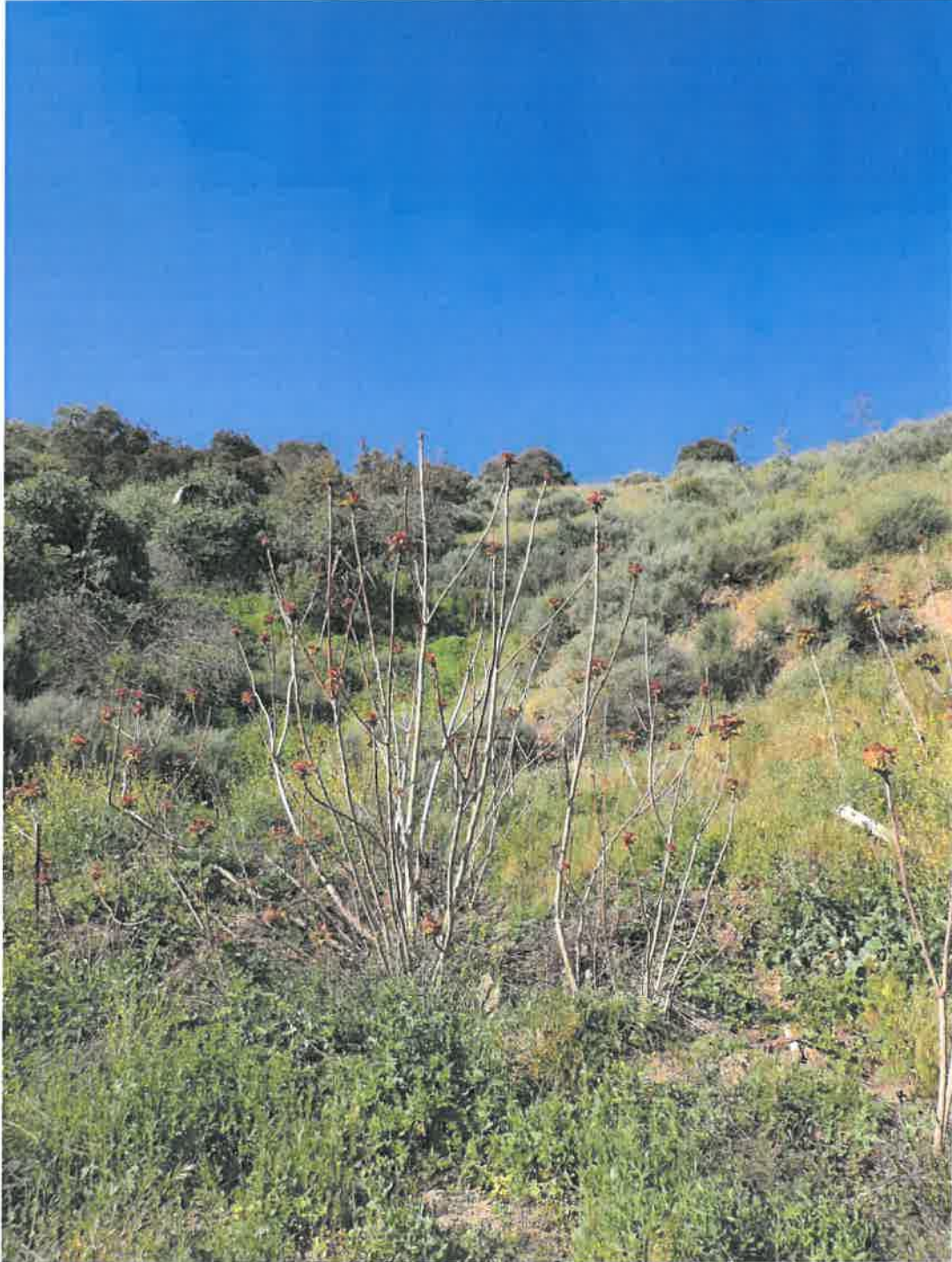
Tree 8 (Protected) – elderberry (*Sambucus mexicana*) facing south





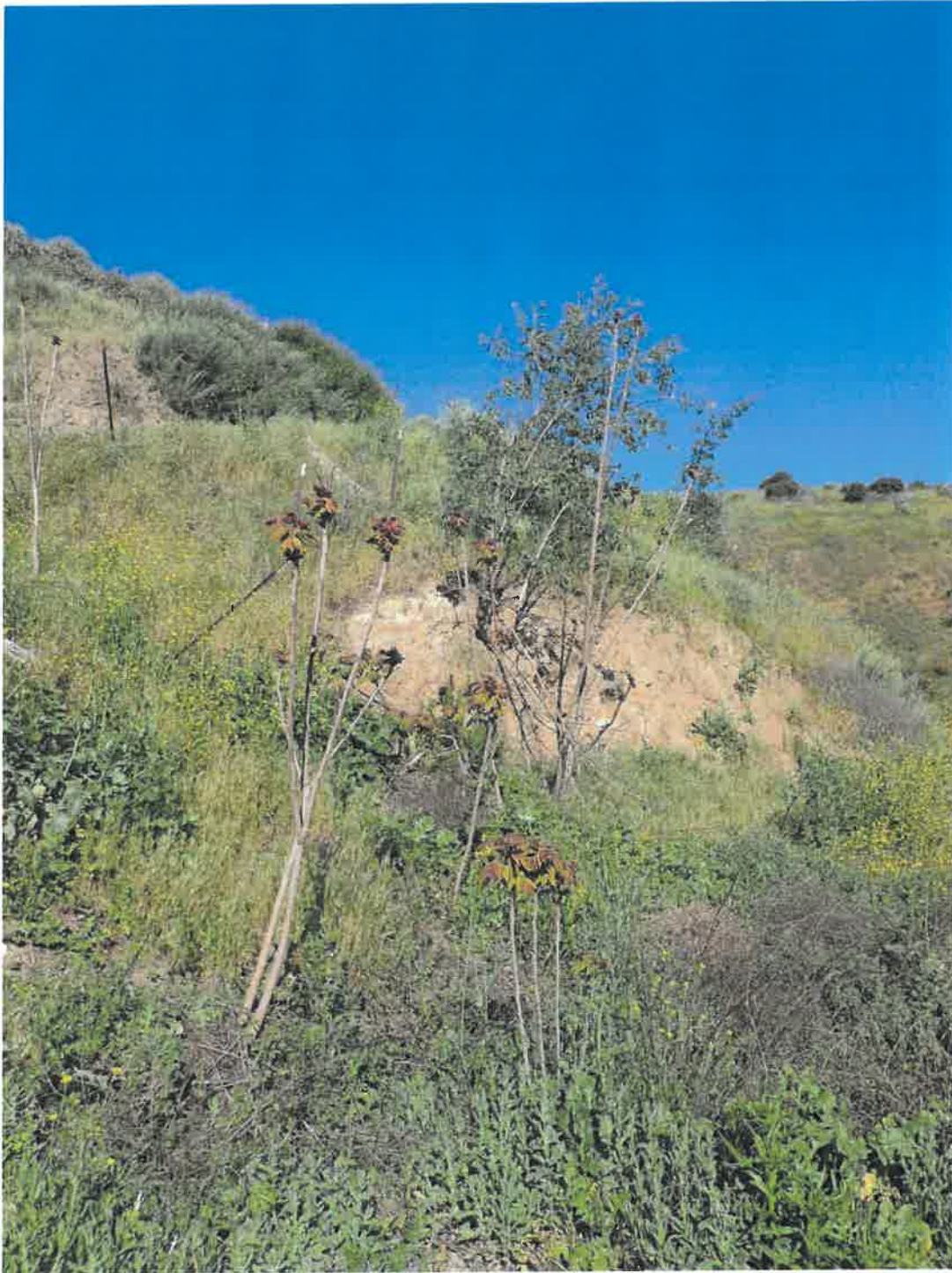
Tree 9 (Protected) – elderberry (*Sambucus mexicana*) facing east





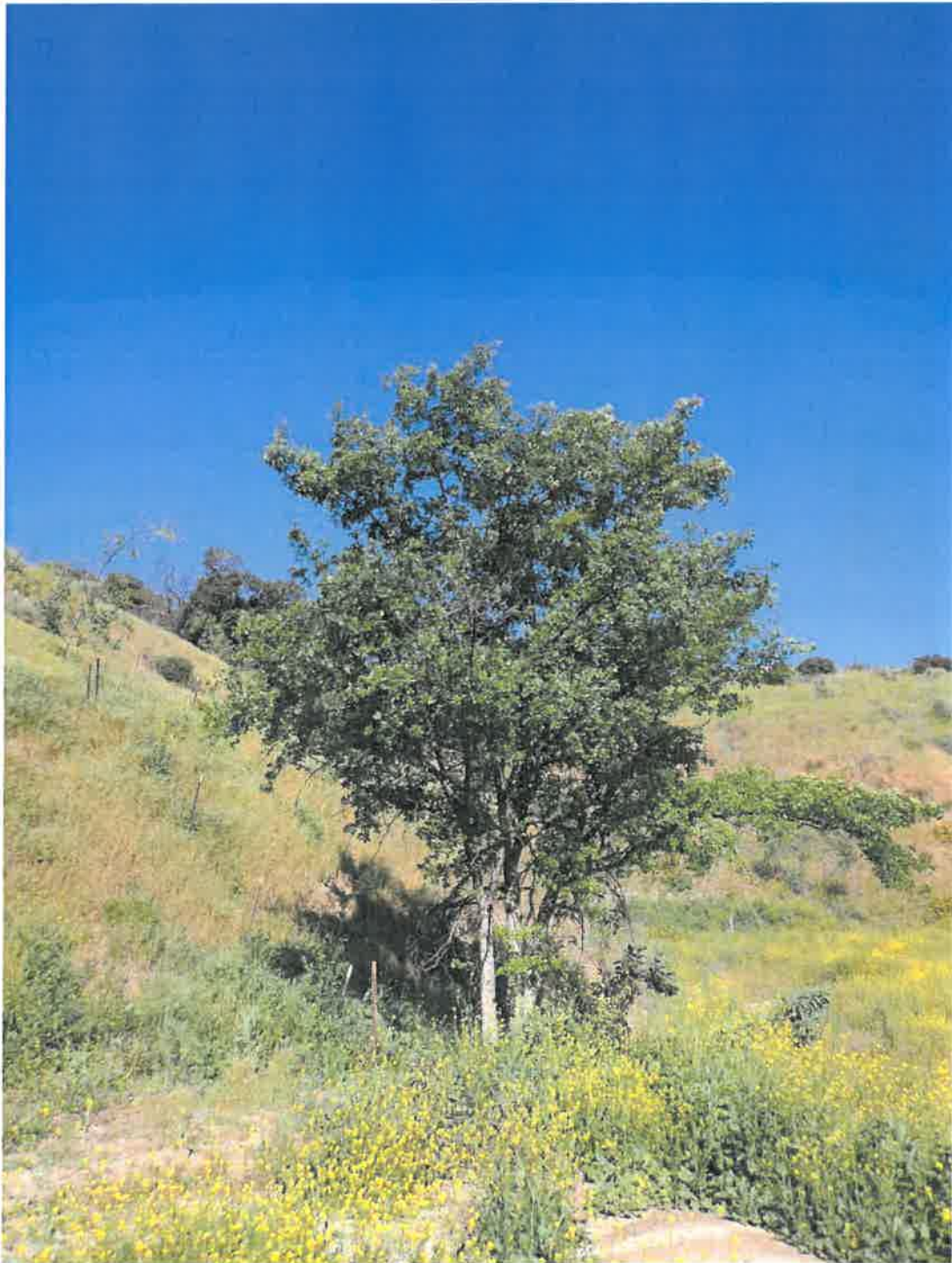
Trees 10-11 (L-R) – tree of heaven (*Ailanthus altissima*) facing south





Trees 12-14 (L-R) – tree of heaven (*Ailanthus altissima*) facing west





Tree 15 (Protected) – valley oak (*Quercus lobata*) facing west





Tree 16 (Protected) – elderberry (*Sambucus mexicana*) facing south





Tree 17 (Protected) – elderberry (*Sambucus mexicana*) facing south





Tree 18 (Protected) – toyon (*Heteromeles arbutifolia*) facing south





Tree 19 (Protected) – coast live oak (*Quercus agrifolia*) facing north





Tree 20 (Protected) – coast live oak (*Quercus agrifolia*) facing northwest



Tree 21 (Protected) – elderberry (*Sambucus mexicana*) facing west





Tree 22 (Protected) – elderberry (*Sambucus mexicana*) facing west





Tree 23 – California pepper (*Schinus molle*) facing west





Tree 24 (Protected) – coast live oak (*Quercus agrifolia*) facing west





Tree 25 – California pepper (*Schinus molle*) facing west



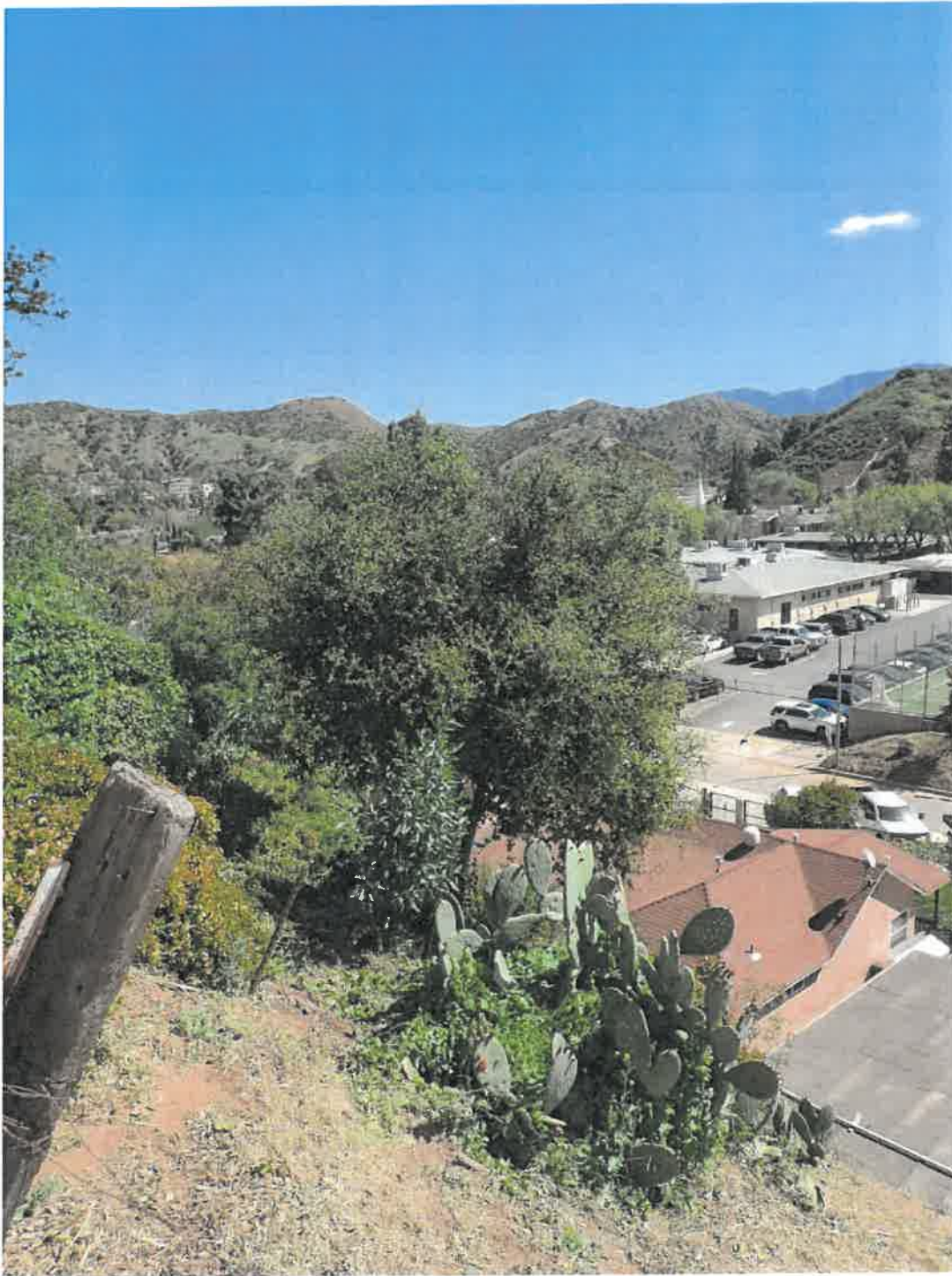


Tree OS26 – California pepper (*Schinus molle*) facing north

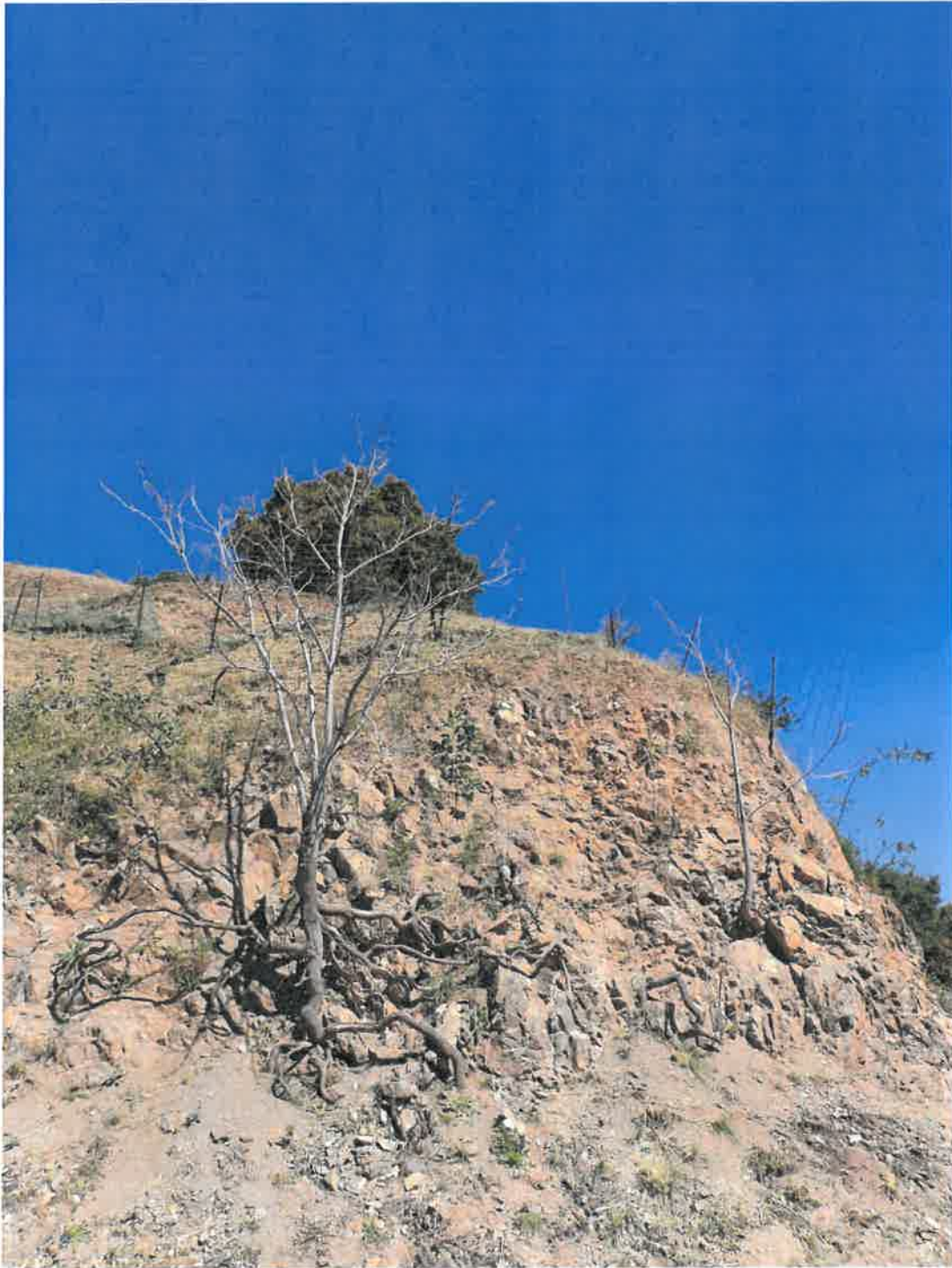




Tree OS27 (Protected) – coast live oak (*Quercus agrifolia*) facing north



Tree OS28 (Protected) – coast live oak (*Quercus agrifolia*) facing north



Trees 29-30 (L-R) – tree of heaven (*Ailanthus altissima*) facing south





Tree OS31 – Norfolk Island pine (*Araucaria heterophylla*) facing north



Tree OS32 – Canary Island pine (*Pinus canariensis*) facing north



EXHIBIT J – PHOTOGRAPHS OF TREES REMOVED IN JULY 2020



Tree 33 – tree of heaven (*Ailanthus altissima*) facing south





Tree 34 – Aleppo pine (*Pinus halepensis*) facing southeast





Tree 35 – black walnut (*Juglans nigra*) facing south





Tree 36 – Chinaberry (*Melia azedarach*) facing east





Tree 37 – silk oak (*Grevillea robusta*) facing southeast





Tree 38 – silk oak (*Grevillea robusta*) facing south





Trees 39-41 (L-R) – Mexican fan palm (*Washingtonia robusta*) facing south



Tree 42 – Aleppo pine (*Pinus halepensis*) facing southeast





Tree 43 – silk oak (*Grevillea robusta*) facing south





Tree 44 – tipu tree (*Tipuana tipu*) facing south





Tree 45 – floss silk (*Ceiba speciosa*) facing south



Tree 46 – silver dollar gum (*Eucalyptus polyanthemos*) facing south





Tree 47 – black locust (*Robinia pseudoacacia*) facing north





Tree 48 – African fern pine (*Afrocarpus falcatus*) facing east





Tree 49 – silver dollar gum (*Eucalyptus polyanthemos*) facing south





Tree 50 – gold medallion (*Cassia leptophylla*) facing south





Tree 51 – silk oak (*Grevillea robusta*) facing south





Tree 52 – Mexican fan palm (*Washingtonia robusta*) facing south





Tree 53 – black locust (*Robinia pseudoacacia*) facing west





Tree 54 – Chinese windmill palm (*Trachycarpus fortunei*) facing north



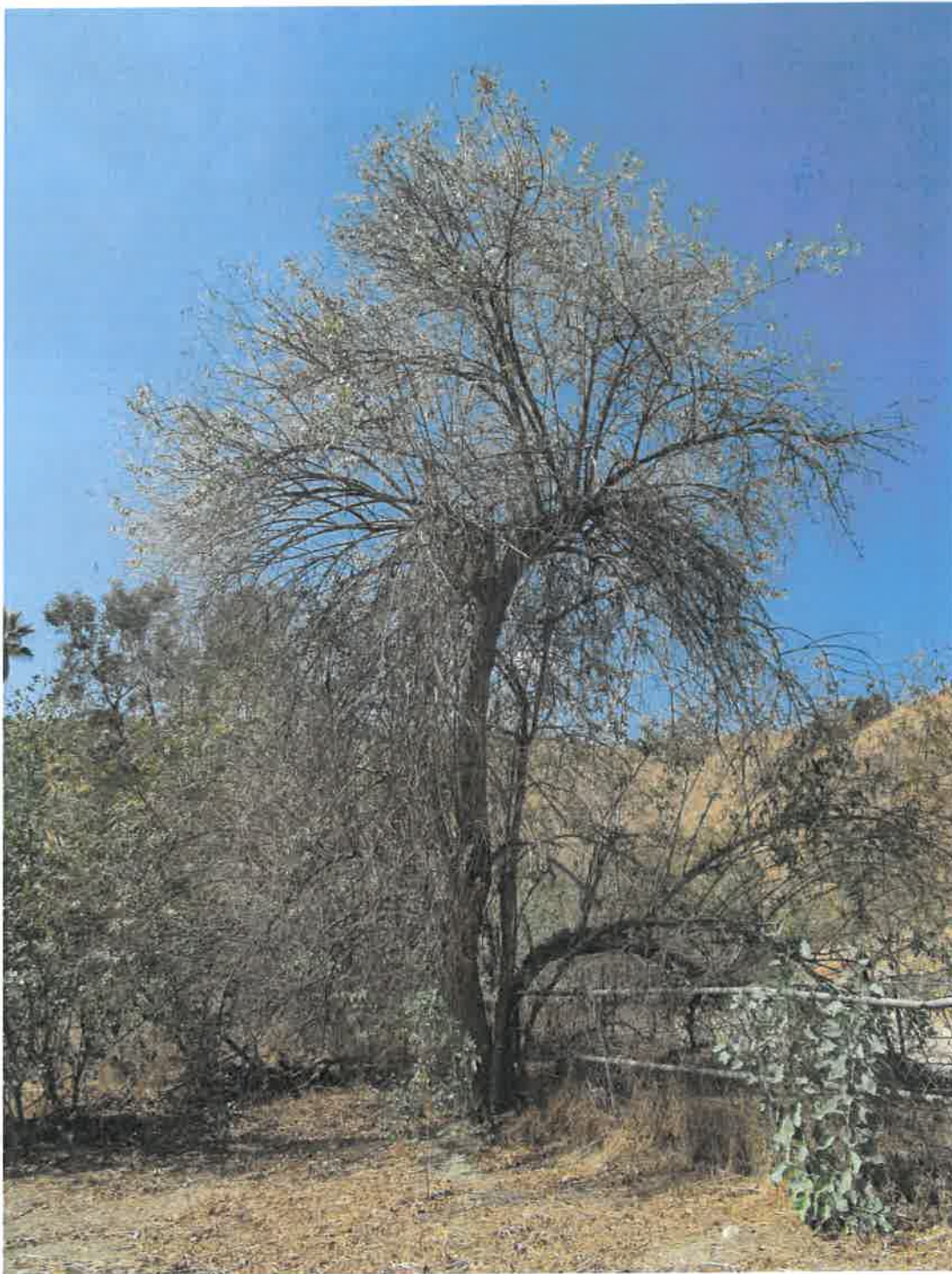


Tree 55 – Chinese windmill palm (*Trachycarpus fortunei*) facing south





Tree 56 – mulberry (*Morus alba*) facing south



Tree 57 (Protected) – elderberry (*Sambucus mexicana*) facing south



Tree 58 – black locust (*Robinia pseudoacacia*) facing north





Tree 59 – floss silk (*Ceiba speciosa*) facing north





Tree 60 – avocado (*Persea americana*) facing north





Tree 61 (Protected) – elderberry (*Sambucus mexicana*) facing northwest





Tree 62 (Protected) – elderberry (*Sambucus mexicana*) facing east





Tree 63 – black walnut (*Juglans nigra*) facing north





Tree 64 – floss silk (*Ceiba speciosa*) facing south



Tree 65 – Shamel ash (*Fraxinus uhdei*) facing west



Tree 66 – Spanish dagger (*Yucca gloriosa*) facing west





Tree 67 – mulberry (*Morus alba*) facing west





Tree 68 – mulberry (*Morus alba*) facing west





Trees 69-70 (L-R) – Italian cypress (*Cupressus sempervirens*) facing west



EXHIBIT K – BIBLIOGRAPHY OF GENERAL REFERENCES USED TO PREPARE THE DOCUMENT

Rev. 2024

Sunset Western Garden Book. 5th ed. By the Editors of Sunset Books and Sunset Magazine. Menlo Park, CA: Sunset Publishing Corporation, 1988.

Abeyta, Dorothy, ASCA. *Guide to Report Writing for Consulting Arborist*. Champaign, IL: International Society of Arboriculture, 1995.

Costello, Laurence R., Pamela M. Geisel, J. Michael Henry, Edward J. Perry, and Nelda P. Matheny. *Abiotic Disorders of Landscape Plants, A Diagnostic Guide*. Oakland: University of California Agriculture and Natural Resources, 2003

Ewing, Reid. *Best Development Practices*. Chicago: American Planning Association, 1996.

Johnson, Warren T., and Howard H. Lyon. *Insects that Feed on Trees and Shrubs*. 2nd ed. Ithaca and London: Comstock Publishing Associates, a division of Cornell University Press, 1991

Mattheck, Claus, and Helge Breloer. *The Body Language of Trees*. London: The Stationary Office, 2001.

Matheny, Nelda P., and James R. Clark. *A Photographic Guide to Evaluation of Hazard Trees in Urban Areas*. 2nd ed. Champaign, IL: International Society of Arboriculture, 1994.

Matheny, Nelda, and James R. Clark. *Trees and Development – a technical guide to preservation of trees during land development*. Champaign, IL: International Society of Arboriculture, 1998.

Meerow, Alan W. *Betrock's Landscape Palms*. Hollywood, FL: Betrock Information Systems, Inc., 2006.

Pavlik, Bruce M., Pamela C. Muick, Sharon G. Johnson, and Marjorie Popper. *Oaks of California*. Los Olivos, CA: Cachuma Press, 1991.

Pirone, P.P., J.R. Hartman, T.P. Pirone, and M.A. Sall. *Tree Maintenance*. 6th ed. New York: Oxford University Press, 1988.

Shigo, Alex L. *Modern Arboriculture*. Durham, NH: Shigo and Trees, Associates, 1991.

Sinclair, Wayne A., Howard H. Lyon, and Warren T. Johnson. *Diseases of Trees and Shrubs*. Ithaca and London: Comstock Publishing Associates, a division of Cornell University Press, 1987.

Watson, Gary W., and E.B. Himelick. *Principals and Practice of Planting Trees and Shrubs*. Champaign, IL: International Society of Arboriculture, 1997.

Watson, Gary W., and Dr. Dan Neely. *Trees and Building Sites*. Champaign, IL: International Society of Arboriculture, 1995.

Costello, L. R. , and K.S. Jones. *Reducing Infrastructure Damage by Tree Roots: A Compendium of Strategies*. Porterville, CA: Western Chapter International Society of Arboriculture, 2003.

Council of Tree & Landscape Appraisers. *Guide for Plant Appraisal, 9th Edition*. Champaign, IL: International Society of Arboriculture, 2000.



Gilman, Edward F. *An Illustrated Guide to Pruning, 3rd Edition*. Clifton Park, NY. Delmar, Cengage Learning, 2012.

Hatch, Charles R. *Trees of the California Landscape*. Berkeley and Los Angeles, California. University of California Press, 2007

Mattheck, Claus and Weber, Karlheinz. *Manual of Wood Decays in Trees*. Cheltenham, Gloucestershire, UK. Arboricultural Association, 2003

Schwarze, Francis W.M.R., Engles, Julia, and Mattheck, Claus. *Fungal Strategies of Wood Decay in Trees*. Springer -Verlag, Berlin, Heidelberg, New York, 2000

Hickman, Gary W. and Perry, Ed. *Ten Common Wood Decay Fungi on California Landscape Trees – Identification Handbook*. The Western Chapter of the International Society of Arboriculture. Sacramento, CA. 1997

Swiecki, Tedmund J. and Bernhardt, Elizabeth A. *A Field Guide to Insects and Diseases of California Oaks*. Gen. Tech Rep. PSW-GTR-197. Albany, CA: Pacific Southwest Research Station, Forest Service, U.S. Department of Agriculture. 2006



REVIEWED

BY D. B. Gr 5/3/24
Bryan Ramirez, St. Tree Superintendent

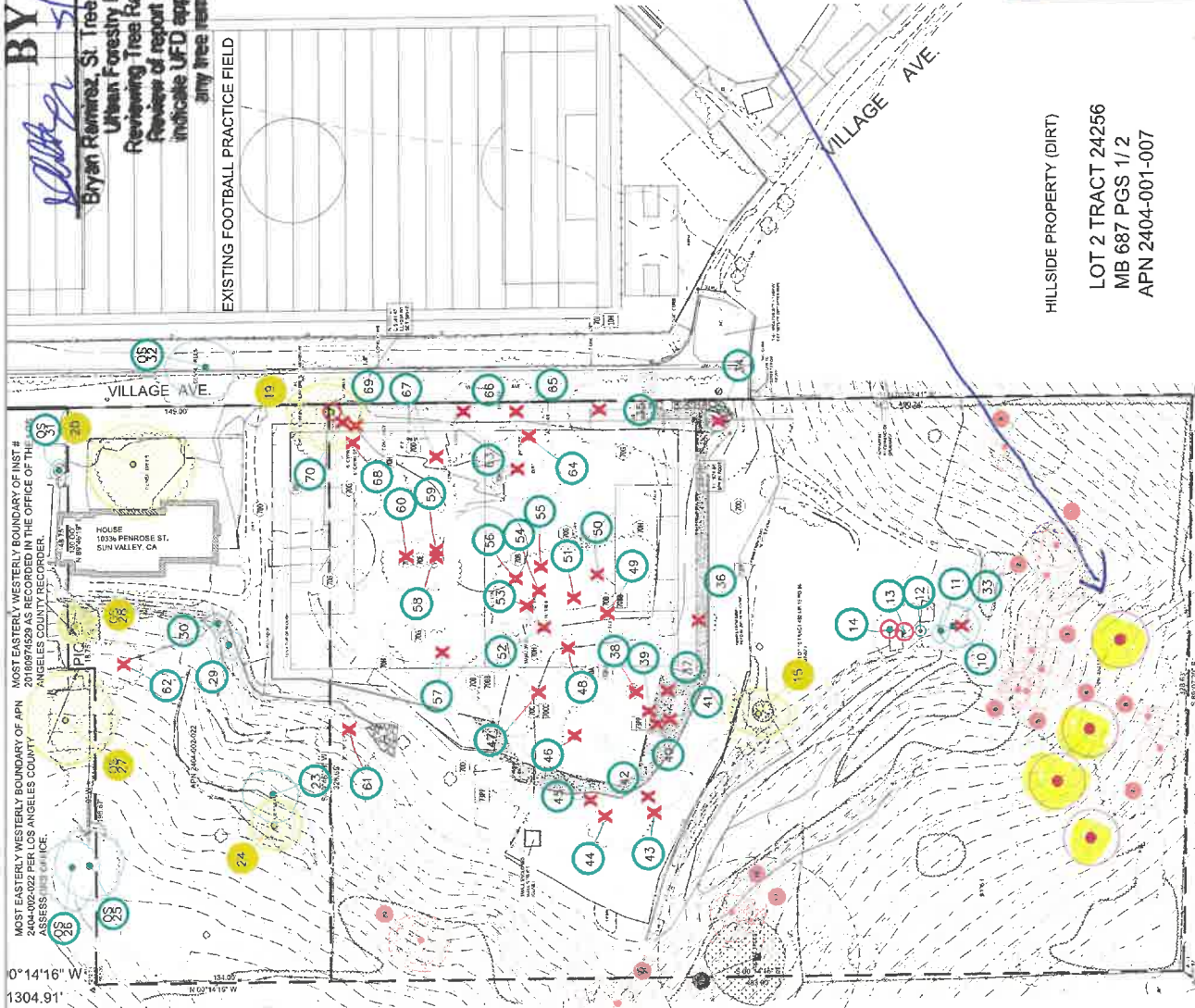
**Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal**

**Know what's below.
Call before you dig.**

LEGEND

DMR
VILLAGE CHRISTIAN SCHOOL
10332 PENROSE ST.
SUN VALLEY, CA 91352

EXISTING FOOTBALL PRACTICE FIELD



PROPOSED REPLACEMENT TREES

4, 24-inch box coast live oak (*Quercus agrifolia*)

- Final locations to be depicted on the landscape plan and reviewed by the project arborist.

THE WINDSOR LEGEND

	NON-PROTECTED TREE
	NON-PROTECTED TREE CANOPY
	PROTECTED TREE
	PROTECTED TREE CANOPY
	CITY OF LOS ANGELES PROTECTED TREE
	CITY OF LOS ANGELES PROTECTED CANOPY
	MEGAN LEEBERRY
	MEGAN LEEBERRY CANOPY
	MEGAN LEEBERRY PROTECTED TREE
	MEGAN LEEBERRY PROTECTED CANOPY

THE WINDSOR LEGEND

	NON-PROTECTED TREE
	NON-PROTECTED TREE CANOPY
	PROTECTED TREE
	PROTECTED TREE CANOPY
	CITY OF LOS ANGELES PROTECTED TREE
	CITY OF LOS ANGELES PROTECTED CANOPY
	MEGAN LEEBERRY
	MEGAN LEEBERRY CANOPY
	MEGAN LEEBERRY PROTECTED TREE
	MEGAN LEEBERRY PROTECTED CANOPY

 Camberg
Environmental Education and
Registration Specialists
1-800-945-5433

TREE IMPACT EXHIBIT & PROTECTION PLAN
BSSD VILLAGE AVENUE, SUIN VALLEY, CALIFORNIA 91552
VILLAGE CHRISTIAN SCHOOL
PREPARED FOR: VILLAGE CHRISTIAN SCHOOL, 8338 VILLAGE AVENUE, SUIN VALLEY, CA 91552

DATE: 04.18.24
BY: S. Macomber
www.greatbigblue.com

LOT 2 TRACT 242566
MB 687 PGS 1/2
APN 2404-001-007



OWNER:
VILLAGE CHRISTIAN SCHOOL
10323 FORESTVIEW ST.
SUN VALLEY, CA 91352

PROJECT:
NEW SYNTHETIC TURF FIELD

SUBJECT ADDRESS:
SUN VALLEY, CALIFORNIA

APPROVED AS IS

APPROVED AS NOTED

RESUBMIT AS NOTED

SIGNATURE:

DATE:

COMMENTS:
Drawing scale accurate ONLY when printed on 24x36 paper.

DESIGNED BY:

DATE:
AUGUST 11, 2009

REVISIONS:
REV. 0

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

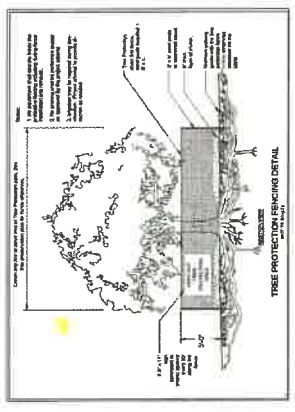
SCALE: 1"=20'

0 15 30 60

All drawings and written material prepared hereon are the property of Helas Construction, Inc. and shall not be reproduced, copied, or otherwise used without the written consent of Helas Construction, Inc.

Definitions

1. Basal flare or root crown means the tree trunk where it emerges from the root system and flares out to create the base of the tree.
2. Canopy means the area of a tree that consists primarily of branches and leaves.
3. Drip line means the outermost area of the tree canopy (leafy area of tree).
4. The cambium layer is located immediately beneath the bark and is responsible for the increase of stem and root diameter.
5. Certified Arborist means an individual who has demonstrated knowledge and competency through attainment of the current International Society of Arboriculture Arborist Certification (Certified Arborist).
6. Registered Consulting Arborist® means an individual who has demonstrated knowledge and competency through the American Society of Consulting Arborists' registration process and maintains membership and registration as required by the organization.
7. Public Trees are defined as trees that are located in a center median, in the parkway between the curb line and the property line and are an easement. For work on these trees, including installation of Tree Protection Fencing, contact the City of Los Angeles City Urban Forestry Division. A permit is generally required for fencing, pruning, or otherwise impacting parkway trees. Some Public Works Departments have their own Tree Protection Specifications.



Tree Protection Guidelines

- The following guidelines are intended to minimize damage to the canopies and root systems of trees to remain in the project area (regardless of protected or non-protected status from ordinance or code restrictions).
1. Construction activity shall be diverted from the Tree Protection Zone, as practical to the space and as permitted for encroachments.
 2. A Project Arborist shall be retained by the Applicant / Developer to monitor the trees and inspect the tree protection measures during development activities. The Project Arborist shall monitor all work that must be performed in the Tree Protection Zone. The Project Arborist should be experienced in construction monitoring and shall be an ISA Certified Arborist and/or an ASCA Registered Consulting Arborist®.
 3. Some encroachments into the Tree Protection Zone may be unavoidable. Encroachments may only be allowed by permit. It is incumbent on the Applicant to apply for and obtain the necessary tree removal and/or encroachment permits from the appropriate jurisdiction. Copies of the permit, removal/encroachment permit, (where necessary) shall be maintained on-site with a copy of this plan.
 4. Protective chain-link fencing, at least five feet in height, with an access gate of minimum width, shall be installed at the limits of the Tree Protection Zone (or as shown on the Tree Protection Plan) and maintained in place until the project is completed or to commencement of any demolition, grubbing, grading or construction. This pertains to both public trees (parkway trees, etc.) where applicable, and private trees.
 5. When chain-link fencing cannot be placed to the limits of the Tree Protection Zone due to approved encroachments, the Project Arborist may require that erosion snow fencing be placed at the limits of the Tree Protection Zone as a temporary protection measure until the encroachment work is performed. This will be determined at a pre-demolition/pre-construction job site meeting with the contractor and/or applicant.
 6. The Tree Protection Zone should be sufficiently irrigated with clean potable water to keep the tree in good health and vigor before, during, and after construction. This may include occasional deep-watering treatments. Installation of layers of sandbags or other material to create a watering well, or berm, may be necessary. The Project Arborist will recommend this activity, if necessary.
 7. No construction staging or disposal of construction materials or byproducts, including but not limited to, paint, plaster, or chemical solvents is allowed in the Tree Protection Zone.
 8. The Tree Protection Zone shall not be subjected to flooding or runoff incidental to the construction work.
 9. Unless otherwise stated in the project's conditions of approval and/or the tree encroachment permit, all work conducted in the ground within the Tree Protection Zone should be accomplished with hand tools or other small equipment that is approved by the Project Arborist.
 10. Permitted / approved trenches in the Tree Protection Zone should be installed, dug by hand, or completed with an air-spade to minimize damage to roots. Information regarding air-spades is available from the Project Arborist.
 11. Permitted / approved trenches should be installed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is preferred since it is less harmful than longitudinal trenching. Cutting of roots should be avoided by, for example, placing pipes and cables below uncut roots. Whenever possible and in accordance with applicable code requirements, the same trench should be used for multiple utilities.
 12. Except as permitted to the limits of an encroachment, "natural" or pre-construction grade shall be maintained in the Tree Protection Zone. At no time during or after construction should excess soil be in contact with the base of the trunk.
 13. In areas where the grade around the protected tree is permitted for excavation and reduction, some root cutting may be unavoidable. Encroachment permits may be required for this work. Cuts should be clean and made at right angles to the roots. When practical, cut roots back to a branching lateral root. The Project Arborist shall monitor all root excavation and pruning.
 14. When removing existing pavement, foundations, utilities, etc. in the Tree Protection Zone, avoid the use of heavy equipment, which may compact and damage the root system. The Project Arborist shall monitor all demolition activities in the Tree Protection Zone.
 15. If the Project Arborist requires much in the Tree Protection Zone, the mulch materials and location will be shown on the plan or discussed during inspections.
 16. Root damage and soil compaction may be mitigated in some cases by using plywood, mulch, or much overlain with plywood in the Tree Protection Zone. The Project Arborist may require the action at any point during demolition and construction as the project progresses.
 17. Canopy tie-backs - canopy tie may be recommended instead of pruning. The Project Arborist may require the action at any point during demolition and construction as the project progresses.
 18. Weather-proof, minimum 8.5 x 10 inches, signage shall be applied to the fencing (with zip-ties or other fasteners) on all sides. It will state:

Tree Protection Fencing
Do Not Remove Without Authorization From
CITY OF LOS ANGELES
Questions - call Project Arborist, Cariberg Associates
Christy Cates (626) 428-5072 or Cy Cariberg (310) 451-4904

Tree Protection Notes

- Tree Protection Zone Definition and Notes**
1. Unless otherwise defined by the project's jurisdictional entity (City of Los Angeles), the Tree Protection Zone (TPZ) is defined here as the outer edge of the tree canopy (or drip line) plus two feet (or 15 feet from the trunk, whichever is greater). This is intended to provide both canopy and root protection.
 2. Tree roots are generally located in the top 12 - 36 inches of the soil surface and can extend to a distance exceeding the tree's height and/or width.
 3. In general, and depending on the type of tree, large structural roots (defined here as those greater than 2 inches in diameter) usually extend about three to five feet from the trunk before they turn downward or branch off into smaller roots.
 4. If damaged, cut, seamed, or torn, structural roots can become infected with root disease that may result in wood decay or death of leaves in the trunk, crown, or root collar. With time, rotwood caused to cambium decay may reach the lateral and upper branches of the tree.
 5. In addition to structural roots, trees typically have thousands of smaller feeder/descriptive roots in the upper layers of soil that absorb water and nutrients and provide for gas exchange. Severing roots of the tree can sustain damage during construction from lack of water, soil compaction, cutting, tearing, or crushing.
 - 6.
- Pruning**
1. Pruning may require a permit. It is incumbent on the Applicant or Developer to contact the appropriate agencies for pruning permits, pay necessary application & permit fees, etc.
 2. To maintain tree integrity, pruning shall be monitored by the Project Arborist.
 3. Pruning should be in accordance with the most recent editions of the International Society of Arboriculture Best Management Practices and ANSI A300 Pruning Standard.
 4. Pruning of oaks should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by the Project Arborist. Excessive pruning is harmful to oaks and many other trees. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety, and only at the recommendation of the Project Arborist. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e., no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree.
 5. Pruning of trees other than oaks should be limited to the removal or reduction of major structural limbs and should be done only as required for building clearance or safety, and only at the recommendation of the Project Arborist. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e., no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree.
- Inspections**
1. Inspection of Protective Fencing - The Project Arborist shall inspect the tree protection fencing prior to demolition, grubbing, grading, or construction. City staff may also inspect fencing to verify placement and approval of materials prior to the commencement of demolition, grading, or construction.
 2. Pre-construction meeting - City staff may require an on-site pre-construction meeting with the contractor and/or applicant to discuss tree protection with the site supervisor, grading equipment contractors, and demolition crew. The Project Arborist shall be present at that meeting.
 3. Inspection during rough grading - City staff may require inspection to ensure protected trees will not be injured by compaction, cut or fill, drainage and trenching activities.
 4. Special Activity in the Tree Protection Zone - The Project Arborist shall provide direct on-site supervision of work in the tree protection zone, as they deem appropriate, or as directed in the project's tree permit and conditions of approval.
 5. Periodic Inspections - City staff may require inspections verifying adherence to tree protection measures during the ongoing construction process. Allow a minimum of 48-72 hours for scheduling inspections.
 6. The Project Arborist shall report discrepancies or deficiencies in Tree Protection to the site superintendent / Applicant for corrective action. If corrective actions are not taken in a reasonable time frame, the Project Arborist may notify City staff for enforcement action.
 7. Final inspection shall occur after all work is completed for this project, including landscape installations.

Cariberg Associates
Arboriculture and
Landscape Consulting
10323 FORESTVIEW ST.
SUN VALLEY, CA 91352
Phone: (310) 451-4904
www.cariberg.com

CEI
Solutions for
Land and Life

TREE IMPACT EXHIBIT & PROTECTION PLAN
VILLAGE CHRISTIAN SCHOOL
10323 FORESTVIEW ST.
SUN VALLEY, CALIFORNIA 91352
PREPARED FOR: VILLAGE CHRISTIAN SCHOOL, 10323 FORESTVIEW AVENUE, SUN VALLEY, CA 91352
Date: 08.11.09
By: S. Hollander



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
victoria@lozeaudrury.com

Via Email

June 25, 2024

Trevor Martin, Project Planner
Department of City Planning
City of Los Angeles
200 N. Spring Street, 7th Floor, Room 763
Los Angeles, California 90012
Trevor.Martin@lacity.org

Re: Comment on Sustainable Communities Environmental Assessment, 6728 Sepulveda Boulevard Project (ENV-2022-5108-SCEA)

Dear Mr. Martin:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Sustainable Communities Environmental Assessment ("SCEA") prepared for the 6728 Sepulveda Boulevard Project (ENV-2022-5108-SCEA), which proposes construction of a new six-story, residential building, 66 feet in height, containing a total of 405 dwelling units, located at the intersection of 6728 North Sepulveda Boulevard and 6715 North Columbus Avenue in the City of Los Angeles ("Project"). The appeal hearing before the City's Planning Commission is scheduled for this matter on June 27, 2024.

We have reviewed the SCEA and conclude that the Project complies with the Sustainable Communities Strategy. We therefore withdraw our appeal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury", with a long horizontal flourish extending to the right.

Richard Drury
Lozeau Drury LLP