Appendix B

Tree Report

PROTECTED TREE REPORT

PREPARED FOR

Manny Valencia

3003 Runyon Canyon Road

Los Angeles, CA 90046

PROPERTY

3003 Runyon Canyon Road

Los Angeles, CA 90046

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October 25, 2016

PREPARED BY

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TABLE OF CONTENTS

PROTECTED TREE REPORT

3003 Runyon Canyon
Los Angeles, CA 90046

SUMMARY

This Tree Report was prepared at the request of the property owner, Manny Valencia. The owner is preparing to build a single family residence on this property. The subject property is 197,435.1 square feet and is located inside Runyon Canyon Park in the Hollywood Hills area of Los Angeles. It is currently developed with a 2,018 square foot single family residence. The current residence is a designated historical monument which the owner is planning to preserve and protect in place. The proposed construction is for a new single family residence which will not impact the existing structure.

PROTECTED TREES, URBAN FORESTRY DIVISION

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

There are NO trees on this property that would be considered protected within the City of Los Angeles Native Tree Protection Ordinance.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, I observed ninety-six (96) **Non-Protected Significant Trees** on the property. Seventeen (17) of these trees will be impacted by construction and are recommended for removal and mitigation to the satisfaction of the City of Los Angeles Department of City Planning.

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN

The proposed project is located in the Mulholland Scenic Parkway and is guided by the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943. This ordinance requires the identification of the

location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater. These trees will also be identified as **Non-Protected Significant Trees.**

At this time, I observed ninety-two (92) **Non-Protected Significant Trees** with a DBH of twelve inches (12") or greater on the property. Fifteen (15) of these trees will be impacted by construction and are recommended for removal and mitigation to the satisfaction of the Mulholland Scenic Parkway Review Board.

These trees are captured within the count of eight (8) inches or greater trees of ninety-six (96) **Non-Protected Significant Trees** for the Department of City Planning.

ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site. A Tree Location Map ("Existing Landscape Plan") is included in Appendix A which was prepared by Site Design Studio Inc.

TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations for trees to be retained are included in the Appendix B. Appendix B-1 outlines the size, condition and species for the tree recommended for removal. The trees are numbered on the Tree Location Map ("Existing Landscape Plan") prepared by Site Design Studio Inc. in Appendix A.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed construction for this project will require extensive grading, cutting and soil work on the site. The construction will not impact the existing structure on the property.

There are no native protected tree species on site. There are a total of ninety-six (96) **Non-Protected Significant** trees on the site and seventeen (17) **Non-Protected Significant** trees are recommended for removal. These trees are in close proximity of the proposed construction and will not tolerate the encroachment. Trees labeled C1, D3, D4, D5, D8, D9, D10, D11, D12, E1, E2, E3, E4, F1, F2, I1, and I3 on the Tree Location Map are recommended for removal and mitigation to the satisfaction of the City of Los Angeles.

These trees will be mitigated at a 1:1 ratio with at least 24" box size trees.

Table 1. Summary of Mitigation

	Existing Trees to Be Removed	Trees to be Planted in Mitigation
NON-PROTECTED TREES, 8" + DBH MITIGATED 1:1	17	17
TOTAL	**17**	**17**

GENERAL RECOMMENDATIONS

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

WORKING IN THE TREE PROTECTION ZONE

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

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

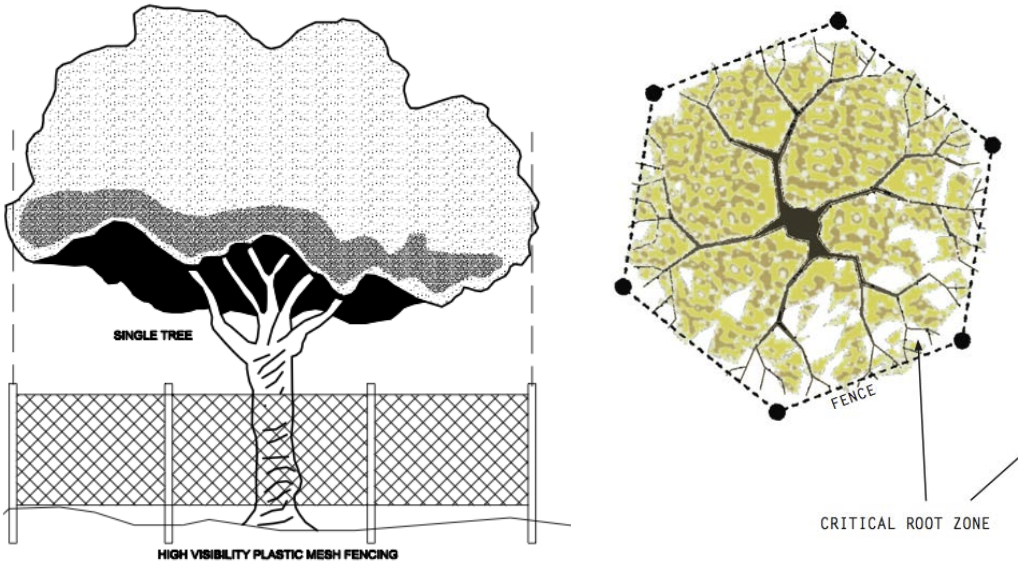
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

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

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

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

PROTECTIVE FENCING



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

1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.

2) A warning sign should be posted on the fencing which states, **"Warning: Tree Protection Zone"** and stating the requirements of all workers in the protected zone. Example available upon request.

3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.** No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

PLANTING WITHIN THE PROTECTED ZONE

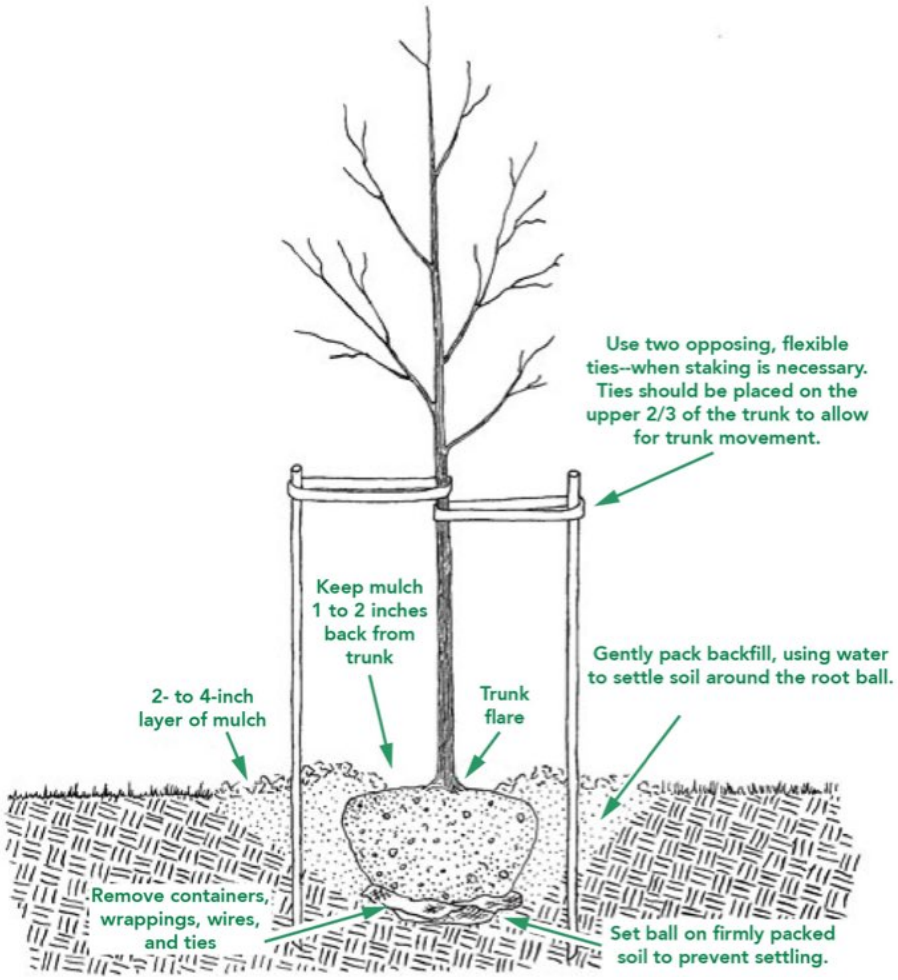
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

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

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

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

NEW TREE PLANTING



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

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

NEW TREE PLANTING, continued

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

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

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

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

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

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

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

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

TREE MAINTENANCE AND PRUNING

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

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

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

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

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

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

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

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

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

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

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

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

Wound Dressings

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

DISEASES AND INSECTS

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

GRADE CHANGES

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

INSPECTION

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

Assumptions and Limiting Conditions

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

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

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

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

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

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

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

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

Respectfully submitted,

Registered Consulting Arborist #464
ISA Certified Arborist #WE3782
ISA Tree Risk Assessor Qualified
American Society of Consulting Arborists, Member

APPENDIX A -Tree Location Map

3003 Runyon Canyon Road
Los Angeles, CA 90046

KEY

For Removal

L-1

EXISTING LANDSCAPE PLAN

3003 RUNYON CANYON ROAD
VALENCIA RESIDENCE • RUNYON CANYON • LOS ANGELES, CA

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APPENDIX B - SUMMARY OF FIELD INSPECTION

Trees to be retained

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	A1	Aleppo pine *Pinus halepensis*	Non-Protected	30	40	25	Fair	RETAIN
2	A2	Aleppo pine *Pinus halepensis*	Non-Protected	24	40	20	Fair	RETAIN
3	C2	Olive tree *Olea europa*	Non-Protected	60	10	10	Fair	RETAIN
4	C3	Olive tree *Olea europa*	Non-Protected	8	10	10	Fair	RETAIN
5	C4	Olive tree *Olea europa*	Non-Protected	80	10	7	Fair	RETAIN
6	C5	Olive tree *Olea europa*	Non-Protected	70	10	7	Fair	RETAIN
7	C7	Olive tree *Olea europa*	Non-Protected	8	10	7	Fair	RETAIN
8	C8	Olive tree *Olea europa*	Non-Protected	10	10	7	Fair	RETAIN
9	C9	Olive tree *Olea europa*	Non-Protected	50	10	7	Fair	RETAIN
10	C10	Olive tree *Olea europa*	Non-Protected	50	10	7	Fair	RETAIN
11	C11	Olive tree *Olea europa*	Non-Protected	30	10	7	Fair	RETAIN
12	C12	Olive tree *Olea europa*	Non-Protected	10	10	7	Fair	RETAIN
13	C14-76	Olive tree *Olea europa*	Non-Protected	18	16	16	Fair	RETAIN
14	G1	Indian Laurel Fig *Ficus mircocarpa nitida*	Non-Protected	32	30	20	Fair	RETAIN
15	G2	Indian Laurel Fig *Ficus mircocarpa nitida*	Non-Protected	28	25	15	Fair	RETAIN
16	H1	Coral Tree *Erythrina caffra*	Non-Protected	34	15	25	Fair	RETAIN
17	I4	California pepper Schinus *molle*	Non-Protected	14	10	10	Fair	RETAIN
18	I5	California pepper Schinus *molle*	Non-Protected	18	10	10	Fair	RETAIN

APPENDIX B-1 - SUMMARY OF FIELD INSPECTION

To be Removed

Tree #	Tree Symbol	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	C1	Olive *Olea europea*	Non-Protected	70	10	10	Fair	REMOVE
2	D3	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	12	20	12	Fair	REMOVE
3	D4	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	20	10	20	Fair	REMOVE
4	D5	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	14	12	14	Fair	REMOVE
5	D8	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	14	12	14	Fair	REMOVE
6	D9	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	24	12	24	Fair	REMOVE
7	D10	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	34	12	34	Fair	REMOVE
8	D11	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	10	12	10	Fair	REMOVE
9	D12	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected	8	10	8	Fair	REMOVE
10	E1	Lemon Scented Gum *Eucalyptus citriodora*	Non-Protected	16	8	16	Fair	REMOVE
11	E2	Lemon Scented Gum *Eucalyptus citriodora*	Non-Protected	12	15	12	Fair	REMOVE
12	E3	Lemon Scented Gum *Eucalyptus citriodora*	Non-Protected	12	15	12	Fair	REMOVE
13	E4	Lemon Scented Gum *Eucalyptus citriodora*	Non-Protected	28	10	28	Fair	REMOVE
14	F1	Chinese elm *Ulumus parvifolia*	Non-Protected	24	25	24	Fair	REMOVE
15	F2	Chinese elm *Ulumus parvifolia*	Non-Protected	24	25	24	Fair	REMOVE
16	I1	California pepper Schinus *molle*	Non-Protected	16	10	16	Fair	REMOVE
17	I3	California pepper Schinus *molle*	Non-Protected	16	10	16	Fair	REMOVE