Appendix A

Tree Evaluation Report and Update

BonTerra PSOMAS

Balancing the Natural and Built Environment

January 12, 2016

Michael Donovan, III
Reliable Properties Incorporated
6399 Wilshire Boulevard, Suite 604
Los Angeles, California 90048

VIA EMAIL
md3@reliableprop.com

Subject: Tree Evaluation Report for the 3443 South Sepulveda Boulevard Project Site, City of Los Angeles, California

Dear Mr. Donovan:

Psomas is pleased to provide this Tree Evaluation Report for the property owned by Reliable Properties Incorporated, located at 3443 South Sepulveda Boulevard in the City of Los Angeles, California. The approximate 2.7-acre property (hereinafter referred to as the "project site") is currently occupied by a single commercial building and associated parking lot. It is bound by Sepulveda Boulevard to the east, Palms Boulevard to the south, and Interstate 405 to the west (Exhibit 1).

Psomas Certified Arborist David Hughes visited the project site on January 5, 2016, to document the type, quantity, and condition of trees that exist at the project site. Each tree was individually numbered and the trunk, branches, and foliage were carefully examined. During the site visit, the following data were recorded: tree species, number of trunks, trunk diameter at breast height (dbh), tree height, canopy diameter, and qualitative assessment ratings on aesthetics and health.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing building and replacement with a mixed use project consisting of approximately 36,400 square feet of ground floor retail along Palms Boulevard and approximately 10,600 square feet of restaurant space along Sepulveda Boulevard. The replacement building will be 6 stories tall with 302 residential apartments occupying the top 5 floors. The supporting parking will begin at ground level with a surface parking area and continue with two additional subterranean floors, consisting of a total of 476 required parking spaces for the residential units and 248 required parking spaces for retail and restaurant use.

REGULATORY AUTHORITY

As a condition of tentative tract map submittals for the proposed project, the City of Los Angeles (City) requires a report that identifies the location of the following:

1. Trees that are designated as "protected trees" as defined by Section 17.02 of the *Los Angeles Municipal Code*. This category includes oak trees (*Quercus* spp.), southern California black walnuts (*Juglans californica*), western sycamores (*Platanus racemosa*), and California bay laurels (*Umbellularia californica*), which have a trunk dbh at least four inches.
2. Any non-protected trees that have a trunk dbh of at least eight inches.

225 South Lake Avenue
Suite 1000
Pasadena, CA 91101

Tel 626.351.2000
Fax 626.351.2030
www.Psomas.com

EXISTING CONDITIONS

The project site is currently occupied by a single commercial structure surrounded by a parking lot. The only trees on the site consist of eight queen palms (*Syagrus romanzoffiana*) located along the sidewalk in the southeastern corner of the site (Exhibit 2). Table 1 provides a summary of tree data collected during the site visit. Exhibits 3a through 3d provide photographs of these palm trees.

No "protected trees", as defined in the City's *Municipal Code*, occur within the survey area documented in this report.

TABLE 1
TREE DATA SUMMARY

Tree Number	Tree Species	dbh (in)	Tree Height (ft)	Canopy Width (ft)	Health Rating*	Aesthetic Rating*
1	Queen palm *Syagrus romanzoffiana*	10.6	20	15	3	3
2	Queen palm *Syagrus romanzoffiana*	8.7	15	12	3	3
3	Queen palm *Syagrus romanzoffiana*	11.4	20	15	3	3
4	Queen palm *Syagrus romanzoffiana*	8.5	20	10	3	3
5	Queen palm *Syagrus romanzoffiana*	8.1	15	15	3	3
6	Queen palm *Syagrus romanzoffiana*	11.2	20	15	3	3
7	Queen palm *Syagrus romanzoffiana*	11.1	25	10	3	3
8	Queen palm *Syagrus romanzoffiana*	11.1	15	20	3	3

dbh: diameter at breast height; in: inches; ft: feet.
* Tree health and aesthetic quality was graded on a scale of 5 (excellent) to 1 (poor).

DISCUSSION

Project implementation is expected to impact all eight palm trees on the property. These palm trees are included in this report though the City tract map submittal guidelines do not specifically address whether to include palms.[1]

All of the trees are in moderate health, with some sclerosis observed on the leaves of each palm, which is likely the result of ongoing drought conditions. The planting areas allotted to each palm are quite small, but this likely has only a minor impact on tree health as palm root systems are fibrous and do not require as much space. Evaluation of all trees on or adjacent to the project site was based on a visual assessment from the ground. Because no significant indicators of stress were observed, no samples were taken from the trees or soil.

[1] Palms are often not considered trees because they lack a vascular cambium, which causes tree trunk diameters to expand over time. The age of palms is better correlated with tree height rather than trunk diameter.

RECOMMENDATIONS

The following measures are recommended for tree establishment and maintenance at the project site:

1. The largest possible planting basin that the project site can accommodate should be provided for new trees. Larger planting basins are correlated with longer-lived trees, greater tree stability, and less sidewalk damage.
2. Once the new planting basins are constructed, soil samples should be collected from all planting locations and sent to a qualified soil laboratory for analysis. From each sampling location, one sample should be collected that represents the top 12 inches of the soil, along with a second sample that represents the soil from 12 to 24 inches deep. Any recommended soil amendments or treatments from the laboratory report should be implemented.
3. Newly planted trees should be allowed to develop as long as possible without pruning any of the branches (at least two years). Young trees need the energy provided by the leaves to help establish a healthy root system for successful establishment.
4. Once planted, a one- to two-inch layer of mulch should be placed within the planting basin of each new tree. Mulch should not be allowed to be placed in contact with the trunk of the tree as this can lead to rot.

Please call David Hughes at (626) 351-2000 with any questions related to this report.

Sincerely,
P S O M A S

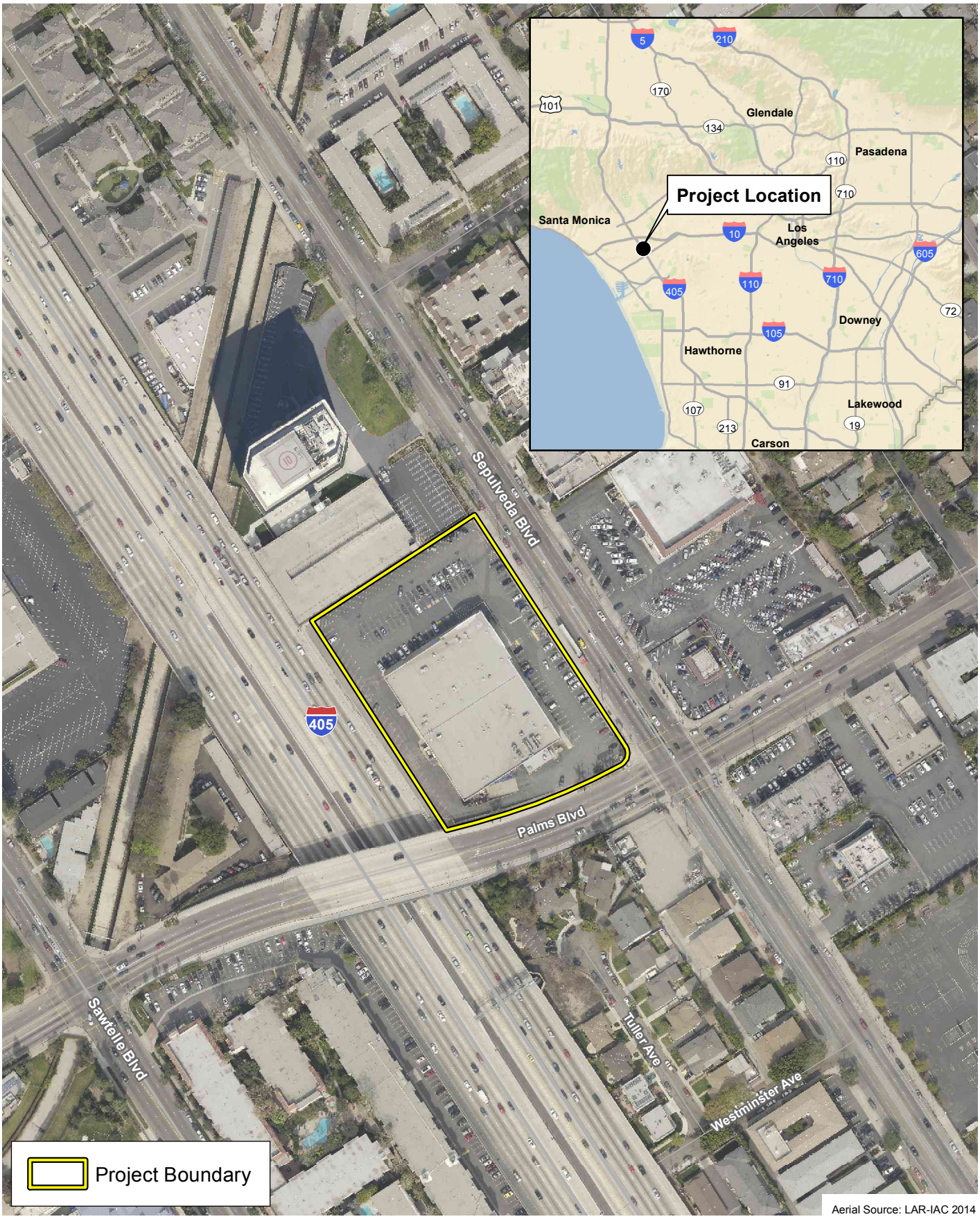
Melissa A. Howe
Vice President, Resource Management

David T. Hughes
Certified Arborist
International Society of Arboriculture
Certificate No. WE-7752A

Attachment A – Exhibits 1, 2, and 3a through 3d

ATTACHMENT A

EXHIBITS 1 THROUGH 3



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Project Location

Exhibit 1

Tree Evaluation Report for the 3443 S. Sepulveda Blvd. Project Site, City of Los Angeles

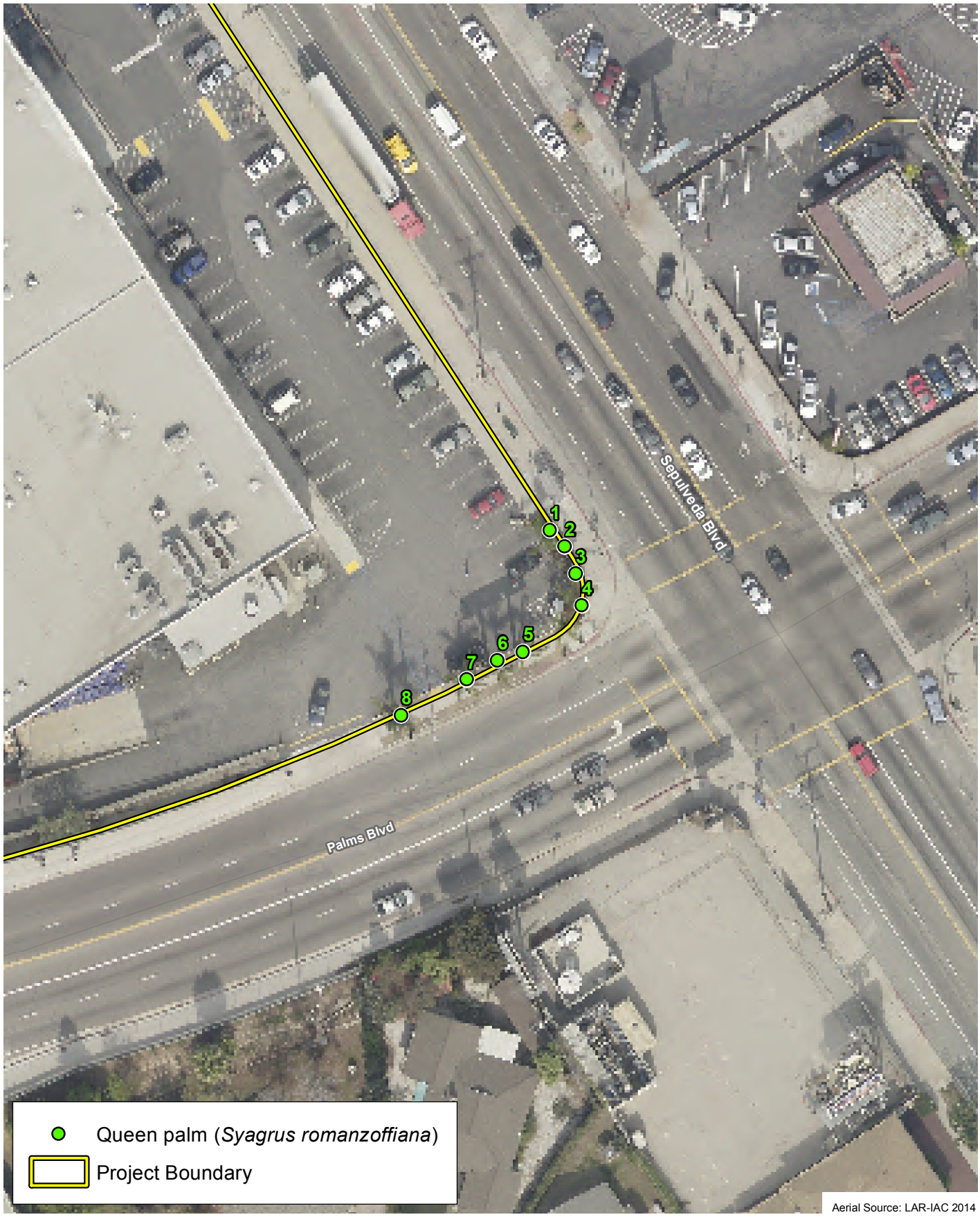
N
W E
S

200 100 0 200

Feet

PSOMAS

(Rev: 01/11/2016 LEW) R:\Projects\1REL\1REL100500\Graphics\TreeSurvey\Ex1_RL_LV_20160107.pdf



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Tree Locations

Exhibit 2

Tree Evaluation Report for the 3443 S. Sepulveda Blvd. Project Site, City of Los Angeles

N
W E
S

50 25 0 50

Feet

PSOMAS

(Rev: 01/11/2016 LEW) R:\Projects\1REL\1REL100500\Graphics\TreeSurvey\Ex2_Trees_20160107.pdf

January 5, 2016. View of tree number 1.

January 5, 2016. View of tree number 2.

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Site Photographs

Exhibit 3a

Tree Evaluation Report for the 3443 S. Sepulveda Blvd. Project Site, City of Los Angeles

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January 5, 2016. View of tree number 3.

January 5, 2016. View of tree number 4.

Site Photographs

Exhibit 3b

Tree Evaluation Report for the 3443 S. Sepulveda Blvd. Project Site, City of Los Angeles

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January 5, 2016. View of tree number 5.

January 5, 2016. View of tree number 6.

Site Photographs

Exhibit 3c

Tree Evaluation Report for the 3443 S. Sepulveda Blvd. Project Site, City of Los Angeles

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January 5, 2016. View of tree number 7.

January 5, 2016. View of tree number 8.

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Site Photographs

Exhibit 3d

Tree Evaluation Report for the 3443 S. Sepulveda Blvd. Project Site, City of Los Angeles

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Balancing the Natural and Built Environment

April 16, 2018

Jack Nourafshan
Reliable Properties
6420 Wilshire Blvd. Suite 1500
Los Angeles, California 90048

VIA EMAIL
jack@reliableprop.com

Subject: Update to the Tree Evaluation Report for the 3443 South Sepulveda Boulevard Project Site, City of Los Angeles, California

Dear Mr. Nourafshan:

The purpose of this letter is to update the findings of the tree evaluation report for the Palms & Sepulveda project site, located at 3443 South Sepulveda Boulevard in Los Angeles (project site). The previous tree report, dated January 12, 2016, documented the presence of eight queen palms (*Syagrus romanzoffiana*) that are located at the eastern corner of the project site within the public parkway. Because the original tree report is more than two years old, I visited the project site to determine if there were any changes in the conditions of the subject trees.

A field visit was performed on April 13, 2018. All of the palms documented in the previous report were still present on the site and no new trees were observed. Aside from some minor trimming of the lower fronds, no change in the quantity, size, or health of the trees was observed. Therefore, the findings of the January 12, 2016 tree report still accurately describe the tree resources on the project site.

Sincerely,
PSOMAS

David T. Hughes
Certified Arborist
International Society of Arboriculture
Certificate No. WE-7752A

cc: Joel Miller, JMiller@psomas.com
Paulette Franco, Paulette@Ecotierraconsulting.com

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225 South Lake Avenue
Suite 1000
Pasadena, CA 91101

Tel 626.351.2000
Fax 626.351.2030
www.Psomas.com