

# Appendix B

## Biological Resources



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January 25, 2022



**TO WHOM IT MAY CONCERN**

Re: City of Los Angeles Protected Trees and Shrubs.  
 8426 Kester Ave., Los Angeles, CA 91402

This letter is to certify that I, Arsen Margossian, Certified Arborist and Pest Control Adviser, visited the above referenced residential property on January 4, 2022.

As specified by City of Los Angeles Ordinance No. 186873, Protected Tree is “Any of the following Southern California indigenous species, which measures four inches or more cumulative diameter, four and one-half feet above the ground level at the base of the tree (DBH): a) Indigenous Oak tree excluding the Scrub Oak, b) Southern California Black Walnut, c) Western Sycamore and d) California Bay, and Protected Shrub is Mexican Elderberry and Toyon.

According to this Ordinance, there are three indigenous protected Southern California Black Walnut trees on site (Trees #17, #18 & #19) and three City of Los Angeles protected street trees (Trees #1, #2 & #3).

There are no indigenous shrubs on site. Also, there are no indigenous trees/shrubs on the other abutting properties, in the vicinity of the property lines.

Below is the survey of all the trees.


Tree #	Species	DBH (Diameter @ Breast Height, Inches)
1	<b>Southern Magnolia (<i>Magnolia grandiflora</i>)</b>	<b>4 (2x1 &amp; 2)</b>
2	<b>Mexican Fan Palm (<i>Washingtonia robusta</i>)</b>	<b>20 Feet Clear Trunk</b>
3	<b>Southern Magnolia (<i>Magnolia grandiflora</i>)</b>	<b>5 (3x1 &amp; 2)</b>
4	Honey Locust ( <i>Gleditsia triacanthos</i> )	27
5	Honey Locust ( <i>Gleditsia triacanthos</i> )	19 (5, 6 & 8)
6	Honey Locust ( <i>Gleditsia triacanthos</i> )	71.5 (2x8, 9, 9.5, 2x12 & 13)
7	Honey Locust ( <i>Gleditsia triacanthos</i> )	9 (Dead Tree)
8	Chinaberry ( <i>Melia azedarach</i> )	16.5 (8 & 8.5)
9	Brazilian Pepper ( <i>Schinus terebinthifolia</i> )	25

Continued...

Tree #	Species	DBH (Diameter @ Breast Height, Inches)
10	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	21 (10 & 11)
11	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	16
12	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	16
13	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	22 (8 & 14)
14	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	13
15	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	11
16	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	13
17	<b>Southern California Black Walnut (<i>Juglans californica</i>)</b>	<b>38</b>
18	<b>Southern California Black Walnut (<i>Juglans californica</i>)</b>	<b>38 (18 &amp; 20)</b>
19	<b>Southern California Black Walnut (<i>Juglans californica</i>)</b>	<b>25</b>

If I can be of further assistance, do not hesitate to contact me.

Very Truly Yours,



Arsen Margossian



VICINITY MAP  
NOT TO SCALE

TREE #	SPECIES	DBH (DIAMETER @ BREAST HEIGHT, IN INCHES)
T1	MAGNOLIA	4 (2X1 & 2)
T2	MEXICAN FAN PALM	20 FEET CLEAR TRUNK
T3	MAGNOLIA	5 (3X1 & 2)
T4	HONEY LOCUST	27
T5	HONEY LOCUST	19 (5, 6 & 8)
T6	HONEY LOCUST	71.5 (2X8, 9, 9.5, 2X12 & 13)
T7	HONEY LOCUST	9 (DEAD TREE)
T8	CHINABERRY	16.5 (8 & 8.5)
T9	BRAZILIAN PEPPER	25
T10	INDIAN LAUREL FIG (FICUS)	21 (10 & 11)
T11	INDIAN LAUREL FIG	16
T12	INDIAN LAUREL FIG	16
T13	INDIAN LAUREL FIG	22 (8 & 14)
T14	INDIAN LAUREL FIG	13
T15	INDIAN LAUREL FIG	11
T16	INDIAN LAUREL FIG	13
T17	SOUTHERN CALIFORNIA BLACK WALNUT	38
T18	SOUTHERN CALIFORNIA BLACK WALNUT	38 (18 & 20)
T19	SOUTHERN CALIFORNIA BLACK WALNUT	25

I CERTIFY THAT TREES T17, T18 AND T19 ARE CITY OF LOS ANGELES INDIGENOUS PROTECTED TREES. AND TREES T1, T2 AND T3 ARE CITY OF LOS ANGELES STREET TREES. THERE ARE NO ON SITE OTHER INDIGENOUS TREES OR SHRUBS, AS MANDATED BY ORDINANCE NO. 186873 ALSO, THERE ARE NO INDIGENOUS TREES OR SHRUBS ON THE OTHER ADJUTING PROPERTIES, IN THE VICINITY OF THE PROPERTY LINES.

ARSEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A)  
818 609 6469, ARSEN@PACBELL.NET  
JANUARY 25, 2022

**LEGEND**

	TREE
	WATER METER
	GAS METER
	SIGN
	GATE
	POWER POLE
	MAIL BOX
	CHAINLINK FENCE
	WOOD FENCE
	CONCRETE WALL
	PROPERTY LINE
	CENTERLINE
	EDGE OF PAVEMENT/CONCRETE LINE
	OVERHEAD POWER LINE
	BUILDING

**LEGAL DESCRIPTION:**

LOT 223 OF TRACT NO. 3018, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 2653-020-016

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF KESTER AVENUE SHOWN AS NORTH ON TRACT MAP NO. 3018, RECORDED IN BOOK 31, PAGES 45 AND 46 OF MAPS, RECORDS OF LOS ANGELES COUNTY, SHOWN AS N00°16'37"E ON THIS MAP.

**BENCHMARK:**

BM NO. 08-24361  
WIRE SPK IN N CURB ROSCOE BLVD; 2.2FT W OF BC CURB RET W OF KESTER AVE.  
ELEVATION=806.315 FT. (2000 ADJUSTED, NAVD 1988 DATUM)

**LAND AREA:**

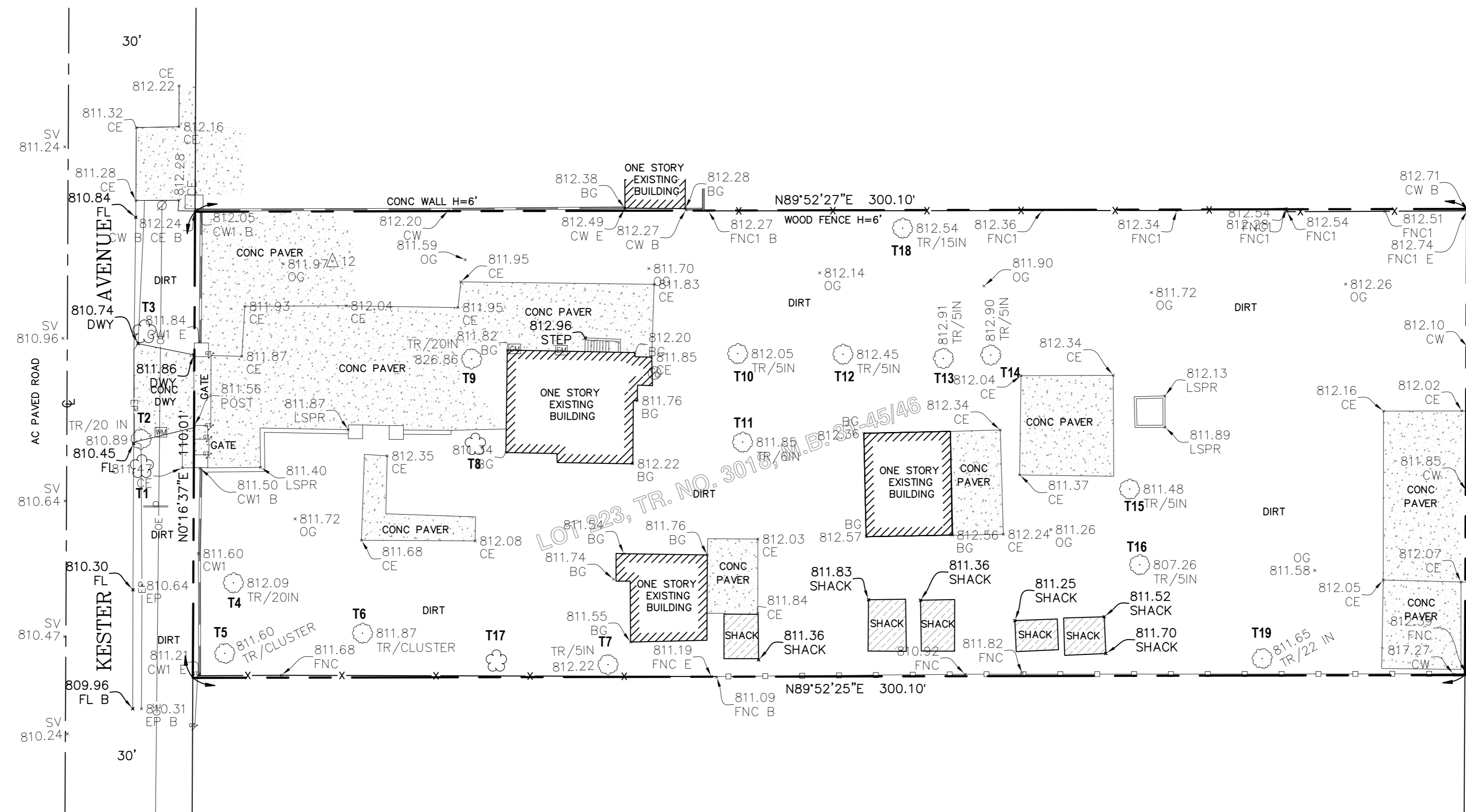
CONTAINING AN AREA OF 33,012.00 SQ.FT. OR 0.757 ACRES MORE OR LESS.

**REFERENCE:**

RT - TRACT NO. 3018, M.B. 31-45/46.

**SURVEY NOTE:**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL DEEDS, EASEMENTS, VACATIONS, TAKINGS AND/OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF LOS ANGELES COUNTY.
- THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES, OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS, SETBACK OR STREET WIDENING DATA IF APPLICABLE.
- A RECORD OF SURVEY MAP IS GOING TO BE PREPARED IN CONFORMANCE WITH THE REQUIREMENT OF CALIFORNIA PROFESSIONAL LAND SURVEYOR ACT 8765.



**ABBREVIATIONS**

BG	BUILDING CORN.
B	BEGIN
FL	FLOW LINE
CW	CONCRETE WALL
CE	CONCRETE EDGE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
E	END
FF	FINISH FLOOR
FNC	FENCE
FS	FINISH SURFACE
GFL	GUTTER FLOW LINE
LSPR	LANDSCAPE PLANTER
OG	ORIGINAL GROUND
TFC	TOP FRONT OF CURB
TR	TREE
SV	SPOT ELEVATION

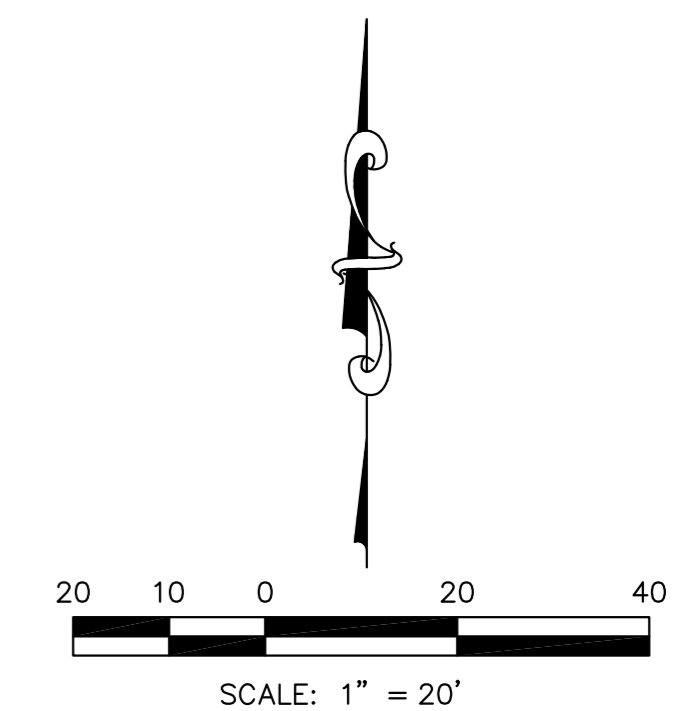
**SURVEYOR'S STATEMENT:**

THIS TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY COMPLETED ON JULY 7, 2021.

DATED: 07/16/2021



BAHRAM GHORBANAZAR PLS 9283  
EXPIRES: 09/30/22



Proj Mgr: BA	Proj Num: 2412	Drawn by: SL/BA	Date: 7/16/2021
18170 Rosita Street Torrance, CA 91559 (310) 571-9644 FAX: (310) 571-9644			
<b>TOPOGRAPHICAL SURVEY</b> 8426 Kester Ave. Los Angeles, CA. 91402 GA Engineering, Inc.			
SHEET	1	OF 1 SHEETS	

**PROTECTED TREE REPORT  
FOR  
PROPERTY  
AT**

**8426 N. KESTER AVENUE  
LOS ANGELES, CA 91402**

**(APN: 2653-020-016)**

Prepared for:

**GA ENGINEERING INC.**  
6747 Odessa Ave., Suite 204  
Van Nuys, CA 91406  
818 758 0018

May 12, 2022

Prepared by:

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## **SUMMARY**

I was contacted by GA Engineering, Inc., to prepare a Protected Tree Report (PTR), for a construction project at a residential property, located at 8426 N. Kester Ave., in Los Angeles, California.

The reason for the PTR is to assess the protected trees on site and the impact of the proposed site development project to the protected trees.

It has been planned to demolish the existing small structures on site, and subdivide the lot to nine smaller lots and build on each a single-family dwelling.

Based on the provided survey and site plan, and my own survey and observations, there is a total of sixteen trees on site, three of which are indigenous protected mature Southern California Black Walnut trees. There are also three street trees, located on the right of way along Kester Ave.

As observed, the three protected on-site trees are in average condition and two of them will have to be removed because of conflict with grading, foundations, etc.... As for the street trees, one of them will have to be removed because, it is within the footprint of the proposed driveway.

Mitigation trees can be planted on site.

## ***INTRODUCTION***

### **Background**

**GA Engineering, Inc.** inquired if I could prepare a Protected Tree Report (PTR), for a site development project, located at 8426 N. Kester Ave., in City of Los Angeles, California.

As planned, the existing small vacant structures on the lot will be demolished, the lot will be divided to nine smaller lots, and on each, will be built a two-story single-family dwelling. After discussing my fees, I agreed to prepare the PTR.

### **Assignment**

I agreed to perform the following:

- Inspect the vegetation on site, to confirm the presence of any City of Los Angeles protected tree and shrub.
- Assess the condition of any protected tree or shrub and submit a written report of my observations and findings.
- Make appropriate recommendations if needed, based on my findings.

### **Limits of the Assignment**

This report and the observations included herein are based on my visits to the site on March 1 and April 4, 2022. The first visit was to do a tree survey

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

### **Purpose and Use of the Report**

**GA Engineering, Inc.** indicated that a site development plan has been prepared to demolish the existing three small vacant structures on site, subdivide the lot to nine smaller lots, and build an individual two-story single-family dwelling on each.

The purpose of this report is to present the evaluation of any protected trees and shrubs on site, and the impact of the proposed construction project on these trees and shrubs.



This report is intended for the exclusive use of **GA Engineering, Inc.**, the legal owner of the property and their representatives.

Upon submission, this report will become their property and its use will be at their discretion.

## ***OBSERVATIONS***

### **General Site Observations**

The residential property is located 8426 N. Kester Ave., in the Panorama City Neighborhood Council area of City of Los Angeles, County of Los Angeles, California, 91402. The lot is in an RD5-1 restricted density residential zoning area and the Assessor Parcel Number (APN) is: 2653-020-016.

Access is from the San Diego (405) Freeway, off from Roscoe Blvd. exit. The nearest cross-streets are Chase St. and Roscoe Blvd. The latter and Van Nuys Blvd. are the nearby major roads.

The lot is rectangular in shape, on an almost flat land, located on the east side of the street. It has a total area of 33,012 sq. ft. and it is being proposed to build nine two-story single-family dwellings, with a total floor area of 15,664 sq. ft.

There are various mature ornamental trees on site, and three City of Los Angeles protected indigenous Southern California black walnut (*Juglans californica* var. *californica*) trees. These native trees could be naturally occurring, because I have confirmed their presence on other not too far sites. There are no protected native shrubs on site. And outside the property line, there is a mature palm tree and two very young Magnolia trees on the right of way planter along Kester Ave. No other protected trees or shrubs are visible on the abutting properties, along the property lines, that could be impacted by this development project.

I took photographs of the trees and the site (**Appendix III**).

I took measurements and used the surveyor's and architect's plans for the location of the trees. I located some missing trees from the provided survey. All the trees are located (per color code) on the Site Plan (**Appendix IV**).

A Lufkin diameter tape and Drescher Tree Caliper were used to measure the trunk diameter of the trees, and a DEWALT measuring tape was used for other measurements. Tree height was estimated. I installed numbered tags (#958 to #963), on the three native and three street tree trunks, at six feet height and where possible, on the north side.

### Tree Evaluation.

As specified by Section 17.02 of City of Los Angeles Ordinance No. 186873, Protected Tree is "Any of the following Southern California indigenous species, which measures four inches or more cumulative diameter, four and one-half feet above the ground level at the base of the tree (DBH): a) Indigenous Oak tree excluding the Scrub Oak, b) Southern California Black Walnut, c) Western Sycamore and d) California Bay, and Protected Shrub is Mexican Elderberry and Toyon.

According to this ordinance, the lot has a total of the following trees:

- Three (3) Southern California Black Walnut (*Juglans californica var. Californica*) Protected Trees.
- Thirteen (13) Various Non-Protected Trees.
- Two (2) Southern Magnolia (*Magnolia grandiflora*) Street Trees.
- One (1) Mexican Fan Palm (*Washingtonia robusta*) Street Tree.

Based on the proposed site plan, two of the Southern California black walnut trees will have to be removed, because of close encroachment by the proposed dwellings. All the other non-protected trees will also be removed for lot clearance and grading purposes. The palm tree will also be removed, because it is within the footprint of the proposed driveway. The two Magnolia trees along the street will be retained, because they are outside of the construction footprint. There are also some small fruit trees and many **suckers** of Tree of Heaven (*Ailanthus altissima*), specially along the south property line.

Physical characteristics and health evaluation of the protected native and street trees are given below. The characteristics of all the trees are summarized in the Tree Survey (**Appendix I**). All the trees to be removed are included in the Survey of Trees to be Removed (**Appendix II**).

Diameter of the trees is expressed as **DBH** (Diameter at Breast Height, or at 54 inches from grade.) **Canopy** spread of only the protected trees is drawn to scale on the Site Plan.

Below are discussed the existing protected trees on the lot.

I should indicate that all three Southern California Black Walnut trees on site have substantial **deadwood** and **dieback** of branches, due to the Thousand Canker disease that affected these trees in past years. While many younger trees died or were substantially damaged by the disease, these three trees being quite mature, apparently made it and at present, they are in average condition.

I must also note that I had done an initial tree survey, and assigned a number to all the trees on site. The prepared Site Plan (**Appendix IV**) has all the trees numbered based on that survey. I am including also these numbers along with the tagged trees.

### **Tree # 958**

This Southern California black walnut (*Juglans californica var. californica*) tree, originally numbered as T19, is located in the southeast area of the property, quite close to the property line.

The main trunk has a DBH of 25 inches, and it divides to four secondary stems at about nine feet above grade.

Almost all the main **scaffold branches** on this tree have been cut back substantially, but new branches have emerged, and with new **foliage** emerging with the advent of spring, the tree crown looks to be in acceptable form. These are **deciduous** trees, and on my first visit last March, there were no leaves in the **crown** of the tree. There are no **decay cavities** on the trunk or main stems. The main trunk has some **bulging** at various heights, an indication of injury and resulting response growth. The height of the tree reaches about 28 feet, and the longest canopy spread is of 32 feet, in the east-west directions.

Given all of the above, the **vigor** of this tree is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the **condition rating** for this tree is 3 (Average).

This tree is only four feet from the proposed dwelling, and it will be substantially damaged by excavation for the foundations. The crown of the tree also will have to be cut back significantly, because of conflict with the second story of the dwelling; therefore, this tree has to be removed.

### **Tree # 959**

This Southern California black walnut tree, originally numbered as T18, is located at the north side of the property, also quite close to the property line.

This is a multi-stem tree. It originally had four stems, but two of them have been cut back to the trunk base. The remaining two have respective 18 and 20 inches DBH, and the cumulative DBH is 38 inches.

On this tree also, all the main scaffold branches have been cut back substantially, but new branches have emerged, and new foliage is present on the small branches. Branches have also been cut over the north side property. The height of the tree is about 30 feet, and the longest canopy is of 34 feet, in the east-west direction.

This tree also exhibits identical conditions as the previous tree, with deadwood seen in the entire crown.

Given all of the above, the vigor of this tree is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

This tree is quite far from the proposed structure and it can be retained, but it should be protected.

### ***Tree #960***

This Southern California black walnut tree, originally numbered as T17, is located close to the south property line, and it is closer to the street compared to the previous two.

This is quite a significant-size tree; its main trunk has a DBH of 40 inches, right at the fork where it divides to main three stems.

This tree has had minor crown reduction compared to the other two trees.

The height of the crown is about 30 feet, and the longest canopy spread is 45 feet, in the east-west directions.

But this tree also has deadwood and dieback, and some minor decay cavities are visible.

Given all of the above, the vigor of this tree is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

This tree is very close to the proposed dwelling of Lot 6, and it will be impacted significantly; therefore, it should be removed.

### ***Tree #961***

This is a Mexican Fan palm (*Washingtonia robusta*) tree, originally identified as T2, located on the right of way planter, along Kester Ave.

It has a total clear trunk height of 20 feet, and it is overall in good condition.

Unfortunately, there are power lines overhead, and it will eventually have to be removed.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 4 (Good).

This tree is located within the footprint of the proposed new driveway; therefore, it should be removed.

### ***Tree #962 and #963***

These two trees are very young Southern Magnolia (*Magnolia grandiflora*) trees, located on both sides of the existing driveway, on the right of way planter. They were originally identified as T1 and T3.

They have a crown height of 11 and 7 feet respectively, and cumulative DBH of 4 and 5 inches.

They both are in average condition.

Both trees are far from the construction footprint, and can be retained. But they should be protected.

### ***Non-Protected Trees***

As indicated earlier, there are various mature trees on site, identified as T4 to T16. Their characteristics are included in the Tree Survey, and they will all have to be removed, because of conflict with the grading, driveways, dwellings, etc...

One of these trees, T7, a Locust tree, is completely dead.

### ***CONSTRUCTION IMPACT***

As discussed above, protected Trees #958, #960 and #961 are in conflict with the prepared design, and have to be removed. The remaining three protected trees, Trees #959, #962 and #963 should not be impacted, but they need to be protected.

### ***TREE PRESERVATION PLAN***

To secure the survival of the retained and protected-in-place trees, the following guidelines should be adopted and executed during the entire period of the construction:

- **Tree Protection Zone (TPZ):** Before and during the construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of each retained tree. Plastic orange colored fencing must be erected along the perimeter of the protection zone to prevent access. A "WARNING - Tree Protection Zone" sign will be prominently displayed on each fence. This will apply to the two shrubs close to the footprint of the construction. For all the remaining trees, a single fencing across the property will separate them from the construction activity. See illustration on the Site Plan.

- **Storage and Disposal:** Supplies and materials, including paint, lumber, concrete overflow, etc., shall not be stored or discarded within the tree protection zone. All foreign debris within the protection zone should be removed; it is important to leave duff, mulch, chips, and leaves around the retained tree for water retention and nutrients. Draining or leakage of equipment fluids, i.e., oils, hydraulics, gasoline, paint, paint thinners, etc., shall be avoided.
- **Grade Changes:** Grade changes, including adding fill, shall not be permitted within the tree protection zone, without special written authorization and under supervision by the certified arborist. Lowering the grade would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree. Adding soil, even temporarily, on top of the existing grade, would compact the soil further, and decrease both water and air availability to the tree's roots.
- **Pruning:** In case some cutting-back of some branches will be necessary to accommodate the structures. All pruning shall be done under the direction of an ISA Certified Arborist and using ISA guidelines.
- **Root Pruning:** All trenching should be done by hand or an air spade. If root pruning will be necessary, they should be pruned using a Dosko root pruner or equivalent. All cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. If trenching within the tree protection zone is unavoidable, an air spade shall be used rather than mechanical trenching equipment. Any underground line within the tree protection zone shall curve so that no roots are impacted.
- **Irrigation:** Approximately 48 hours before root pruning, the soil shall be irrigated to a depth of three feet. The liquid root stimulant "Root Concentrate" shall be added to the irrigation water prior to root pruning. This product helps the tree to regenerate root growth.
- **Chemical Treatment:** If insects or other organisms are present, a licensed pest control adviser should direct the treatment by a licensed applicator.
- **Inspection:** During construction, an ISA Certified Arborist shall inspect the protected trees on a monthly basis. A report comparing tree health and condition to the original, pre-construction baseline shall be submitted,

following each inspection. The inclusion of photographs is advised. After construction is done, the inspection of the tree should continue for at least the next six months and even more, if the tree shows signs of stress.

Any mitigation procedures proposed by the Certified Arborist, i.e., fertilizing, spraying, washing the foliage, mulching, etc., should be performed without any delay.

### ***MITIGATION FOR THE REMOVED TREES***

Because the location of the two Southern California black walnut trees on site is such that without their removal, the property cannot be reasonably developed; therefore, it is being proposed to remove Trees #958 and #960.

Another street tree, the Mexican Fan palm, Tree #961, also is in conflict and should be removed.

For the removal of the two protected trees, the City of Los Angeles Tree Ordinance mandates mitigation on a 4:1 ratio. Therefore, for the two trees to be removed, eight Southern California Black Walnut trees must be planted on site. And for the street tree, the mitigation is 1:1, and the Urban Forestry Department will determine the mitigation for the removal of that tree.

This Protected Tree Report will be reviewed by the Urban Forestry Department of the Bureau of Street Services of City of Los Angeles. The Department might have further guidelines for the protection of the indigenous and street trees.

### ***CONCLUSION***

It is necessary that the retained trees be protected during the entire construction phase, and monitored regularly, so that their survival is being secured. Retaining the services of a Certified Arborist throughout the project will ensure a successful outcome.

### Appendix I

TREE SURVEY										
8426 N. KESTER AVE., LOS ANGELES, CA 91402										
ARSEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A), 818 669 6469, ARSENM@PACBELL.NET MAY 12, 2022										
TREE #	TAG #	SPECIES	DESIGNATION	PROTECTED	DIAMETER (DBH)	HEIGHT	SPREAD	CONDITION RATING	IMPACT	STATUS
1	962	Southern Magnolia ( <i>Magnolia grandiflora</i> )	Street Tree	Yes	4" (2x1" & 2")	11'	9'	3	N/A	Retain/ Protect
2	961	Mexican Fan Palm ( <i>Washingtonia robusta</i> )	Street Tree	Yes	N/A	20'	N/A	4	Driveway	Impacted/ Remove
3	963	Southern Magnolia ( <i>Magnolia grandiflora</i> )	Street Tree	Yes	5" (3x1" & 2")	7'	10'	3	N/A	Retain/ Protect
4	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	27"	12'	15'	1	Grading	Impacted/ Remove
5	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	19"(5", 6" & 8")	25'	20'	3	Grading	Impacted/ Remove
6	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	71.5"(2x8", 9", 9.5", 2x12" & 13")	25'	25'	3	Grading	Impacted/ Remove
7	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	9"	10'	N/A	0	Grading	Impacted/ Remove
8	N/A	Chinaberry ( <i>Melia azedarach</i> )	Non-Native Tree	No	16.5" (8" & 8.5")	10'	10'	1	Grading	Impacted/ Remove
9	N/A	Brazilian Pepper ( <i>Schinus terebinthifolia</i> )	Non-Native Tree	No	25"	18'	30'	1	Grading	Impacted/ Remove
10	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	21" (10" & 11")	30'	35'	3	Grading	Impacted/ Remove
11	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	16"	35'	30'	3	Grading	Impacted/ Remove
12	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	16"	30'	30'	3	Grading	Impacted/ Remove
13	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	22" (8" & 14")	25'	30'	3	Grading	Impacted/ Remove
14	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	13"	25'	30'	3	Grading	Impacted/ Remove
15	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	11"	30'	20'	3	Grading	Impacted/ Remove
16	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	13"	30'	20'	3	Grading	Impacted/ Remove
17	960	Southern California Black Walnut ( <i>Juglans californica</i> )	Native Tree	Yes	40"	30'	45'	3	Foundations	Impacted/ Remove
18	959	Southern California Black Walnut ( <i>Juglans californica</i> )	Native Tree	Yes	38" (18" & 20")	30'	34'	3	N/A	Not Impacted/ Retain/Protect
19	958	Southern California Black Walnut ( <i>Juglans californica</i> )	Native Tree	Yes	25"	28'	32'	3	Foundations	Impacted/ Remove

TREE CONDITION: 0=DEAD, 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT

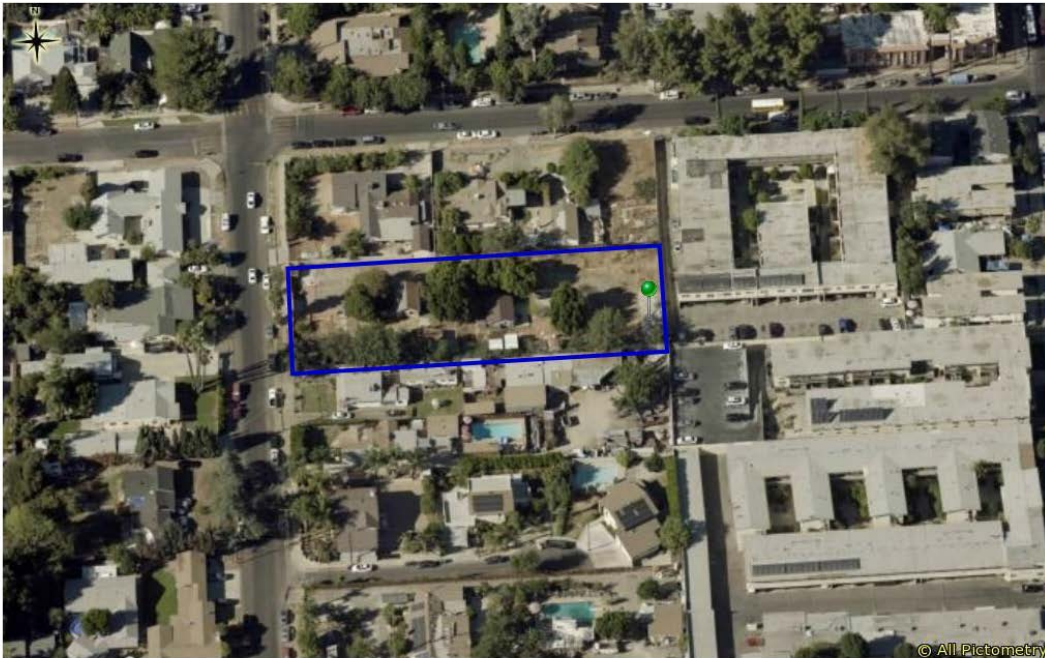


### Appendix II

SURVEY OF TREES TO BE REMOVED										
8426 N. KESTER AVE., LOS ANGELES, CA 91402										
ARSEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A), 818 669 6469, ARSENM@PACBELL.NET MAY 12, 2022										
TREE #	TAG #	SPECIES	DESIGNATION	PROTECTED	DIAMETER (DBH)	HEIGHT	SPREAD	CONDITION RATING	IMPACT	STATUS
2	961	Mexican Fan Palm ( <i>Washingtonia robusta</i> )	Street Tree	Yes	N/A	20'	N/A	4	Driveway	Impacted/ Remove
4	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	27"	12'	15'	1	Grading	Impacted/ Remove
5	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	19"(5", 6" & 8")	25'	20'	3	Grading	Impacted/ Remove
6	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	71.5"(2x8", 9", 9.5", 2x12" & 13")	25'	25'	3	Grading	Impacted/ Remove
7	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	9"	10'	N/A	0	Grading	Impacted/ Remove
8	N/A	Chinaberry ( <i>Melia azedarach</i> )	Non-Native Tree	No	16.5" (8" & 8.5")	10'	10'	1	Grading	Impacted/ Remove
9	N/A	Brazilian Pepper ( <i>Schinus terebinthifolia</i> )	Non-Native Tree	No	25"	18'	30'	1	Grading	Impacted/ Remove
10	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	21" (10" & 11")	30'	35'	3	Grading	Impacted/ Remove
11	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	16"	35'	30'	3	Grading	Impacted/ Remove
12	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa</i> var. <i>nitida</i> )	Non-Native Tree	No	16"	30'	30'	3	Grading	Impacted/ Remove
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17	960	Southern California Black Walnut ( <i>Juglans californica</i> )	Native Tree	Yes	40"	30'	45'	3	Foundations	Impacted/ Remove
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TREE CONDITION: 0=DEAD, 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT

**Appendix III**  
**PHOTOGRAPHS**



09/13/2021

**View of the property as seen on the Los Angeles County Assessor's website.**



**Tree #958.**

(This and the following photographs were taken on March 1 and April 4, 2022)



**Tree #959.**



**Tree #960.**

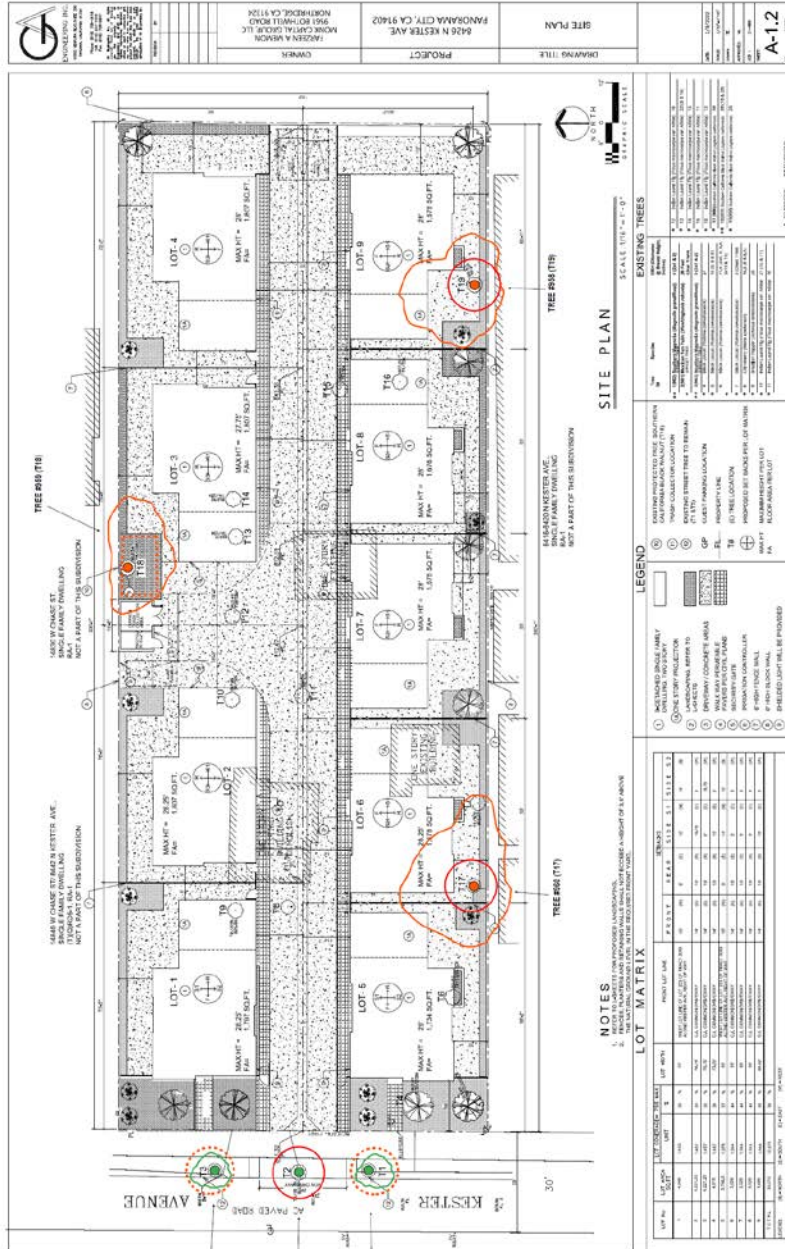


**Trees #961 and #962.**



**Tree #963.**

**Appendix IV**  
**SITE PLAN**  
 (See architectural drawing in back pocket.)



PROTECTED TREE REPORT  
 APPENDIX IV  
 SITE PLAN  
 BY  
 ARSEN MARGOSSIAN CONSULTING ARBORIST (WE-22154)  
 915 965 6469, ARSEN@PACELL.NET  
 MAY 12, 2022



## Glossary

<b>Bulge</b>	Swelling, often caused by new tissue formed as a response to reinforce the weak area.
<b>Canopy</b>	Parts of the tree above the trunk that includes the leaves and branches.
<b>Cavity</b>	An open wound or hollow within a tree, associated usually with decay.
<b>Condition Rating</b>	The condition of a tree expressed as percentage of ideal for that species.
<b>Crown</b>	The above ground portion of the tree that includes the branches and the leaves.
<b>Deadwood</b>	Dead branches remaining attached within the canopy of the tree.
<b>Decay</b>	The gradual decomposition of organic matter.
<b>Deciduous</b>	Perennial plant that loses all its leaves at one time during the year.
<b>Diameter at Breast Height (DBH)</b>	Basic measure of tree girth usually at 4.5 feet above ground level.
<b>Dieback</b>	Condition in which the ends of the branches are dying.
<b>Foliage</b>	The leaves in the canopy of the tree.
<b>Scaffold Branch</b>	The permanent or structural branches of a tree.
<b>Sucker</b>	Shoot arising from the roots.
<b>Vigor</b>	Overall health of a tree; the capacity to grow and resist physiological stress.

### **Assumptions and Limiting Conditions**

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

### Certification of Performance

I, Arsen Margossian, certify:

- That I have personally inspected the trees/shrubs and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of Assignment;
- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I am an ISA Certified Arborist (#WE-7233A), I hold ISA Tree Risk Assessment Qualification (TRAQ), am California Licensed Pest Control Advisor (#71429) and California Licensed Forestry Pesticide Applicator (#121525). I also am a graduate of ASCA Academy (2007).

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA) and International Society of Arboriculture (ISA).

Signed: 

Date: May 12, 2022

### Copies of Licenses



#### The International Society of Arboriculture

Hereby Announces That

*Arsen Margossian*

Has Earned the Credential

#### ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

*Caitlyn Polihon*

Caitlyn Polihon  
CTO & Executive Director

5 March 2005	30 June 2023	WE-7233A
Issue Date	Expiration Date	Certification Number



#### The International Society of Arboriculture

Hereby Announces That

*Arsen Margossian*

Has Earned the Credential

#### ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

*Caitlyn Polihon*

Caitlyn Polihon  
CTO & Executive Director

1 February 2013	31 December 2026
Issue Date	Expiration Date




**dpr** DEPARTMENT OF PESTICIDE REGULATION  
LICENSING/CERTIFICATION PROGRAM

**PCA**  
AGRICULTURAL PEST CONTROL ADVISER LICENSE

**LICENSE #: 71429** **EXPIRES: 12/31/2023**  
Categories: AB Issued: 1/1/2022

**ARSEN MARGOSSIAN**  
3512 ROSEMARY AVE  
GLENDALE, CA 91208




This License must be shown to any representative of the Director or Commissioner upon request.

**dpr** DEPARTMENT OF PESTICIDE REGULATION  
LICENSING/CERTIFICATION PROGRAM

**QAL**  
QUALIFIED APPLICATOR LICENSE

**LICENSE #: 121525** **EXPIRES: 12/31/2023**  
Categories: BCEFN Issued: 1/1/2022

**ARSEN MARGOSSIAN**  
3512 ROSEMARY AVE  
GLENDALE, CA 91208



This License must be shown to any representative of the Director or Commissioner upon request.

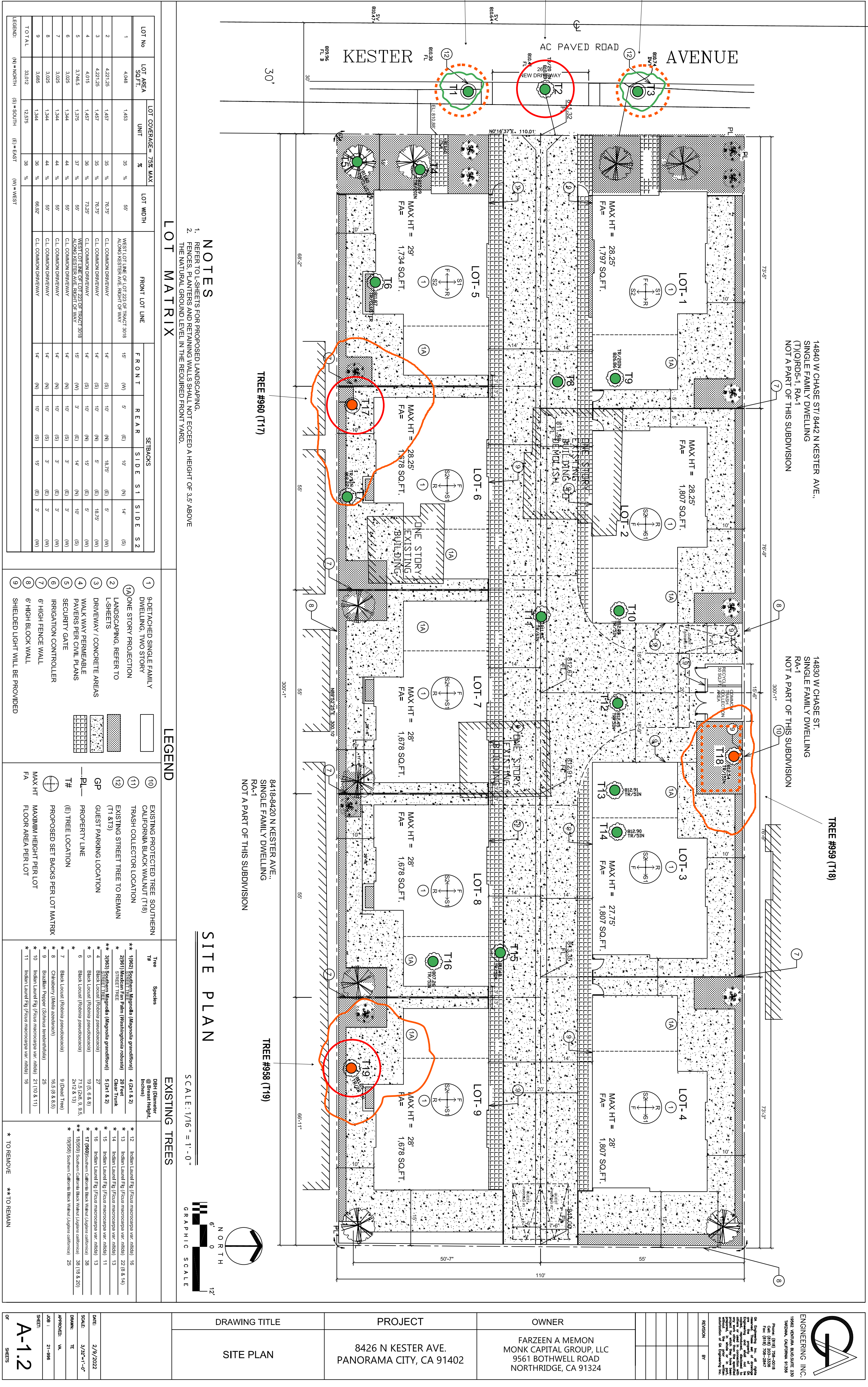
**TREE SURVEY**

8426 N. KESTER AVE., LOS ANGELES, CA 91402

ARSEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A), 818 669 6469, ARSENM@PACBELL.NET MAY 12, 2022

TREE #	TAG #	SPECIES	DESIGNATION	PROTECTED	DIAMETER (DBH)	HEIGHT	SPREAD	CONDITION RATING	IMPACT	STATUS
1	962	Southern Magnolia ( <i>Magnolia grandiflora</i> )	Street Tree	Yes	4" (2x1" & 2")	11'	9'	3	N/A	Retain/ Protect
2	961	Mexican Fan Palm ( <i>Washingtonia robusta</i> )	Street Tree	Yes	N/A	20'	N/A	4	Driveway	Impacted/ Remove
3	963	Southern Magnolia ( <i>Magnolia grandiflora</i> )	Street Tree	Yes	5" (3x1" & 2")	7'	10'	3	N/A	Retain/ Protect
4	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	27"	12'	15'	1	Grading	Impacted/ Remove
5	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	19"(5", 6" & 8")	25'	20'	3	Grading	Impacted/ Remove
6	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	71.5"(2x8", 9", 9.5", 2x12" & 13")	25'	25'	3	Grading	Impacted/ Remove
7	N/A	Black Locust ( <i>Robinia pseudoacacia</i> )	Non-Native Tree	No	9"	10'	N/A	0	Grading	Impacted/ Remove
8	N/A	Chinaberry ( <i>Melia azedarach</i> )	Non-Native Tree	No	16.5" (8" & 8.5")	10'	10'	1	Grading	Impacted/ Remove
9	N/A	Brazilian Pepper ( <i>Schinus terebinthifolia</i> )	Non-Native Tree	No	25"	18'	30'	1	Grading	Impacted/ Remove
10	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa var. nitida</i> )	Non-Native Tree	No	21" (10" & 11")	30'	35'	3	Grading	Impacted/ Remove
11	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa var. nitida</i> )	Non-Native Tree	No	16"	35'	30'	3	Grading	Impacted/ Remove
12	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa var. nitida</i> )	Non-Native Tree	No	16"	30'	30'	3	Grading	Impacted/ Remove
13	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa var. nitida</i> )	Non-Native Tree	No	22" (8" & 14")	25'	30'	3	Grading	Impacted/ Remove
14	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa var. nitida</i> )	Non-Native Tree	No	13"	25'	30'	3	Grading	Impacted/ Remove
15	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa var. nitida</i> )	Non-Native Tree	No	11"	30'	20'	3	Grading	Impacted/ Remove
16	N/A	Indian Laurel Fig ( <i>Ficus macrocarpa var. nitida</i> )	Non-Native Tree	No	13"	30'	20'	3	Grading	Impacted/ Remove
17	960	Southern California Black Walnut ( <i>Juglans californica</i> )	Native Tree	Yes	40"	30'	45'	3	Foundations	Impacted/ Remove
18	959	Southern California Black Walnut ( <i>Juglans californica</i> )	Native Tree	Yes	38" (18" & 20")	30	34'	3	N/A	Not Impacted/ Retain/Protect
19	958	Southern California Black Walnut ( <i>Juglans californica</i> )	Native Tree	Yes	25"	28'	32'	3	Foundations	Impacted/ Remove

TREE CONDITION: 0=DEAD, 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT



**NOTES**  
 1. REFER TO SHEETS FOR PROPOSED LANDSCAPING.  
 2. THE NATURAL GROUND LEVEL IN THE REQUIRED FRONT YARD.

**LOT MATRIX**

LOT NO.	LOT AREA SQ. FT.	LOT COVERAGES - TREE MAX	UNIT	%	LOT WIDTH	FRONT LOT LINE	R.E.A.R.	SIDE S1	SIDE S2
1	4168	WEST LOT LINE AT 220' OF FRONT STAIRS	10'	30%	60'	10'	60'	10'	10'
2	4271.25	ALONG WESTERLY SIDE HEIGHT OF WALK	14'	30%	70.25'	14'	60'	14.25'	60'
3	4271.25	C.L. COMMON DRIVEWAY	14'	30%	70.25'	14'	60'	14.25'	60'
4	4101	C.L. COMMON DRIVEWAY	14'	30%	71.25'	14'	60'	14.25'	60'
5	3126.25	ALONG WESTERLY SIDE HEIGHT OF WALK	14'	30%	62'	14'	60'	14.25'	60'
6	3126.25	C.L. COMMON DRIVEWAY	14'	30%	62'	14'	60'	14.25'	60'
7	3126.25	C.L. COMMON DRIVEWAY	14'	30%	62'	14'	60'	14.25'	60'
8	3126.25	C.L. COMMON DRIVEWAY	14'	30%	62'	14'	60'	14.25'	60'
9	3126.25	C.L. COMMON DRIVEWAY	14'	30%	62'	14'	60'	14.25'	60'

**LEGEND**

1	DETACHED SINGLE FAMILY DWELLING, TWO STORY	EXISTING PROTECTED TREE SOUTHERN CALIFORNIA BLACK WALNUT (T18)
2	LANDSCAPING, REFER TO SHEETS	EXISTING STREET TREE TO REMAIN (T1, T3, T13)
3	DRIVEWAY / CONCRETE AREAS	GUEST PARKING LOCATION
4	WALKWAY / PERMEABLE PAVING PER CIVIL PLANS	PROPERTY LINE
5	SECURITY GATE	(E) TREE LOCATION
6	IRRIGATION CONTROLLER	PROPOSED SET BACKS PER LOT MATRIX
7	8' HIGH FENCE WALL	MAX HT MAXIMUM HEIGHT PER LOT
8	8' HIGH BLOCK WALL	FLOOR AREA PER LOT
9	SHIELDED LIGHT WILL BE PROVIDED	

**EXISTING TREES**

Tree #	Species	DBH (in)	Height (ft)	Condition
T1	California Black Walnut	4.0 (18.25)	27	Good
T2	California Black Walnut	4.0 (18.25)	27	Good
T3	California Black Walnut	4.0 (18.25)	27	Good
T4	California Black Walnut	4.0 (18.25)	27	Good
T5	California Black Walnut	4.0 (18.25)	27	Good
T6	California Black Walnut	4.0 (18.25)	27	Good
T7	California Black Walnut	4.0 (18.25)	27	Good
T8	California Black Walnut	4.0 (18.25)	27	Good
T9	California Black Walnut	4.0 (18.25)	27	Good
T10	California Black Walnut	4.0 (18.25)	27	Good
T11	California Black Walnut	4.0 (18.25)	27	Good
T12	California Black Walnut	4.0 (18.25)	27	Good
T13	California Black Walnut	4.0 (18.25)	27	Good
T14	California Black Walnut	4.0 (18.25)	27	Good
T15	California Black Walnut	4.0 (18.25)	27	Good
T16	California Black Walnut	4.0 (18.25)	27	Good
T17	California Black Walnut	4.0 (18.25)	27	Good
T18	California Black Walnut	4.0 (18.25)	27	Good
T19	California Black Walnut	4.0 (18.25)	27	Good

**PROTECTED TREE REPORT**  
 APPENDIX IV  
 SITE PLAN  
 BY  
 ARSEEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A)  
 818 869 6489, ARSEENM@PACBELL.NET  
 MAY 12, 2022

**SITE PLAN**  
 SCALE: 1/16" = 1'-0"  
 GRAPHIC SCALE

<b>DRAWING TITLE</b>	<b>PROJECT</b>	<b>OWNER</b>
SITE PLAN	8426 N KESTER AVE. PANORAMA CITY, CA 91402	FARZEEN A MEMON MONK CAPITAL GROUP, LLC 9561 BOTHWELL ROAD NORTHRIDGE, CA 91324

**TREE SURVEY**  
 8426 N KESTER AVE. PANORAMA CITY, CA 91402  
 ARSEEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A), 818 869 6489, ARSEENM@PACBELL.NET  
 MAY 12, 2022

TREE #	TREE #	SPECIES	DESIGNATION	PROTECTED	DIAMETER (DBH)	HEIGHT	SPREAD	CONDITION	IMPACT	STATUS
1	962	California Black Walnut	Street Tree	Yes	4" DBH x 2.7'	11'	9'	3	Grinding	Retain/Protect
2	961	Manzanita	Street Tree	Yes	N/A	20'	N/A	4	Grinding	Retain/Protect
3	963	Manzanita	Street Tree	Yes	5" DBH x 2.7'	7'	10'	3	Grinding	Retain/Protect
4	N/A	Black Locust	Non-Native Tree	No	27"	12'	15'	1	Grinding	Impact/Remove
5	N/A	Black Locust	Non-Native Tree	No	10" DBH x 8.1'	25'	20'	3	Grinding	Impact/Remove
6	N/A	Black Locust	Non-Native Tree	No	71.5" DBH x 7.15'	24.2'	8.13'	25	Grinding	Impact/Remove
7	N/A	Black Locust	Non-Native Tree	No	9"	25'	25'	3	Grinding	Impact/Remove
8	N/A	Clematis	Non-Native Tree	No	16.5" DBH x 8.5'	10'	10'	1	Grinding	Impact/Remove
9	N/A	Indian Laurel Fig	Non-Native Tree	No	25"	18'	30'	1	Grinding	Impact/Remove
10	N/A	Indian Laurel Fig	Non-Native Tree	No	21" DBH x 11.1'	30'	30'	3	Grinding	Impact/Remove
11	N/A	Indian Laurel Fig	Non-Native Tree	No	16"	30'	30'	3	Grinding	Impact/Remove
12	N/A	Indian Laurel Fig	Non-Native Tree	No	22" DBH x 14.7'	20'	30'	3	Grinding	Impact/Remove
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**TOTAL LOT AREA: 33,072 SQ. FT.**  
**PROPOSED TOTAL FLOOR AREA: 15,664 SQ. FT.**