

Appendices

Appendix IS-1

Arborist Report

Arborist Report

Alameda Crossing Project

AUGUST 2024

PROJECT ADDRESS: 1600, 1620, and 1621 East 7th Place; 1524, 1628, 1700, 1706, 1712, 1716, 1720, 1722, 1728, and 1732 East 7th Street; 712, 716, 718, 722, 726, and 735 South Lawrence Street; 713, 715, 717, 719, 723, and 735 South Decatur Street; and 725 South Channing Street, Los Angeles, California 90021

COMMUNITY PLAN AREA: Central City North Community Plan Area

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
BMP	best management practice
ISA	International Society of Arboriculture
LAMC	Los Angeles Municipal Code

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Executive Summary

The applicant, 1614 E 7th Street LLC, proposes the development of the Alameda Crossing Project (Project) at 1600, 1620, and 1621 East 7th Place; 1524, 1628, 1700, 1706, 1712, 1716, 1720, 1722, 1728, and 1732 East 7th Street; 712, 716, 718, 722, 726, and 735 South Lawrence Street; 713, 715, 717, 719, 723, and 735 South Decatur Street; and 725 South Channing Street (collectively referred to as the Project site) in the Central City North Community Plan area of the City of Los Angeles (City). The Project is designed to accommodate a film/television studio production campus with sound stages and accessory uses, including production support, office, commissary, café, and mill spaces. The Project would consist of four buildings: Building A, Building B, and Building C would each be a one-story building with three sound stages, and the Main Building would be an eight-story building along with supportive lobby, loading, bicycle parking, and back-of-house spaces on the ground floor, with one level of production support space on the second level and six levels of office space adjacent to six levels of integrated parking. The Project site is located within the City and is bounded by 7th Street to the north, Decatur Street to the east, and Alameda Street to the west. The Project site also includes three interior streets: Channing Street, Lawrence Street, and 7th Place (these internal streets only serve the Project site, but the Project would include merging these interior streets into the Project site). As such, this arborist report addresses the regulations and requirements for the protection and removal of protected trees within the City's jurisdiction. Additionally, this report contains the required information as specified in the City's Tree Report Template.

Dudek was retained by Eyestone Environmental to conduct a tree inventory and impact assessment and prepare a subsequent arborist report to present the physical characteristics and mapped locations of trees that are to be removed or protected in place during grading and construction-related activities. This arborist report addresses trees, palms and protected shrub species on the Project site and within the adjacent public right-of-way with the assumption that the trees, palms and protected shrub species would be preserved in place where practical. However, based on a conservative impact approach, it is assumed that all impacted trees and palms within the limits of the grading or development footprint would be removed.

On March 22, 2024, Dudek arborists mapped tree, palm and shrub locations within the Project site and adjacent public right-of-way, including any City-protected trees, as defined in the Los Angeles Municipal Code (LAMC) Protected Tree and Shrub Regulations, IV.6.46.01, Definition, and for trees covered by the LAMC Public Works and Property Regulations, VI.2.62.161, Planting, Maintenance and Care of Plants in City Streets – Jurisdiction of Board; VI.2.62.162, Power to Plant, Maintain and Issue Permits; VI.2.62.169, Permit Required to Plant in Streets; and VI.2.62.170, Conditional Permit to Remove or Destroy Trees. Furthermore, Dudek arborists collected individual photographs of all the inventoried trees, palms and shrubs. Consistent with the City's requirements, trees, palms, and protected shrub species that are within 50 feet of the Project site were evaluated.

Dudek surveyed 85 trees and 34 palms within the Project site and adjacent public right-of-way (no protected shrub species were found within the survey area). Of the 85 trees within the survey area, 13 are on-site trees and 72 are off-site trees. Five of the off-site trees are City street trees, protected under LAMC VI.2.62.161, VI.2.62.162, VI.2.62.169, and VI.2.62.170, adjacent to the Project site. Thirty-nine of the off-site trees would experience encroachment into the critical root zones and would be preserved in place. Of the 34 palms within the survey area, 21 palms are on site and 13 palms are off site. Four of the off-site palms would experience encroachment into the critical root zones and would be preserved in place.

Of the 85 trees within the survey area, 17 trees would be directly impacted and would require removal. Thirteen of the proposed tree removals are on site and four of the proposed tree removals are off site. Three of the off-site removals are City street trees; one of the off-site tree removals is a dead tree outside the Project site. Of the 34 palms within the survey area, 23 palms would be directly impacted and would require removal. Twenty-one of the proposed palm removals are on site and two of the proposed palm removals are off site. The two off-site palms proposed for removal are dead.

Of the 85 trees within the survey area, 68 trees shall be preserved in accordance with the Project's Conceptual Site Plan. As the planning process continues, impacts to preserved trees may change, and impact totals shall be updated. None of the on-site trees will be preserved. Twenty-nine off-site trees may experience indirect impacts and will be preserved in place; of these 29 trees, 2 are City street trees in the public right-of-way adjacent to the Project site. Thirty-nine of the off-site trees would experience encroachment into the critical root zones and would be preserved in place. Of the 34 palms within the survey area, 11 palms shall be preserved. None of the on-site palms will be preserved. Seven off-site palms may experience indirect impacts and will be preserved in place. Four of the off-site palms would experience encroachment into the critical root zones and would be preserved in place.

No tree and shrub species that meet the City's criteria for a protected tree and shrub were recorded on or adjacent to the project site. Overall, the trees and palms exhibit growth and structural conditions that are typical of their urbanized locations, although some of the trees had significant damage due to vandalism or fire. The trees and palms were noted to have various trunk and crown structural maladies and health conditions.

Tree impacts were determined using geographic information system (GIS) technology and spatial locations of trees and palms relative to the Project impact areas (limits of grading). Impacts were further determined based on Dudek's experience with palms and trees, and their typical reactions to root disturbances from construction activities such as soil compaction, excavation, and remedial grading. The impact analysis results were used for developing appropriate mitigation measures (see Section 6, Recommended Mitigation Measures). Based on trunk diameters, fair health, fair to poor structure, or invasive tendencies, these trees are not salvageable.

The Protected Tree and Shrub Regulations in LAMC IV.6.46.00–IV.6.46.06 does not apply to this Project, because no protected tree or shrub species were documented within the survey area. However, the ordinance regarding the protection of City street trees in LAMC VI.2.62.161–VI.2.62.171, and VI.2.62.173–VI.2.62.178 applies to this Project, because five City street trees were documented within the survey area. As such, the Project would be required to either pay an in-lieu replacement fee or replace the three proposed street tree removals at a 2:1 ratio with 24-inch-box size tree stock. The City has the discretion to determine the species of trees planted as replacement of trees removed as a part of the Project's construction activities.

There are 10 tree species and 2 palm species within and immediately adjacent to the Project site. No tree or shrub species protected under LAMC IV.6.46.01 were documented within the survey area. Per LAMC Section 17.05 Subsection R, the City's Chief Forester may determine that a protected tree or shrub may be relocated. All trees were assessed for relocation potential based on trunk diameters, health, structure, and invasive tendencies. Dudek does not consider any of the trees within the survey area candidates for relocation. Figures in this arborist report show each inventoried tree, palm, and shrub and its impact categorization.

The Project would include planting approximately 50 new trees, including 9 trees within the Project site and 41 trees within the adjacent right-of-way, which exceeds the 2:1 replacement requirement for the 3 street trees that would be removed.

1 Project Overview

The applicant, 1614 E 7th Street LLC, proposes the development of the Alameda Crossing Project (Project), which is designed to accommodate a film/television studio production campus with sound stages and accessory uses, including production support, office, commissary, café, and mill spaces (see Figure 1, Regional Vicinity, and Figure 2, Project Location). Project grading and physical improvements would be across the approximately 9.5-acre Project site, which, in accordance with the proposed Conceptual Site Plan, would be divided into four sub-areas: Building A would be a sound stage building in the northwest corner of the property; Building B would be a sound stage building located internally in the southern portion of the property; Building C would be a sound stage building in the northeast corner of the property; and the Main Building would be a production, office, mill, commissary, and café building with an integrated parking garage in the center of the property along 7th Street (Figure 3, Conceptual Site Plan). The Project would also provide landscaped areas on site and within the adjacent public right-of-way.

1.1 Purpose of Report

The purpose of this arborist report is to present the physical characteristics and mapped locations of trees and palms that would be removed, encroached upon, or protected in place during grading and construction-related activities. This arborist report addresses impacted trees and palms within the Project site and a 50-foot buffer zone (the survey area), with the assumption that the trees and palms would be preserved in place where practical. However, based on a conservative impact approach, it is assumed that all impacted trees and palms on and within 2 feet of the limits of the grading or development footprint would be removed.

1.2 Project Information

Project Name: Alameda Crossing Project

Project Parcel Numbers:

- 5166-032-011
- 5166-034-008
- 5166-034-009
- 5166-034-016

Applicant Name: 1614 E 7th Street LLC

Entitlements:

- Vesting Conditional Use Permit for a Major Development
- Site Plan Review
- Vesting Tentative Tract Map
- Supplemental Use Sign District

1.3 Project Location

The approximately 9.5-acre Project site¹ is at 1600, 1620, and 1621 East 7th Place; 1524, 1628, 1700, 1706, 1712, 1716, 1720, 1722, 1728, and 1732 East 7th Street; 712, 716, 718, 722, 726, and 735 South Lawrence Street; 713, 715, 717, 719, 723, and 735 South Decatur Street; and 725 South Channing Street (collectively referred to as the Project site) in the Central City North Community Plan (Community Plan) Area of the City of Los Angeles (City). The Project site is south of 7th Street and the existing Institute of Contemporary Art: Los Angeles, west of the Los Angeles River, north of Interstate 10, east of South Alameda Street, and approximately 2.5 miles southeast of Downtown Los Angeles, as shown in Figure 1.

The Project site comprises four individual parcels that total approximately 9.5 acres; the parcels are generally bounded by 7th Street to the north, Bay Street to the south, Alameda Street to the west, and Decatur Street to the east. The Project site also has three interior streets: Channing Street, Lawrence Street, and 7th Place (the Project would include merging these interior streets into the Project site). The individual parcels and their associated pre-merger and pre-dedication approximate acreages are shown in Table 1. Figure 2 shows the Project site location and boundaries of all parcels and/or lots involved.

Table 1. Individual Parcel Acreages

Individual Parcel No.	Approximate Acreage
5166-032-011	0.5
5166-034-008	2.6
5166-034-009	2.5
5166-034-016	2.8
Total	8.4

The Project site is currently developed with an industrial building, office building, and surface parking that previously served the Greyhound bus station and maintenance facility. The Project site is located in an area of the Community Plan that has predominantly included industrial, manufacturing, and commercial uses; however, over the last several years, with the evolution of the adjacent Arts District neighborhood, nearby areas now include multifamily residential and live/work units, creative office, and community-serving uses, such as restaurants, breweries, and retail stores. The land uses within the Project site's general vicinity are characterized by a mix of low- to high-intensity industrial, commercial, and educational buildings, which vary widely in building style and period of construction. The Project would involve demolition, earthwork, and grading within the Project site and approximately 12,205 square feet within the adjacent public right-of-way.

1.4 Proposed Development

The Project would include the development of a film/television studio production campus with sound stages and accessory uses, including production support, office, commissary, café, and mill spaces. The Project includes four buildings, referred to as the Main Building and Buildings A, B, and C. The Main Building would comprise eight stories with a maximum height of 132 feet (measured from grade to the top of the parapet and mechanical screening) and

¹ The approximately 9.5 acres reflects the Project site's post-dedication and post-merger lot area.

would include production support, mill, commissary, and café uses along with supportive lobby, loading, bicycle parking, and back-of-house spaces on the ground floor, with one level of production support space on the second level, and six levels of office space adjacent to six levels of integrated parking. Buildings A, B, and C would each be one story in height with a maximum height of 64 feet (measured from grade to the top of the parapet and mechanical screening) and each would be occupied by three sound stages (for a total of nine sound stages).

The Project would comprise a total floor area of approximately 364,027 square feet with a floor area ratio of approximately 0.88:1. Approximately 718 vehicular parking spaces and 94 short-term and long-term bicycle parking spaces would be provided for the Project's proposed uses. Approximately 25,370 square feet of landscaped areas on site and within the City streets for utility improvements and connections. This trenching is not expected to cross the parkway within the public right-of-way. The existing industrial and office buildings, consisting of approximately 136,438 square feet, and the existing surface parking would be demolished as part of the Project.

The Project would also include merging the interior streets of Channing Street, Lawrence Street, and 7th Place, because these interior streets only serve the Project site and are not used outside the Project site. The Project site's existing lot area is approximately 361,461 square feet (8.3 acres); however, approval of the Project's requested street merger would increase the Project site's lot area by approximately 51,723 square feet, and after providing the City-required right-of-way dedications along Alameda Street (10 feet), 7th Street (3 feet), and Decatur Street (3 feet), the Project site would have a post-merger and post-dedication lot area of approximately 413,193 square feet (9.48 acres).

Two driveways are proposed on 7th Street. These two driveways would be located mid-block along 7th Street, situated away from the 7th Street/Alameda Street and 7th Street/Decatur Street intersections. The first ingress/egress driveway, located between Building A and the Main Building, would include access to employee and visitor parking that would lead to the parking levels within the Main Building. The second ingress/egress driveway, located between Building C and the Main Building, would be used as a secondary driveway for internal access throughout the Project site. Both driveways along 7th Street would also provide access for trucks entering and exiting the Project site, as well as provide emergency fire access.

A third ingress/egress driveway would be provided along Decatur Street, which would provide ancillary access to the Project site for vehicles and trucks and provide emergency fire access. Overall, the curb cuts along 7th Street would be reduced from five to two, the single curb cut along Alameda Street would be eliminated, and the single curb cut along Decatur Street would be maintained.

1.4.1 Retention and Preservation Efforts

The Project site is currently developed with industrial warehouses, office buildings, and surface parking and is located within an industrial, urban infill area with no unique natural resources and features. The Project would provide landscaping both on site and in the right-of-way areas immediately adjacent to the Project site, although the Project is not required to provide open space and recreational amenities per the LAMC.

The Project would increase green features throughout and around the property and increase opportunities to capture stormwater and promote habitat by strategically locating vegetation to allow for the percolation of stormwater into the vegetated pockets. These areas would also be planted with a California native plant palette that would create spaces for respite and encourage interest in native flora. Landscaped balconies and patios would

also be provided on the Main Building’s seventh and eighth levels with lounge seating areas to create a health-and-wellness-focused workplace for employees and guests.

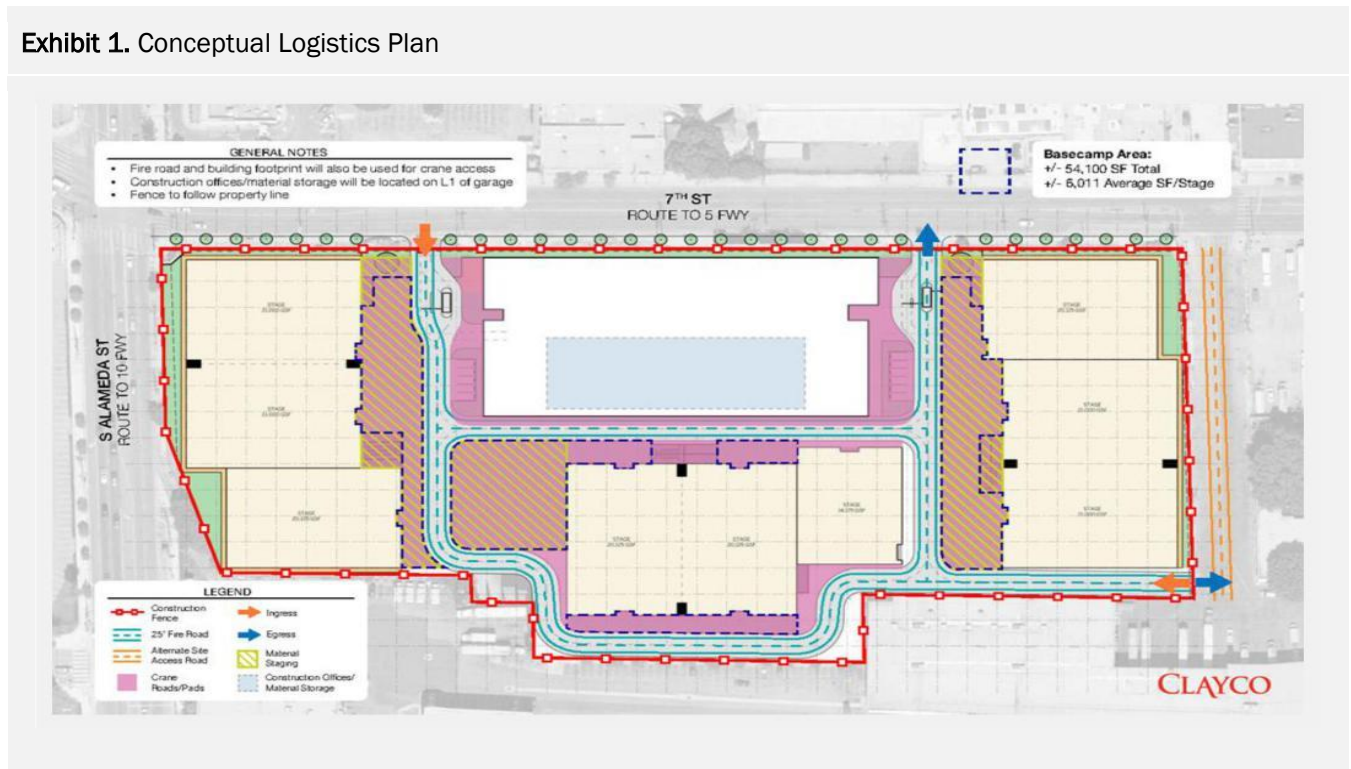
All Project landscaping would be native or drought-tolerant species, including the 50 new trees proposed to be planted on site and within the public right-of-way adjacent to the Project site. To further promote active, pedestrian-friendly streets, landscaped sidewalks would provide greenery and reduce the building massing. The Project site’s perimeter would be surrounded by a green buffer, which, combined with the sound stages, would help protect employees and guests from potential external nuisances. The Project site’s streetscape would be landscaped with 41 new street trees, along with 9 new trees that would be planted within the Project site and a variety of plant material to soften the Project’s design, plus 2 existing street trees (Tree IDs OS1 and OS2) that would be preserved.

1.4.2 Anticipated Construction Schedule

Construction of the Project is expected to occur in phases (e.g., demolition, grading), beginning in 2027, with full buildout in 2029. Construction activities would be limited in hours according to Los Angeles Municipal Code (LAMC) requirements; specifically, exterior construction would be permitted between 7:00 a.m. and 9:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturdays or national holidays. No construction would occur on Sundays.

The majority of the proposed grading and development that would occur has previously been graded, disturbed, and/or developed. However, grading and trenching may also occur within streets in the public right-of-way for utility improvements and connections. Exhibit 1 shows a conceptual logistics plan with proposed ingress and egress points, alternate site access roads, and proposed fencing for the duration of construction.

Exhibit 1. Conceptual Logistics Plan



2 Regulatory Context

2.1 City of Los Angeles Protected Tree and Shrub Regulations

LAMC Sections 12.21, 17.02, 17.05, 17.06, 17.51, 46.00, 46.01, 46.02, 46.03, 46.04, and 46.06, as amended by the Protected Tree and Shrub Ordinance (No. 186873; see Appendix A to this arborist report), provide regulations for the preservation of protected tree and shrub species. LAMC Section 46.01 defines a protected tree or shrub as any of the following Southern California indigenous species that measure 4 inches or more in cumulative diameter at 4.5 feet above the ground level from the base of the tree or shrub:

Protected Trees

- Oak trees, including Valley Oak (*Quercus lobata*), California Live Oak (*Quercus agrifolia*), and any other tree of the oak genus indigenous to Southern California, excluding the Scrub Oak (*Quercus berberidifolia*)
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)

Protected Shrubs

- Mexican Elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

2.2 City of Los Angeles Municipal Code

The following sections of the LAMC outline the City's authority to require a permit before any work is performed on a street tree within the City:

VI.2.62.161. Planting, Maintenance and Care of Plants in City Streets – Jurisdiction of Board.

The Board, through its authorized officers and employees, shall exercise jurisdiction and control over the planting, maintenance and care of trees, plants and shrubs in all streets of the City. (Added by Ord. No. 153,500, Eff. 4/18/80.)

VI.2.62.162. Power To Plant, Maintain and Issue Permits. (Amended by Ord. No. 183,474, Eff. 4/19/15.)

- a. Except as provided in Section 62.169, the Board, through its authorized officers and employees, shall have charge of and direct and supervise the planting, removal, trimming, pruning, cutting and maintenance of trees, plants and shrubs in the streets of the City, and shall have charge of all work incidental to the above activities, and shall issue all permits for

the replacement, removal, planting, cutting, pruning or trimming of trees, shrubs and plants in the streets of the City.

- b. The Board, through its authorized officers and employees, shall determine the variety of trees, shrubs and plants that may be planted in, upon or along any street, or any portion thereof, and the distance apart at which such trees, shrubs or plants shall be planted.

VI.2.62.163 Duties Regarding Maintenance of Plants. (Added by Ord. No. 153,500, Eff. 4/18/80.)

It shall be the duty of the Board, through its authorized officers and employees:

- a. Except as provided in Section 62.169 below, to set out or plant any and all shade trees and shrubbery on public streets or parkways, and to take general care and supervision of all trees, plants and shrubbery planted and growing in the streets of the City, and to encourage the planting, care and preservation of shade or ornamental trees and shrubbery in said streets as hereinafter set forth; (Amended by Ord. No. 183,474, Eff. 4/19/15.)
- b. To inspect all trees, shrubs and plants in all streets of the City which are open for travel, and, upon discovering that any such trees, shrubs or plants are infected or infested with scale, plant or animal life or growth or any insect detrimental to the growth, health or life of such trees, shrubs or plants, to remove, eradicate or destroy such condition. If any trees, shrubs or plants in any street are so infected or infested to such a degree that such condition cannot be removed, eradicated or destroyed by the usual means and efforts employed, such trees, shrubs or plants may be removed and destroyed if such removal and destruction is deemed appropriate by the Board;
- c. To inspect any and all trees, shrubs and plants which are in any street in said City, or which, standing on any private estate, overhang or project into any such street, to determine whether any of the same or any part thereof appears to be dead, liable to fall, dangerous or an obstruction to public travel on any such street.

VI.2.62.164 Tree Planting Records – Plans. (Added by Ord. No 153,500, Eff. 4/18/80.)

The Board, through its authorized officers and employees, shall prepare and keep records, maps or plans, showing the kinds of trees which have been planted, from time to time, upon the streets of the City, under the Board’s supervision.

VI.2.62.166 Street Obstructions by Trees – Jurisdiction. (Added by Ord. No. 153,500, Eff. 4/18/80.)

The Board, through its authorized officers or employees, shall have charge of enforcing and carrying out the rules and regulations prescribed under Section 56.08 of this Code.

VI.2.62.167 Assessment Levy for Planting. (Added by Ord. No. 153,500, Eff. 4/18/80.)

In the event that the City shall itself undertake to do the actual work of planting and maintaining trees, shrubs, plants and lawns in any street under any general law of the State of California, or in conformity with any procedure or ordinance of the City of Los Angeles, the same shall be done by

the Board and assessments shall be levied thereby. Collection of such assessments shall be made by the person designated by law to do so.

VI.2.62.168 Removal of Obstructing Plants. (Added by Ord. No. 153,500, Eff. 4/18/80.)

In case any tree, shrub or plant in any street in the city, or standing on privately owned real property and overhanging or projecting into a public street, appears to be dead, liable to fall, dangerous, or an obstruction to public travel on any such street, the Board shall cause the same, or such parts thereof as are dead, liable to fall, dangerous, or an obstruction to such public travel, to be cut down, and, if in the street, to be removed therefrom. Before the Board causes any such tree or shrub to be cut down or removed, the Board shall give at least ten days written notice of its intention to so proceed to the owner, occupant, or agent of the property upon which the tree or shrub is located, or of the property which abuts that part of the street in which the tree or shrub is located, provided, however, that where the immediate cutting and removal of the tree is necessary to protect the public from danger, such notice shall not be required. Such an owner, occupant, or agent may file with the Board their objection to such cutting and removal. These objections must be filed within seven (7) days after the Board has given such notice of intent. In the event the objections are timely filed, the tree or shrub shall not be cut down or removed unless such owner, occupant, or agent has been given a reasonable opportunity to be heard in support of their objection. The Board's determination after the hearing shall be set forth in writing and a copy thereof forwarded to the party who had filed the objections.

VI.2.62.169 Permit Required to Plant in Streets. (Amended by Ord. No. 183,474, Eff. 4/19/15.)

- a. No person shall plant, remove, destroy, cut, prune or deface or in any manner injure any tree, shrub or plant in any street in the City, without first obtaining a permit to do so from the Board.
- b. No permit is required by the owner of property fronting the parkway portion of the street in an area zoned for residential use in order for the owner to remove existing shrubs and plants, but not trees, and replace the shrubs and plants with landscaping, including edible plant materials, provided the owner complies with the Residential Parkway Landscaping Guidelines adopted by the Board. Landscaping not consistent with the Residential Parkway Landscaping Guidelines shall only be allowed if the owner first obtains a permit from the Board.
- c. The owner of property fronting the parkway portion of the street in an area zoned for residential use who landscapes the owner's parkway shall be required to maintain the landscaping in accordance with Residential Parkway Landscaping Guidelines adopted by the Board, and the provisions of this Code.
- d. The Board shall adopt Residential Parkway Landscaping Guidelines that shall identify the types of landscaping, including edible plant materials, which may be planted without a permit, as well as planting, siting and maintenance requirements for such landscaping.

VI.2.62.170 Conditional Permit to Remove or Destroy Trees. (Added by Ord. No. 153,500, Eff. 4/18/80.)

The Board may require, as a condition to any permit to remove or destroy a tree, that the permittee plant another tree of the type and size specified in the permit, within forty (40) days from the date

of the issuance of the permit, in place of the tree to be destroyed or removed pursuant to the permit. It shall be a misdemeanor for a permittee to fail, refuse to comply with, or willfully violate any condition or requirement imposed in such a permit.

VI.2.62.171 Permit Fees for Tree Removal. (Amended by Ord. No. 166,973, Eff. 7/1/91.)

A fee shall be charged for each permit issued by the Board for the removal or cutting down of any tree in or upon any street or parkway in the City. Such permit fee shall provide for the removal or cutting down of ten (10) or less trees. Any permit for removal or cutting down of more than ten (10) trees shall require an additional fee for each additional unit of ten (10) trees, or any fraction thereof. Such permit shall specifically describe the work to be done, and shall be void thirty (30) days from the date of issuance. No fee shall be charged for any permit to plant any tree, shrub or plant.

The Board shall waive any permit fee required by this section for the removal of a live parkway tree if it determines that the root system of the tree is a primary cause of any sidewalk, curb, driveway, sewer or structure repair required.

The fees herein shall be determined and adopted in the same manner as provided in Section 12.37 I.1. of the Los Angeles Municipal Code for establishing fees.

VI.2.62.173 Tree Stakes or Guards. (Added by Ord. No. 153,500, Eff. 4/18/80.)

Tree stakes or guards may be placed around trees, shrubs or plants by the Board, by its authorized officers or employee, or by property owners, provided the same are merely placed near a tree, shrub or plant, for the purpose of protecting or training such trees, shrubs or plants.

VI.2.62.174 Injury to Trees. (Added by Ord. No. 153,500, Eff. 4/18/80.)

- a. No person shall pile building material, or other material, about any tree, plant or shrub in any street in any manner that will in any way injure such tree, plant or shrub.

VI.2.62.175 Tree Maintenance. (Added by Ord. No. 153,500, Eff. 4/18/80.)

- a. Whenever any trees are planted within the public streets as a condition precedent to the recording of a subdivision, as provided for in Ordinance No. 79,310, the Board, for a continuous period of five years after the recording of said subdivision, shall have charge, superintendence and control of the maintenance of said trees in a manner to insure proper growth in accordance with the originally approved planting scheme. Such maintenance may include but shall not be restricted to watering, pruning, replacing and general care of said tree.

VI.2.62.176 Street Maintenance Fee. (Amended by Ord. No. 166,973, Eff. 7/1/91.)

- a. Whenever any street tree or street trees are required in connection with a subdivision, parcel map, zone change, conditional use or Class "A" or Class "B" permit as referred to in Section 62.105 of this Code, or whenever any street tree or street trees are provided pursuant to Section 12.21 A.6. of this Code, and maintained by the Department of Public Works, a fee shall be paid to the Department of Public Works to cover the expense of maintaining such trees for

a period of five (5) years after planting. This fee shall be paid at the same time and in the same manner as any fees for planting such trees are paid. The fee herein shall be determined and adopted in the same manner as provided in Section 12.37 I.1. of the Los Angeles Municipal Code for establishing fees.

VI.2.62.177 Establishment of Tree Replacement and Planting In-Lieu Fee. (Added by Ord. No. 185,573, Eff. 7/5/18.)

- a. **Definitions.** The definitions provided in Section 62.00 of this Code along with the definitions contained in this subsection shall govern the construction, meaning and application of words and phrases used in this section.
 - (1) **“Board”** shall mean the Board of Public Works or its designee.
 - (2) **“Development Tree Planting Requirement”** shall mean the tree planting requirement under Section 12.21 G.2.(a)(3) of this Code.
 - (3) **“Public Works Tree Planting Requirement”** shall mean a tree planting requirement imposed as a permit condition for the removal of a street tree under Section 62.169 of this Code.
- b. An in-lieu fee is hereby established to cover the cost to procure, plant and provide water for three years for each tree required pursuant to a Development Tree Planting Requirement or a Public Works Tree Planting Requirement, as defined herein, when the required tree cannot feasibly be planted on-site. The in-lieu fee under this section shall be as follows:
 - (1) In-Lieu Fee – Development Tree Planting Requirement: \$2,612 per tree.
 - (2) In-Lieu Fee – Public Works Tree Planting Requirement: \$1,945 per tree.
- c. Upon the approval by the Board, including a determination by the Board that the site cannot feasibly accommodate a required tree, the in-lieu fee established in Subsection (b) may be used to satisfy a Public Works Tree Planting Requirement.
- d. Upon the approval pursuant to a Director’s Decision under Section 12.21 G.3. of this Code, including a determination by the Director that the site cannot feasibly accommodate a required tree, the in-lieu fee established in Subsection (b) may be used to satisfy a Development Tree Planting Requirement.
- e. The In-Lieu Fee – Public Works Tree Planting Requirement established in Subsection (b) shall be reduced to \$267 per tree for any residential property with four or fewer dwelling units.
- f. The in-lieu fees established in this section shall be collected by the Board and solely used to procure, plant and provide water and maintenance for three years for the required trees. The Board, with Council approval, shall determine the locations for trees planted using the in-lieu fees based on the location of the project triggering the Development Tree Planting Requirement or the tree removal permit triggering the Public Works Tree Planting Requirement, as well as the need for additional trees in an area.

VI.2.62.178 Street Tree Inspection Clearance Fee. (Added by Ord. No. 186,476, Eff. 1/23/20.)

Whenever a street tree inspection clearance from the Bureau of Street Services is required by the Department of Building and Safety prior to the issuance of a building permit or a land use permit,

a fee of \$29.50 for each 15-minute increment spent on processing the Bureau of Street Services clearance shall be charged to the permit applicant.

2.3 Tree Removal Application

The City's Application for a Tree Removal Permit (Appendix B) to remove on-site protected trees and shrubs and to remove street trees requires the following be included when applications pertain to land development or subdivision cases:

1. Project title and case number (CP, ZA, TR, CPC, DIR, DIR, VAC, PM, DOT). Attach the Letter of Determination and final California Environmental Quality Act (CEQA) document. Tree removals must be addressed, or an addendum will be required.
2. Plot Plans.
3. Clear color photos of entire tree (No Google images).
4. B-permit drawings in 11" × 17", showing existing tree location and proposed improvements.
5. Planting plan (2:1) ratio.
6. B-permit receipt showing tree fees have been paid.

2.4 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (1918) prohibits tree removal and potentially disturbing construction activities from occurring during certain time periods to avoid harassment of nesting birds. According to the Migratory Bird Treaty Act, no construction or other disturbing activities can occur within 300 feet of an active bird nest (500 feet for listed species) during a period typically beginning in February and ending in September each year. Biological surveys should be conducted to provide clearance prior to Project initiation during this period.

3 Methods

Field Surveys

On March 24, 2024, Dudek arborists, Sarah Tian (WE-13677A) and Noah Stamm (WE-11995A), mapped locations for all trees and palms within the survey area from 8:00 a.m. to 4:00 p.m., during cool, overcast conditions.

Consistent with the City's requirements, trees within 50 feet of the Project site were evaluated. Tree mapping was conducted using an Apple iPhone paired with an external Bluetooth antenna (Trimble R1) for increased mapping accuracy. Digital tree location information was stored and managed in the field using the ArcGIS Field Maps application. Tree attribute data, collected simultaneously with feature positions, was linked to tree location information, and stored in an internet database that is serviced by a secure global network of servers. Raw data files were then differentially corrected, managed, and exported in appropriate geographic information systems (GIS) or computer-aided design (CAD) formats, suitable for further spatial analysis and/or exhibit preparation.

Each inventoried and assessed tree and palm was tagged with an aluminum tag bearing a unique identification number, which was placed on the trunk of each tree (on the north side of the trunk, where feasible). These identification numbers correspond to the attribute information presented in Appendix C, Tree and Palm Information Matrix – On-Site Trees and Palms; Appendix D, Tree Information Matrix – Street Trees; and Appendix E, Tree and Palm Information Matrix – Off-Site Trees and Palms. Further, Dudek arborists collected individual photographs of every tree and palm found within the survey area. Upon inspection, protective fencing was not installed around the City street trees that are to be preserved in place. Trunk diameters were measured using a diameter tape, which provides adjusted diameter measurements when the tape is wrapped around an object's circumference. Diameter measurements were collected using protocols provided by the Council of Tree and Landscape Appraisers in the Guide for Plant Appraisal (CTLA 2000). The trunk diameter measurement of each tree was taken at 4.5 feet above the ground along the trunk axis, with common exceptions. For example, in cases in which a trunk was on a slope, the 4.5-foot aboveground distance was approximated as the average of the shortest and longest sides of the trunk (i.e., the uphill side and downhill side of a trunk, respectively), and the measurement was made at this point. Tree and palm heights were visually estimated by experienced arborists. Tree and palm canopy diameters were typically estimated by pacing off the measurement based on the arborist's knowledge of their stride length or by visually estimating the canopy width. The crown diameter measurements were made along an imaginary line intersecting the tree or palm trunk that best approximated the average canopy diameter. Additionally, Dudek arborists calculated composite trunk diameters for multiple-stem trees and palms according to International Society of Arboriculture (ISA) standards. According to these standards, the sum of all stem diameters was calculated to ascertain composite trunk diameter values for multiple-stem trees and palms.

Pursuant to the Guide for Plant Appraisal (CTLA 2000), health and structure were evaluated with respect to five distinct tree components: roots, trunk, scaffold branches, small branches, and foliage. Each component of the tree or palm was assessed with regard to health factors such as insect or pathogen damage, mechanical damage, presence of decay, presence of wilted or dead leaves, and wound closure. Health and structure were graded as good, fair, poor, critical and dead, with good representing no apparent problems, and dead representing a dying or dead tree or palm.

Survey Limitations

The Project site exhibited various constraints that restricted access to the trees and palms, mainly in the portion of the survey area northwest of 1716 East 7th Street, which was inaccessible due to fencing at the time of inspection. Because these restrictions made access to certain trees or palms impractical, alternative methods were used to collect tree and palm information. In these instances, tree and palm locations were collected using the ArcGIS Field Maps mobile data collection app. ArcGIS Field Maps uses GPS satellites to triangulate positions, at which point the arborist is then able to record tree or palm locations as points on a satellite image of the property. Tree and palm characteristics such as diameter, height, and canopy spread were determined using ocular assessments and the experience of the field arborist with the tree or palm species.

No root crown excavations or investigations, internal probing, or aerial canopy inspections were performed during the inventory. Therefore, the presence or absence of internal decay or other hidden or inaccessible inferiorities in individual trees or palms could not be confirmed.

4 Data Analysis

4.1 Individual Tree and Palm Summary (All Trees, Palms, and Shrubs)

There are 85 trees within the survey area, including 13 on-site trees (within the Project site) and 72 off-site trees (within 50 feet of the Project site). Of the 72 off-site trees, 5 are considered protected City street trees (LAMC VI.2.62.162). No tree or shrub species that meet the City’s criteria under LAMC 46.01 for a protected tree or shrub were documented within the survey area. The surveyed trees are both naturally occurring (volunteer saplings) and planted ornamentals. The detailed locations of the individual trees are provided in Figures 4A through 4E, Tree Locations and Impacts (Views 1–5). Appendix F, Site Photographs, provides photos of all trees surveyed. Table 2 provides details and quantities of individual tree species found within the survey area.

Table 2. All Surveyed Trees

Scientific Name	Common Name	Number of Trees
<i>Brachychiton populneus</i>	bottle tree	11
<i>Chorisia speciosa</i>	silk-floss tree	9
<i>Cupaniopsis anacardioides</i>	carrotwood	4
<i>Cupressus sempervirens</i>	Italian cypress	18
<i>Ficus carica</i>	edible fig	1
<i>Ficus microcarpa nitida</i>	Indian laurel fig	9
<i>Koelreuteria paniculata</i>	goldenrain tree	3
<i>Lagerstroemia indica</i>	crape myrtle	3
<i>Podocarpus macrophyllus</i>	yew pine	2
<i>Prunus caroliniana</i>	Carolina laurel cherry	25
	Total	85

Overall, the trees exhibit growth and structural conditions that are typical of their locations and of urban trees. The trees include various trunk and branch structural maladies and health conditions. As presented in Appendices C through E, 47 of the mapped trees (55.29%) are in good health, 33 trees (38.82%) exhibit fair health, 2 trees (2.35%) are in poor health, 2 trees (2.35%) are in critical health, and 1 tree (1.18%) is dead. Structurally, 9 trees (10.59%) exhibit good structure, 71 trees (83.53%) exhibit fair structure, 4 trees (4.71%) exhibit poor structure, and 1 tree (1.18%) is dead.

Trees in good condition exhibit acceptable vigor, healthy foliage, and adequate structure and lack any major maladies. Trees in fair condition are typical, with few maladies but declining vigor. Trees in poor and critical condition exhibit declining vigor, unhealthy foliage, poor branch structure, and excessive lean. The health of trees in poor or critical condition should be monitored for further decline and these trees will likely need additional protection methods during construction. No detrimental pests and/or pathogens were observed.

Trees within the survey area vary in size and stature according to species and available growing space. The surveyed trees are composed of single- and multiple-stemmed trees, with single-stemmed trunk diameters that range from

1 to 18 inches and multiple-stemmed trunk diameters that range from 2 to 53 inches. Tree heights vary from 1 to 45 feet. Tree canopy extents range from 1 foot to approximately 45 feet. Individual details for all of the on-site trees and palms, with labels corresponding to Figures 4A through 4E and the Site Photographs (Appendix F), are provided in Appendix C. Individual details for all of the City street trees within the survey area, with labels corresponding to Figures 4A through 4E and the Site Photographs, are provided in Appendix D. Individual details for all of the off-site trees mapped within the survey area, with labels corresponding to Figures 4A through 4E and the Site Photographs, are provided in Appendix E.

There are 34 palms within the survey area, including 21 on-site palms (within the Project site) and 13 off-site palms (within 50 feet of the Project site). Of the 13 off-site palms, none are considered protected City street trees (LAMC VI.2.62.162). The surveyed palms are both naturally occurring (volunteer saplings) and planted ornamentals. The detailed locations of the individual palms are provided in Figures 4A through 4E. Appendix F, Site Photographs, provides photos of all palms surveyed.

Table 3. Surveyed Palms

Scientific Name	Common Name	Number of Trees
<i>Phoenix dactylifera</i>	date palm	5
<i>Washingtonia robusta</i>	Mexican fan palm	29
Total		34

4.2 Individual Tree Summary (Protected Trees and Shrubs)

As noted above, none of the inventoried trees meet the City's criteria under LAMC 46.01 for a protected tree or shrub species. However, there are five protected trees immediately adjacent to the Project site that meet the criteria in LAMC VI.2.62.161 and are subject to City preservation, permitting, and replacement requirements. The five protected trees are off-site City street trees (within 50 feet of the Project site) that are located within the public right-of-way. The surveyed protected City street trees are planted ornamentals. The detailed locations of the individual protected City street trees are provided in Figures 4A through 4E. Appendix F provides photos of all protected City street trees surveyed.

Overall, the protected City street trees exhibit growth and structural conditions that are typical of their urbanized locations. The City street trees were observed to have various trunk and branch structural maladies and health conditions. As presented in Appendix D, 2 of the mapped trees (40%) are in good health and 3 trees (60%) exhibit fair health; all 5 trees (100%) exhibit fair structure. No detrimental pests and/or pathogens were observed.

Table 4. Surveyed Protected City Street Trees

Scientific Name	Common Name	Number of Trees
<i>Koelreuteria paniculata</i>	goldenrain tree	3
<i>Podocarpus macrophyllus</i>	yew pine	2
Total		5

4.3 Individual Tree Summary (Non-Protected Trees)

There are 80 non-protected trees within and immediately adjacent to the Project site, including 13 on-site trees (within the Project site) and 67 off-site trees (within 50 feet of the Project site). The surveyed trees are both naturally occurring (volunteer saplings) and planted ornamentals. The detailed locations of the individual trees are provided in Figures 4A through 4E. Appendix F provides photos of all non-protected trees surveyed.

Overall, the trees exhibit growth and structural conditions that are typical of their locations and of urban trees. The trees were observed to have various trunk and branch structural maladies and health conditions. As presented in Appendices C and E, 45 of the mapped trees (56.25%) are in good health, 30 trees (37.50%) exhibit fair health, 2 trees (2.50%) are in poor health, 2 trees (2.50%) are in critical health, and 1 tree (1.25%) is dead. Structurally, 9 trees (11.25%) exhibit good structure, 66 trees (82.50%) exhibit fair structure, 4 trees (5%) exhibit poor structure, and 1 tree (1.25%) is dead.

Table 5. Surveyed Non-Protected Trees

Scientific Name	Common Name	Number of Trees
<i>Brachychiton populneus</i>	bottle tree	11
<i>Chorisia speciosa</i>	silk-floss tree	9
<i>Cupaniopsis anacardioides</i>	carrotwood	4
<i>Cupressus sempervirens</i>	Italian cypress	18
<i>Ficus carica</i>	edible fig	1
<i>Ficus microcarpa nitida</i>	Indian laurel fig	9
<i>Lagerstroemia indica</i>	crape myrtle	3
<i>Prunus caroliniana</i>	Carolina laurel cherry	25
Total		80

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5 Impact Analysis

This section contains the evaluation of potential tree-related impacts associated with the proposed Project. This section also identifies the standards used in evaluating impacts, describes the methods used in conducting the analysis, and evaluates the proposed Project's impacts.

5.1 Impact Determination

Impacts to trees and palms can be classified as direct or indirect. Direct impacts to trees and palms related to site improvements are typically the result of physical injuries or changes caused by machinery involved with the development process. Direct impacts include tree and palm removal, root damage, soil excavation and compaction, grade changes, loss of canopy, and trunk wounds, among others. Indirect impacts to trees and palms are the result of changes to the site that may cause trees to decline, even when the tree is not directly injured. Indirect impacts include alterations to ground moisture levels, diversion of groundwater flow, introduction of exotic plant species, and alterations to disturbance regimes. Wider-scale alterations to the area near trees and palms, as well as specific changes that occur around trees and palms, are important considerations.

For the purposes of this arborist report, direct impacts are those associated with tree and palm removal or encroachment within the critical root zone (canopy dripline plus 5 feet). Tree and palm removal is expected to be required when the trunk is inside or within 2 feet of the proposed limits of grading. Encroachment is expected when soil and roots are disturbed within the critical root zone. For the purposes of this report, "encroachment trees and palms" are considered trees or palms that would be impacted but do not require mitigation because these trees and palms would be preserved in place. Indirect impacts may be expected for off-site trees and palms that would not have the soil and roots within their critical root zone disturbed but that are within 50 feet of the Project's grading and development. Per the City's Tree Report Template (Appendix G), trees and palms indirectly impacted are labeled as "Preserved" in Appendices C through E. Best management practices (BMPs) for tree and palm preservation during construction are described in detail in Section 5, Best Management Practices, of this report.

There is a great deal of variation in tolerance to construction impacts among tree and palm species. Therefore, it is important to know how a certain tree or palm, based on its species, age, and condition, would respond to different types of disturbance. The trees and palms in the Project site and survey area are of varying ages and conditions. Mature specimens are typically more sensitive to root disturbance and grade changes. In general, healthy trees and palms respond better to changes in their growing environment. Trees and palms of poor health or stressed conditions may not be vigorous enough to cope with direct or indirect impacts from construction activities.

Impact totals presented here are based on conceptual disturbance limits as of the date of this arborist report. As such, the actual number of trees and palms subject to direct impacts or encroachments may change as the detailed site planning process proceeds. Measures to reduce impacts are proposed and would be implemented in the field during grading operations. Following completion of construction-related disturbances, actual tree and palm impact totals should be updated and provided to the City, along with revised mitigation totals.

5.2 Impact Summary (Protected Trees)

As noted previously, none of the inventoried trees meet the City’s criteria under LAMC 46.01 for a protected tree or shrub species. However, five trees are considered protected City street trees and are subject to City preservation, permitting, and replacement requirements. The Project would include removal of three of the protected City street trees, which requires the that Project applicant submit an Application for a Tree Removal Permit (Appendix B) as part of the permitting process.

Table 5 summarizes the number of protected City street trees by species that are expected to be subject to construction-related impacts. The locations of the protected City street trees are presented by impact type in Figures 4A through 4E.

Table 6. Protected Tree Impacts

Scientific Name	Common Name	Removal	Encroachment	Preserved
<i>Koelreuteria paniculata</i>	goldenrain tree	3	0	0
<i>Podocarpus macrophyllus</i>	yew pine	0	0	2
Total		3	3	0

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5.3 Impact Summary (Non-Protected Trees and Palms)

The Project would include 13 non-protected tree removals on the Project site and 1 non-protected tree removal, of a tree found to be dead (Tree no. OS6), off the Project site. A total of 39 off-site non-protected trees would be encroached upon by construction activity, but these trees would be preserved in place because they are not within the Project site. There are 27 off-site non-protected trees that may be indirectly impacted by Project construction activities and that are anticipated to be preserved in place. Five off-site non-protected trees proposed for preservation were found to have severe to moderate fire damage (Tree nos. OS7, OS8, OS9, OS10, and OS11) and are in fair to critical health. Trees in stressed conditions may not be vigorous enough to cope with indirect impacts from construction activities.

Table 7 summarizes the number of non-protected trees by species that are expected to be subject to direct construction-related impacts and would require removal. The locations of non-protected trees are presented by impact type in Figures 4A through 4E.

Table 7. Non-Protected Tree Impacts

Scientific Name	Common Name	Removal	Encroachment	Preserved
<i>Brachychiton populneus</i>	bottle tree	1	10	0
<i>Chorisia speciosa</i>	silk-floss tree	0	2	7
<i>Cupaniopsis anacardioides</i>	carrotwood	0	1	3
<i>Cupressus sempervirens</i>	Italian cypress	0	13	5
<i>Ficus carica</i>	edible fig	1	0	0
<i>Ficus microcarpa nitida</i>	Indian laurel fig	8	1	0
<i>Lagerstroemia indica</i>	crape myrtle	3	0	0

Table 7. Non-Protected Tree Impacts

Scientific Name	Common Name	Removal	Encroachment	Preserved
<i>Prunus caroliniana</i>	Carolina laurel cherry	1	12	12
Total		14	39	27

Note: Total species impacts shown are based on the Project footprint per the Conceptual Site Map as of the date of this report.

The Project would result in 21 non-protected palm removals on the Project site, 3 of which palms were found to be dead (Tree nos. 2, 30, and 34). There would be 2 off-site non-protected palm removals; these 2 off-site palms were found to be dead. Four off-site palms would be encroached upon by construction activity, but these palms would be preserved in place because they are not within the Project site. Seven off-site non-protected palms may be indirectly impacted by project construction activities and are anticipated to be preserved in place.

Table 8 summarizes the number of non-protected palms by species that are expected to be subject to direct construction-related impacts and would require removal. The locations of non-protected palms are presented by impact type in Figures 4A through 4E.

Table 8. Non-Protected Palm Impacts

Scientific Name	Common Name	Removal	Encroachment	Preserved
<i>Phoenix dactylifera</i>	date palm	0	4	1
<i>Washingtonia robusta</i>	Mexican fan palm	23	0	6
Total		23	4	7

Note: Total species impacts shown are based on the Project footprint per the Conceptual Site Map as of the date of this report.

5.4 Candidates Suitable for Preservation and Relocation

In addition to the general tree and palm inspections that occurred within the survey area, Dudek arborists evaluated all of the potentially encroached upon or indirectly impacted trees and palms for the option to preserve in place or relocate. Trees and palms identified as candidates for preservation in place or relocation typically exhibit good health (new growth and vigor) and structure (trunk/branching); have no uncorrectable, outwardly detectable defects; and show no signs or symptoms of serious pest infestation or species-specific pathogens. To avoid incidental damage to trees and palms during construction or relocation, preservation and protection measures must be provided before, during, and after the construction phase. Measures that must be implemented for protected City street trees to be preserved during these phases are provided in Section 7, Best Management Practices. These BMPs should also be implemented for other preserved trees to maintain health and structural integrity in the long term.

Trees and palms considered as relocation candidates must meet at least minimal requirements that will increase their survival following the boxing, storage, and replanting process. Minimal requirements include suitable size; smaller trees and palms are more successfully transplanted because larger trees and palms are more difficult to relocate due to their difficulty compensating for and adapting to the loss of significant root volume. Trees and palms with a trunk diameter of less than approximately 12 inches perform better following transplant, and the smaller the tree or palm, typically the higher the relocation success and feasibility. In addition, root systems that occur on steep slopes do not lend themselves to being boxed adequately for relocation, thus precluding these trees and palms from being potential relocation candidates. Trees and palms must be in good health and structural condition (unless

the species is unique or especially valuable, in which case a fair condition tree or palm may be considered a candidate) and include an accessible location, no observable soil impediments (rockbound roots, utilities), no overhead utilities, and no observable chronic pest infestations or disease infections.

None of the directly impacted trees and palms proposed for removal within the boundaries of the Conceptual Site Plan are considered candidates for preservation or relocation. These trees and palms are not salvageable based on trunk diameters, fair health, fair to poor structure, and/or invasive tendencies.

5.5 Tree Impact Summary

Of the 85 trees within the survey area, approximately 17 trees (20%) would be directly impacted and require removal, 39 trees (45.88%) would experience encroachment into the critical root zone and would be preserved in place, and 29 trees (34.12%) may experience indirect impacts and would be preserved in place.

Of the 56 trees identified as affected by direct impacts, 3 City street trees would require replacement or payment in lieu according to LAMC VI.2.62.170 and VI.2.62.177. The 13 on-site non-protected proposed tree removals, 1 off-site non-protected proposed tree removal, and 39 off-site non-protected preserved trees encroached upon would not require mitigation because they are not protected under LAMC. Individual tree impacts can be seen in Figure 4 and Appendices C through E.

6 Recommended Mitigation Measures

6.1 Mitigation Summary

Removals

None of the proposed non-protected on-site tree removals would require replacement plantings or in-lieu payment. However, the 3 proposed off-site protected City street tree removals (Tree nos. OS72, OS74, and OS75) within the adjacent right-of-way are regulated by LAMC VI.2.62.161–VI.2.62.178 and as such would require proof of payment of in-lieu fees or the planting of replacement trees specified by the Board of Public Works (Board) or its designee. Dudek estimates that the tree replacement requirement imposed by LAMC VI.2.62.170 would be fulfilled by the Project’s landscape plan, which includes the planting of 41 trees within the adjacent right-of-way. Further, the Application for a Tree Removal Permit specifies that a Planting Plan must be submitted showing a 2:1 replacement ratio with the completed application. The Citywide Report No. 1 (provided with this arborist report as Appendix H) requires that as a condition of permit approval the street trees be replaced on a 2:1 basis with 24-inch-box size tree stock. The removal of three City street trees would require that the applicant plant at least six replacement trees within the adjacent public right-of-way. The Board will determine or approve the proposed species for the replacement tree plantings specified within the Project’s landscape plans through conditions of approval in the issued permit.

None of the off-site non-protected trees proposed for preservation would require long-term maintenance or protection through construction, although BMPs are recommended to ensure the longevity of preserved trees. Section 7 provides tree protection practices to protect two off-site protected City street trees proposed for preservation from construction activity. The measures included in Section 7 are consistent with the provisions of the LAMC and the City’s Tree Report Template and would help minimize impacts to preserved protected City street trees. Section 7 includes measures to implement prior to, during, and following construction.

6.2 Tree Permits and Fees

The Project applicant will need to submit an Application for a Tree Removal Permit to the City for the removal of street trees within the right-of-way adjacent to the Project site. A copy of this report, in addition to the required documents in Section 1 of Appendix B, should accompany the application. A Tree Removal Permit is required for removal, pruning, or maintenance to a regulated tree within the public right-of-way. The Urban Forestry Division will issue a memo requiring conditions of approval that may require proof of payment of tree fees to secure the required tree plantings. These additional fees will be included on the permits issued by the Los Angeles Department of City Planning. The Department of City Planning may have Project-specific requirements for significant or desirable trees listed on the Letter of Determination.

6.3 Replacement Planting and Monitoring

Dudek estimates that any City-required replacement trees can be accommodated within the adjacent right-of-way. The specific locations of individual replacement tree plantings need to be specified in a landscape plan not included in this arborist report. The replacement requirement and the approved tree replacement ratio is subject to applicable City requirements and is subject to final tree impact analysis.

LAMC VI.2.62.175 provides the City with control over the maintenance of trees planted in the public right-of-way as a condition of recording a subdivision for a continuous period of 5 years. Consistent with the LAMC, Dudek recommends that all replacement tree plantings within the adjacent public right-of-way be monitored for 5 years by an independent ISA-Certified Arborist. This monitoring effort would assist in the successful establishment, growth, and health of the subject trees and to evaluate the planting success. The monitoring effort could result in a recommendation of remedial actions should any of the trees exhibit poor or declining health.

7 Best Management Practices

7.1 Tree Preservation and Protection

Per the City's Tree Report Template (Appendix G), tree surveys older than 12 months may require additional field visits to assess any changes that are documented in this arborist report.

The following sections provide tree protection practices to protect two off-site City street trees proposed for preservation and to protect new tree plantings. The measures included are consistent with the provisions of the LAMC and the City's Tree Report Template and would help minimize impacts to preserved City street trees and prevent the necessity of remedial action if the health of the preserved protected City street trees decline. It is recommended that the two City street trees proposed for preservation be thoroughly inspected for internal or subterranean decay by an ISA-Certified Arborist before finalizing preservation plans.

7.1.1 Tree Protection Measures Prior to Construction

Monetary Bonding: Prior to commencement of the Project, the applicant may need to post a bond or other assurance acceptable to the City Engineer to guarantee the survival of trees required to be replaced. The bond will ensure the existence of continuously living trees at the approved replacement site for 3 years from the date that the trees are replaced. The City Engineer may use the provisions of LAMC Section 17.08G as the procedural guide in satisfaction of the bond requirements and processing. Any bond required shall be in a sum estimated by the City Engineer to be equal to the dollar value of the replacement tree. In determining value for these purposes, the City Engineer shall consult with the Advisory Agency, the City's Chief Forester, the evaluation of tree guidelines approved and adopted for professional plantsmen by the ISA, the American Society of Consulting Arborists, the National Arborists Association, the American Association of Nurserymen, and other available local information or guidelines.

Pre-construction Meeting: A pre-construction meeting should be held between all contractors (including those involved in grading, tree removal/pruning, and building) and an ISA-Certified Arborist. The meeting should focus on instructing the contractors on tree protection practices and answering any questions. All equipment operators and spotters, assistants, and those directing operators from the ground should provide written acknowledgment of receiving tree protection training. This training should include information on the location and marking of protected trees to be preserved, the necessity of preventing damage, and the discussion of work practices that will accomplish these tasks. Work practices should establish a standard procedure for requesting access/permission to work within the tree protection zones of protected City street trees. Requests to work within the tree protection zone should be reviewed by the Project Arborist.

Tree Protection: As outlined in LAMC Section VI.2.62.173, prior to construction, tree stakes or guards should be placed around the street trees to be retained to protect the trunk and lower scaffold branches from injury. The guards should be installed at the tree protection zone, which is defined in the City's Tree Report Template as the area 15 feet beyond the dripline. These guards should be removed when construction is completed. Additionally, per the City's Tree Report Template (Appendix G), protective fencing must be installed around ALL protected trees, significant trees (as identified in certain specific plans), and street trees within proximity of construction, prior to the arborist's documentation for the arborist report, and must remain until Urban Forestry Department

permits/clearances are granted. Warning signs should be prominently displayed on each protective fence and/or tree guard.

Tree Pest Inspection: Dudek noted any signs and symptoms of invasive tree pests and infectious tree diseases concurrent with the inventorying efforts. No signs of pests or diseases were observed at the time of the inspection. The City's Tree Report Template requires the Project to include disease and insect control and mitigation. To that end, prior to tree removal, preservation, or planting, an ISA-Certified Arborist should evaluate trees for infectious diseases, including, but not limited to, sudden oak death (*Phytophthora ramorum*), invasive shothole borers (*Euwallacea* spp.), and goldspotted oak borer (*Agrilus auroguttatus*). If an ISA-Certified Arborist determines that trees are impacted by infectious pests or diseases, then the ISA-Certified Arborist or Pest Control Advisor should prepare an integrated pest management plan. The plan should provide measures relevant for each tree pest and disease observed. To avoid the spread of infectious tree pests and diseases, infected trees should be disposed of or treated according to the best available management practices described in the integrated pest management plan. Infected tree material should be disposed of at the landfill and not at a green waste facility. Pruning and power tools should be cleaned and disinfected before use and after use to prevent introducing pathogens from known infested areas to new areas.

7.1.2 Tree Protection Measures During Construction

Equipment Operation and Storage: Contractors should avoid heavy equipment operation around trees to be preserved. Operating heavy machinery around the critical root zones of trees increases soil compaction, which decreases soil aeration and subsequently reduces water penetration into the soil. All heavy equipment and vehicles should, at minimum, stay out of the fenced tree protection zones unless specifically approved in writing and under the supervision of an ISA-Certified Arborist.

Materials Storage and Disposal: Per LAMC Section VI.2.62.174, contractors should not store or discard any supplies or materials (e.g., paint, lumber, concrete overflow) in a manner that will injure preserved City street trees within the adjacent public right-of-way. Additionally, the contractors should avoid draining or leakage of equipment fluids within the tree protection zone of preserved trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and antifreeze should be disposed of in accordance with applicable standards and laws. Contractors should ensure that equipment is not stored within the tree protection zones of preserved trees to avoid the possibility of leakage of equipment fluids into the soil or damage to branches and/or trunks.

Grade Changes: Contractors should ensure that grade changes, including adding fill, not be permitted within the protected tree zones without written authorization and under the supervision of an ISA-Certified Arborist. Grade changes within tree protection zones are considered direct impacts to protected City street trees and would require remedial action such as tree replacement or in-lieu fees. Lowering the grade within the tree protection zone could necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the trees. Adding soil, even temporarily, on top of the existing grade would compact the soil further and decrease water and air availability to tree roots. Contractors should ensure that grade changes made outside of the protected tree zone not create conditions that allow water to pond at the base of trees. Water trapped at the base of a tree could lead to root rot and other detrimental tree impacts.

Moving Construction Materials: Contractors should ensure that care be exercised when moving construction equipment and supplies near the retained trees, especially overhead. Contractors should ensure that damage to the trees be avoided when transporting or moving construction materials and working around the trees. Contractors

should flag aboveground tree parts with potential for damage (e.g., low limbs, scaffold branches, trunks) with high-visibility flagging. If contact with the crown of a City street tree is unavoidable, a permit should be obtained, as specified in LAMC Section VI.2.62.162.

Trenching: Except where specifically approved in writing beforehand, all trenching should be done outside of the fenced tree protection zone. Roots primarily extend in a horizontal direction, forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain roots from retained trees, contractors should use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit root impacts. An ISA-Certified Arborist should ensure that all pruning cuts be clean and sharp to minimize ripping, tearing, and fracturing the root system. Root damage caused by backhoes, earthmovers, dozers, or graders is severe and may result in tree mortality. Use of both root-pruning and Air-Spade equipment should be accompanied only by hand tools to remove soil from trench locations. The trench should be made no deeper than necessary.

Irrigation: Supplemental irrigation for new tree plantings adjacent to construction activity may be necessary during winter and/or spring months. Summer and fall irrigation may be necessary based on variable climatic and site conditions but should be conducted judiciously to avoid overwatering. Dudek recommends that new trees be deeply watered every week during the summer and once a month during the winter (adjusted accordingly with rainfall). Dudek recommends that one irrigation cycle thoroughly soak the root zones of the newly planted trees to a depth of 3 feet. The soil should be allowed to dry out between waterings to avoid keeping a consistently wet soil. Soil moisture should be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a spray or drip system that would distribute water slowly (to avoid runoff) and evenly throughout the tree root zone. Overwatering trees may promote the growth of tree-damaging agents, so proper soil moisture monitoring is critical to prolonged tree health.

Canopy Pruning: Per LAMC Section VI.2.62.162, the contractor shall obtain a permit prior to removing, cutting, pruning, or trimming City street trees. Dudek recommends that the contractor not prune preserved off-site non-protected trees until all construction is completed unless standard pruning would reduce conflict between the canopy and equipment and would help protect tree canopies from damage. All pruning should be conducted by an ISA-Certified Tree Worker under the supervision of an ISA-Certified Arborist and should adhere to ISA pruning standards.

Canopy Washing: Dudek recommends that the contractor wash the foliage of preserved off-site non-protected trees adjacent to construction activity with a strong water stream every 2 weeks before 10:00 a.m. to control mite and insect populations.

Inspection: Dudek recommends an ISA-Certified Arborist or their representative inspect the preserved protected City street trees and newly planted street trees adjacent to grading and construction activity on a monthly basis for the duration of Project construction. This will assist in efforts to prevent the necessity for remedial actions due to declining tree health or death. A report summarizing site conditions, observations, tree health, and recommendations for minimizing tree damage and optimizing tree health should be submitted by the ISA-Certified Arborist or their representative following each inspection.

7.1.3 Tree Protection Measures following Construction

Following the completion of construction activities, tree protection fencing or guards may be removed, and the following measures may be performed to sustain and enhance the vigor of the newly planted and preserved street trees.

Irrigation: Per the Citywide Report No. 1 (Appendix H), supplemental irrigation for new tree plantings is required for a minimum of 3 years and should be implemented during winter and/or spring months. Summer and fall irrigation may be necessary based on variable climatic and site conditions but should be conducted judiciously to avoid overwatering. Generally, Dudek recommends that new trees be deeply watered every week during the summer and once a month during the winter (adjusted accordingly with rainfall) for the first 2 years after planting. Dudek recommends that one irrigation cycle thoroughly soak the root zones of the trees to a depth of 3 feet. The soil should be allowed to dry out between waterings to avoid keeping a consistently wet soil. Soil moisture should be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a spray or drip system that would distribute water slowly (to avoid runoff) and evenly throughout the tree root zone. Overwatering trees may promote the growth of tree-damaging agents, so proper soil moisture monitoring is critical to prolonged tree health. Two years after planting, the watering schedule can be reviewed by an ISA-Certified Arborist and adjusted accordingly.

Watering Adjacent Plant Material: All plants near the trees should require moderate to low levels of water. The contractor should infrequently water surrounding plants with deep soaks, rather than frequent light irrigation, and allow them to dry out between waterings. The soil should not be allowed to become saturated or stay continually wet, and drainage should not allow ponding of water beneath the canopy of the trees. Irrigation spray should not hit the trunk of any tree. The contractor should maintain a 30-inch dry zone around all tree trunks. A drip irrigation system should be used instead of typical pop-up sprays.

Pruning: Pruning of the preserved protected City street trees and newly planted trees within the adjacent right-of-way should be done under the direction of an ISA-Certified Arborist and with the appropriate permits. All pruning should conform to ISA standards.

Monitoring Inspections: LAMC VI.2.62.175 provides the City with control over the maintenance of trees planted in the public right-of-way as a condition of recording a subdivision for a continuous period of 5 years. Consistent with the LAMC, Dudek recommends that all replacement tree plantings and the two preserved City street trees within the adjacent public right-of-way be monitored quarterly for 5 years following the completion of construction activity by an independent ISA-Certified Arborist. This monitoring effort would assist in the successful establishment, growth, and health, of the subject trees and to evaluate the planting and preservation success. The monitoring effort could result in a recommendation of remedial actions should any of the trees exhibit poor or declining health.

8 Conclusion

Dudek surveyed 85 trees and 34 palms within the Project site and adjacent public right-of-way (no protected shrubs species were found within the survey area). Of the 85 trees within the survey area, 13 are on-site trees and 72 are off-site trees. Five of the off-site trees are City street trees adjacent to the Project site, which are protected under LAMC VI.2.62.161, VI.2.62.162, VI.2.62.169, and VI.2.62.170. Thirty-nine of the off-site trees would experience encroachment into the critical root zones and would be preserved in place. Of the 34 palms within the survey area, there are 21 palms on site and 13 palms off site. Four of the off-site palms would experience encroachment into the critical root zones and would be preserved in place.

Of the 85 trees within the survey area, 17 trees would be directly impacted and would require removal. Thirteen of the proposed tree removals are on site and four are off site. Three of the off-site removals are City street trees and one of the off-site tree removals is a dead tree outside the Project site. Of the 34 palms within the survey area, 23 palms would be directly impacted and would require removal. Twenty-one of the proposed palm removals are on site and 2 are off site. The two proposed off-site palm removals are dead.

Of the 85 trees within the survey area, 68 trees shall be preserved in accordance with the Project's Conceptual Site Plan. As the planning process continues, impacts to preserved trees may change, and impact totals shall be updated. None of the on-site trees will be preserved. Twenty-nine off-site trees may experience indirect impacts and will be preserved in place; of these 29 trees, 2 are City street trees in the public right-of-way adjacent to the Project site. Thirty-nine of the off-site trees would experience encroachment into the critical root zones and would be preserved in place. Of the 34 palms within the survey area, 11 palms shall be preserved in accordance with the Project's Conceptual Site Plan. None of the on-site palms will be preserved. Seven off-site palms may experience indirect impacts and will be preserved in place. Four of the off-site palms would experience encroachment into the critical root zones and would be preserved in place.

None of the inventoried trees meet the City Protected Tree and Shrub Ordinance's protected tree or shrub definition; as such, only the three City street tree removals will require mitigation at a 2:1 ratio with 24-inch-box size tree stock. As described in the preceding sections, the LAMC regulates only the five street trees in accordance with the LAMC sections outlined in this report. All tree protection measures should be implemented prior to the beginning of construction-related activities and should remain in place throughout the course of the Project. Furthermore, should a preserved protected City street tree die or require removal as a result of Project-related impacts during or after construction, the Urban Forestry Department will issue a notice to comply that identifies the violation and the mitigation requirements along with any associated fees. Generally, under these circumstances, the Urban Forestry Department will require that the tree(s) be replaced at a 1:1 replacement ratio with 48-inch-box or larger trees.

The Project would including planting approximately 50 new trees, including 9 trees within the Project site and 41 trees within the adjacent right-of-way, which exceeds the 2:1 replacement requirement for the 3 street trees to be removed.

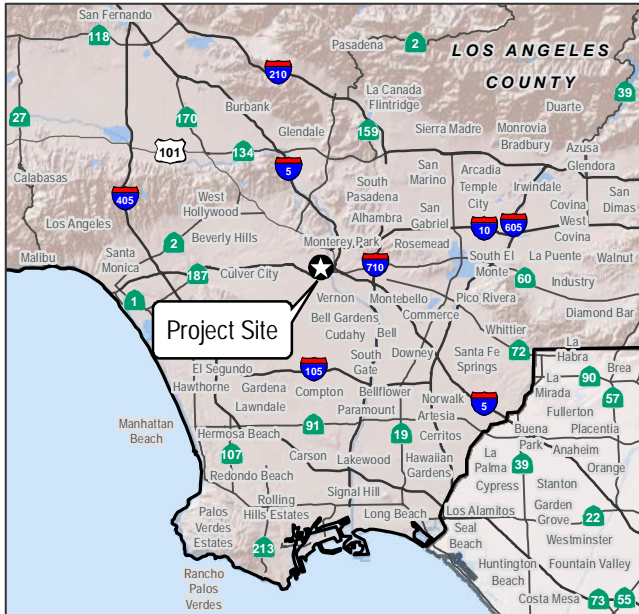
Based on Dudek's tree and shrub inventory, impact analysis, and conclusions, the following course of action regarding the City street trees within the survey area is recommended:

- The applicant shall apply for a tree removal permit from the City's Department of Public Works, Urban Forestry Department, per LAMC Section VI.2.62.170. No trees shall be removed prior to acceptance and approval of the permit application by the City.
- Tree protection measures described in Section 7 should be adhered to prior to, during, and after grading and construction activities for the Project.

9 References

- CTLA (Council of Tree and Landscape Appraisers). 2000. *Guide for Plant Appraisal*. 9th ed. International Society of Arboriculture (ISA).
- UCANR (University of California Agriculture and Natural Resources Division). 2024. "Invasive Shothole Borers." Accessed April 2024. <https://ucanr.edu/sites/pshb/>.
- UCIPM (University of California Statewide Integrated Pest Management Program). 2013. "How to Manage Pests, Pests in Gardens and Landscapes, Goldspotted Oak Borer." Accessed April 2024. <http://ipm.ucanr.edu/PMG/PESTNOTES/pn74163.html>.

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SOURCE: ESRI Imagery 2023, Open Street Map 2023



FIGURE 1
Regional Vicinity
Arborist Report for the Alameda Crossing Project

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SOURCE: ESRI Imagery 2023, Open Street Map 2023



FIGURE 2

Project Location

Arborist Report for the Alameda Crossing Project

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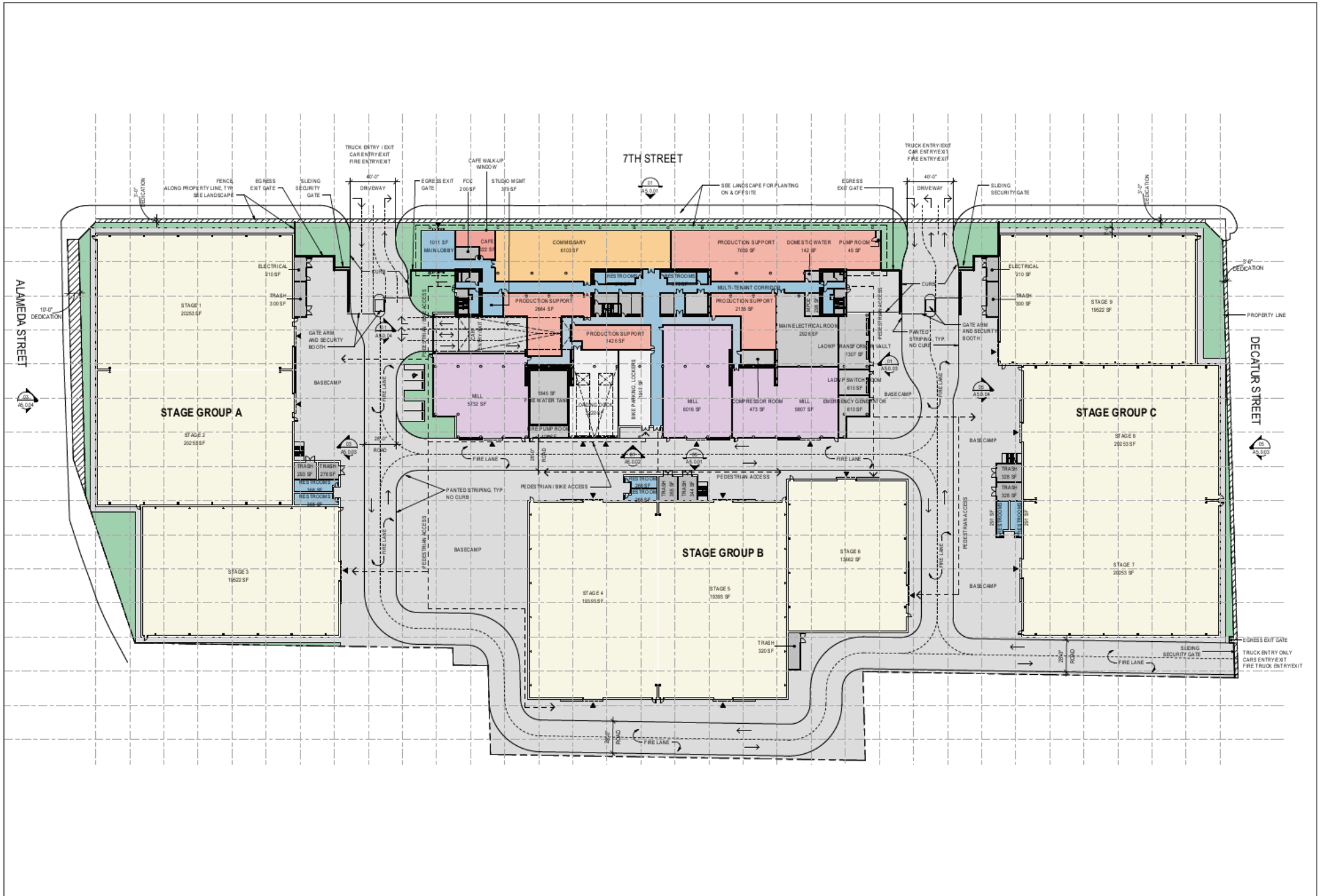
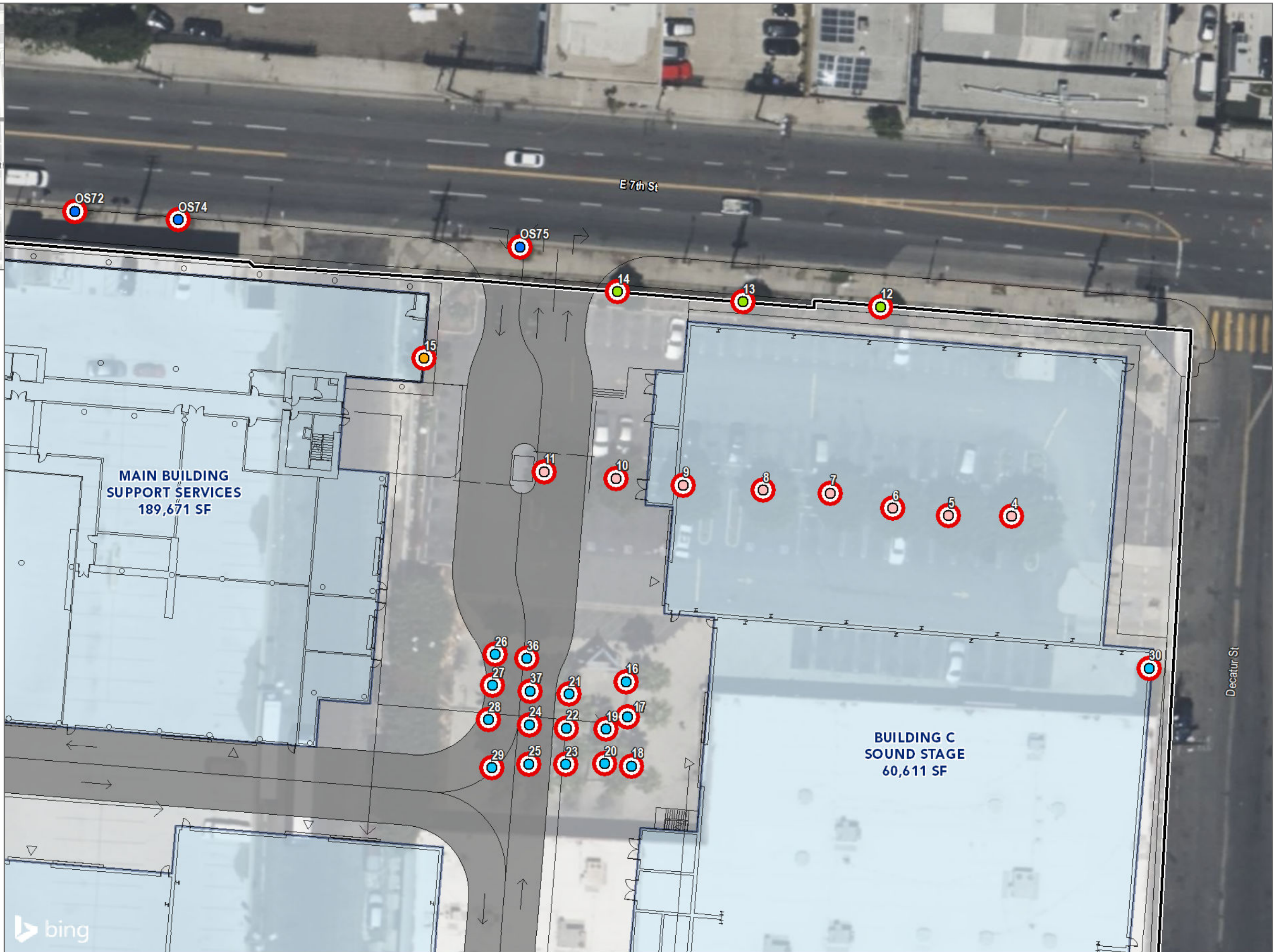
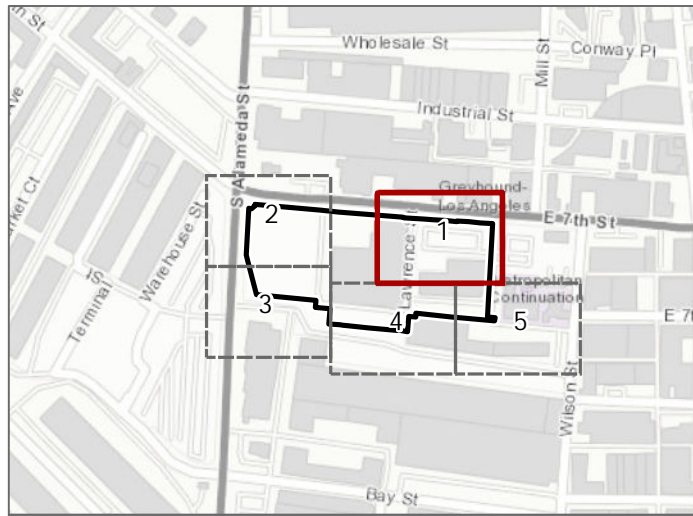


FIGURE 3

Conceptual Site Plan

Arborist Report for the Alameda Crossing Project

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- Project Boundary
- 28-Ft wide Fire Lane

- Species**
- Brachychiton populneus*, Bottle tree
 - Chorisia speciosa*, Silk-floss tree
 - Cupaniopsis anacardioides*, Carrotwood
 - Cupressus sempervirens*, Italian cypress
 - Ficus carica*, Edible fig
 - Ficus microcarpa* 'Nitida', Indian laurel fig
 - Koelreuteria paniculata*, Goldenrain tree
 - Lagerstroemia indica*, Crape myrtle
 - Phoenix dactylifera*, Date palm
 - Podocarpus macrophyllus*, Yew pine
 - Prunus caroliniana*, Carolina laurel cherry
 - Washingtonia robusta*, Mexican fan palm

- Disposition**
- Removal
 - Encroached
 - Preserved

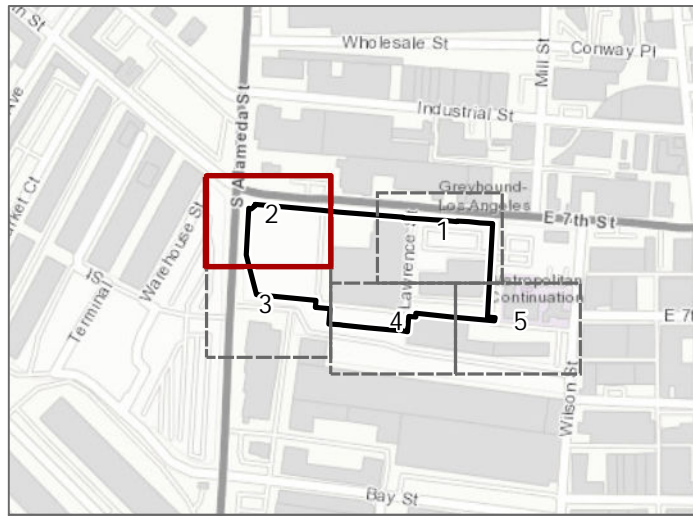
SOURCE: SOURCE: AERIAL-BING MAPPING SERVICE 2023



Decatur St

FIGURE 4A
Tree Locations and Impacts – View 1
Arborist Report for the Alameda Crossing Project

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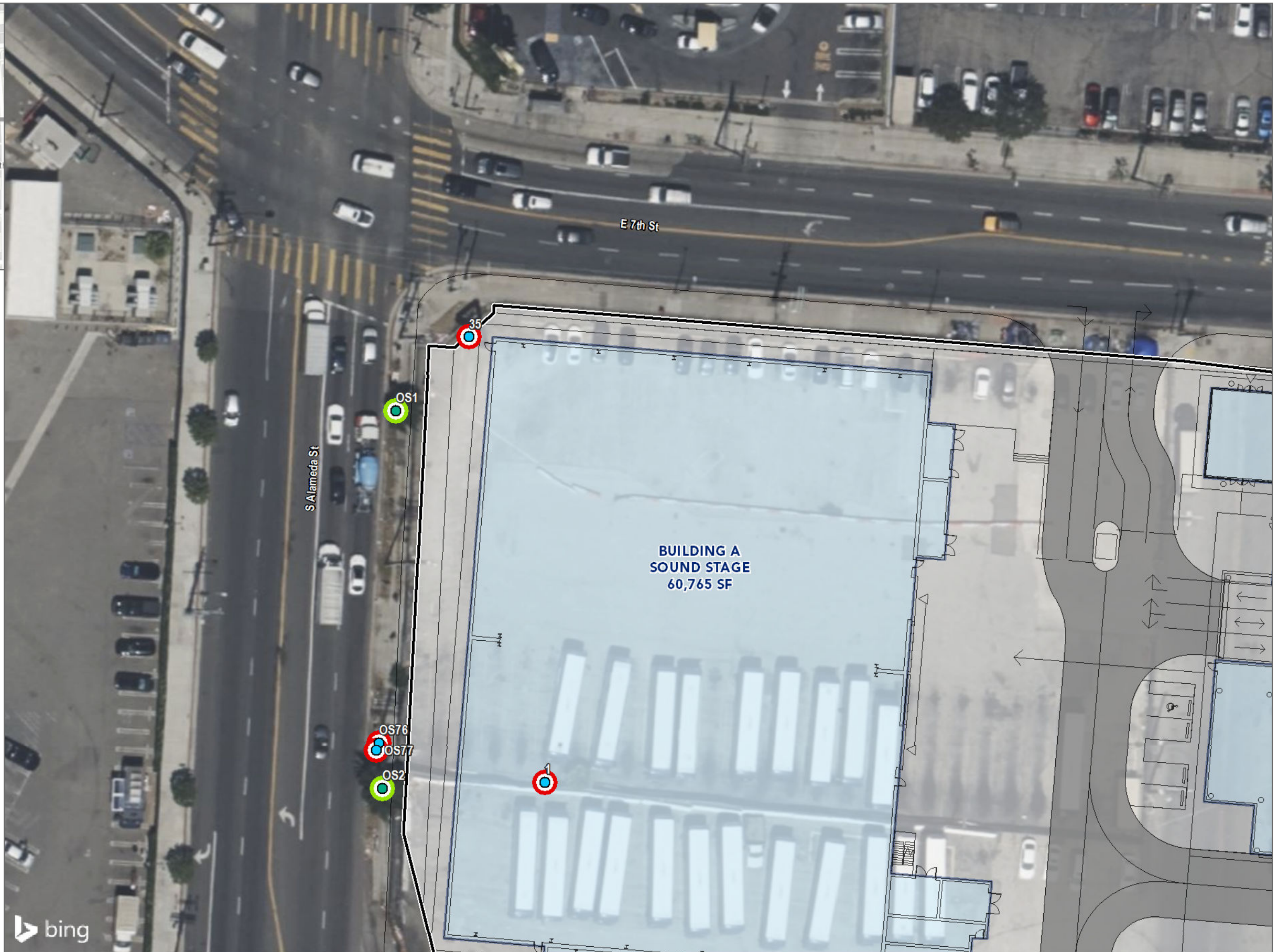
Project Boundary
 28-Ft wide Fire Lane

Species

- *Brachychiton populneus*, Bottle tree
- *Chorisia speciosa*, Silk-floss tree
- *Cupaniopsis anacardioides*, Carrotwood
- *Cupressus sempervirens*, Italian cypress
- *Ficus carica*, Edible fig
- *Ficus microcarpa* 'Nitida', Indian laurel fig
- *Koelreuteria paniculata*, Goldenrain tree
- *Lagerstroemia indica*, Crape myrtle
- *Phoenix dactylifera*, Date palm
- *Podocarpus macrophyllus*, Yew pine
- *Prunus caroliniana*, Carolina laurel cherry
- *Washingtonia robusta*, Mexican fan palm

Disposition

- Removal
- Encroached
- Preserved



SOURCE: SOURCE: AERIAL-BING MAPPING SERVICE 2023

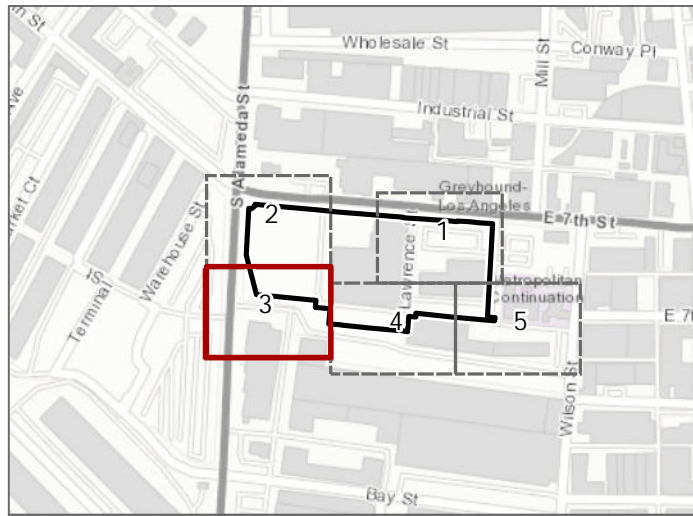


FIGURE 4B

Tree Locations and Impacts – View 2

Arborist Report for the Alameda Crossing Project

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SOURCE: SOURCE: AERIAL-BING MAPPING SERVICE 2023

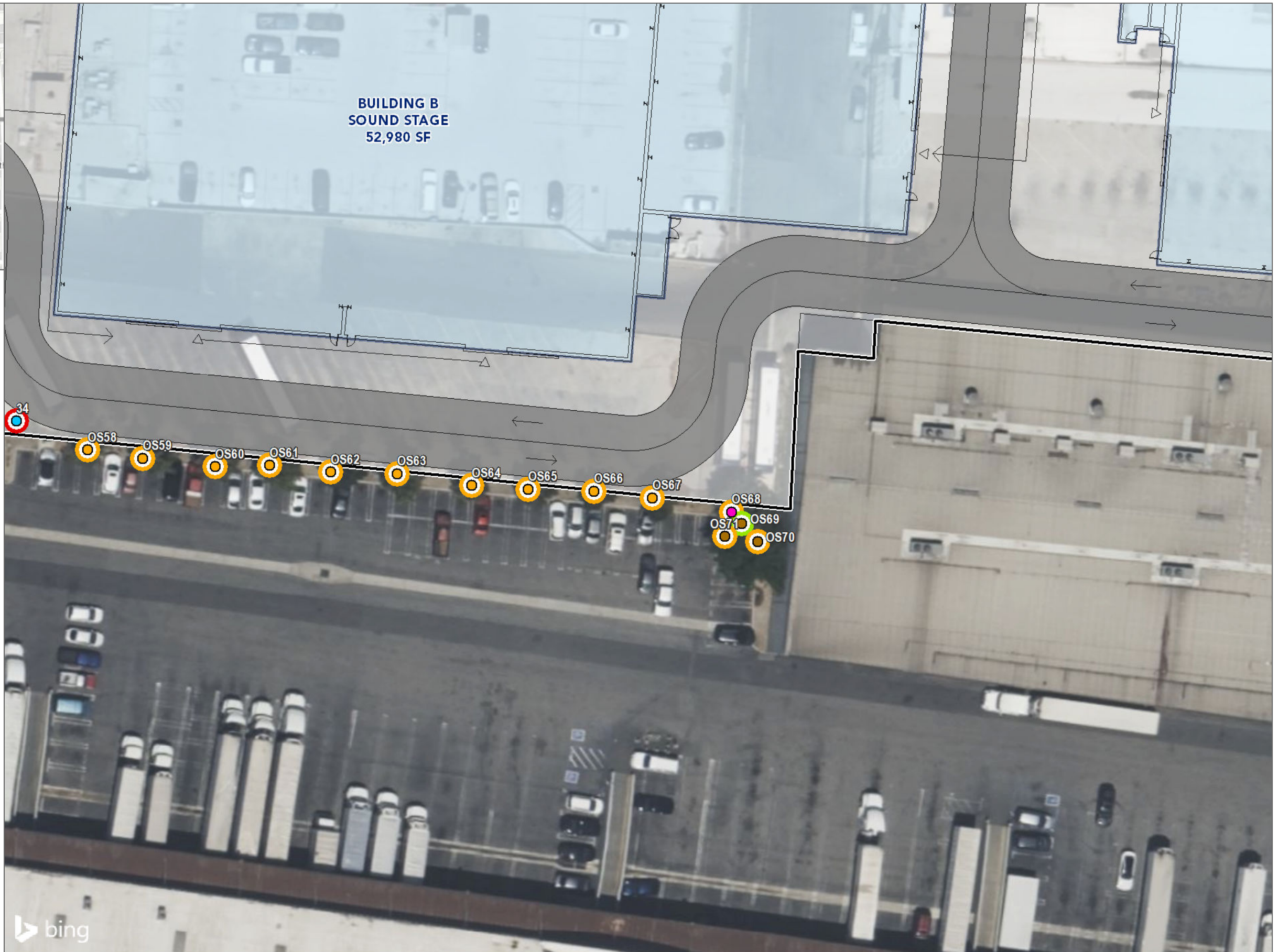
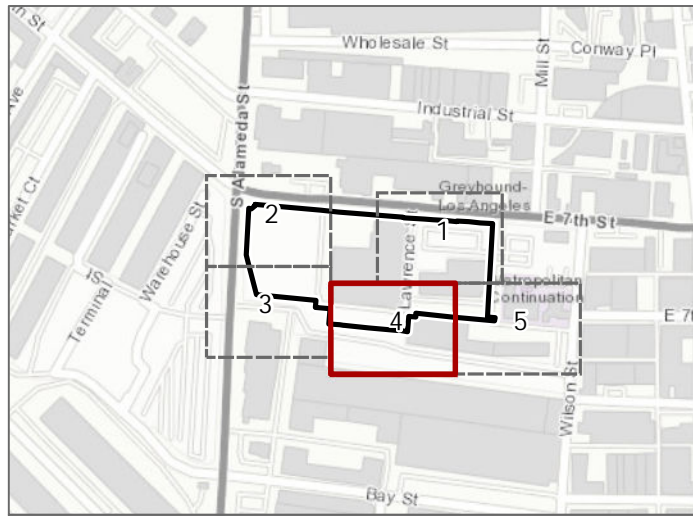


FIGURE 4C

Tree Locations and Impacts – View 3

Arborist Report for the Alameda Crossing Project

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- Project Boundary
- 28-Ft wide Fire Lane

- Species**
- Brachychiton populneus*, Bottle tree
 - Chorisia speciosa*, Silk-floss tree
 - Cupaniopsis anacardioides*, Carrotwood
 - Cupressus sempervirens*, Italian cypress
 - Ficus carica*, Edible fig
 - Ficus microcarpa* 'Nitida', Indian laurel fig
 - Koelreuteria paniculata*, Goldenrain tree
 - Lagerstroemia indica*, Crape myrtle
 - Phoenix dactylifera*, Date palm
 - Podocarpus macrophyllus*, Yew pine
 - Prunus caroliniana*, Carolina laurel cherry
 - Washingtonia robusta*, Mexican fan palm

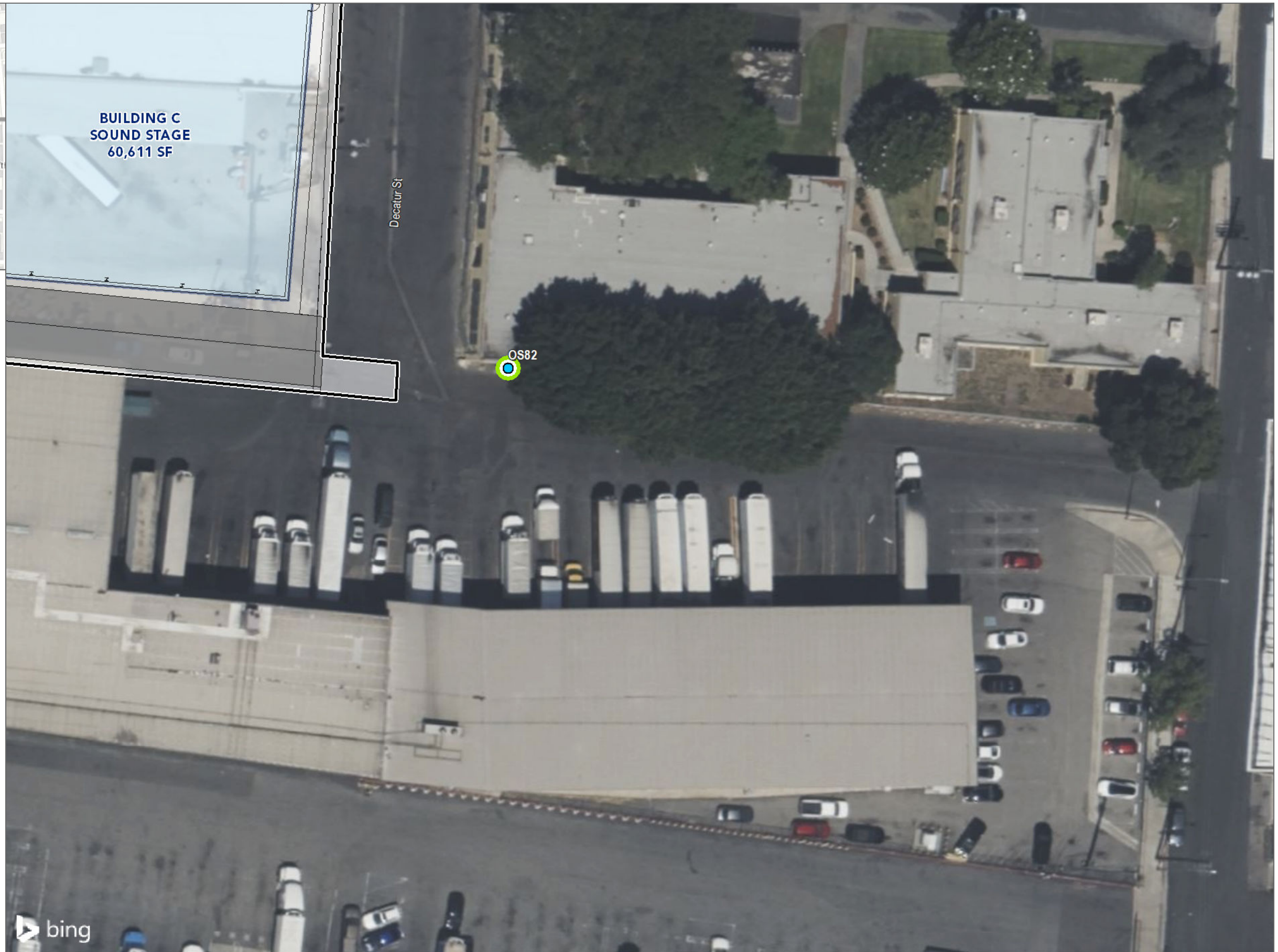
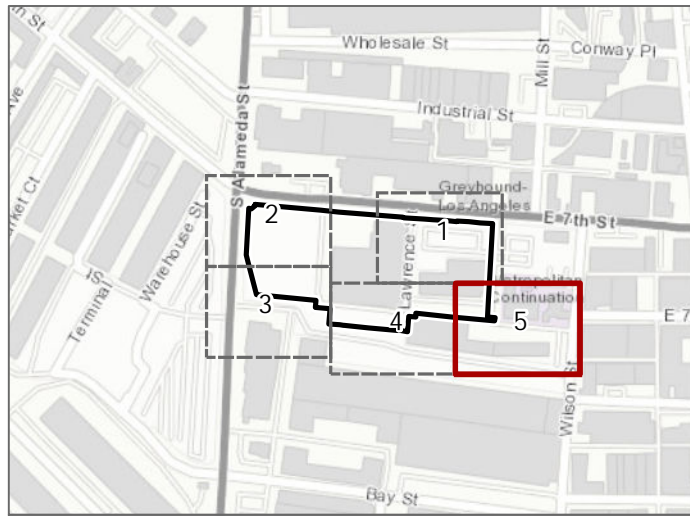
- Disposition**
- Removal
 - Encroached
 - Preserved

SOURCE: SOURCE: AERIAL-BING MAPPING SERVICE 2023



FIGURE 4D
Tree Locations and Impacts – View 4
Arborist Report for the Alameda Crossing Project

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**BUILDING C
SOUND STAGE
60,611 SF**

Decatur St

OS82



- Project Boundary
- 28-Ft wide Fire Lane

- Species**
- Brachychiton populneus*, Bottle tree
 - Chorisia speciosa*, Silk-floss tree
 - Cupaniopsis anacardioides*, Carrotwood
 - Cupressus sempervirens*, Italian cypress
 - Ficus carica*, Edible fig
 - Ficus microcarpa* 'Nitida', Indian laurel fig
 - Koelreuteria paniculata*, Goldenrain tree
 - Lagerstroemia indica*, Crape myrtle
 - Phoenix dactylifera*, Date palm
 - Podocarpus macrophyllus*, Yew pine
 - Prunus caroliniana*, Carolina laurel cherry
 - Washingtonia robusta*, Mexican fan palm

- Disposition**
- Removal
 - Encroached
 - Preserved

SOURCE: SOURCE: AERIAL-BING MAPPING SERVICE 2023



FIGURE 4E
Tree Locations and Impacts – View 5
Arborist Report for the Alameda Crossing Project

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Appendix A

City of Los Angeles Protected Tree and Shrub
Ordinance No. 186873

ORDINANCE NO. 186873

An ordinance amending provisions of Sections 12.21, 17.02, 17.05, 17.06, 17.51, 46.00, 46.01, 46.02, 46.03, 46.04, and 46.06 of the Los Angeles Municipal Code (LAMC) to include the Mexican Elderberry (*Sambucus mexicana*) and Toyon (*Heteromeles arbutifolia*) shrubs in the class of protected trees and shrubs, and to update related regulations protecting such vegetation.

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

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

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

Sec. 2. The definition of Protected Tree in Section 17.02 of the Los Angeles Municipal Code is amended to read as follows:

Protected Tree or Shrub – Any of the following Southern California indigenous tree species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

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

- (b) Southern California Black Walnut (*Juglans californica*)
- (c) Western Sycamore (*Platanus racemosa*)
- (d) California Bay (*Umeellularia californica*)

Protected Shrubs:

- (a) Mexican Elderberry (*Sambucus mexicana*)
- (b) Toyon (*Heteromeles arbutifolia*)

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

Sec. 3. The definition of Tree Expert in 17.02 of the Los Angeles Municipal Code is amended to read as follows:

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

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

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

Sec. 5. Subsection R of Section 17.05 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

R. Protected Tree or Shrub Regulations. No protected tree or shrub may be relocated or removed except as provided in this article or Article 6 of Chapter IV of

this Code. The term "removed" or "removal" shall include any act that will cause a protected tree or shrub to die, including but not limited to acts that inflict damage upon the root system or other parts of the tree or shrub by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) The protected tree or shrub be replaced within the property by at least four specimens of a protected variety included within the definition set forth in Section 17.02 of this article, except where the protected species is relocated pursuant to Subdivision 2(a) above. A protected tree shall only be replaced by other protected tree varieties and shall not be replaced by shrubs. A protected shrub shall only be replaced by other protected shrub varieties and shall not be replaced by trees, to the extent feasible as determined by the Advisory Agency, Board of Public Works (Board), or a licensed or certified arborist. When replacement concerns more than two protected trees or shrubs, the permit at issue shall be considered at a full public hearing at the Board. The size of each replacement tree shall be a 15-gallon or larger specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than 7 feet in height, measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced.

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

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

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

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

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

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

Sec. 7. Subsection C of Section 17.06 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

C. Protected Tree and Shrub Reports for Tentative Tract Maps. No application for a tentative tract map approval for a subdivision where a protected tree or shrub is located shall be considered complete unless it includes a report, in a form acceptable to the Advisory Agency and the City's Chief Forester, which pertains to preserving the tree or shrub and evaluates the subdivider's proposals for the preservation, removal, replacement or relocation of the tree or shrub. The report shall be prepared by a Tree Expert and shall include all protected trees and shrubs identified pursuant to Section 17.06 B.13 of this Code. In the event the subdivider proposes any grading, land movement, or other activity within the drip line of a protected tree or shrub referred to in the report, or proposes to relocate or remove any protected tree or shrub, the report shall also evaluate any mitigation measures proposed by the subdivider and their anticipated effectiveness in preserving the tree or shrub.

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

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

Sec. 9. Section 46.00 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 46.00. PROTECTED TREE AND SHRUB REGULATIONS.

No protected tree or shrub may be relocated or removed except as provided in Article 7 of Chapter 1 or this article. The term "removed" or "removal" shall include any act that will cause a protected tree or shrub to die, including, but not limited to, acts that inflict damage upon the root system or other part of the tree or shrub by fire, application

of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

Sec. 10. Section 46.01 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 46.01. DEFINITION.

“**PROTECTED TREE OR SHRUB**” means any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

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

Protected Shrubs:

- (a) Mexican Elderberry (*Sambucus mexicana*)
- (b) Toyon (*Heteromeles arbutifolia*)

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

Sec. 11. Section 46.02 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

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

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

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

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

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

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

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

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

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

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

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

3. Because of an existing and irreversible adverse condition of the protected tree or shrub, the tree or shrub is in danger of falling, notwithstanding the tree or shrub having been designated an Historical Monument or as part of an Historic Preservation Overlay Zone.

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

1. Require as a condition of a grant of permit for the relocation or removal of a protected tree or shrub, that the permittee replace the tree or shrub within the same property boundaries by at least four specimens of a protected variety included within the definition set forth in Section 46.01 of this Code, in a manner acceptable to the Board. A protected tree shall only be replaced by other protected tree varieties and shall not be replaced by shrubs. A protected shrub shall only be replaced by other protected shrub varieties and shall not be replaced by trees, to the extent feasible as determined by the Advisory Agency, Board of Public Works (Board), or a licensed or certified arborist. When replacement concerns more than two protected trees or shrubs, the permit at issue shall be considered at a full public hearing at the Board. Each replacement tree shall be at least 15-gallon or larger, measuring one inch or more in diameter one foot above the base, and be not less than 7 feet in height measured from the base. The size and number of replacement trees or shrubs shall approximate the value of the tree or shrub to be replaced.

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

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

Sec. 12. Subsection (a) of Section 46.03 of the Los Angeles Municipal Code is amended to read as follows:

(a) A permit issued pursuant to this article shall (1) specify and approve the location or locations to which said tree or shrub may be relocated, (2) designate the species, number, and size of any replacement trees or shrubs, and (3) set forth any other conditions or requirements deemed necessary by the Board of Public Works, or its authorized officer or employee, to implement the provisions of this article.

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

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

Sec. 14. Section 46.06 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

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

(a) The Bureau of Street Services, after notice and hearing pursuant to Subsections (b) and (c) of this section, shall have the authority to request the Superintendent of Building to withhold issuance of building permits, except for permits that are necessary to comply with a Department of Building and Safety order, for a period of time up to a maximum of ten years as requested by the Bureau and to revoke any building permit issued for which construction has not commenced with respect to any property on which any protected tree or shrub has been removed or relocated in violation of Section 46.00 of this Code.

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

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

(c) The Bureau hearing shall be set on a date no earlier than 20 days after the date of the mailing of the notice provided for in Subsection (b) above. At the hearing, if the facts indicate, the Bureau shall make a finding that the applicant or

permittee is not a purchaser in good faith and for valuable consideration who acquired title to the property subsequent to the illegal removal or relocation of the protected tree or shrub and prior to the recordation of the notice of intent as provided for in Subsection (b) above. In the event the Bureau finds that a protected tree or shrub was removed or relocated in violation of Section 46.00 of this Code, it shall specify to the Superintendent of Building the length of time the issuance of building permits shall be withheld and whether building permits for which construction has not commenced shall be revoked. In making its determination, the Bureau shall consider the following factors: the number of trees and/or shrubs removed or relocated; the size and age of the trees or shrubs removed or relocated; the knowledge and intent of the owners of the property with respect to the removal or relocation; and prior violations of law with respect to removal or relocation of protected trees and shrubs. The applicant or permittee shall be notified in writing of the Bureau's determination within 30 days of the hearing.

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

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

Sec. 15. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
ADRIENNE KHORASANEE
Deputy City Attorney

Date 12/11/20

File No. 13-1339

Pursuant to Charter Section 559, I **disapprove** this ordinance on behalf of the City Planning Commission and recommend that it **not be** adopted.


VINCENT P. BERTONI, AICP
Director of Planning


Date 12-9-20

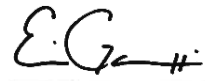
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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK

MAYOR





Ordinance Passed 12/15/2020

Approved 12/28/2020

Published Date: 01/04/2021
Ordinance Effective Date: 02/04/2021
Council File No.: 13-1339

Appendix B

Application for a Tree Removal Permit



**APPLICATION FOR A
TREE REMOVAL PERMIT**
For on-site native trees & shrubs protected
by Ordinance 186,873, and parkway trees

**BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION**
1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015
Tel: 213.847.3077 Hours: 7:00 a.m. – 4p.m.

STEP1: CALL (800) 996-2489 or visit 'myla311.lacity.org' obtain a Service Request Number (Application #): _____
Application Number

STEP2: This completed application, along with all supporting documentation (see checklist on page 3), should be submitted by US mail to the address above or by email to bss.urbanforestry@lacity.org. (Incomplete applications will not be accepted and may be returned.)
Average processing time for applications is 90 to 120 days, after all required documents have been submitted and accepted by UFD.

Property Address: _____
(Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: _____
First Last

Property Owner's Contact Information: _____
Tel. No. Including Area Code Email Address

Total number of tree(s) or shrub(s): _____ and reason for tree or shrub removal: _____
Damaged sidewalk, driveway relocation, street widening, City Planning condition,

Staging, tree in proposed footprint of the structure, or dead tree or shrub. If it is a sewer line replacement issue, a sewer connection permit is required from the Public Works Bureau of Engineering.

Property Owner's Representative/Agent: _____
First Last

Company Name: _____

Address: _____
Number Street Name City State Zip Code

Contact Information: _____
Tel. No. Including Area Code Email Address

If the tree or shrub removal permit is approved and any fees due have been paid, the permit should be made out to (if this area is left blank, the permit will be made out to property owner):

Name: _____

Email or Mailing Address: _____

- This is a standard application for **STREET TREES**. Complete **Section 1** of the attached checklist on page 3.
- This is a standard application for **PROTECTED TREES OR SHRUBS**. Complete **Section 2** of the attached checklist on page 3. **Must include CEQA and approved Geosols letter. (See fee schedule on Page 2 for application and permit fees)**
- This application pertains to a **LAND DEVELOPMENT/ SUBDIVISION** case. Provide the items listed below (for Street Trees) or **Section 2** on page 3 (for Protected Trees and Shrubs):
 1. Project title and case number (CP, ZA, TR, CPC, DIR, DIR, VAC, PM, DOT): _____
Attach Letter of Determination and final CEQA document. Tree removals must be addressed or addendum will be required.
 2. B-permit receipt showing tree fees have been paid.
 3. B-permit drawings in 11"x17", showing existing tree location and proposed improvements.
 4. Planting plan (2:1) ratio.
 5. Plot plans.
 6. Current photos of tree(s) (No Google Images).

TREE REMOVAL PERMIT APPLICATION CONTINUED ON NEXT PAGE
(PAGE 1 OF 3)

UFD STAFF ONLY INITIALS: _____ DATE: _____

PLEASE READ THE FOLLOWING BEFORE SIGNING

I am submitting this application along with the attached checklist and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree or shrub removal permit. If the tree or shrub removal permit is granted, I understand I will be required to replace the removed tree(s) or shrub(s) at a ratio determined by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees in accordance with City policy. I understand that average processing time for the tree and shrub removal permits is 90 to 120 days from the time a complete application is received. This time frame is an average only and is subject to fluctuate upon project complexity and further review.

I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this application either in whole in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it's not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

Date

Property Owner's Signature

Print Name

Fee Schedule – Effective 11/5/2021

***Protected Tree Removal Application Fee: \$805.99
(Applications will not be accepted without the fee.)**

****Acceptance of application does not guarantee approval of permit request.****

****Protected Tree Removal Permit Fees:**

1-2 trees - \$2,892.48
3-5 trees - \$5,139.16
6-10 trees - \$5,982.58
>10 trees - \$5,982.58 plus \$1,070.76 for each set of up to 5 additional trees

****Please do not submit tree removal permit fee until requested to do so.****

STANDARD TREE REMOVAL APPLICATION CHECKLIST

(The following items are REQUIRED and must be attached to the application. Incomplete applications will not be processed.)

Rev. 02/2021

FOR STREET TREES (SECTION 1)

<input type="checkbox"/>	1.	Bureau of Engineering A-permit (All driveway A-permits must include the notation "Driveway cannot be relocated in order to save tree").
<input type="checkbox"/>	2.	Plot Plans – Trees to be removed MUST be highlighted and distance from improvements included.
<input type="checkbox"/>	3.	Clear color photos of entire tree and/or damaged sidewalk (if repairing the sidewalk). No Google images.
<input type="checkbox"/>	4.	Any further information that the applicant or the City opines is pertinent to the project.

FOR PROTECTED PRIVATE PROPERTY TREES AND SHRUBS (SECTION 2)

Three (3) hard copies of the Protected Tree Report (PTR) or electronic copy shall be submitted by email or US Mail containing the following required information. (Los Angeles Municipal Code (LAMC) Section 17.02)

<input type="checkbox"/>	1.	"Tree Expert" A person with at least four (4) years of experience in the business of transplanting, moving, caring for and maintaining trees who is one or more of the following: (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or (b) a certified Arborist with the International Society of Arboriculture who is a licensed landscape architect or (c) a registered consulting Arborist with the American Society of Consulting Arborists. (Amended by Ord. No.186,873 Effective 2/04/2021)	
<input type="checkbox"/>	2.	By whom the PTR is prepared.	<input type="checkbox"/>
<input type="checkbox"/>	3.	For whom the PTR is prepared.	<input type="checkbox"/>
<input type="checkbox"/>	4.	Date PTR is prepared.	<input type="checkbox"/>
<input type="checkbox"/>	5.	Date of PTR field inspection.	<input type="checkbox"/>
<input type="checkbox"/>	6.	Table of Contents. All pages numbered and listed.	<input type="checkbox"/>
<input type="checkbox"/>	7.	PTR location address with short geographic description.	<input type="checkbox"/>
<input type="checkbox"/>	8.	PTR purpose, include reason(s) for removal.	<input type="checkbox"/>
<input type="checkbox"/>	9.	Project description and background.	<input type="checkbox"/>
<input type="checkbox"/>	10.	Square footage of the entire property and footprint of the existing and proposed new structure.	
<input type="checkbox"/>	11.	Field observations.	<input type="checkbox"/>
<input type="checkbox"/>	12.	Findings.	<input type="checkbox"/>
<input type="checkbox"/>	13.	Recommendations.	<input type="checkbox"/>
<input type="checkbox"/>	14.	Trees and shrubs tagged and numbered.	<input type="checkbox"/>
<input type="checkbox"/>	15.	Mitigation (optional, <u>City of Los Angeles proscribes mitigation for any protected tree or shrub removal approval</u>). The ordinance states the mitigation shall "approximate the value" of the removed trees or shrubs. The current Board of Public Works policy has increased the minimum requirements for the protected tree or shrub replacement to 4:1 ratio. The Bureau determines tree or shrub value or a group of trees or shrubs in context with their environment.	
<input type="checkbox"/>	16.	Matrix (spreadsheet) summarizing field observations of all protected trees or shrubs on subject property and any offsite protected trees or shrubs that may be impacted by project (trees or shrubs to be field tagged, provide code for offsite trees or shrubs, i.e. OS#1), tree or shrub species, tree or shrub height, diameter, spread, physical condition (i.e. declining, drought stressed, twig dieback, etc.) suggested treatment, tree or shrub rating, any other related information.	
<input type="checkbox"/>	17.	Matrix of proposed protected tree or shrub removals.	
<input type="checkbox"/>	18.	Matrix of proposed protected trees or shrubs to remain.	
<input type="checkbox"/>	19.	Color photographs of all protected tree(s) or shrub(s). Multiple trees or shrubs may be shown on a photo if there is some method to differentiate between individual trees or shrubs. Minimum photo size is 5"x7".	
<input type="checkbox"/>	20.	11-inches x 17-inches Topographical map (Construction drawing) with all protected trees or shrubs plotted (as close to real positions as possible, survey not required). Trees or shrubs shall be color-coded, either highlighted or CAD as follows: Quercus spp (yellow), Platanus racemosa (blue), Umbellularia californica (green), Juglans californica (orange), Sambucus mexicana (pink) and Heteromeles arbutifolia (brown). All proposed protected tree and shrub removals shall be circled in red. Approximate canopy spread should also be included. Included on the plan shall be the footprint of any proposed buildings, walls, patios, pools, etc. Also, lot and proposed building square footage should be included on plan.	
<input type="checkbox"/>	21.	Landscape plan showing locations of all replacement trees and shrubs on a 4:1 ratio with the tree and shrub stock size to be determined by the City. This plan shall be species color coded as per item 20.	
<input type="checkbox"/>	22.	Protected tree or shrub construction impact guidelines.	
<input type="checkbox"/>	23.	Any further information that preparer or City opines to be pertinent.	
<input type="checkbox"/>	24.	Pictures of protective fencing around the trees and shrubs to be protected in place.	
<input type="checkbox"/>	25.	Verification of current licenses and certifications.	
<input type="checkbox"/>	26.	Must be in a 3-ring binder, if large amount of pages.	
<input type="checkbox"/>	27.	Digital copy of all submissions.	

Appendix C

Tree and Palm Information Matrix - On-Site Trees and Palms

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occurring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
1	Washingtonia robusta	Mexican fan palm	1	20	20	-	-	-	15	10	Good	Fair		On-site	Natural	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6489456.42	1834964.09	N/A
2	Washingtonia robusta	Mexican fan palm	1	24	24	-	-	-	20	8	Dead	Dead	Dead, topped	On-site	Natural	Not Protected	Removal	Dead tree	6489684.00	1834757.47	N/A
4	Ficus microcarpa 'Nitida'	Indian laurel fig	1	14	14	-	-	-	20	25	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490356.78	1834999.85	N/A
5	Ficus microcarpa 'Nitida'	Indian laurel fig	1	14	14	-	-	-	17	25	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490331.80	1835000.06	N/A
6	Ficus microcarpa 'Nitida'	Indian laurel fig	1	14	14	-	-	-	15	20	Fair	Fair	Trunk growing around metal object	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490309.56	1835002.97	N/A
7	Ficus microcarpa 'Nitida'	Indian laurel fig	1	13	13	-	-	-	13	20	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490284.90	1835009.05	N/A
8	Ficus microcarpa 'Nitida'	Indian laurel fig	1	13	13	-	-	-	13	20	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490258.08	1835010.19	N/A
9	Ficus microcarpa 'Nitida'	Indian laurel fig	1	14	14	-	-	-	13	20	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490226.34	1835012.22	N/A
10	Ficus microcarpa 'Nitida'	Indian laurel fig	1	14	14	-	-	-	14	20	Fair	Fair	Trunk growing around metal object	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490199.68	1835014.89	N/A
11	Ficus microcarpa 'Nitida'	Indian laurel fig	1	15	15	-	-	-	14	20	Fair	Fair	Trunk growing around handicap sign	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490171.31	1835017.50	N/A
12	Lagerstroemia indica	Crape myrtle	1	4	4	-	-	-	11	9	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490304.88	1835083.10	N/A

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occurring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
13	Lagerstroemia indica	Crape myrtle	1	4	4	-	-	-	11	9	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490250.18	1835085.11	N/A
14	Lagerstroemia indica	Crape myrtle	1	5	5	-	-	-	11	9	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490200.40	1835089.13	N/A
15	Brachychiton populneus	Bottle tree	1	14	14	-	-	-	25	12	Fair	Fair		On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490123.53	1835062.80	N/A
16	Washingtonia robusta	Mexican fan palm	1	13	13	-	-	-	45	10	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490203.67	1834934.06	N/A
17	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	10	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490204.20	1834920.01	N/A
18	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	10	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490205.86	1834900.43	N/A
19	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	10	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490195.78	1834915.28	N/A
20	Washingtonia robusta	Mexican fan palm	1	13	13	-	-	-	45	12	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490195.12	1834901.39	N/A
21	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	15	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490181.10	1834929.07	N/A
22	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	15	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490180.00	1834915.64	N/A

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occurring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
23	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	12	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490179.81	1834901.14	N/A
24	Washingtonia robusta	Mexican fan palm	1	13	13	-	-	-	45	10	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490165.31	1834917.04	N/A
25	Washingtonia robusta	Mexican fan palm	1	13	13	-	-	-	45	12	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490165.07	1834901.30	N/A
26	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	10	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490151.62	1834944.85	N/A
27	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	12	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490150.56	1834932.67	N/A
28	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	12	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490149.07	1834918.94	N/A
29	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	12	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490150.39	1834899.81	N/A
30	Washingtonia robusta	Mexican fan palm	1	18	18	-	-	-	4	2	Dead	Dead	Stump	On-site	Planted	Not Protected	Removal	Dead stump	6490411.57	1834939.35	N/A
33	Ficus carica	Edible fig	3	3	1	1	1	-	3	5	Fair	Fair	Stump resprout	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6489635.76	1834764.04	N/A
34	Washingtonia robusta	Mexican fan palm	1	10	10	-	-	-	4	2	Dead	Dead	Stump	On-site	Natural	Not Protected	Removal	Dead stump	6489766.52	1834659.63	N/A
35	Washingtonia robusta	Mexican fan palm	1	1	1	-	-	-	1	1	Fair	Fair		On-site	Natural	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6489426.33	1835141.30	N/A
36	Washingtonia robusta	Mexican fan palm	1	14	14	-	-	-	45	12	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490164.20	1834943.21	N/A

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occuring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
37	Washingtonia robusta	Mexican fan palm	1	13	13	-	-	-	45	14	Fair	Fair	Remotely recorded, no tag	On-site	Planted	Not Protected	Removal	Does not qualify as protected and will not sustain impact of grading	6490165.53	1834930.28	N/A

Appendix D

Tree Information Matrix - Street Trees

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occuring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
OS1	Podocarpus macrophyllus	Yew pine	1	10	10	-	-	-	20	20	Good	Fair	No tag	Off-site	Planted	Street Trees	Preserved		6489397.29	1835111.79	N/A
OS2	Podocarpus macrophyllus	Yew pine	2	21	12	9	-	-	25	25	Good	Fair	No tag	Off-site	Planted	Street Trees	Preserved		6489392.04	1834961.68	N/A
OS72	Koelreuteria paniculata	Goldenrain tree	1	4	4	-	-	-	12	12	Fair	Fair	No tag	Off-site	Planted	Street Trees	Removal	Removal and replacement with species consistent with Project's plant palette. Sidewalk widening.	6489984.88	1835121.04	N/A
OS74	Koelreuteria paniculata	Goldenrain tree	1	2	2	-	-	-	10	8	Fair	Fair	No tag	Off-site	Planted	Street Trees	Removal	Removal and replacement with species consistent with Project's plant palette. Sidewalk widening.	6490025.94	1835117.68	N/A
OS75	Koelreuteria paniculata	Goldenrain tree	1	3	3	-	-	-	10	10	Fair	Fair	No tag	Off-site	Planted	Street Trees	Removal	In the path of heavy equipment access	6490161.51	1835106.82	N/A

Appendix E

Tree and Palm Information Matrix - Off-Site Trees and Palms

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occuring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
OS3	Prunus caroliniana	Carolina laurel cherry	1	11	11	-	-	-	25	20	Good	Fair		Off-site	Planted	Not Protected	Preserved		6489403.90	1834860.05	N/A
OS4	Prunus caroliniana	Carolina laurel cherry	1	11	11	-	-	-	25	20	Good	Fair	Large trunk wound	Off-site	Planted	Not Protected	Preserved		6489403.70	1834853.08	N/A
OS5	Prunus caroliniana	Carolina laurel cherry	1	8	8	-	-	-	25	10	Fair	Poor	Large trunk wound	Off-site	Planted	Not Protected	Preserved		6489405.83	1834850.14	N/A
OS6	Prunus caroliniana	Carolina laurel cherry	1	7	7	-	-	-	20	7	Dead	Dead		Off-site	Planted	Not Protected	Removal	Dead tree	6489406.09	1834846.07	N/A
OS7	Prunus caroliniana	Carolina laurel cherry	1	9	9	-	-	-	25	10	Poor	Poor	Burn damage, branch dieback	Off-site	Planted	Not Protected	Preserved		6489408.67	1834842.45	N/A
OS8	Prunus caroliniana	Carolina laurel cherry	1	8	8	-	-	-	25	12	Critical	Poor	Burn damage, severe branch dieback	Off-site	Planted	Not Protected	Preserved		6489410.39	1834838.09	N/A
OS9	Prunus caroliniana	Carolina laurel cherry	1	4	4	-	-	-	20	7	Poor	Poor	Burn damage, branch dieback	Off-site	Planted	Not Protected	Preserved		6489411.04	1834836.65	N/A
OS10	Prunus caroliniana	Carolina laurel cherry	1	9	9	-	-	-	25	10	Fair	Fair	Burn damage, minor branch dieback	Off-site	Planted	Not Protected	Preserved		6489411.65	1834831.50	N/A
OS11	Prunus caroliniana	Carolina laurel cherry	1	7	7	-	-	-	20	15	Fair	Fair	Burn damage	Off-site	Planted	Not Protected	Preserved		6489411.31	1834829.48	N/A
OS12	Prunus caroliniana	Carolina laurel cherry	1	8	8	-	-	-	25	17	Good	Fair	Minor burn damage on trunk	Off-site	Planted	Not Protected	Preserved		6489411.96	1834824.48	N/A
OS13	Prunus caroliniana	Carolina laurel cherry	1	9	9	-	-	-	20	15	Good	Fair		Off-site	Planted	Not Protected	Preserved		6489412.76	1834822.41	N/A
OS14	Prunus caroliniana	Carolina laurel cherry	1	7	7	-	-	-	15	10	Good	Fair		Off-site	Planted	Not Protected	Preserved		6489415.34	1834821.30	N/A
OS15	Prunus caroliniana	Carolina laurel cherry	1	3	3	-	-	-	15	15	Good	Good		Off-site	Planted	Not Protected	Preserved		6489426.84	1834789.89	N/A
OS16	Phoenix dactylifera	Date palm	1	18	18	-	-	-	40	25	Fair	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489443.30	1834772.51	N/A
OS17	Phoenix dactylifera	Date palm	1	17	17	-	-	-	40	25	Fair	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489472.11	1834763.02	N/A
OS18	Phoenix dactylifera	Date palm	1	18	18	-	-	-	40	25	Fair	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489509.59	1834762.83	N/A
OS19	Phoenix dactylifera	Date palm	1	18	18	-	-	-	45	30	Fair	Fair	No tag	Off-site	Planted	Not Protected	Preserved		6489530.35	1834725.84	N/A
OS20	Phoenix dactylifera	Date palm	1	17	17	-	-	-	45	30	Fair	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489556.74	1834752.94	N/A
OS21	Cupressus sempervirens	Italian cypress	1	3	3	-	-	-	15	4	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489552.59	1834768.39	N/A
OS22	Cupressus sempervirens	Italian cypress	1	11	11	-	-	-	35	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489573.35	1834766.12	N/A
OS23	Cupressus sempervirens	Italian cypress	1	2	2	-	-	-	12	4	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489586.93	1834764.00	N/A

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occuring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
OS24	Cupressus sempervirens	Italian cypress	1	11	11	-	-	-	35	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489600.65	1834761.74	N/A
OS25	Cupressus sempervirens	Italian cypress	1	13	13	-	-	-	35	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489610.61	1834760.04	N/A
OS26	Cupressus sempervirens	Italian cypress	1	12	12	-	-	-	35	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489627.62	1834760.18	N/A
OS27	Cupressus sempervirens	Italian cypress	1	12	12	-	-	-	35	10	Good	Fair	No tag. Minor branch dieback	Off-site	Planted	Not Protected	Encroached		6489650.25	1834757.00	N/A
OS28	Cupressus sempervirens	Italian cypress	1	10	10	-	-	-	30	10	Critical	Fair	No tag. Severe branch dieback	Off-site	Planted	Not Protected	Encroached		6489664.07	1834756.44	N/A
OS29	Ficus microcarpa 'Nitida'	Indian laurel fig	3	53	20	18	15	-	35	45	Good	Fair	Trunk wound. No tag	Off-site	Planted	Not Protected	Encroached		6489673.11	1834754.81	N/A
OS30	Cupressus sempervirens	Italian cypress	1	9	9	-	-	-	35	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Preserved		6489672.58	1834737.80	N/A
OS31	Prunus caroliniana	Carolina laurel cherry	1	6	6	-	-	-	15	20	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489538.06	1834768.68	N/A
OS32	Prunus caroliniana	Carolina laurel cherry	1	3	3	-	-	-	14	12	Good	Good	No tag	Off-site	Planted	Not Protected	Encroached		6489529.95	1834768.88	N/A
OS33	Prunus caroliniana	Carolina laurel cherry	1	3	3	-	-	-	10	10	Good	Good	No tag	Off-site	Planted	Not Protected	Encroached		6489520.35	1834768.18	N/A
OS34	Prunus caroliniana	Carolina laurel cherry	2	4	2	2	-	-	10	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489511.14	1834770.60	N/A
OS35	Prunus caroliniana	Carolina laurel cherry	3	6	3	2	1	-	12	15	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489503.33	1834772.19	N/A
OS36	Prunus caroliniana	Carolina laurel cherry	1	2	2	-	-	-	14	10	Good	Good	No tag	Off-site	Planted	Not Protected	Encroached		6489492.00	1834773.89	N/A
OS37	Prunus caroliniana	Carolina laurel cherry	2	3	2	1	-	-	10	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489480.69	1834770.67	N/A
OS38	Prunus caroliniana	Carolina laurel cherry	3	4	2	1	1	-	8	8	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489472.70	1834774.86	N/A
OS39	Prunus caroliniana	Carolina laurel cherry	4	6	3	1	1	1	10	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489467.37	1834774.60	N/A
OS40	Prunus caroliniana	Carolina laurel cherry	1	3	3	-	-	-	10	10	Good	Good	No tag	Off-site	Planted	Not Protected	Encroached		6489454.56	1834777.05	N/A
OS41	Prunus caroliniana	Carolina laurel cherry	2	2	1	1	-	-	8	10	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489443.76	1834778.88	N/A
OS42	Prunus caroliniana	Carolina laurel cherry	1	3	3	-	-	-	10	10	Good	Good	No tag	Off-site	Planted	Not Protected	Encroached		6489436.40	1834778.76	N/A
OS43	Cupressus sempervirens	Italian cypress	1	10	10	-	-	-	35	8	Good	Fair	No tag	Off-site	Planted	Not Protected	Preserved		6489681.84	1834726.83	N/A
OS44	Cupressus sempervirens	Italian cypress	1	11	11	-	-	-	35	7	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489693.32	1834724.33	N/A
OS45	Cupressus sempervirens	Italian cypress	1	8	8	-	-	-	30	7	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489705.36	1834722.51	N/A
OS46	Cupressus sempervirens	Italian cypress	1	7	7	-	-	-	30	6	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489721.59	1834720.97	N/A
OS47	Cupressus sempervirens	Italian cypress	1	11	11	-	-	-	35	10	Fair	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489739.18	1834715.47	N/A
OS48	Cupressus sempervirens	Italian cypress	1	11	11	-	-	-	35	11	Good	Fair	No tag	Off-site	Planted	Not Protected	Preserved		6489733.75	1834703.78	N/A
OS49	Cupressus sempervirens	Italian cypress	2	12	9	3	-	-	35	11	Good	Fair	No tag	Off-site	Planted	Not Protected	Encroached		6489740.71	1834695.56	N/A
OS50	Cupressus sempervirens	Italian cypress	4	16	9	3	2	2	30	10	Fair	Fair	No tag	Off-site	Planted	Not Protected	Preserved		6489734.95	1834676.10	N/A
OS51	Cupressus sempervirens	Italian cypress	1	14	14	-	-	-	30	15	Fair	Fair	No tag	Off-site	Planted	Not Protected	Preserved		6489733.15	1834669.88	N/A

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occurring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
OS52	Chorisia speciosa	Silk-floss tree	1	10	10	-	-	-	15	15	Fair	Fair	No tag. Previous branch failure	Off-site	Planted	Not Protected	Preserved		6489709.83	1834655.41	N/A
OS53	Chorisia speciosa	Silk-floss tree	1	7	7	-	-	-	15	15	Fair	Fair	No tag. Previous branch failure	Off-site	Planted	Not Protected	Preserved		6489710.10	1834660.47	N/A
OS54	Chorisia speciosa	Silk-floss tree	1	8	8	-	-	-	20	25	Fair	Fair	No tag	Off-site	Planted	Not Protected	Preserved		6489718.25	1834652.54	N/A
OS55	Chorisia speciosa	Silk-floss tree	1	12	12	-	-	-	15	25	Fair	Fair	No tag. Previous branch failure	Off-site	Planted	Not Protected	Preserved		6489730.54	1834652.67	N/A
OS56	Chorisia speciosa	Silk-floss tree	1	12	12	-	-	-	15	20	Fair	Fair	No tag.	Off-site	Planted	Not Protected	Preserved		6489735.24	1834648.67	N/A
OS57	Chorisia speciosa	Silk-floss tree	2	12	7	5	-	-	20	15	Fair	Fair	No tag.	Off-site	Planted	Not Protected	Preserved		6489735.39	1834654.83	N/A
OS58	Brachychiton populneus	Bottle tree	1	10	10	-	-	-	25	20	Fair	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6489794.82	1834648.14	N/A
OS59	Brachychiton populneus	Bottle tree	1	18	18	-	-	-	25	25	Good	Good	No tag.	Off-site	Planted	Not Protected	Encroached		6489816.62	1834644.90	N/A
OS60	Brachychiton populneus	Bottle tree	1	16	16	-	-	-	30	25	Good	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6489845.42	1834641.57	N/A
OS61	Brachychiton populneus	Bottle tree	1	17	17	-	-	-	25	25	Good	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6489867.09	1834642.02	N/A
OS62	Brachychiton populneus	Bottle tree	1	12	12	-	-	-	25	25	Good	Good	No tag.	Off-site	Planted	Not Protected	Encroached		6489891.36	1834639.37	N/A
OS63	Brachychiton populneus	Bottle tree	1	15	15	-	-	-	27	25	Good	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6489917.81	1834638.78	N/A
OS64	Brachychiton populneus	Bottle tree	1	14	14	-	-	-	25	22	Good	Good	No tag.	Off-site	Planted	Not Protected	Encroached		6489947.33	1834634.02	N/A
OS65	Brachychiton populneus	Bottle tree	1	13	13	-	-	-	25	25	Good	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6489969.79	1834632.64	N/A
OS66	Brachychiton populneus	Bottle tree	1	13	13	-	-	-	22	20	Good	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6489995.94	1834631.82	N/A
OS67	Brachychiton populneus	Bottle tree	1	16	16	-	-	-	25	20	Good	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6490019.13	1834629.17	N/A
OS68	Cupaniopsis anacardioides	Carrotwood	2	18	9	9	-	-	25	25	Good	Fair	Codominant. No tag.	Off-site	Planted	Not Protected	Encroached		6490050.64	1834623.57	N/A
OS69	Chorisia speciosa	Silk-floss tree	1	7	7	-	-	-	14	10	Fair	Fair	Previous branch failure. No tag.	Off-site	Planted	Not Protected	Preserved		6490054.61	1834618.89	N/A
OS70	Chorisia speciosa	Silk-floss tree	1	12	12	-	-	-	20	30	Fair	Fair	No tag.	Off-site	Planted	Not Protected	Encroached		6490060.97	1834611.65	N/A
OS71	Chorisia speciosa	Silk-floss tree	1	13	13	-	-	-	20	25	Fair	Fair	Previous branch failures. No tag.	Off-site	Planted	Not Protected	Encroached		6490047.90	1834613.76	N/A
OS73	Cupaniopsis anacardioides	Carrotwood	1	1	1	-	-	-	10	5	Good	Fair	No tag	Off-site	Natural	Not Protected	Preserved		6489736.29	1834699.90	N/A
OS76	Washingtonia robusta	Mexican fan palm	1	9	9	-	-	-	3	1	Dead	Dead	Dead stump. No tag	Off-site	Natural	Not Protected	Removal	Dead stump	6489390.60	1834979.83	N/A
OS77	Washingtonia robusta	Mexican fan palm	2	16	9	7	-	-	3	3	Dead	Dead	Dead stump. No tag	Off-site	Natural	Not Protected	Removal	Dead stump	6489389.46	1834976.80	N/A
OS78	Washingtonia robusta	Mexican fan palm	1	1	1	-	-	-	1	1	Fair	Fair	No tag	Off-site	Natural	Not Protected	Preserved		6489413.65	1834832.80	N/A
OS79	Washingtonia robusta	Mexican fan palm	1	1	1	-	-	-	1	2	Fair	Fair	No tag	Off-site	Natural	Not Protected	Preserved		6489414.02	1834830.60	N/A
OS80	Washingtonia robusta	Mexican fan palm	1	1	1	-	-	-	1	1	Fair	Fair	No tag	Off-site	Natural	Not Protected	Preserved		6489420.13	1834809.96	N/A
OS81	Washingtonia robusta	Mexican fan palm	1	1	1	-	-	-	1	1	Fair	Fair	No tag	Off-site	Natural	Not Protected	Preserved		6489674.36	1834727.20	N/A
OS82	Washingtonia robusta	Mexican fan palm	1	3	3	-	-	-	5	5	Fair	Fair	No tag	Off-site	Natural	Not Protected	Preserved		6490481.32	1834680.86	N/A

Tree ID Number	Botanical Name	Common Name	Stems	Cumulative DSH	D1	D2	D3	D4	Height (ft)	Crown Width (ft)	Health	Structural	Notes	On-site/ Off-site	Planted/ Naturally Occuring	Protected/ Not Protected/ Street Tree/ Significant Tree	Disposition	Reason for Proposed Tree Removal	X	Y	Replacement Ratio
OS83	Washingtonia robusta	Mexican fan palm	1	3	3	-	-	-	5	5	Fair	Fair	Tagged 3	Off-site	Natural	Not Protected	Preserved		6489417.75	1834822.42	N/A
OS84	Cupaniopsis anacardioides	Carrotwood	1	1	1	-	-	-	3	2	Fair	Fair	Tagged 31	Off-site	Natural	Not Protected	Preserved		6489413.70	1834836.11	N/A
OS85	Cupaniopsis anacardioides	Carrotwood	1	1	1	-	-	-	1	1	Fair	Fair	Tagged 32	Off-site	Natural	Not Protected	Preserved		6489416.52	1834822.68	N/A

Appendix F

Site Photographs



Tree no. 1



Tree no. 2



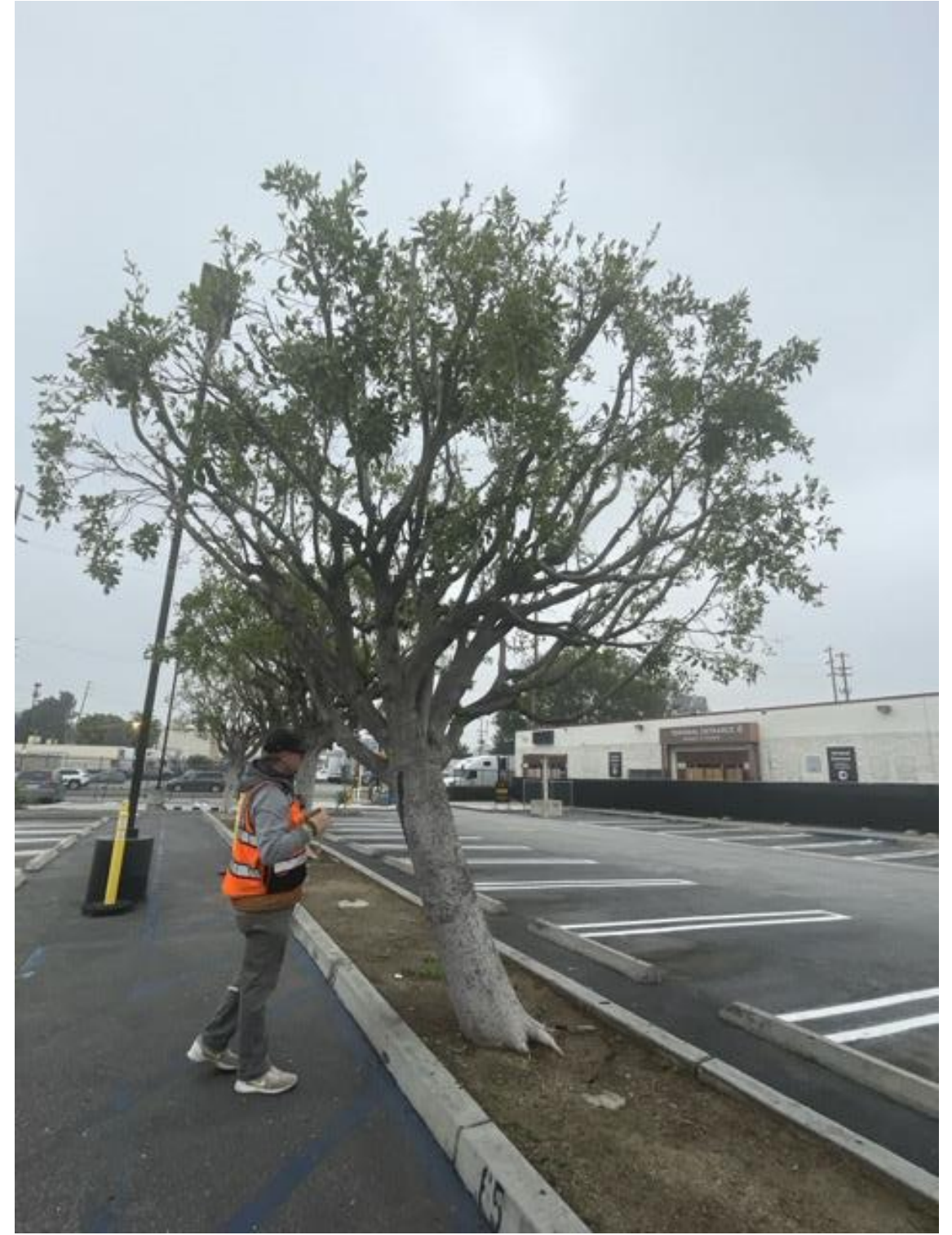
Tree no. 4



Tree no. 5



Tree no. 6



Tree no. 7



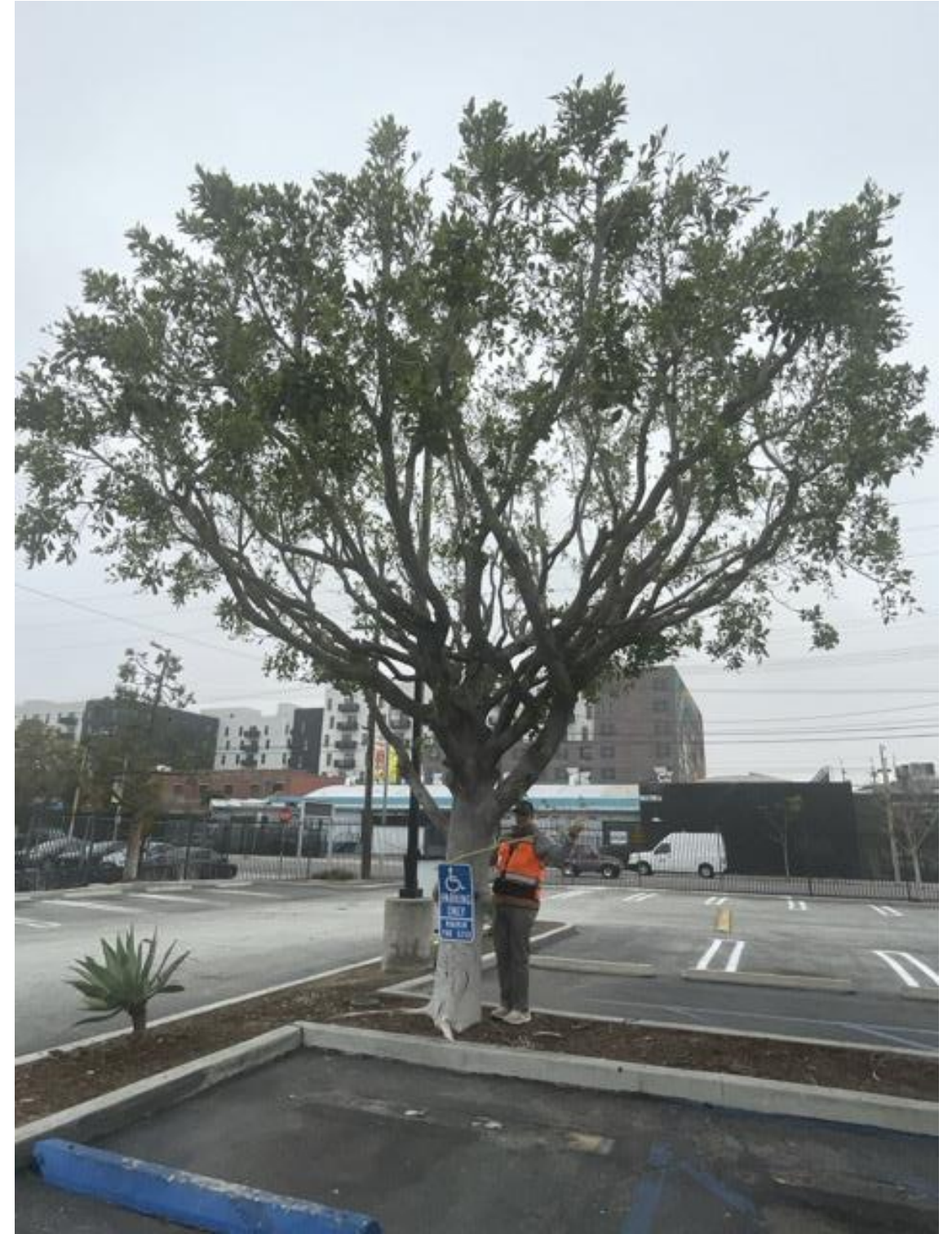
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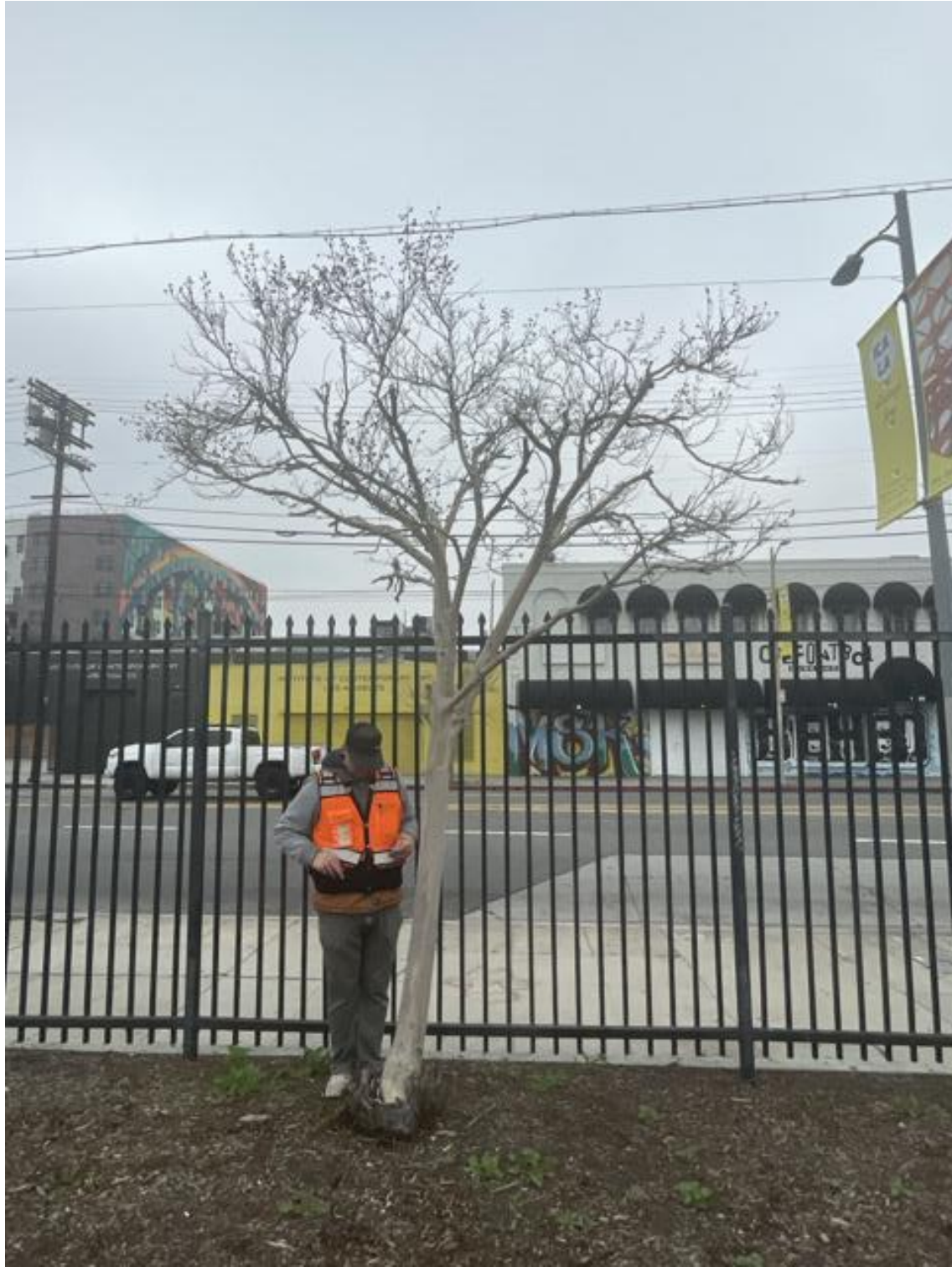
Tree no. 9



Tree no. 10



Tree no. 11



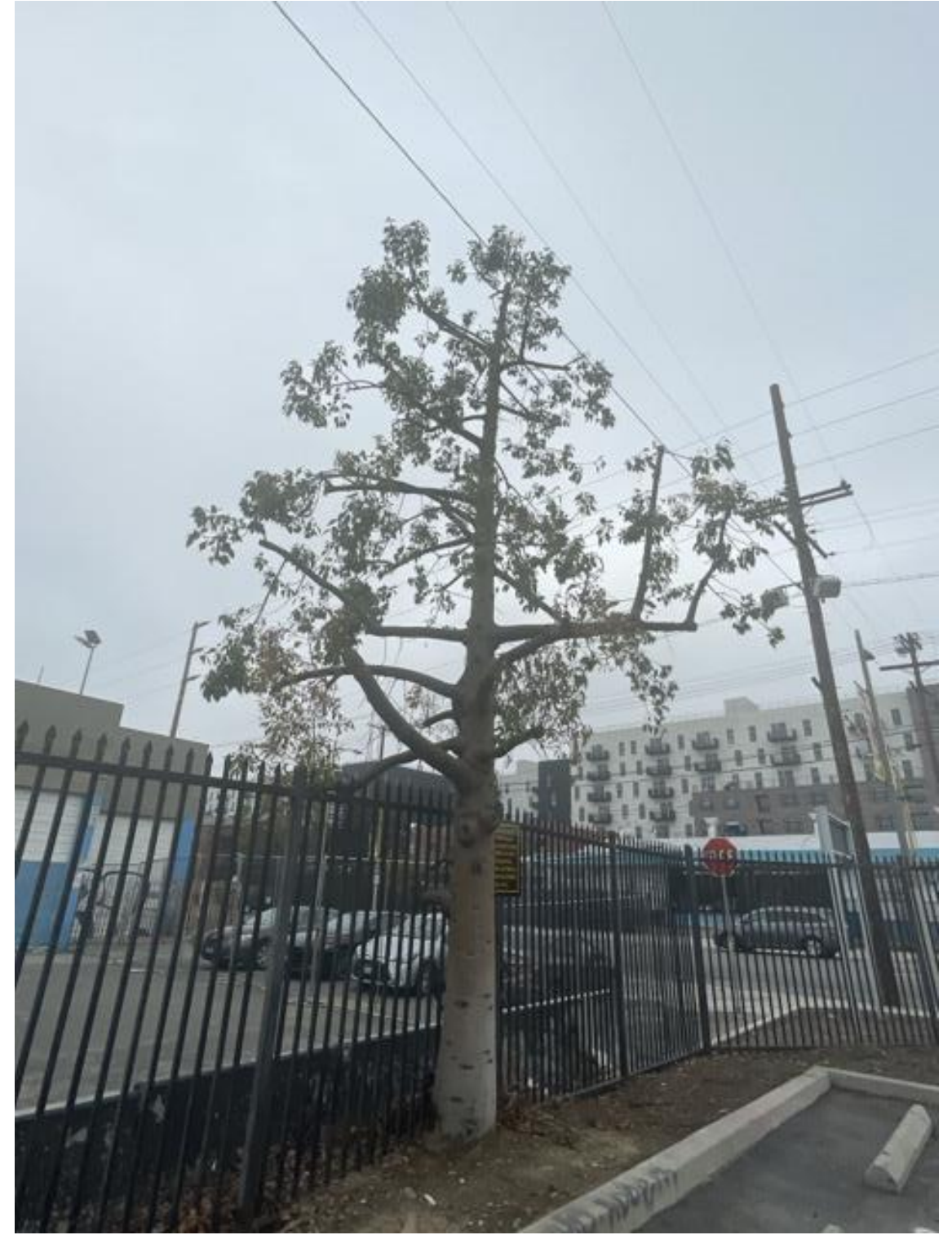
Tree no. 12



Tree no. 13



Tree no. 14



Tree no. 15



Tree no. 16



Tree no. 17



Tree no. 18



Tree no. 19



Tree no. 20



Tree no. 21



Tree no. 22



Tree no. 23



Tree no. 24



Tree no. 25



Tree no. 26



Tree no. 27



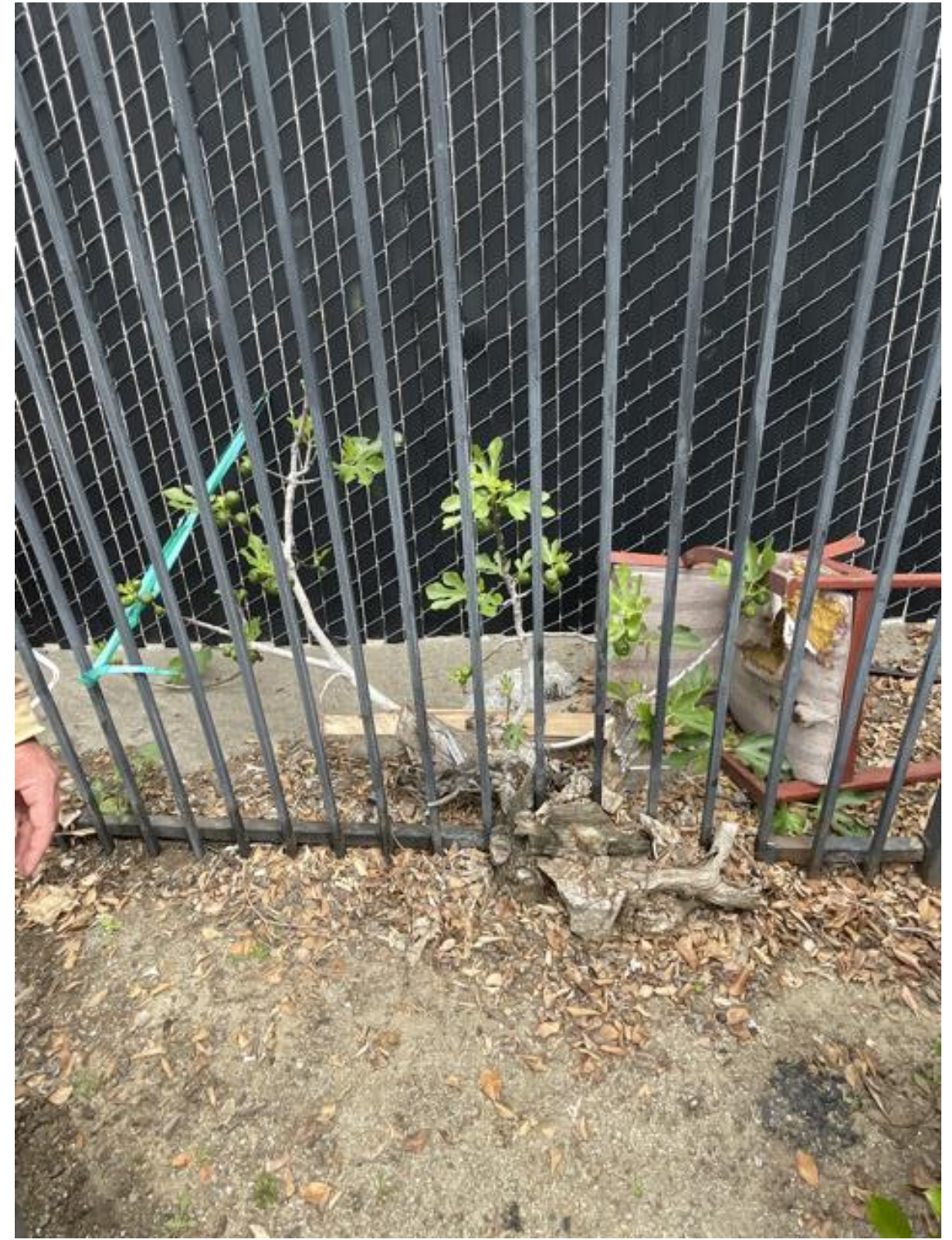
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Tree no. 29



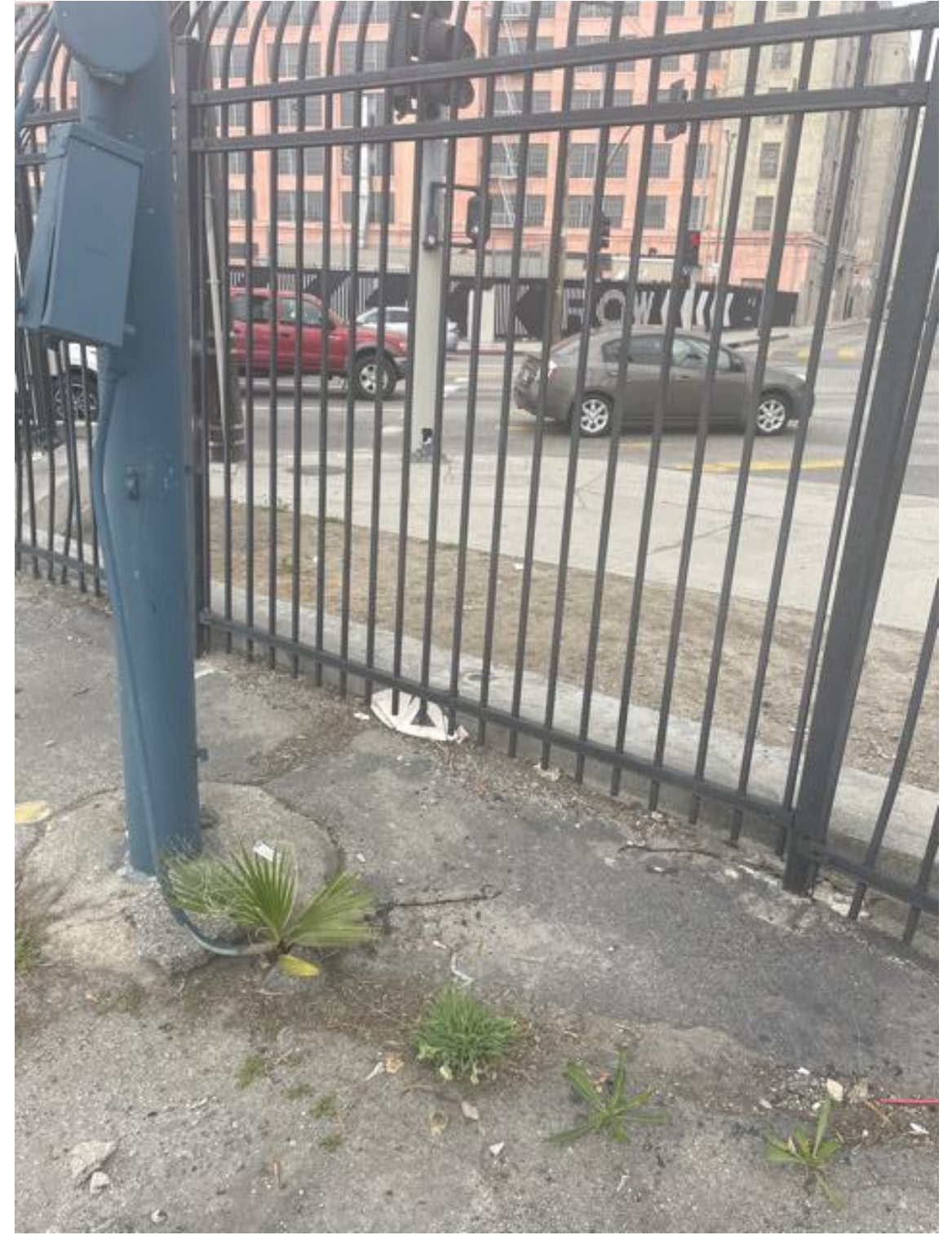
Tree no. 30



Tree no. 33



Tree no. 34



Tree no. 35



Tree no. 36



Tree no. 37



Tree no. OS1



Tree no. OS2



Tree no. OS3



Tree no. OS4



Tree no. OS5



Tree no. OS6



Tree no. OS7



Tree no. OS8



Tree no. OS9



Tree no. OS10



Tree no. OS11



Tree no. OS12



Tree no. OS13



Tree no. OS14



Tree no. OS15



Tree no. OS16



Tree no. OS17



Tree no. OS18



Tree no. OS19



Tree no. OS20



Tree no. OS21



Tree no. OS22



Tree no. OS23



Tree no. OS24



Tree no. OS25



Tree no. OS26



Tree no. OS27



Tree no. OS28



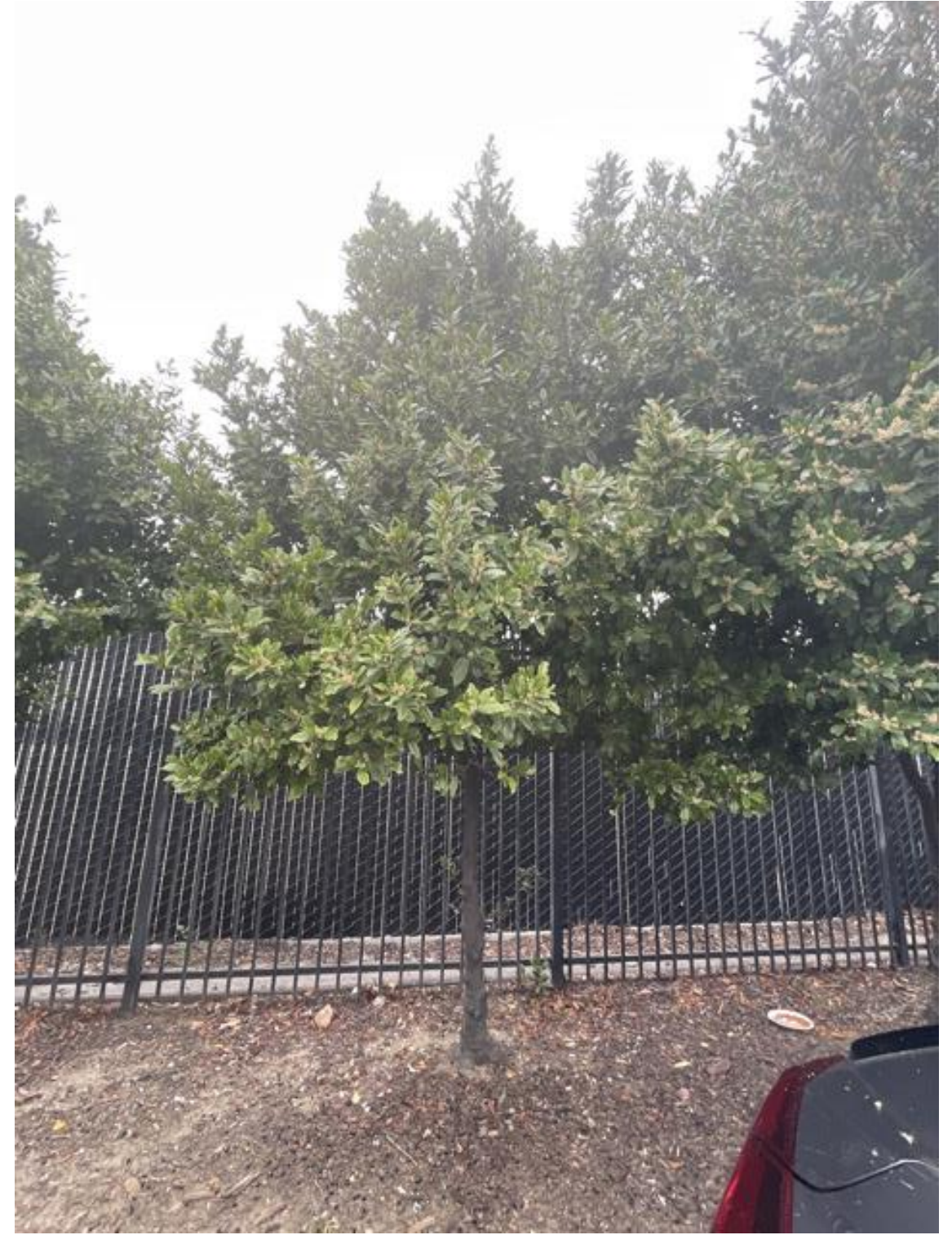
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Tree no. OS30



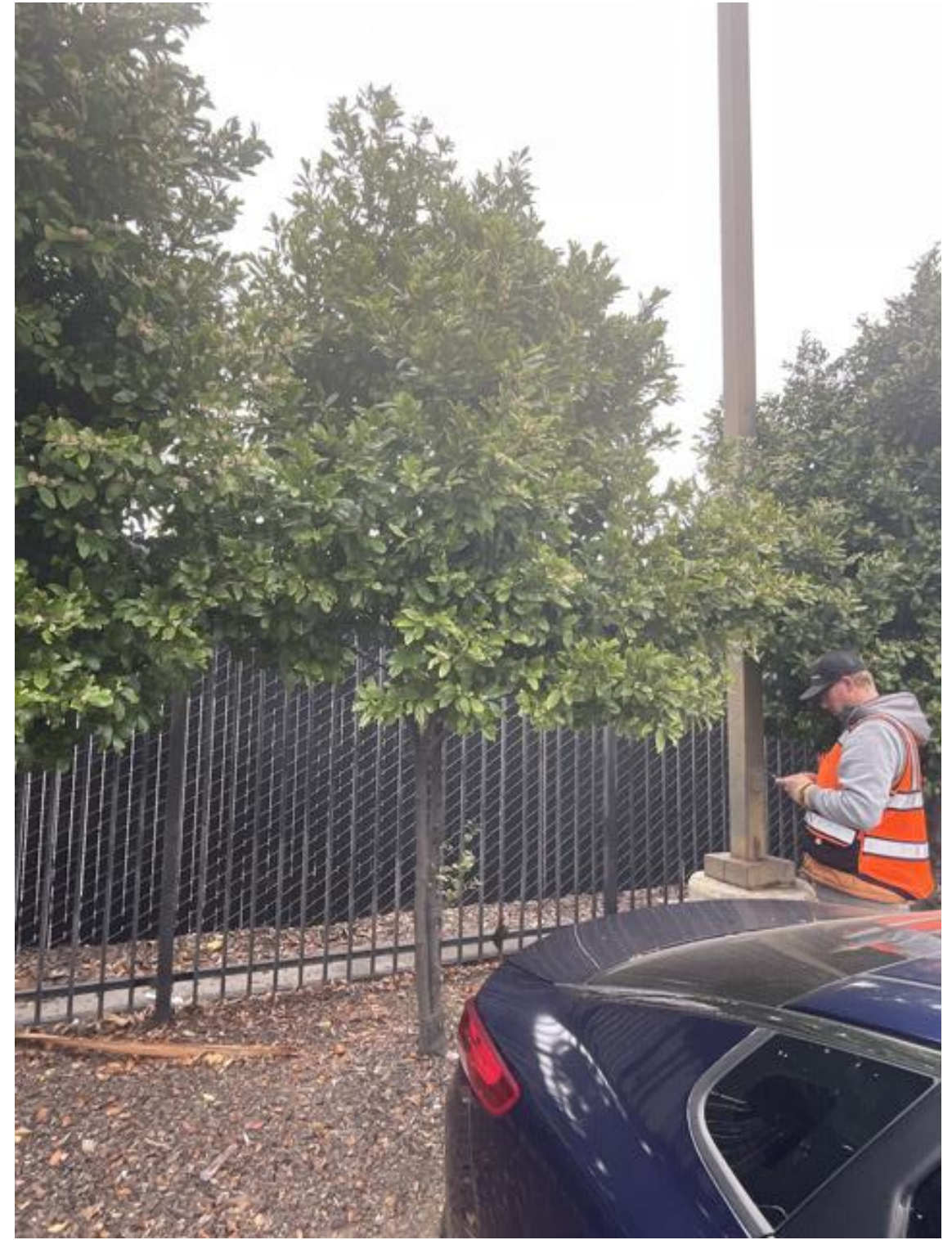
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Tree no. OS32



Tree no. OS33



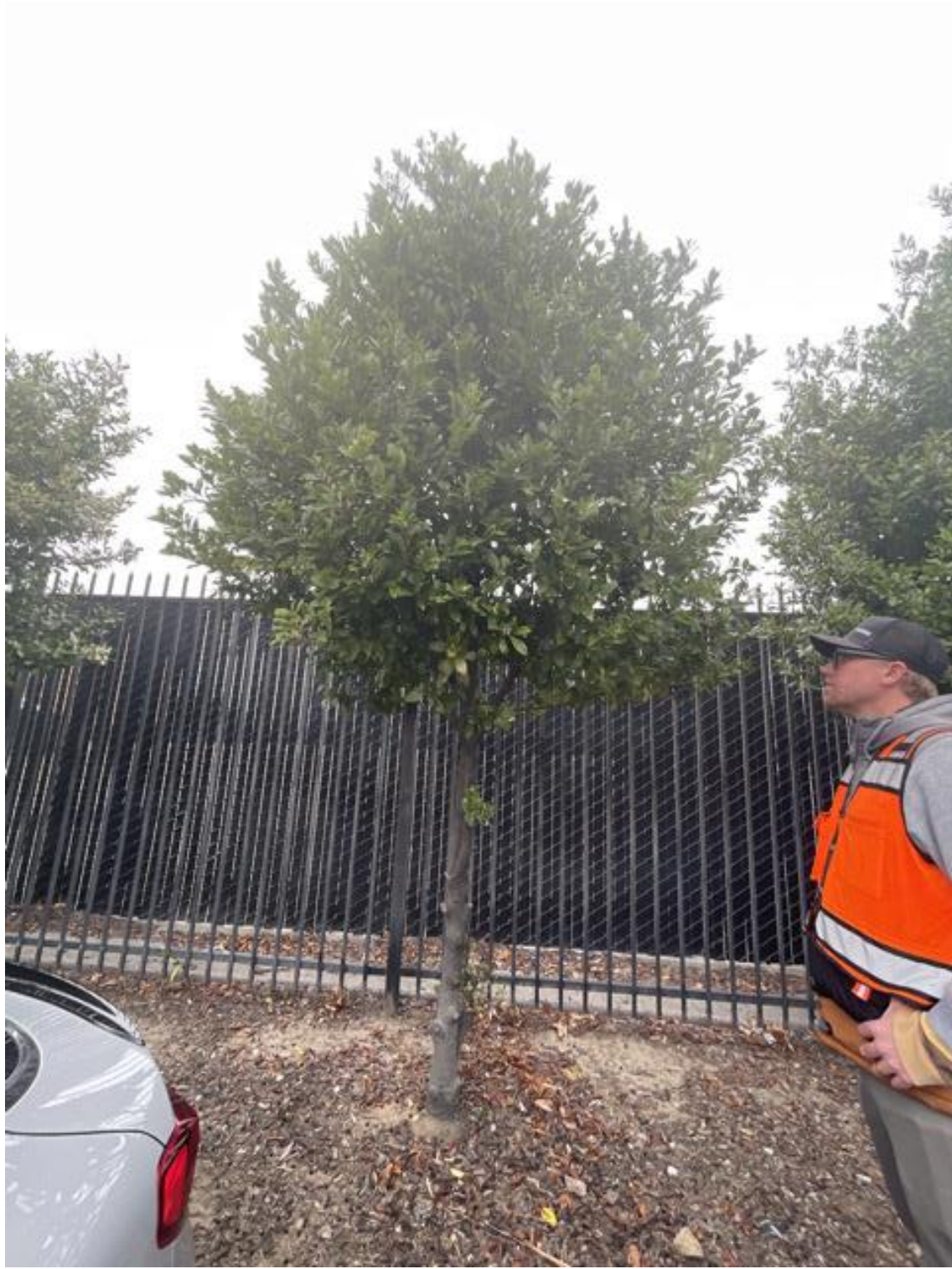
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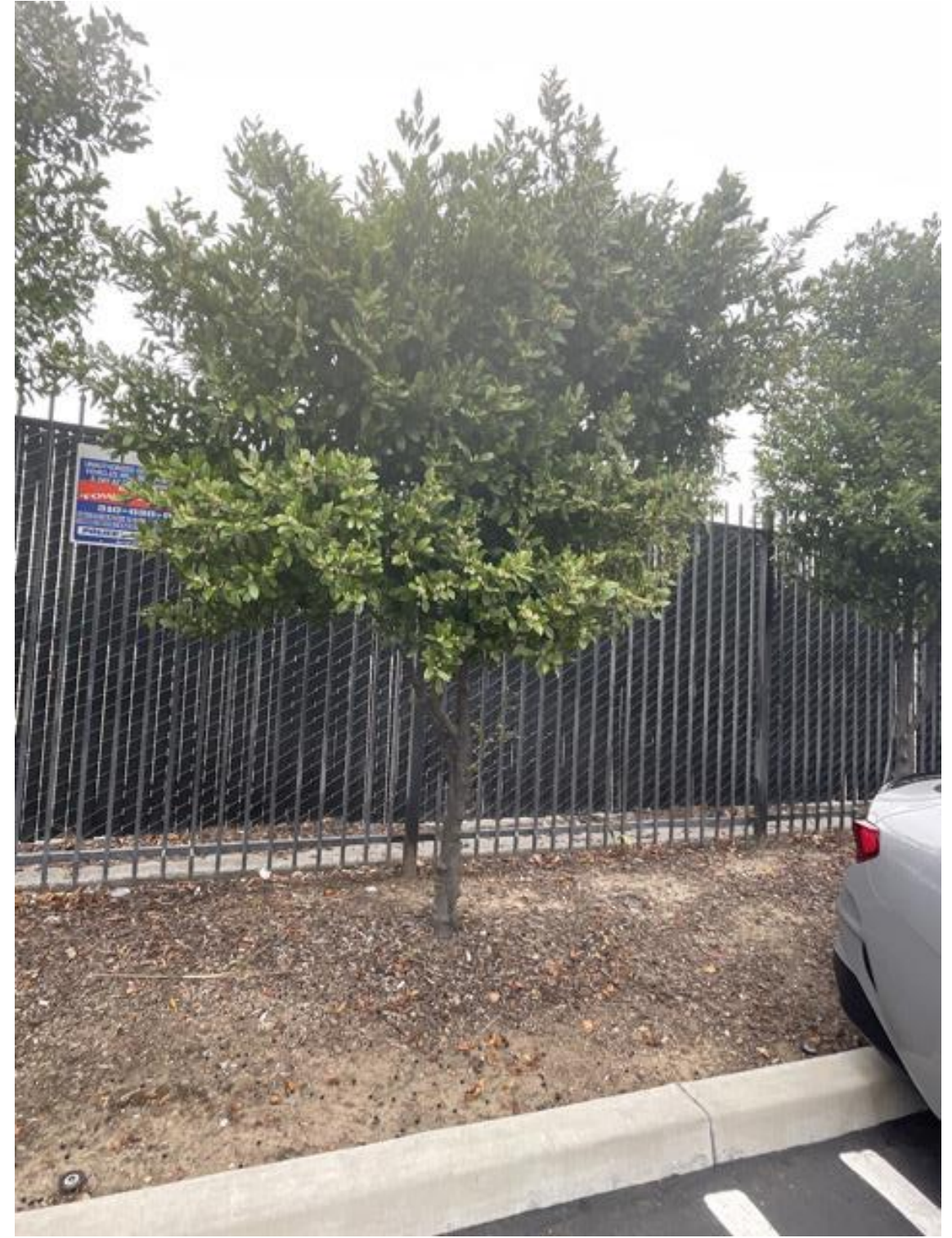
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Tree no. OS36



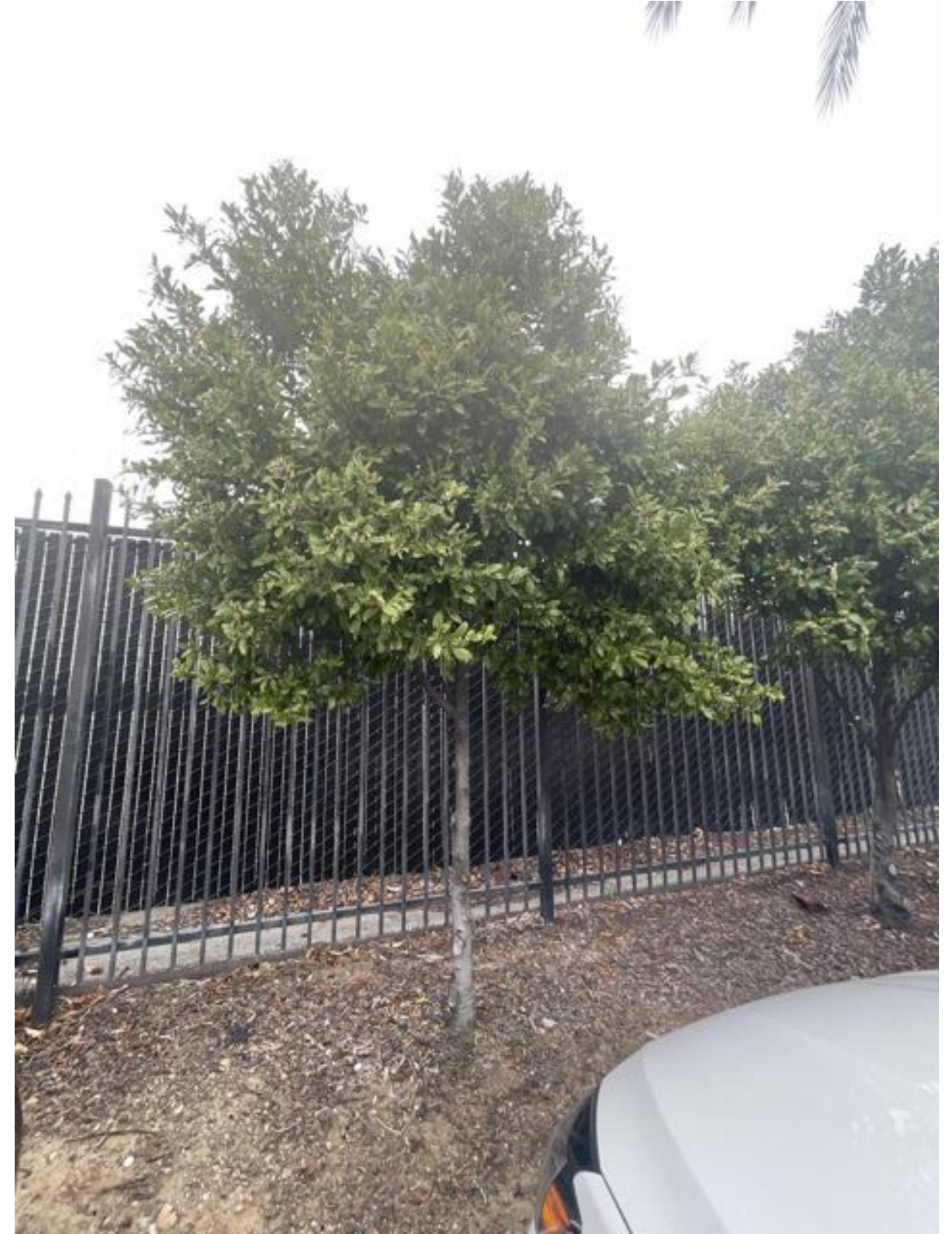
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Tree no. OS38



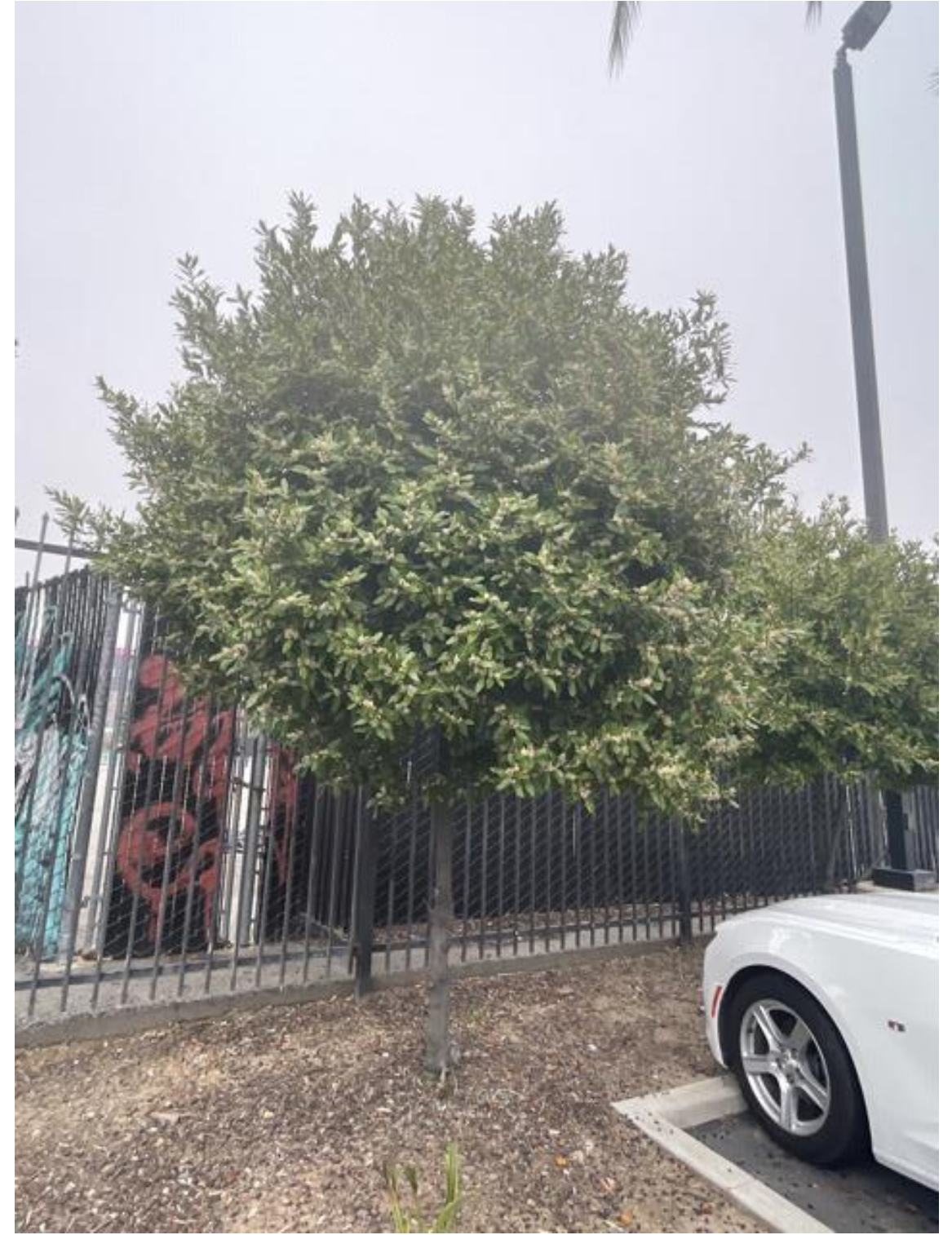
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Tree no. OS40



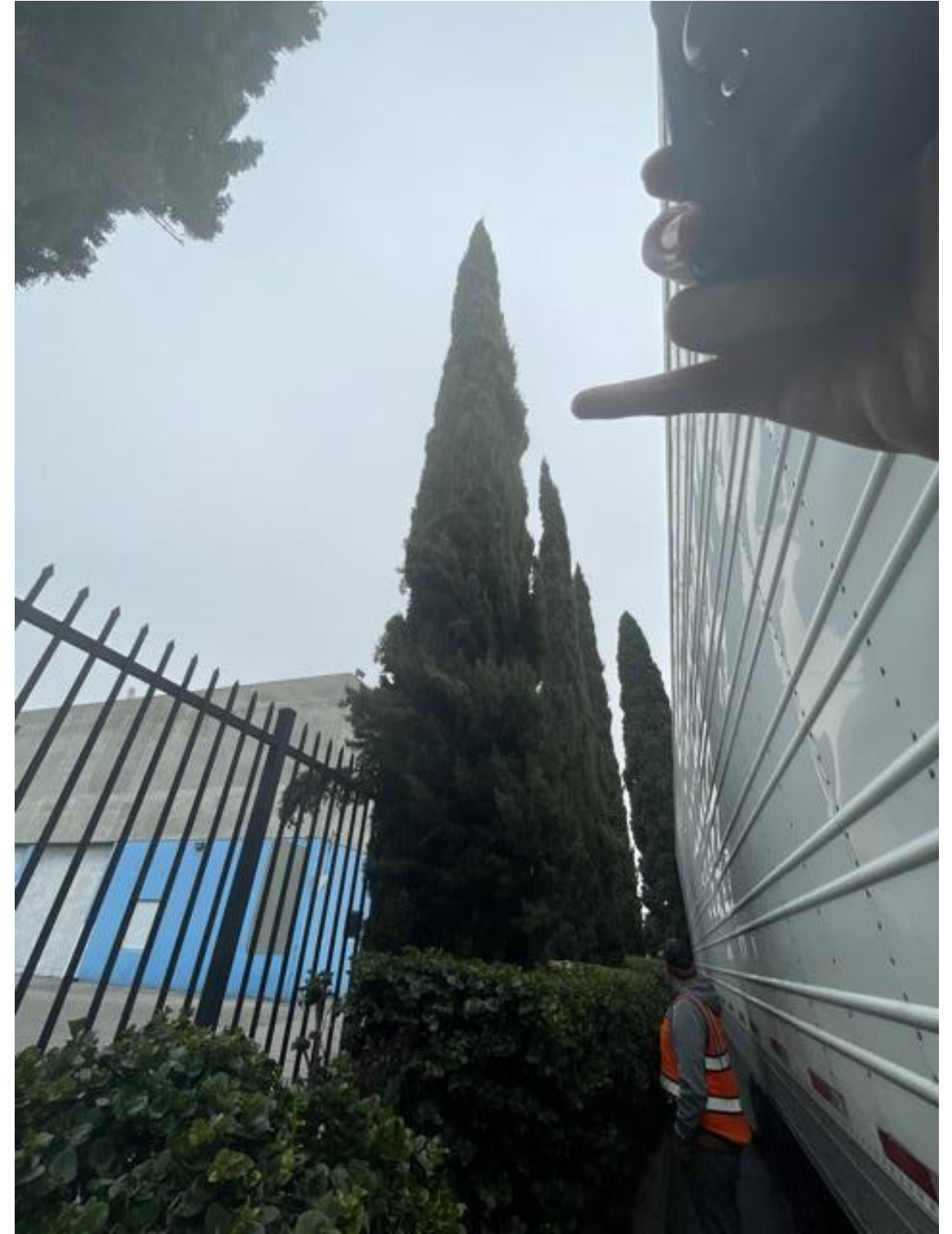
Tree no. OS41



Tree no. OS42



Tree no. OS43



Tree no. OS44



Tree no. OS45



Tree no. OS46



Tree no. OS47



Tree no. OS48



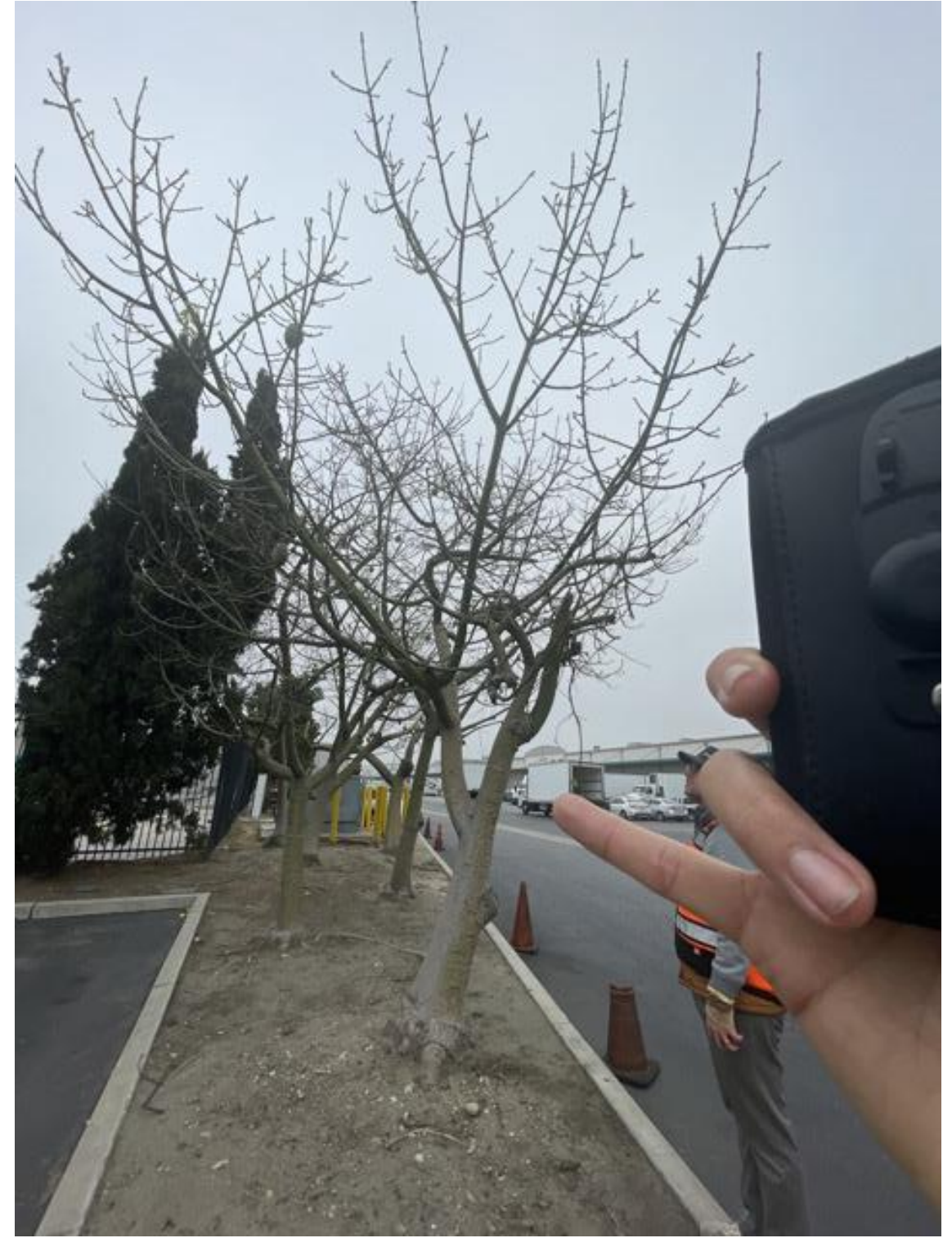
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Tree no. OS50



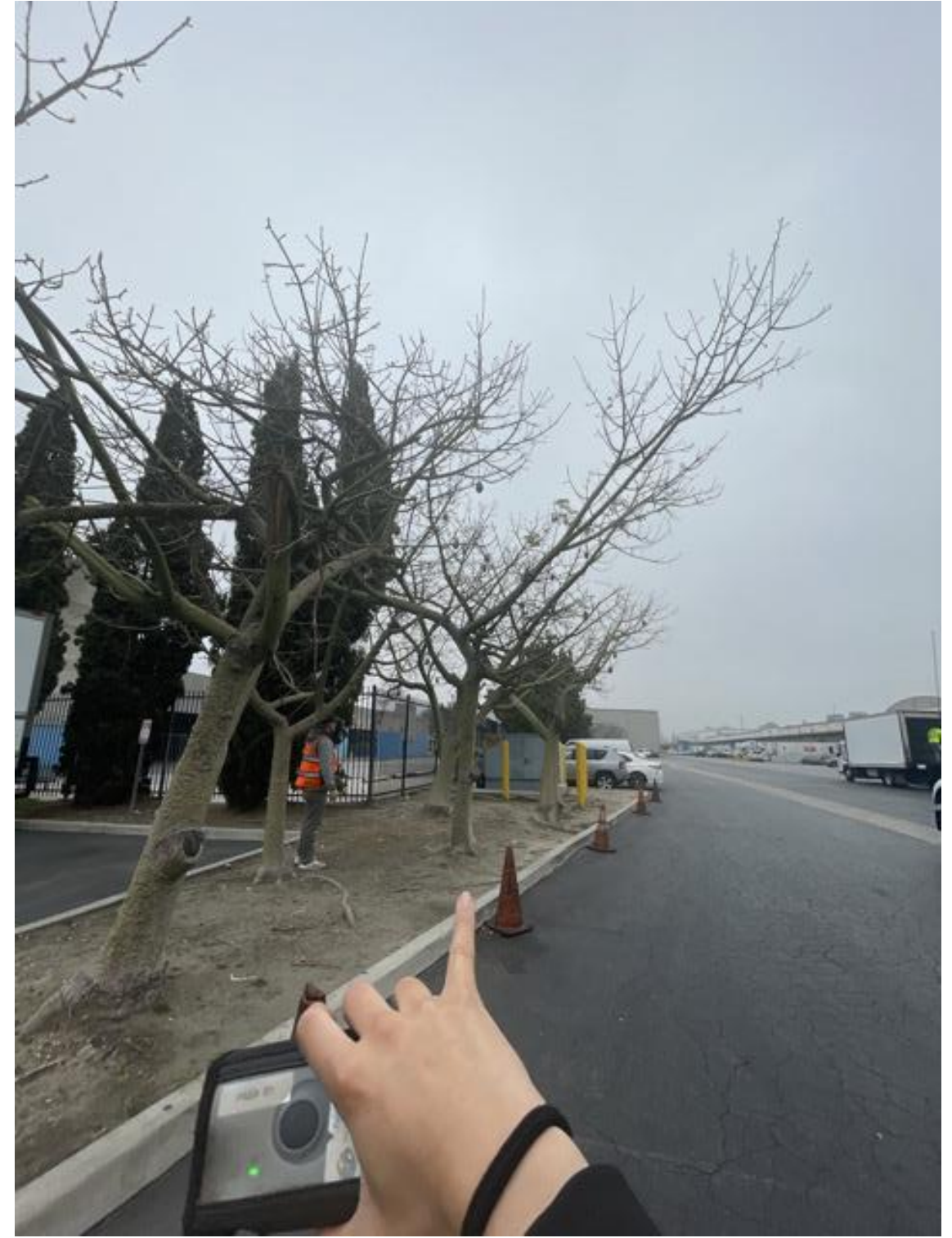
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Tree no. OS52



Tree no. OS53



Tree no. OS54



Tree no. OS55



Tree no. OS56



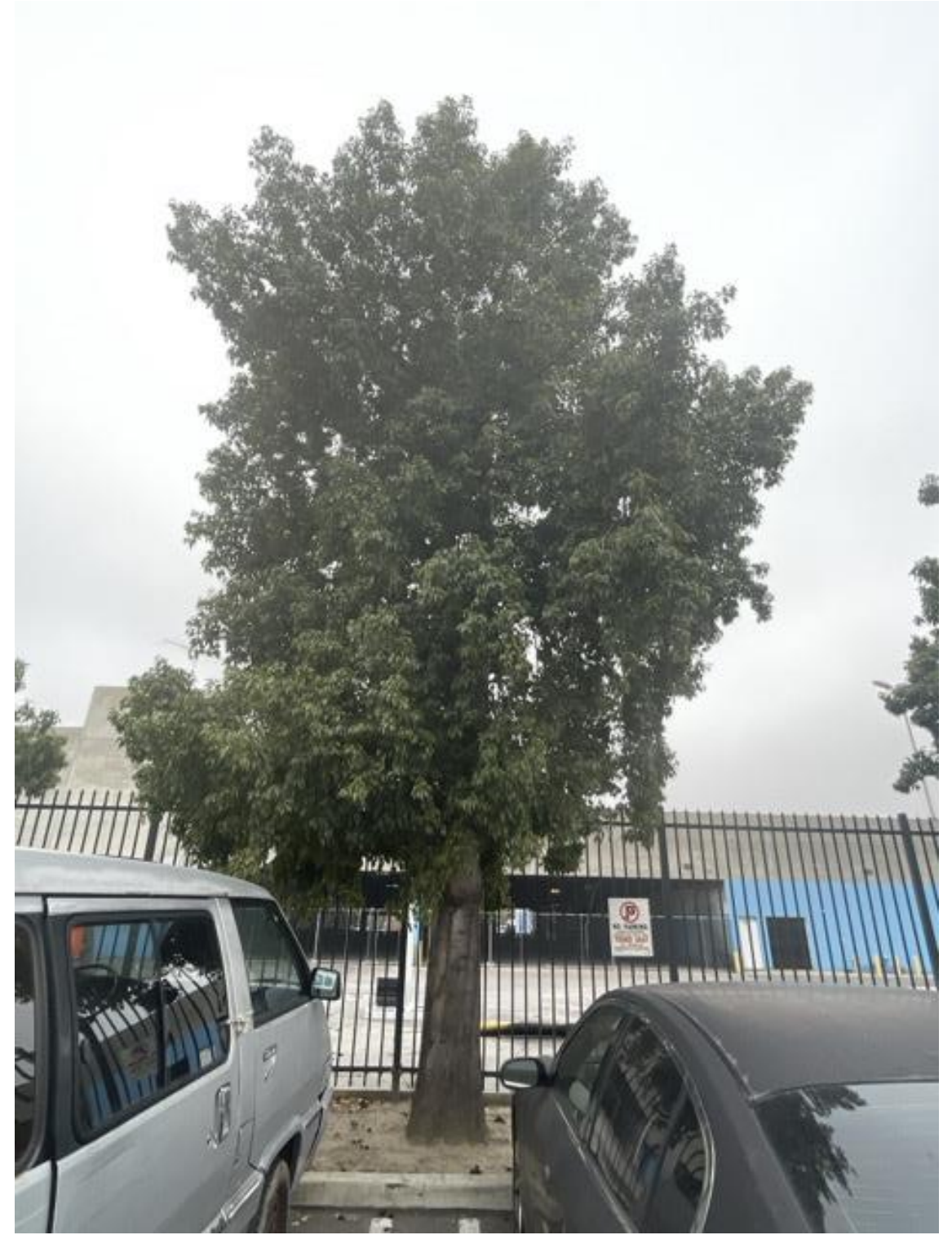
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Tree no. OS58



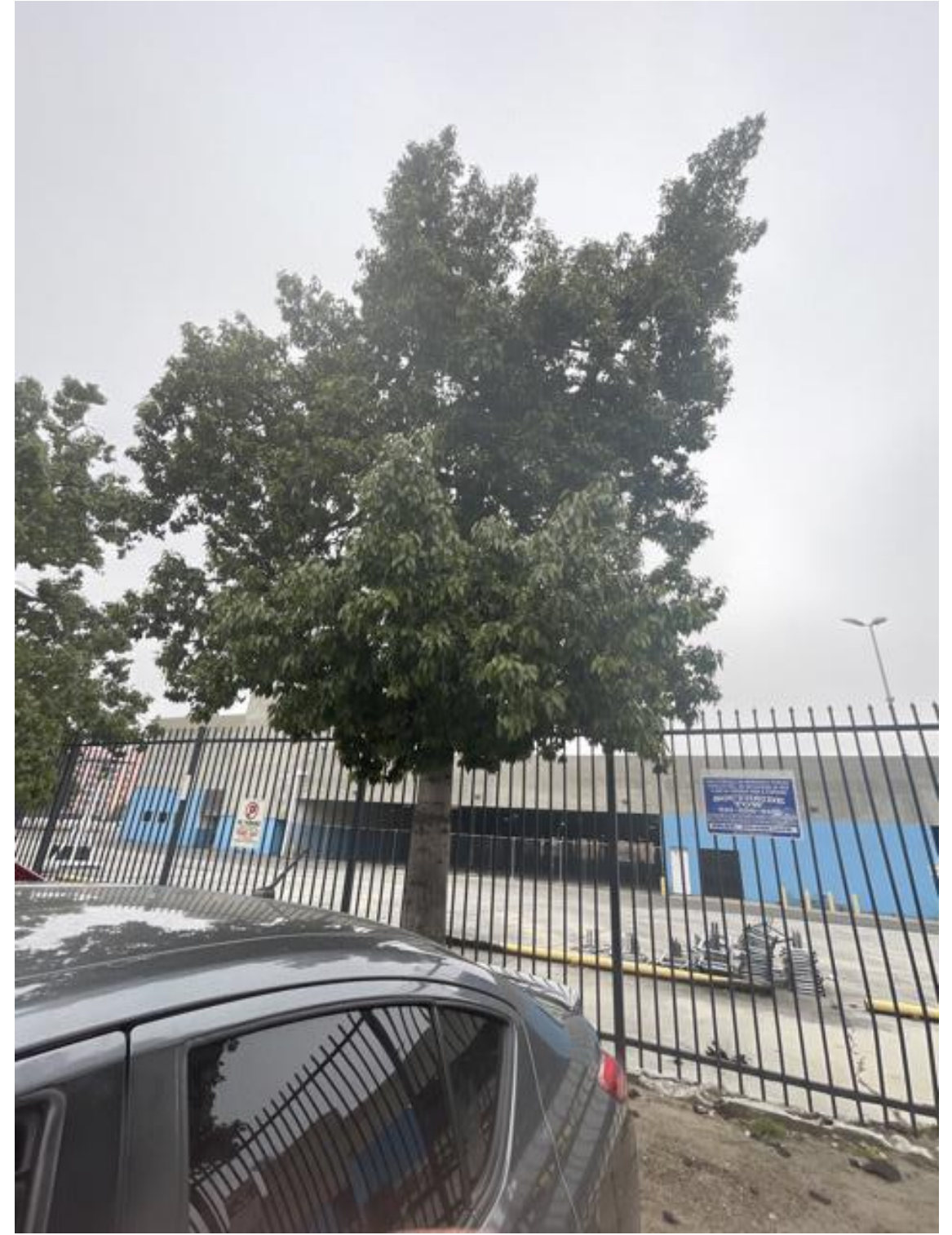
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Tree no. OS60



Tree no. OS61



Tree no. OS62



Tree no. OS63



Tree no. OS64



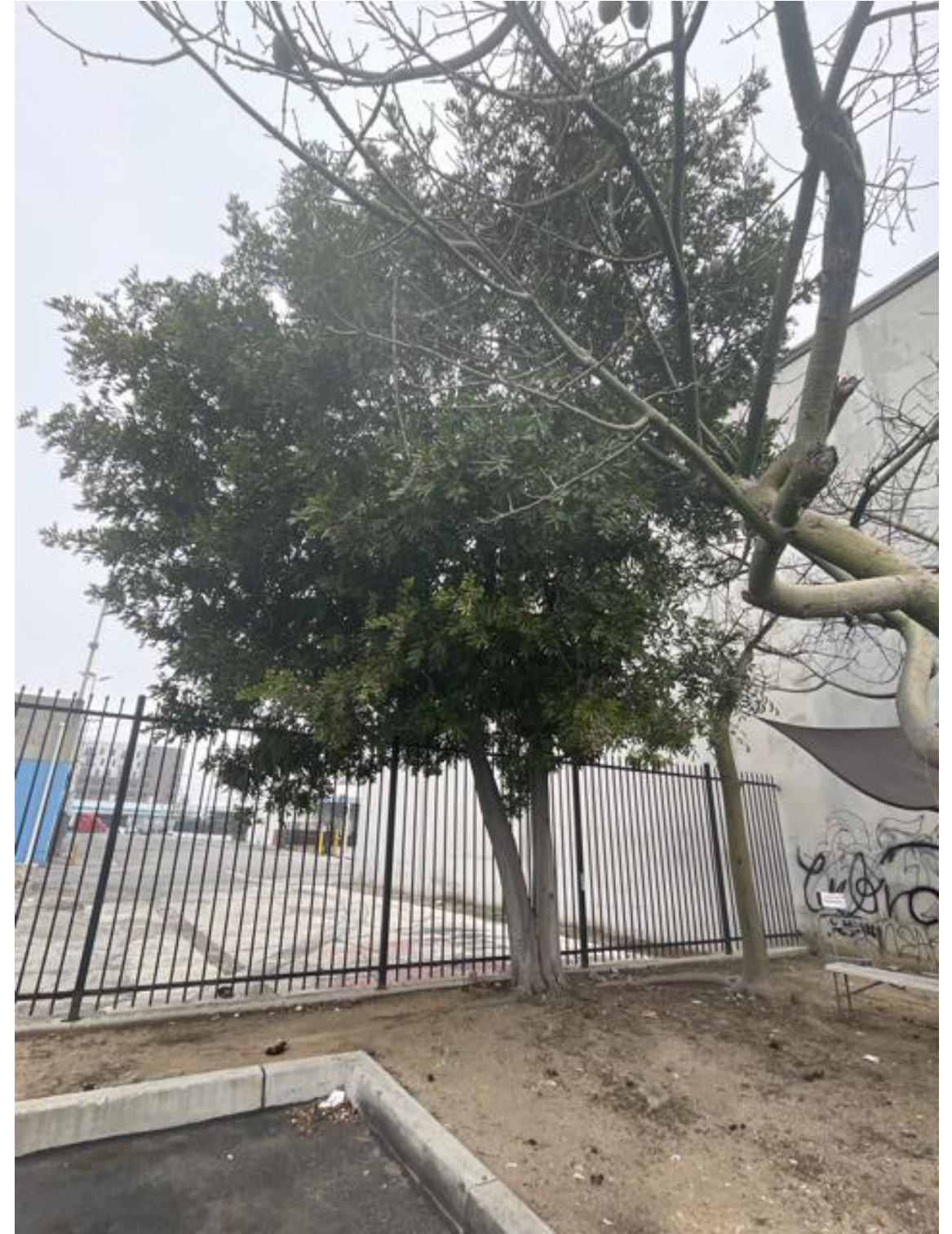
Tree no. OS65



Tree no. OS66



Tree no. OS67



Tree no. OS68



Tree no. OS69



Tree no. OS70



Tree no. OS71



Tree no. OS72



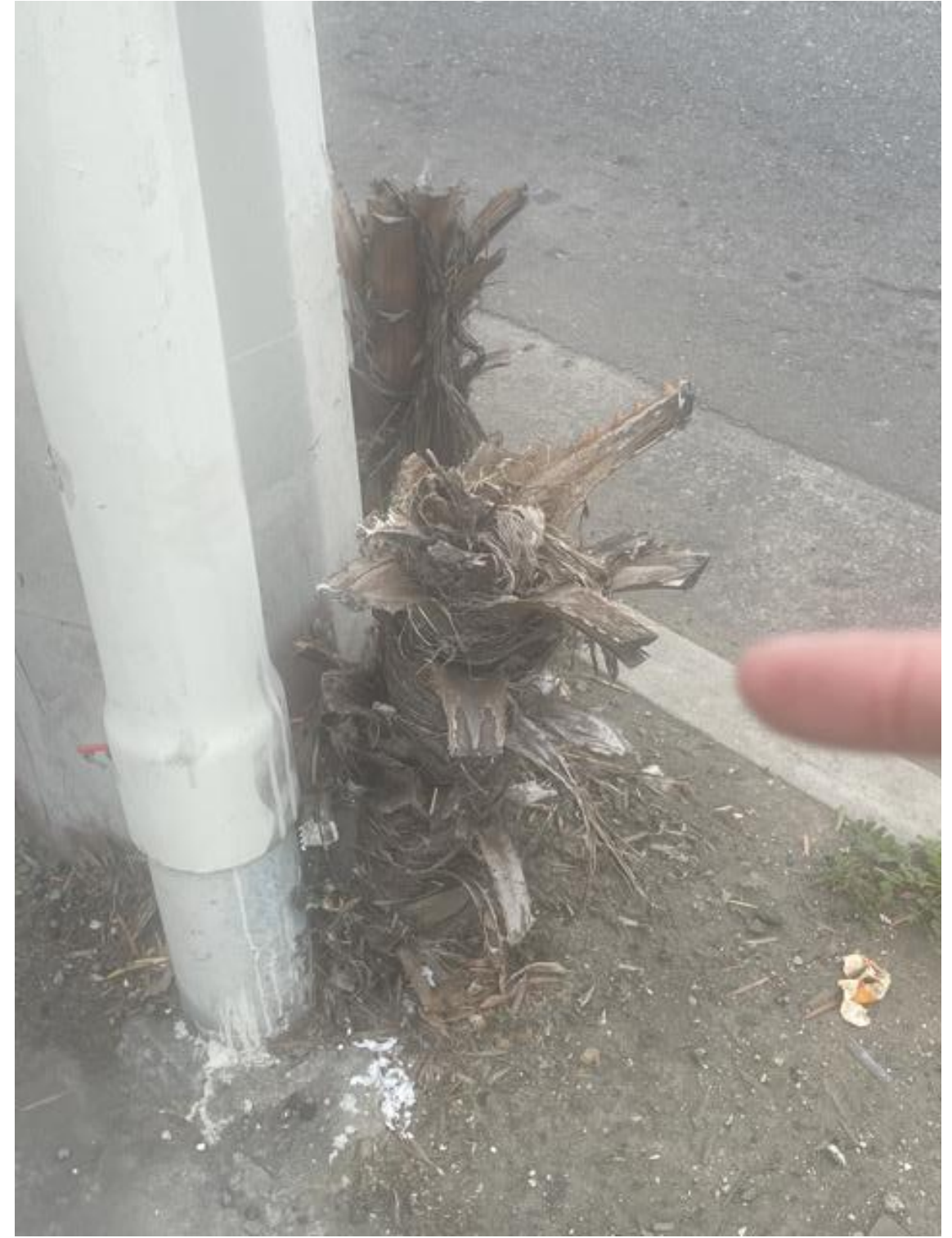
Tree no. OS73



Tree no. OS74



Tree no. OS75



Tree no. OS76



Tree no. OS77



Tree no. OS78



Tree no. OS79



Tree no. OS80



Tree no. OS81



Tree no. OS82



Tree no. OS83



Tree no. OS84



Tree no. OS85

Appendix G

Tree Report Template



TREE REPORT TEMPLATE

This template is to be used by applicants and report preparer(s) to complete required Tree Reports.¹ A copy of the report and all report updates shall be submitted to the project's administrative files with the City of Los Angeles.

Include all required information in this report in narrative format, when possible. If any of the requirements listed below are not applicable to the project site, include an explanation as to why that information is not applicable. If any accompanying tables, figures and/or images are illegible or unclear, the report will not be accepted until such content is revised accordingly.

1. Cover Page

Provide a cover page for the Tree Report with the required information listed below:

- Project Name and Address
- Community Plan Area and Council District
- Related Entitlement and/or Environmental Case Number(s), as applicable
- Project Team Information
 - Applicant Name and Contact Information
 - Representative Name and Contact Information, if different than the Applicant
- Preparer Information²
- Date Report Prepared (must be within the last 12 months)

2. Table of Contents

Provide a table of contents.

3. List of Figures & Tables

Provide a list of all figures and tables provided in the report.

4. Executive Summary

¹ Tree Reports are always required for stand-alone tree removal permits from the Urban Forestry Division of the Department of Public Works or may be required for projects requiring discretionary entitlements from Los Angeles City Planning.

² The Tree Expert must be a Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor, Certified arborist with the International Society of Arboriculture who is a licensed landscape architect, or a Registered consulting arborist with the American Society of Consulting Arborists.

Provide a brief summary of the findings and recommendations of the report, including the methodology to determine such findings and recommendations, and an accompanying summary of the proposed project and any other relevant information.

- Project Summary (project location, proposed development, proposed tree removals and replacement plantings, best management practices, and monitoring requirements)
- Findings (data analysis, Habitat Integrity Analysis, etc.)
- Recommendations

5. Project Overview

Provide all requested information listed below in narrative format, and include all applicable maps, tables, and figures.

Purpose of Tree Report

Provide the purpose of the report, including how many tree removals are proposed.

Project Information

Provide all relevant and applicable project information, including but not limited to:

- Project Name
- Project APNs, List of Parcel Numbers and Addresses
- Project Entitlement(s) and/or Environmental Case Number(s), if applicable
- Project Team (Owner/Applicant/Representative) Names and Contacts, if applicable

Project Location

Provide a written description of the project location, including lot size, area proposed for development, and areas which will be disturbed and/or developed. Include the following information in the format indicated below:

- **TABLE.** Include the square footage and/or acreage of each individual parcel and all parcels combined.
- **FIGURE.** Provide a project location map.
- **FIGURE.** Provide a high-resolution, color map with an aerial view of the Project Site. Outline the proposed project location and boundaries of all parcels and/or lots involved.

Proposed Development

Provide a written description of the following:

- Proposed structures (i.e., size, location, use, etc.)
- Existing and proposed easements (i.e., those for open space, steep slope, limited building zone, utilities, roads, etc.)

- Existing and proposed off-site improvements, such as for roads, utility extensions, or stormwater facilities
- Construction equipment staging areas (including fencing and ingress and egress to the staging areas within the project site)
- Proposed grading/topographical modifications
 - **FIGURE.** Provide a Grading Plan illustrating legal clearing, including clearings related to preparation of land for development.
- Landscape modifications
 - **FIGURE.** Provide a Landscape Plan illustrating existing trees and protected shrubs and proposed tree/protected shrub removals and replacement trees/shrubs.

Tree Retention/Preservation Efforts

- Avoidance and Minimization Measures:
 - Describe how the project has been designed to avoid impacting on-site biological resources, such as moving the building footprint to avoid tree removals (e.g., exploratory trenching, either manual or air spading).
 - Describe how the project has been designed to minimize impacts on biological resources, such as redesigning the project to lessen the amount of natural vegetation removal to the greatest extent possible.
- Project Schedule, including phases and anticipated durations

6. Tree Assessment

Describe specific site visit information, including dates, times, and site visit methodology. Guidance on specific submission requirements is outlined below. Any field analysis surveys older than 12 months require another site visit to document any changes which should be noted in the report.

Field Methodology

Provide a detailed narrative description of field survey methods and materials used to conduct the flora field analysis. The survey area for trees and protected shrubs shall include the entire project site and any nearby neighboring trees or protected shrubs whose critical roots zones fall within the project site. The entire project site must be walked to the extent physically possible. A binocular survey should also be conducted of the surrounding area. If the entire project site is not able to be surveyed on foot, provide justification.

The date, time of day, duration of the site visit, and weather conditions should be recorded for all conducted field visits. City staff may request additional field analysis if the time spent in the field does not adequately record all resources, or if the results of the surveys could be affected by season, time of day or weather conditions.

Protective fencing shall be installed around ALL protected trees and shrubs, significant trees (as identified in certain specific plans), and street trees within proximity of construction, prior to the Tree Expert photographing the project site for the Tree Report and shall remain until UFD permits / clearances are granted.

Data Analysis

Based on information gathered from the field analyses, provide a detailed narrative description of the existing tree specimens that occur on the site or on land immediately adjacent to the site. Also provide a conservative analysis of potentially removing all street trees, in the event of any post-approval site reconfigurations. Each table must be provided separately and cannot be combined into less tables.

- **Photo Index.** Provide clear color photos of each tree in its entirety. Minimum photo size for each protected tree is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Photos must depict properly installed Protective Fencing around all Protected Trees/Shrubs being retained/removed as recommended in the protected tree report. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to both the site plan and a table for each of the following tree categories:
 - Street Trees in the adjacent public right-of-way
 - Protected Trees/Shrubs per Ordinance No. 186,873
 - Other On-Site Trees (not including protected trees/shrubs nor significant/native trees)
 - Off-Site Trees (less than 50 feet from project site)
- **Tree Inventory Table.** Each table must be provided separately and cannot be combined into less tables. All tables are to be formatted with the following columns for each specimen (along with individual labels corresponding to the Site Plan and Photo Index):
 - Species Name (scientific and common)
 - Tree Height
 - Diameter at Standard Height (DSH) (in inches). Indicate if the tree is a sapling or has a diameter of less than 4 inches
 - Canopy Spread (in feet)
 - Physical Condition (i.e., good, fair, if declining, drought stressed, twig dieback, etc.) including health, structural integrity, and rating. Note the presence of infectious tree diseases including but not limited to: Sudden Oak Death (*Phytophthora ramorum*), Thousand Canker Fungus (*Geosmithia morbida*), Polyphagous Shot Hole Borer (*Euwallacea* spp.), Goldspotted Oak Borer (*Agrilus auroguttatus*)
 - Natural/Ornamental. Provide an expert opinion on whether the tree is naturally occurring or an intentional ornamental plant
 - Recommended Disposition:
 - No Impact - tree is not located within or near the construction area
 - Preserve - tree is located within or near the construction area but will be retained
 - Encroach - tree will be retained but may be affected by construction work within the dripline
 - Remove - tree will be removed. State the reason for proposed removal (e.g., due to its location within the construction area, damaged sidewalk, or driveway installation, street widening)

- Tree Replacement Values/Ratios, if applicable. Replacement trees shall be the same species unless the City determines that another species would be more suitable for the location. Factors to be considered include the long-term health of the tree in the location and its compatibility with the adjacent uses as well as design considerations.

Include an applicable column for each table as follows:

- Street Trees in the adjacent public right-of-way
- Off-Site Trees: Provide code for off-site trees; i.e., OS#1 for trees to be field tagged. Approximations based on observation may be provided if restricted by property access.

Example Table (for reference only):

Tree number	Naturally occurring / Planted	Protected / not protected / street tree / significant tree.	Species Name (scientific and common)	(DSH)	Tree Height	Canopy Spread	Health rating	Recommended disposition	Reason for proposed tree removal	Replacement ratio	Replacement species	Comments:
12	naturally occurring	Protected	Coast Live Oak (<i>Quercus agrifolia</i>)	20"	35'	30'	B	Removal	grading	4:1	Coast Live Oak (<i>Quercus agrifolia</i>)	will not sustain impact of grading
3	naturally occurring	Not Protected	So. Cal. B. Walnut (<i>Juglans californica</i>)	2"	3'	5'	A	Encroach	grading	N/A	N/A	does not qualify as protected
5	naturally occurring	Significant tree	Shamel Ash (<i>Fraxinus uhdei</i>)	30"	55'	40'	A	removal	New construction	1:1	Bottlebrush (<i>Callistemon Citrinus</i>)	Directly in the footprint of new SFD
11	Planted	Street Tree	American Sweetgum (<i>Liquidambar styraciflua</i>)	12"	35'	18'	C	No Impact	N/A	N/A	N/A	No impact

- **Figure/Plot Plan.** Provide a site plan identifying the locations and species of all existing trees and shrubs (protected and non-protected) onsite. Append an 11" x 17" legible site plan to the Tree Report. The site plan should also include the following information:
 - Topography
 - Color-Coded Tree/Shrub Symbols:
 - Yellow: Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*)
 - Blue: Western Sycamore (*Platanus racemosa*)
 - Green: California Bay (*Umbellularia californica*)
 - Orange: Southern California black walnut (*Juglans californica*)
 - Pink: Mexican Elderberry (*Sambucus mexicana*)
 - Brown: Toyon (*Heteromeles arbutifolia*)
 - Species type, size, and whether the tree is to be retained/removed
 - Circled in Red: All proposed protected tree removals
 - Bold Dashed Line: All trees to be retained shall clearly indicate the tree protection zone fencing
 - Approximate Canopy extent (size and shape) and a Tree Protection Zone installed at a distance from tree trunk that equates to 12 times the Diameter at Standard Height; e.g., 20" DSH X 12 = 240 inches (20 feet)
 - Locations of proposed replacement trees
 - Include circle symbols to indicate mature canopy extent

- Provide distances between trees if proposed trees are less than 10 feet apart
 - Locations of off-site trees that may be impacted by project, if applicable
 - Footprint of any proposed buildings, walls, patios, pools, etc.
 - Lot and proposed building(s) square footage
- **Findings for Protected Tree Removal.** Pursuant to Los Angeles Municipal Code (LAMC) Sections 46.00 and 17.06, explain why each protected tree cannot be preserved on the project site; and justify each proposed tree removal. If applicable, include any written correspondence from any City departments regarding required locations for building footprint / retaining walls that would lead to the removal of trees.
 - The removal of the protected tree would not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City's Chief Forester.
 - The physical condition or location of the tree is such that (one or multiple justifications):
 - Its continued presence in its existing location prevents the reasonable development of the property
 - According to a report required pursuant to LAMC Section 17.06 C, acceptable to the Advisory Agency and prepared by a Tree Expert, there is a substantial decline from a condition of normal health and vigor of the tree, and its restoration through appropriate and economically reasonable preservation procedures and practices is not advisable
 - It is in danger of falling due to an existing and irreversible condition
 - Its continued presence at its existing location interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the tree
 - It has no apparent aesthetic value, which will contribute to the appearance and design of the proposed subdivision; or it is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at the location

7. Projects within Overlays

This section is to be reviewed by City Planning, not the Urban Forestry Division.

- **Photo Index.** Provide an index with the same contents as the index required by Section 6 above.
- **Tree Inventory Table.** Provide a table with the same contents as the tables required by Section 6 above. Include an applicable column for each table as follows:
 - For projects within the Mount Washington / Glassell Park Specific Plan: Label any qualifying trees as Significant Trees and/or Native Trees per the definition within the Specific Plan.
 - For projects within the Mulholland Scenic Parkway Specific Plan: Label any qualifying trees as significant native and non-native trees per the definitions within the Specific Plan.

- **Figure/Plot Plan.** Provide a plot plan with the same contents as the plot plan in Section 6 but only identify qualified trees per the applicable specific plan. Append both an 11" x 17" and 24" x 36" legible site plan to the Tree Report.

8. Habitat Integrity Analysis

Identify any woodland on the project site and provide a Habitat Integrity Analysis (HIA) if said woodland is a sensitive natural community. If the Tree Expert is unable to provide this information, then the analysis should be conducted by a biologist supplementing the Tree Report.

- **Sensitive Natural Community.** Certain woodlands are identified by CDFW as a sensitive natural community on the California Natural Community List. Determine whether the suspected woodland/grove currently or historically meets the membership rules for any sensitive natural communities identified in the CNPS Manual of California Vegetation, including but not limited to, California Walnut Groves, California sycamore - coast live oak riparian woodlands, Engelmann oak woodland and forest, and Valley oak woodland and forest. Note that additional vegetation communities may be considered as sensitive natural communities at the association level, not the alliance level.
- **Woodland Boundary Delineation.** If the project site contains any oaks, or Southern California black walnuts, or other qualified trees, delineate the boundaries and areas of any qualified woodlands or groves by identifying tree stands comprising two or more trees (greater than a 54-inch diameter at standard height) of the same species, whose sphere of influence have any overlap.

Illustration 1: How to depict an individual tree and its sphere of influence.

Delineate a woodland wherein a stand has 2+ trees whose sphere of influence (10 times the tree area) have any overlap.

For example, see this illustration of a tree with a 1,000 SF canopy.

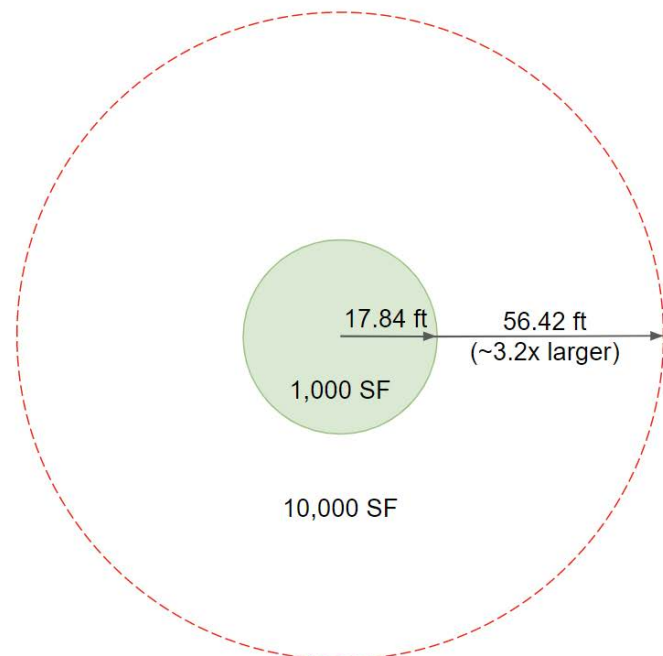
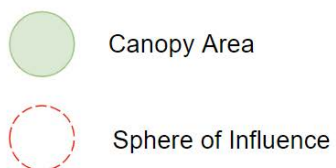
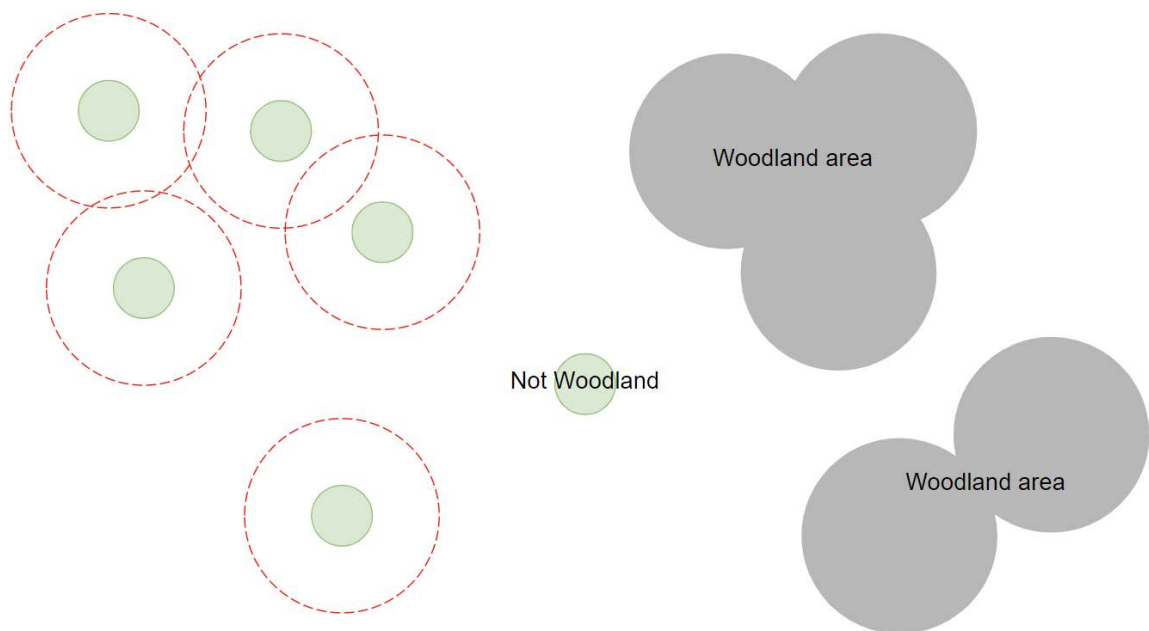


Illustration 2: How to depict qualified woodlands using their canopy areas and their respective spheres of influence.



- **Habitat Integrity Analysis.** If the project site contains a woodland or grove with a Global or State rarity rank of 1 – 3 at a vegetation association level, provide a HIA to determine if that woodland or grove is self-sustaining and can naturally regenerate on the project site.
- **Potential Project Impacts.** Provide a description of the following project features that may adversely affect tree species and protected shrubs:
 - Avoidance and minimization measures
 - Direct impacts: Impacts may occur when a tree or protected shrub is proposed for removal. Provide numbers of individuals and relative percentage of the population that will be impacted. Include a conservative analysis on the removal of all street trees.
 - Indirect impacts: Impacts may occur from fuel modification requirements on adjacent properties, addition of invasive species, etc.

9. Best Management Practices

Provide a list of all best management practices proposed for the project, including required practices, and recommended practices.

Required Practices

- Tree Protection Zone
- Monetary Bonding
- Tree Monitoring and Inspection

Recommended Practices

- New Tree Planting and spacing
- Maintenance and Pruning
- Diseases and insect control and mitigation

10. Conclusion and Recommendations

Provide the conclusion of the report, including any further recommendations or requirements.

11. Glossary of Terms and Acronyms

Provide a glossary of all terms and acronyms used within this report.

12. References

Provide a list off all references used to prepare this document, including:

- Bibliography of references cited in text
- Bibliography of general references used to prepare the document but not cited in text

13. Appendices / Attachments

Provide all applicable appendices/attachments in the order listed in the Tree Report.

- Site Plan shall be submitted at a size no smaller than 24" x 36" and include the following:
 - Existing and proposed structures (including fencing and walls)
 - Roads, utility extensions, and stormwater facilities
 - Areas proposed for disturbance
 - Existing landscaping and trees
 - Proposed landscaping and tree planting plan
 - Easements
 - Staging areas, including ingress and egress
- List of qualified Tree Expert(s) and other contributors, including resumes and relevant credentials and qualifications
- Correspondence with organizations and agencies regarding tree health and removal, if applicable
- Copy of permits (e.g., Tree Removal Permit application), if applicable
- Tree Disclosure Statement ([CP-4067](#)) - OPTIONAL

References

Acronyms

APN - Assessor Parcel Number

CDFW - California Department of Fish & Wildlife

ISA - International Society of Arboriculture

LAMC - Los Angeles Municipal Code

UFD - Urban Forestry Division, Department of Public Works

Definitions

Critical Root Zone (CRZ) - The area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.

Diameter at Standard Height (DSH) - Measurement of the diameter of the tree trunk at four and one-half feet (or 54 inches) above natural grade. Indicate if the tree is a sapling or has a diameter of less than 4 inches.

Global or State Rarity Rank - NatureServe's Heritage Program uses the rarity rankings defined in their Natural Community Conservation Ranks. The G indicates the species' rarity and threat globally, and the S indicates the species' rarity and threat in California. If a species is marked with a G1 through a G3 code, the species is rare and threatened throughout its range. A species marked with a G5 and an S1 through an S3 code is secure through its range outside the state but is rare and threatened in California.

S1 - Critically imperiled; at very high risk of extirpation in the jurisdiction due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.

S2 - Imperiled; at high risk of extirpation in the jurisdiction due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

S3 - Vulnerable; at moderate risk of extirpation in the jurisdiction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

S4 - Apparently secure; at a fairly low risk of extirpation in the jurisdiction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

Grove - See the *Woodland* definition.

Habitat - A species-specific construct. Habitat is the abiotic and biotic setting that currently or periodically contains (e.g., ephemeral pools) the resources and conditions necessary to support one or more life processes (e.g., cover, feeding, and reproduction) of a given flora or fauna species.

Habitat Integrity Assessment (HIA) - An analysis at an individual-species level of whether the habitat currently or periodically contains the resources and conditions necessary to functionally support one or more life processes of the identified species. Specifically for woodlands, an HIA includes whether the vegetation stand is self-sustaining and can naturally regenerate on the project site.

Natural Communities - A group of plant species living together and linked together by their effects on one another and their responses to the environment they share. Typically, the plant species that co-occur in a plant community show a definite association or affinity with each other.

Native Plant - Any plant species listed on [Calflora](#) and/or [Jepson Manual eFlora](#) (or successor standard references) and identified as naturally-occurring and adapted to the environmental conditions of the Los Angeles region and whose presence is not due to human intervention (e.g., planned landscaping). This definition excludes invasive plants like dandelions and other weeds. Note that this definition slightly differs from the definition within the Mount Washington / Glassell Park Specific Plan which defines “Native Plants” as any plant species listed in Phillip A. Munz’s “A Flora of Southern California” (or its successor standard reference as adopted by the Director) and identified as indigenous to the Los Angeles area.

Native Tree - If any single trunk Native Plant measures four inches or more in diameter at four and one-half feet above the ground level at the base of the plant; or any multiple trunk Native Plant measures 12 inches or more in diameter immediately below the lowest branch; or any plant planted pursuant to a permit to relocate or remove trees. This definition shall not include any plant being grown or being held for sale by a licensed nursery within the Specific Plan area while the plant remains at the nursery and shall not include street trees.

Protected Tree Ordinance - Regulations in the LAMC Section 46.00 that govern impacts and/or potential tree removal of protected tree and shrub species, including the following: Oak (*Quercus spp.*) excluding the Scrub Oak (*Quercus berberidifolia*), Southern California Black Walnut (*Juglans californica*), Western Sycamore (*Platanus racemosa*), California Bay (*Umbellularia californica*), Mexican Elderberry (*Sambucus mexicana*), Toyon (*Heteromeles arbutifolia*)

Qualified Biologist - A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; and has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, State, and federal laws and regulations governing the protection of biological resources.

Radius - A straight line from the center to the circumference of a circle or sphere.

Sensitive Natural Community - Natural Communities with ranks of S1-S3 which warrant mitigation under CEQA. If a natural community is marked with a G1 through a G3 code, the alliance and associations are rare and threatened throughout its range. A natural community marked with a G5 and an S1 through an S3 code is secure through its range outside the state but is rare and threatened in California.

Sphere of Influence - The area extended 10 times beyond the canopy of an individual tree that covers the functional woodland lifecycle processes, including the dispersal of acorns/nuts and recruitment of seedlings intermingling with the grassland or chaparral surroundings. To generally illustrate the sphere of influence on site/landscaping plans, derive its canopy radius from the canopy area using the Area of a Circle Formula ($A = \pi r^2$), then multiply it by 3.2 for the sphere of influence's radius.

Significant Tree - A tree measuring 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.

Stand - A spatially continuous unit of vegetation with uniform composition, structure, and environmental conditions. This term is often used to indicate a particular example of a plant community.

Tree Expert - An individual who is either a Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor, a Certified arborist with the International Society of Arboriculture who is a licensed landscape architect, or a Registered consulting arborist with the American Society of Consulting Arborists.

Tree Protection Zone (TPZ) - An area where construction activities are prohibited or restricted to prevent injury to preserved trees, and may expand beyond the critical root zone itself. Tree Protection Zone usually measures 15 feet beyond the dripline. The City Arborist retains discretionary right to extend or modify the TPZ at any time.

Woodland - An area or vegetation type in which trees occur in open stands where their crowns are open and generally do not overlap (usually with 10% to 60% canopy cover). A Woodland may also be identified as a Grove.

Appendix H

Citywide Report No. 1

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Date: June 17, 2015

CITYWIDE

Honorable Board of Public Works
of the City of Los Angeles

Commissioners:

**REQUEST BOARD APPROVAL AND ADOPTION OF THESE STREET TREE
REMOVAL PERMIT AND TREE REPLACEMENT CONDITION POLICIES**

RECOMMENDATIONS

That your Board review, approve, and adopt these street tree removal and tree replacement condition policies as follows to codify existing practices:

- 1) Designate the Bureau of Street Services (BSS), Chief Forester, as the authorized officer and employee to issue street tree removal permits.
- 2) Require the public be notified of the proposed removal of three or more street trees by: placing a public notice for a 30 calendar days minimum period on each proposed tree removal providing the reason for tree removal and BSS contact information, placement of the address/project on the BSS Street Tree Removal Notification System, informing the Community Forest Advisory Committee (CFAC), and emailing the respective Council District Office(s) in which the street tree removals shall occur.
- 3) Require a Board of Public Works (BPW) public hearing for the consideration of the removal of three or more street trees at a specific address or a single project containing multiple addresses.
- 4) Require as a condition of a tree removal permit that each approved street tree removal be replaced by the permit applicant on a 2:1 basis with 24" box size tree stock and be watered for a minimum three-year period.

HISTORY

The BPW is empowered to govern the tree and plant infrastructure in the City of Los Angeles (COLA) public rights-of-way (ROW) by the Los Angeles Municipal Code (LAMC) Sec. 62.161-176. This includes the power to permit street tree removal and planting (LAMC Sec 62.162(a)). The current street tree removal permit and tree replacement condition practices are largely a compendium of ad hoc decisions made over the past fifty years or more. This report makes recommendations that will codify the requirements for obtaining a street tree removal permit and tree replacement conditions associated with the issuance of such permits. Codification of these current practices does not preclude additions and alterations to the requirements going forward

as conditions warrant.

Current BPW practice for considering the removal of two or fewer street trees requires a review by the designated BSS employee/officer and/or a single commissioner after which the request is approved or denied. In cases where the removal of three or more street trees is requested, the subject trees are posted for a minimum of thirty calendar days after which a BPW public hearing is held and an approval/denial of the street tree removal permit is made.

Current street tree removal permit conditions require a 2:1 tree replacement with 24" box size tree stock for each approved street tree removal. Every effort is made to have the replacement trees planted at the tree removal location but in the event replanting is not available, the replacement trees are delivered to BSS for planting in other areas of the City. The applicant is required to water any trees planted at the tree removal location for a minimum three-year period.

RECITAL

The Board of Public Works and its officers and employees have control and authority over the street tree population per the COLA LAMC Sec. 62.161-62.176. The BPW or its designated officers/employees manage the tree and plant infrastructure contained within the public ROW as well as private property trees/plants that may impact the public ROW. As part of this authority, the BPW, or its designated officer/employee, is empowered to issue street tree removal permits when upon inspection and review it is determined tree removal is required.

The BPW has been exercising their power to approve or deny street tree removal for many years. Historic and current BPW practices are directed to the preservation of healthy and vital street trees. However, there are reasons that street tree removal permits may be considered that include damage to City infrastructure or private structures/buildings, construction of a vital City facility, installation of vital new streets and other public ROW improvements, capital improvement projects, and the structural integrity/condition of a tree that may warrant removal.

The LAMC Sections referenced above empower the BPW to make street tree removal permit decisions while not codifying the actual application of this power. The BPW application of their power has been manifested by practices and ad hoc policies developed over the last 50 years or more. For the most part, no formal tree removal permit or tree removal permit conditions or replacement policies have been adopted. The existing requirements are actually a function of long-standing past practices.

The LAMC contains no language, implicit or explicit, requiring public notification of any quantity of potential street tree removal(s) nor the necessity for a BPW public hearing to consider the proposed tree removal(s). The necessity for these to occur has become BPW practices over time. Codification of the practices and their application would allow for easier understanding of the process, provide a more timely process reducing the strain on COLA resources as well as the permit applicants, and be more closely aligned with the intent of the LAMC.

Currently, the BPW and/or its officers/employees utilize the following street tree removal permit procedures:

Removal of Two or Fewer Street Trees

- Notifications
 - Respective Council office in which the permit request resides
- Application and tree and site inspection with photographs are reviewed by BSS officer
- Application and tree and site inspection are reviewed with a BPW commissioner at which time an approval or denial of the tree removal permit is determined
- If approved, tree removal permit with tree replacement conditions is issued

Removal of Three or More Street Trees at One Address or a Single Project with Multiple Addresses

- Notifications
 - Respective Council office in which the permit request resides
 - Posting on the Street Tree Removal Notification system
 - Physical notice placed on each proposed tree removal for a 30 calendar-day minimum period
- Application and tree and site inspection with photographs are reviewed by BSS officer and a recommendation for approval/denial is determined and a BPW Board Report regarding the tree removal project is created
- BPW public hearing to consider the street tree removal permit application

As previously mentioned, most of these processes are due to past practices and ad hoc decisions for individual tree removal permit locations/projects. The exception to the ad hoc decisions was a 1991 formally adopted tree removal policy relative to Bureau of Engineering (BOE) projects. The adopted policy required BOE projects of three or more trees be physically posted on each proposed tree removal and a subsequent public hearing regarding the project be held to determine the approval/denial of the street tree removals. The adoption of these processes for BOE projects soon became "policy" for all projects requiring three or more street tree removals regardless of the project source.

The LAMC Sec. 62.170 states, "The Board may require, as a condition to any permit to remove or destroy a tree, that the permittee plant another tree of the type and size specified in the permit, within forty (40) days from the date of the issuance of the permit, in place of the tree to be destroyed or removed pursuant to the permit." For at least the past 25 years, the BPW has required that all street tree removals shall be replaced on a 2:1 basis. Although the tree stock size required to be planted varied during that time, for approximately the last ten years the tree stock replacement size practice has been 24" box size stock.

The intention of the tree replacement condition has been and continues to be ensuring street tree canopy succession. There has always been some dispute among tree professionals as to the best tree stock replacement size and species and the viability of ensuring tree canopy succession using a 2:1 tree replacement ratio. However, BSS professionals have found that tree replacement with 24" box size tree stock provides the best chance of tree survivability in the fairly hostile public ROW environment while also offering the best chance at acclimatization to its new growing environment. Further, a 2:1 tree replacement ratio will provide canopy succession within seven to ten years for the average street tree size tree removal.

Given past practice and the desire to provide clear guidance to the general public and applicants for tree removal/replacement, the BSS recommends the BPW formally adopt the following street tree removal permit and tree removal replacement conditions to codify past practices:

- Designate the Bureau of Street Services (BSS), Chief Forester, as the authorized officer and employee to issue street tree removal permits.
- Require the public be notified of the proposed removal of three or more street trees by: placing a public notice for a 30 calendar-day minimum period on each proposed tree removal providing the reason for tree removal and BSS contact information, placement of the address/project on the BSS Street Tree Removal Notification System, informing the Community Forest Advisory Committee (CFAC), and emailing the respective Council District Office(s) in which the street tree removals shall occur.
- Require a Board of Public Works public hearing for the consideration of the removal of three or more street trees at a specific address or a single project containing multiple addresses.
- Require as a condition of a tree removal permit that each approved street tree removal be replaced by the permit applicant on a 2:1 basis with 24" box size tree stock and be watered for a minimum three-year period.

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The formal adoption of these street tree removal permit and tree replacement condition policies will allow for uniform application of the policies now and provide a baseline for any future policy modifications that may be necessary. The intention is to provide a firm groundwork for current and future City personnel to make sound street tree removal decisions and enable a more understandable process for the applicants and the general public.

The BSS is aware that the COLA faces unique and immediate challenges in the areas of sustainability, the historic drought, and infrastructure replacement, all towards the goal of making the COLA the most livable of American cities. These challenges may necessitate the creation of additional policies in the future.

(RL)

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Respectfully submitted,

NAZARIO SAUCEDA, DIRECTOR
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