APPENDIX C – PROTECTED TREE REPORT

PROTECTED TREE REPORT
FOR
LAND DEVELOPMENT
AT

3164, 3152, 3144, 3138, 3134, 3126, 3122, 3118, 3114 and 3110 EAST FUTURE STREET LOS ANGELES, CA 90065

(APN: 5454-006-015, 5454-006-047, 5454-006-017, 5454-006-018, 5454-006-019, 5454-006-048, 5454-006-022, 5454-006-023, 5454-006-024 and 5454-006-025)

Prepared for:

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REVIEWED BY
11/23/22
Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not indicate UFD approval for any tree removal

October 30, 2021

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SUMMARY

I was contacted by Mr. Andre Ohanian, from Highrise Inc., to prepare a Protected Tree Report (PTR), for a ten-lot vacant land construction project, located at E. Future St., in Los Angeles, CA.

It has been planned to build a single-family dwelling on each lot. And the purpose of the PTR is to assess the protected trees on site and the impact of the construction project to the protected trees.

Based on the provided survey and site plan, and my own survey and observations, there are thirty-three various protected trees and shrubs on site, which are in various conditions. And based on the prepared site plan for the ten lots, a total of two protected and 14 significant trees are in conflict and have to be removed. Mitigation trees can be planted on site.

The remaining sixteen trees and shrubs can be retained, and must be protected.

INTRODUCTION

Background

Mr. Andre Ohanian inquired if I could prepare a Protected Tree Report (PTR) for a vacant land, consisting of ten lots, located at 3110-3164 E. Future St. in City of Los Angeles, California.
He indicated that plans have been made to build a single-family residence on each lot. All ten lots are adjacent on a hill and there are protected trees and shrubs on most of them.
After discussing my fees, I agreed to prepare the PTR.

Assignment

I agreed to perform the following:

- Inspect and evaluate the protected trees and shrubs.
- 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 July 29, August 3 and 10, and September 27, 2021.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees and shrubs 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

Mr. Andre Ohanian, on behalf of Highrise Inc., indicated that he is planning to proceed with the building of new single-family dwelling on each of the adjacent ten vacant lots.
The purpose of this report is to present the evaluation of the protected trees and shrubs on the lot, and the impact of the proposed construction project on these trees and shrubs.

This report is intended for the exclusive use of Mr. Ohanian, his associates and representatives.
Upon submission, this report will become their property and its use will be at their discretion.

OBSERVATIONS

General Site Observations

The ten abutting vacant lots are located in an R1-1 residential zoning area and at the following addresses with their respective Assessor Parcel Number (APN):

- 3164 E. Future St. 5454-006-015
- 3152 E. Future St. 5454-006-047
- 3144 E. Future St. 5454-006-017
- 3138 E. Future St. 5454-006-018
- 3134 E. Future St. 5454-006-019
- 3126 E. Future St. 5454-006-048
- 3122 E. Future St. 5454-006-022
- 3118 E. Future St. 5454-006-023
- 3114 E. Future St. 5454-006-024
- 3110 E. Future St. 5454-006-025

The ten lots are in the Mt. Washington-Glassell Park area of the City of Los Angeles. Access is from the Arroyo Seco Parkway (110 Freeway), off from Ave.26 exit, or from Glendale (2) Freeway, off from San Fernando Rd. exit.
The nearest cross-streets are Cliff Dr. and Kilbourn St. and the nearby major streets are Cypress Ave. and San Fernando Rd.
The lots are located on a natural steep hill, in the northeast to southwest direction. There is almost 100 feet difference between the highest and lowest grades on the ten combined lots.

It is being proposed to build a single-family dwelling on each of the ten lots.
Below is the matrix of the proposed house characteristics and lot area for each lot:

APN	Address	Lot Area	Stories	Floor Area	Footprint
5454-006-015	3164	6,626.1	3	2,766.5	1,248.0
5454-006-047	3152	6,470.2	3	2,756.5	1,248.0
5454-006-017	3144	6,993.9	3	2,756.5	1,350.0
5454-006-018	3138	5,288.4	3	2,756.5	1,248.0
5454-006-019	3134	5,840.0	3	2,756.5	1,248.0
5454-006-048	3126	7,917.3	3	2,756.5	1,248.0
5454-006-022	3122	7,053.9	3	2,756.5	1,248.0
5454-006-023	3118	5,605.5	3	2,756.5	1,144.0
5454-006-024	3114	5,776.5	3	2,756.5	1,144.0
5454-006-025	3110	5,910.0	3	2,756.5	1,144.0

The natural hill is covered with different tree and shrub species, such as Southern California black walnut (*Juglans californica* var. *californica*) trees, two Toyon (*Heteromeles arbutifolia*) shrubs, other non-indigenous trees, some native Sugar Sumac (*Rhus ovata*) bushes, and annual weeds. The native trees and shrubs and bushes are naturally occurring, and the others must be volunteers or planted by humans.

I took photographs of the trees, shrubs and the site (**Appendix IV**). Photographs are referenced and sequenced according to the lot number.
I took measurements and used the surveyor's and architect's plans for the location of the trees. I located some of the trees and shrubs/bushes that were missing from the provided survey.
All the trees, shrubs, native plants are located (per color code) on the Site Plan (**Appendix V**).
A Lufkin diameter tape and Drescher Tree Caliper were used to measure the trunk diameter of the trees and shrubs, and a DEWALT measuring tape was used for other measurements. Tree height was estimated.

Twenty-three of these trees did have existing tags, numbered #1 to #23. Some trees and Native Plants were missed, and the two Toyons are added because of the recent change in the Tree Ordinance. I installed new numbered tags, numbered from #24 to #33 on their trunks, at six feet height and where possible, on the north side. So, the total number of protected trees and shrubs on site is thirty-three.

There are on site other smaller non-protected size trees and shrubs, and they are not included in this Protected Tree Report.

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. Furthermore, the Mount Washington/Glassell Park Specific Plan defines as *Native Trees*: Any single trunk *Native Plant* which measures four inches or more in diameter, four and one-half feet above the ground level at the base of the plant; or any multiple trunk *Native Plant* which 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. Furthermore, a "*Native Plant*" is defined as "any (plant) species listed in Philip A. Munz' "*A Flora of Southern California*" and identified as indigenous to the Los Angeles Area. Also, a "Significant" Tree is any tree which measures 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.

According to this ordinance, the lot at 3114 E. Future St. does not have any City of Los Angeles Protected Tree or Shrub, or Mt. Washington /Glassell Park Specific Plan designated "Significant Tree or "Native Plant". The remaining nine lots have a total of the following protected trees, shrubs or "Significant Tree" and "Native Plant":

- Eight (8) Southern California Black Walnut (*Juglans californica*) Protected Trees
- Two (2) Toyon (*Heteromeles arbutifolia*) Protected Shrubs.
- Sixteen (16) Chinese Elm (*Ulmus parvifolia*) Significant Trees.
- One (1) California Pepper (*Schinus molle*) Significant Tree.

- Two (2) Arizona Ash (*Fraxinus velutina*) Significant Trees.
- Four (4) Sugar Sumac (*Rhus ovata*) Native Plants.

Based on the proposed site plan, because of their location within the footprint of the driveway, house, or grading of the hill, the following protected indigenous and Significant trees will have to be removed:

- Two (2) Southern California Black Walnut (*Juglans californica*) Protected Trees.
- Twelve (12) Chinese Elm (*Ulmus parvifolia*) Significant Trees.
- One (1) Arizona Ash (*Fraxinus velutina*) Significant Tree.
- One (1) Sugar Sumac (*Rhus ovata*) Native Plant.

Physical characteristics and health evaluation of the trees are given below. Their characteristics are summarized in the Protected Tree Survey (**Appendix I**).
As mentioned, all the trees are tagged on site.
Diameter of the trees/shrubs is expressed as **DBH** (Diameter at Breast Height, or at 54 inches from grade.) **Canopy** spread of the native trees and shrubs is drawn to scale on the Site Plan (**Appendix V**).

Below are discussed the existing protected trees, shrubs and native plants at each lot.

3164 E. Future Street

On this lot, there are four Significant Chinese elm (*Ulmus parvifolia*) trees, one Significant California Pepper (*Schinus molle*) tree, two native Toyon (*Heteromeles arbutifolia*) shrubs, four native Southern California black walnut (*Juglans californica*) trees, and one Sugar Sumac (*Rhus ovata*) native plant.

Tree # 3

This is a young Chinese elm tree, located closer to the street compared to the other on-site trees.
Nine stems start emerging from grade, and they respectively have: five with four inches DBH, and the others respectively with 5, 6, 7 and 8 inches DBH. The cumulative DBH of this tree is 46 inches.
The **crown** is quite even, with branches extending from 8 to 15 feet in various directions. The longest canopy spread is of 30 feet, in the east-west directions.

The height of this tree is about 25 feet.
The tree is characteristic of the species; no known structural defects so far, and in acceptable health.
Overall, the tree looks healthy and its **vigor** 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 within the footprint of the proposed house; it should be removed.

Tree # 4

Another young Chinese elm tree, located uphill from the previous tree.
It too is a multi-stem tree, dividing from grade and with respectively 2, 2, 3, 3, 4.5, 4.5, 4.5 and 5 inches DBH. The cumulative DBH is 28.5 inches.
Because of the proximity of Tree #5 on its north, the crown is uneven, with branches extending only five feet toward the north side, while they reach a distance of 15 feet toward the east side.
The height of this tree is also 15 feet.
The overall condition of this tree is identical to the above tree, and it looks healthy and its vigor 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 also is within the footprint of the proposed house; it should be removed.

Tree #5

Another Chinese elm tree, located very close and on the north side of Tree #4.
This tree has five stems, respectively with 2, 2, 4.5, 4.5 and 6 inches DBH. The cumulative DBH is 19 inches.
The height of the tree is about 20 feet, and the average canopy spread is of 30 feet.
The overall condition of this tree is identical to the previous two trees; it looks healthy, no structural defects yet and its vigor 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 also is within the footprint of the proposed house; it should be removed.

Shrub #24

This is a small Toyon shrub, located close to the property line on the north side.
It is somehow a young shrub, with five small stems, ranging in DBH from 1 to 2.5

inches. Its cumulative DBH is 7 inches.
It is representative of its species, with dark green/grayish **foliage**, compact structure and overall, with no apparent health issues.
Its height is about 10 feet, and the longest branches extend to about 12 feet, in the southwest direction. The longest canopy spread is of 17 feet.
This tree also looks average in vigor.
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 outside but close to the footprint of the proposed dwelling; some crown reduction might be needed on the south side, and it can be retained.

Shrub #25

This is also a small Toyon shrub, located close to the property line on the north side. It too is a young shrub, with six small stems, ranging in DBH from 1 to 3 inches. Its cumulative DBH is 14 inches.
It too is representative of its species, with dark same foliage as the above shrub, compact structure and overall, with no apparent health issues.
Its height is about 10 feet, and the branches reach from 8 to 10 feet away from the trunks base. The average canopy spread is of 18 feet.
This tree also looks average in vigor.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).
This tree also is outside the footprint of the proposed dwelling; some crown reduction might be needed on the south side, and it can be retained.

Trees #16 - #21 and #26

These seven trees are quite far from the construction footprint, located uphill, toward the far east end side of the property.
Trees #16, #18, #19 and #21 are Southern California black walnut (*Juglans californica*) trees, two of them quite young but of protected size.
Tree #17 is a California Pepper (*Schinus molle*) and #20 is a Chinese elm tree. And #26 is a Sugar Sumac (*Rhus ovata*), quite mature, with a canopy spreading up to 40 feet in the east-west direction.
All seven trees are in various conditions; Tree #21 is a black walnut tree with substantial **decay** and **deadwood**. The others are in fair or average condition. The characteristics of these seven trees are included in the Tree Survey.
These seven trees should not be impacted. They will be protected.

3152 E. Future Street

On this lot, there is only one tree, an Arizona ash (*Fraxinus velutina*) tree, a Mt. Washington/Glassell Park Specific Plan designated "Significant Tree". There are no native trees, native shrubs, native plants or other "significant" trees.

Tree # 2

This is a mature Arizona ash tree, located on the hill overlooking the street, and recessed from the edge of the street by only 12 feet. The main trunk divides to three stems at about one foot above grade, respectively with 9, 11 and 12 inches DBH. The cumulative DBH is 32 inches. The three stems further divide to a total of main six **scaffold branches**, which extend upward, and dividing to smaller branches, form the overall crown of the tree, that has an approximate height of 35 feet, and a longest canopy spread of 30 feet, in the north-south direction.
The tree has healthy foliage, with no signs of disease or insect infestation.
There is no **included bark** at the crotch of the main trunk division, an indication that the union is strong and not prone to failure because of extreme wind or excess lever length and additional weight.
Buttress roots are not visible at the trunk base, an indication that soil has eroded over the years and settled around the trunk. No decay **cavities** are seen.
Overall, the tree looks healthy and its vigor is good.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 4 (Good).
Although this tree is not exactly within the footprint of the proposed house nor the garage, but the excavation for the construction of the house will impact significantly this tree, and its stability on the hill will be jeopardized. Therefore, it should be removed.

3144 E. Future Street

On this lot, there is one native Southern California black walnut (*Juglans californica*) tree (Tree #1) on the property line abutting the public right-of way, and another Sugar sumac (*Rhus ovata*) native plant (Tree #27), on the public right-of-way. There are no other native trees, native shrubs, native plants or other "significant" trees on the lot. In the immediate vicinity of its property line toward the east side, there is a "Significant Tree" (#6) on 3138 Future St. and it will be discussed below.

Tree # 1

This is somehow a mature Southern California black walnut tree, located on the property line, that abuts the public right-of-way.
It is located on the hill cut over the road.
The main trunk divides to five stems at about two feet over grade; they respectively have the following DBH: 4, 5, 7, 7 and 14 inches. The cumulative DBH is 37 inches.
The tree height is about 15 feet, and branches extend from 10 to 15 feet in various directions away from the trunk base. The longest canopy spread is of 27 feet, in the north-south directions.
This tree has some **dieback** of branches, most probably caused by the Thousand Canker disease affecting these trees in the past years. New stems have emerged and foliage looks healthy, with no disease symptoms.
Overall, the tree looks healthy and its vigor 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 will be impacted by the proposed grading for the house pad; it should be removed.

Tree #27

This is a mature Mt. Washington designated "Native Plant", a Sugar Sumac (*Rhus ovata*), located on the public right-of-way area, at the far south side of the lot.
It has some thirteen significant stems, with the following DBH: five of 3", four of 4", two of 5", one of 8" and another one of 9". The cumulative DBH is 58 inches.
This is characteristic of its species, with evergreen foliage, multi-stem, crown spreading from eight to 20 feet into various directions.
The height is of 15 feet.
There is some decay at the base of the stems.
Overall, the tree looks acceptable condition and its vigor is Fair.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).
This tree also should not be impacted by the proposed construction, and can be retained. It should be protected.

3138 E. Future Street

On this lot, there are two Chinese elm (*Ulmus parvifolia*) trees, Mt. Washington/Glassell Park Specific Plan designated "Significant" trees.

There are no other native trees, native shrubs, native plants or other significant trees in the immediate vicinity of the property lines, except for native plant (Tree #27), discussed above.

Tree # 23

This is a young Chinese elm tree, located uphill, past the building pad.
At one foot over grade, the main trunk divides to four, and they further divide to a total of nine small stems, with the following DBH: four with 1.5", two with 2", two with 2.5" and one with 3.5". The cumulative DBH of this tree is 18.5 inches.
The crown is quite even, with branches extending from 7 to 10 feet in various directions. The longest canopy spread is of 20 feet, in the east-west direction.
The height of this tree is about 10 feet.
The tree is characteristic of the species; no known structural defects, and in acceptable health.
Overall, the tree looks healthy and its vigor 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 within the footprint of the grading for the proposed house; it should be removed.

Tree #6

Another Chinese elm tree, located south of the previous tree and closer to the property line along the west side.
It too is identical in characteristics to the other tree; four stems emerge from the trunk at one foot over grade, and some divide and eventually seven stems extend upward and into various directions. The seven stems have respectively the following DBH: two with 2.5", three with 3" and two with four inches. The cumulative DBH is 22 inches.
The canopy spread for this tree is also similar to the other tree, with the longest spread in the east-west direction, reaching 30 feet.
Tree height is 15 feet.
This tree also has all the characteristics of its species, over all a resilient tree with no disease symptoms or visible decay. Being multi-stem, that could lead to some failures, as the trees mature.
Overall, this tree also looks healthy and its vigor 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 within the footprint of the grading on the west side of the proposed house; it should be removed.

3134 E. Future Street

On this lot, there is only one native Southern California black walnut (*Juglans californica*) tree (Tree #7). Another Chinese elm tree is close to its property line on 3126 E. Future St. The latter is discussed below and it will be removed. There are no other native trees or shrubs, native plants or other significant trees on this lot.

Tree #7

This is a mature Southern California black walnut tree, located up the hill, in the middle of the lot.
Five stems emerge from grade, and some further divide, and there are a total of ten stems, with the following DBH: four with 2", two with 4", and 5", 7",8" and 11.5". The cumulative DBH is 47.5 inches.
The height of the tree is about 15 feet, and branches extend from five to 20 feet away from the base of the stems. The longest canopy spread is of 25 feet, in the east-west direction.
Similar to the other Southern California black walnut trees, this one also has substantial dieback, but new foliage has emerged, and the tree is recovering.
Overall, this tree also looks healthy and its vigor 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 retaining wall at the back side of the proposed house, and it is within the footprint of the grading; it should be removed.

3126 E. Future Street

On this lot, there are five young Chinese elm (*Ulmus parvifolia*) trees, located past the proposed retaining wall at the back side of the proposed house, and one Southern California black walnut (*Juglans californica*) tree, at the far north side of the lot. There are no other native trees and shrubs, native plants or significant trees.

Trees #9 - #13

The five Chinese elm trees are multi-stem; only one tree has one of its stems with a DBH of 7", all the other trees have stems with DBH readings of 2 to 4.5 inches.

But because their cumulative DBH is more than 12 inches, they are considered "Significant Trees".
All five trees are in average condition. The characteristics of these five trees are included in the Tree Survey. Trees #9, #12 and #13 should be removed, because they will be impacted by the drainage channel grading. Trees #10 and #11 can be retained.

Tree #22

This Southern California black walnut tree apparently had all its main three stems die and subsequently removed, resulting from the Thousand Cankers disease. But new stems have emerged from the **stumps**, and at present, it has a total of 14 young stems, measuring from one to 2.5 inches. The cumulative DBH of this tree is 19 inches. The height of this tree is about 15 feet, and the average canopy spread is of 20 feet.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).
This tree is quite far from the construction footprint, and should not be impacted. It should be protected.

3122 E. Future Street

On this lot, there are three Chinese elm (*Ulmus parvifolia*) trees, and one Sugar sumac (*Rhus ovata*) native plant. There are no other native trees and shrubs, native plants or significant trees.

Trees #8, #14 and #15

These three trees are young Chinese elm trees. Because of their size, they are considered Mt. Washington/Glassell Park Specific Plan designated Significant Trees.
Two of them, Trees #14 and #15 are located in the vicinity of Trees #9 to #13, while Tree #8 is further downhill.
They all have the same characteristics: multi-stem, averaging 15 feet in height and 20 feet in canopy spread. All three trees are in acceptable structure and health.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average). The individual characteristics of each tree
All three should be removed; Tree #8 is within the footprint of the house pad, while Trees #14 and #15 will be impacted by the hill grading and drainage channel.

Tree # 28

This is a mature Sugar sumac, a "Native Plant", located close to the road.
Characteristic to the species, it has about 14 stems of three to eight inches DBH.
Its cumulative DBH is 69 inches.
It has a crown height of 15 feet, and a canopy spread of 30 feet, in the east-west directions. Overall, this tree also looks healthy and its vigor is average.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).
It is located within the footprint of the proposed driveway; therefore, it should be removed.

3118 E. Future Street

On this lot, there are only two Chinese elm (*Ulmus parvifolia*) trees. There are no other native trees and shrubs, native plants or significant trees.

Trees #29 and #30

These two Chinese elm trees are located up the hill, close to the property line.
These are more mature trees, compared to the other so far discussed Chinese elm trees.
They both are multi-stem, with crown height respectively of 18 and 30 feet, and canopy spread of 28-30 feet.
Overall, they both look healthy and their vigor is average.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).
Based on the grading plan, Tree #30 is within the proposed area to be graded; therefore, it should be removed. Tree #29 is outside the grading plan, and it can be retained.

3114 E. Future St.

There are no native trees or shrubs, Significant Trees or Native Plants on this lot.

3110 E. Future St.

On this lot, there is one mature Southern California black walnut (*Juglans californica*) tree, one Arizona ash (*Fraxinus velutina*) Significant Tree, and one Sugar sumac (*Rhus ovata*), a "Native Plant".

All three are located at the far north side of the lot, close to the property line.

Tree #31

This is a mature Southern California black walnut tree, located at the far northwest corner of the lot, close to the property line.
It has lost some of its stems, and at present, it has six stems with the following DBH: two with 5", one with 6", two with 7" and one with 8". The cumulative DBH of this tree is 38 inches.
The height of the tree is about 15 feet, and branches extend from eight to 15 feet away from the base of the stems. The longest canopy spread is of 30 feet, in the east-west direction.
Similar to the other Southern California black walnut trees, this one also has substantial dieback and deadwood present, but new much smaller sprouts are emerging from the stem bases, and overall, the tree has substantial new foliage; the tree is in recovery mode. This tree also looks healthy and its vigor is average.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).
Although this tree is close to the proposed grading, but it should not be impacted. However, it should be protected.

Tree #32

This is a mature Arizona ash tree, located at the far northeast corner of the lot, away from any possible construction activity.
It has a single trunk, with a DBH of 13 inches, and an overall crown height of 35 feet. The tree has good structure, with alternating scaffold branches, that extend from 12 to 18 feet from the trunk base, and the longest canopy spread is of 33 feet, in the east-west directions. Buttress roots are not visible at the trunk base, an indication that soil has eroded over the years and settled around the trunk. No decay cavities are seen. Overall, the tree looks healthy and its vigor is good.
On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 4 (Good). As indicated above, this tree is far from any construction footprint and will be retained.

Tree #33

This is a mature Sugar sumac, a "Native Plant", located close to Tree #32.
Characteristic to the species, it has about 15 stems of average three inches DBH.

Its cumulative DBH is 45 inches. It has a crown height of 10 feet, and its longest canopy spread is of 35 feet, in the east-west directions.
Overall, this tree also looks healthy and its vigor 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 far from any construction footprint and will be retained.

CONSTRUCTION IMPACT

As discussed above, 33 various protected trees and shrubs are on the entire property. And for this ten-lot construction project, it is being proposed to remove the following: two native Southern California black walnut trees (Trees #1 and #7), twelve Chinese elm "Significant" trees (Trees #3, #4, #5, #6, #8, #9, #12, #13, #14, #15, #23 and #30), one Arizona ash tree (#2) and one Sugar sumac (#28). The remaining seventeen trees and shrubs can be retained and should be protected.

TREE PRESERVATION PLAN

To secure the survival of the retained and protected-in-place trees and shrubs, 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 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 oak 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 trees on site is such that without their removal, the properties cannot be reasonably developed; therefore, it is being proposed to remove the following from the nine lots (3114 E. Future St. has no trees or shrubs):

- Fourteen (14) Mt. Washington/Glassell Park Specific Plan designated "Significant" tree and "Native Plant". For the removal of these trees, the mitigation is 1:1; therefore, fourteen trees should be planted on site.

- Also, two indigenous Southern California black walnut trees are in conflict and must be removed. For the removal of these trees, the mitigation is 4:1; therefore, eight Southern California black walnut trees should be planted, four on 3134 and four on 3144 E. Future St. lot.

- All the above trees must be planted in their respective lots.

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 will decide the size of the mitigation trees.

CONCLUSION

It is necessary that the preserved-in-place trees and shrubs 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.

TREE SURVEY

3164, 3152, 3144, 3138, 3134, 3126, 3122, 3118, 3114 & 3110 E. FUTURE ST., LOS ANGELES, CA 90065

ARSEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A), 818-669-6469, ARSENM@PACBELL.NET, OCTOBER 30, 2021

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3164 E Future St	3	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	46 (5x4, 5, 6, 7 & 8)	25	30	3	Impacted/ Remove	House Pad
3164 E Future St	4	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	28.5 (2x2, 2x3, 3x4.5 & 5)	15	25	3	Impacted/ Remove	House Pad
3164 E Future St	5	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	19 (2x2, 2x4.5 & 6)	20	30	3	Impacted/ Remove	House Pad
3164 E Future St	16	Southern California Black Walnut (*Juglans californica*)	Native Tree	22 (2x2.5, 3x3 & 2x4)	10	27	2	Not Impacted/ Retain	N/A
3164 E Future St	17	California Pepper (*Schinus molle*)	Significant Tree	48 (10, 2x12 & 14)	25	25	2	Not Impacted/ Retain	N/A
3164 E Future St	18	Southern California Black Walnut (*Juglans californica*)	Native Tree	6.5 (2x0.75, 2x1 & 2x1.5)	7	9	3	Not Impacted/ Retain	N/A
3164 E Future St	19	Southern California Black Walnut (*Juglans californica*)	Native Tree	16 (2x1, 4x2 & 2x3)	12	17	4	Not Impacted/ Retain	N/A
3164 E Future St	20	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22.5 (3x2, 3x3, 3.5 & 4)	20	19	3	Not Impacted/ Retain	N/A
3164 E Future St	21	Southern California Black Walnut (Juglans californica)	Native Tree	18 (8 & 10)	8	14	3	Not Impacted/ Retain	N/A
3164 E Future St	24	Toyon (*Heteromeles arbutifolia*)	Native Shrub	7(3x1, 1.5 & 2.5)	10	12	3	Impacted/Retain	Trim Back
3164 E Future St	25	Toyon (*Heteromeles arbutifolia*)	Native Shrub	14 (2x1 & 4x3)	10	18	3	Impacted/Retain	Trim Back
3164 E Future St	26	Laurel Sumac (Malosma laurina)	Native Plant	98 (5x2, 8x3, 4x4, 6x5 & 3x6)	8	40	3	Not Impacted/ Retain	N/A
3152 E Future St	2	Arizona Ash (*Fraxinus velutina*)	Significant Tree	32 (9, 11 & 12)	35	30	4	Impacted/ Remove	House Pad
3144 E Future St	1	Southern California Black Walnut (*Juglans californica*)	Native Tree	37 (4, 5, 7, 7 & 14)	15	27	3	Impacted/ Remove	House Pad
3144 E Future St	27	Laurel Sumac (Malosma laurina)	Native Plant	58 (5x3, 4x4, 2x5, 8 & 9)	15	20	2	Not Impacted/ Retain	N/A
3138 E Future St	6	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22 (2x2.5, 3x3 & 2x4)	15	30	3	Impacted/ Remove	Grading
3138 E Future St	23	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	18.5 (4x1.5, 2x2, 2x2.5 & 3.5)	10	20	3	Impacted/ Remove	Grading
3134 E Future St	7	Southern California Black Walnut (*Juglans californica*)	Native Tree	47.5 (4x2, 2x4, 5, 7, 8 & 11.5)	15	30	3	Impacted/ Remove	Grading
3126 E Future St	9	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	39.5 (2x2, 5x3, 4x4 & 4.5)	15	30	3	Impacted/ Remove	Grading
3126 E Future St	10	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	25 (2x2, 2x3, 2x4 & 7)	15	27	3	Not Impacted/ Retain	N/A
3126 E Future St	11	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	11 (2x3 & 3x2.5)	15	18	3	Not Impacted/ Retain	N/A
3126 E Future St	12	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2x2, 3x3 & 4.5)	15	18	3	Impacted/ Remove	Grading
3126 E Future St	13	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	42.5 (2x2, 3x3, 4x4 & 3x4.5)	15	25	3	Impacted/ Remove	Grading
3126 E Future St	22	Southern California Black Walnut (*Juglans californica*)	Native Tree	19 (8x1, 4x1.5 & 2x2.5)	15	20	2	Not Impacted/ Retain	N/A
3122 E Future St	8	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2.5, 7 & 8)	15	27	3	Impacted/ Remove	House Pad
3122 E Future St	14	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (4.5, 5, 7 & 8)	22	35	3	Impacted/ Remove	Grading
3122 E Future St	15	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (2x2, 3x2.5, 3x3 & 4)	10	20	3	Impacted/ Remove	Grading
3122 E Future St	28	Laurel Sumac (Malosma laurina)	Native Plant	69 (3x3, 4x4, 3x5, 3x7 & 8)	15	30	3	Impacted/ Remove	House Pad
3118 E Future St	29	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22.5 (2x4, 4.5 & 6)	18	28	3	Not Impacted/ Retain	N/A
3118 E Future St	30	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	15.5 (5.5 & 10)	30	30	3	Impacted/ Remove	Grading
3114 E Future St	There are no protected trees or shrubs or plants on this lot.								
3110 E Future St	31	Southern California Black Walnut (Juglans californica)	Native Tree	38 (2x5, 6, 2x7 & 8)	15	30	3	Not Impacted/ Retain	N/A
3110 E Future St	32	Arizona Ash (*Fraxinus velutina*)	Significant Tree	13	35	33	4	Not Impacted/ Retain	N/A
3110 E Future St	33	Laurel Sumac (Malosma laurina)	Native Plant	45 (15x3)	10	35	3	Not Impacted/ Retain	N/A

Appendix I

TREE SURVEY ACCORDING TO LOT ADDRESS

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3164 E Future St	21	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	18 (8 & 10)	8	14	1	Not Impacted/ Retain	N/A
3164 E Future St	24	Toyon (*Heteromeles arbutifolia*)	Native Shrub/ Protected	7(3x1, 1.5 & 2.5)	10	12	3	Impacted/Retain	Trim Back
3164 E Future St	25	Toyon (*Heteromeles arbutifolia*)	Native Shrub/ Protected	14 (2x1 & 4x3)	10	18	3	Impacted/Retain	Trim Back
3164 E Future St	26	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	98 (5x2, 8x3, 4x4, 6x5 & 3x6)	8	40	3	Not Impacted/ Retain	N/A
3152 E Future St	2	Arizona Ash (*Fraxinus velutina*)	Significant Tree	32 (9, 11 & 12)	35	30	4	Impacted/ Remove	House Pad
3144 E Future St	1	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	37 (4, 5, 7, 7 & 14)	15	27	3	Impacted/ Remove	House Pad
3144 E Future St	27	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	58 (5x3, 4x4, 2x5, 8 & 9)	15	20	2	Not Impacted/ Retain	N/A

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix I
TREE SURVEY ACCORDING TO LOT ADDRESS

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3164 E Future St	3	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	46 (5x4, 5, 6, 7 & 8)	25	30	3	Impacted/ Remove	House Pad
3164 E Future St	4	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	28.5 (2x2, 2x3, 3x4.5 & 5)	15	25	3	Impacted/ Remove	House Pad
3164 E Future St	5	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	19 (2x2, 2x4.5 & 6)	20	30	3	Impacted/ Remove	House Pad
3164 E Future St	16	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	22 (2x2.5, 3x3 & 2x4)	10	27	2	Not Impacted/ Retain	N/A
3164 E Future St	17	California Pepper (*Schinus molle*)	Significant Tree	48 (10, 2x12 & 14)	25	25	2	Not Impacted/ Retain	N/A
3164 E Future St	18	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	6.5 (2x0.75, 2x1 & 2x1.5)	7	9	3	Not Impacted/ Retain	N/A
3164 E Future St	19	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	16 (2x1, 4x2 & 2x3)	12	17	4	Not Impacted/ Retain	N/A
3164 E Future St	20	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22.5 (3x2, 3x3, 3.5 & 4)	20	19	3	Not Impacted/ Retain	N/A

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix II
TREE SURVEY ACCORDING TO TREE NUMBER

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3144 E Future St	1	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	37 (4, 5, 7, 7 & 14)	15	27	3	Impacted/ Remove	House Pad
3152 E Future St	2	Arizona Ash (*Fraxinus velutina*)	Significant Tree	32 (9, 11 & 12)	35	30	4	Impacted/ Remove	House Pad
3164 E Future St	3	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	46 (5x4, 5, 6, 7 & 8)	25	30	3	Impacted/ Remove	House Pad
3164 E Future St	4	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	28.5 (2x2, 2x3, 3x4.5 & 5)	15	25	3	Impacted/ Remove	House Pad
3164 E Future St	5	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	19 (2x2, 2x4.5 & 6)	20	30	3	Impacted/ Remove	House Pad
3138 E Future St	6	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22 (2x2.5, 3x3 & 2x4)	15	30	3	Impacted/ Remove	Grading
3134 E Future St	7	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	47.5 (4x2, 2x4, 5, 7, 8 & 11.5)	15	30	3	Impacted/ Remove	Grading
3122 E Future St	8	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2.5, 7 & 8)	15	27	3	Impacted/ Remove	House Pad
3126 E Future St	9	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	39.5 (2x2, 5x3, 4x4 & 4.5)	15	30	3	Impacted/ Remove	Grading

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.

Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.

Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix I

TREE SURVEY ACCORDING TO LOT ADDRESS

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3114 E Future St	**There are no protected trees or shrubs or plants on this lot.**								
3110 E Future St	31	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	38 (2x5, 6, 2x7 & 8)	15	30	3	Not Impacted/ Retain	N/A
3110 E Future St	32	Arizona Ash (*Fraxinus velutina*)	Significant Tree	13	35	33	4	Not Impacted/ Retain	N/A
3110 E Future St	33	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	45 (15x3)	10	35	3	Not Impacted/ Retain	N/A

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix I
TREE SURVEY ACCORDING TO LOT ADDRESS

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3138 E Future St	6	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22 (2x2.5, 3x3 & 2x4)	15	30	3	Impacted/ Remove	Grading
3138 E Future St	23	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	18.5 (4x1.5, 2x2, 2x2.5 & 3.5)	10	20	3	Impacted/ Remove	Grading
3134 E Future St	7	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	47.5 (4x2, 2x4, 5, 7, 8 & 11.5)	15	30	3	Impacted/ Remove	Grading
3126 E Future St	9	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	39.5 (2x2, 5x3, 4x4 & 4.5)	15	30	3	Impacted/ Remove	Grading
3126 E Future St	10	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	25 (2x2, 2x3, 2x4 & 7)	15	27	3	Not Impacted/ Retain	N/A
3126 E Future St	11	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	11 (2x3 & 3x2.5)	15	18	3	Not Impacted/ Retain	N/A
3126 E Future St	12	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2x2, 3x3 & 4.5)	15	18	3	Impacted/ Remove	Grading
3126 E Future St	13	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	42.5 (2x2, 3x3, 4x4 & 3x4.5)	15	25	3	Impacted/ Remove	Grading
3126 E Future St	22	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	19 (8x1, 4x1.5 & 2x2.5)	15	20	2	Not Impacted/ Retain	N/A

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.

Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.

Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix I

TREE SURVEY ACCORDING TO LOT ADDRESS

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3122 E Future St	8	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2.5, 7 & 8)	15	27	3	Impacted/ Remove	House Pad
3122 E Future St	14	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (4.5, 5, 7 & 8)	22	35	3	Impacted/ Remove	Grading
3122 E Future St	15	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (2x2, 3x2.5, 3x3 & 4)	10	20	3	Impacted/ Remove	Grading
3122 E Future St	28	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	69 (3x3, 4x4, 3x5, 3x7 & 8)	15	30	3	Impacted/ Remove	House Pad
3118 E Future St	29	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22.5 (2x4, 4.5 & 6)	18	28	3	Not Impacted/ Retain	N/A
3118 E Future St	30	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	15.5 (5.5 & 10)	30	30	3	Impacted/ Remove	Grading

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix II

TREE SURVEY ACCORDING TO TREE NUMBER

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3164 E Future St	19	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	16 (2x1, 4x2 & 2x3)	12	17	4	Not Impacted/ Retain	N/A
3164 E Future St	20	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22.5 (3x2, 3x3, 3.5 & 4)	20	19	3	Not Impacted/ Retain	N/A
3164 E Future St	21	Southern California Black Walnut (Juglans californica)	Native Tree/ Protected	18 (8 & 10)	8	14	1	Not Impacted/ Retain	N/A
3126 E Future St	22	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	19 (8x1, 4x1.5 & 2x2.5)	15	20	2	Not Impacted/ Retain	N/A
3138 E Future St	23	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	18.5 (4x1.5, 2x2, 2x2.5 & 3.5)	10	20	3	Impacted/ Remove	Grading
3164 E Future St	24	Toyon (*Heteromeles arbutifolia*)	Native Shrub/ Protected	7(3x1, 1.5 & 2.5)	10	12	3	Impacted/Retain	Trim Back
3164 E Future St	25	Toyon (*Heteromeles arbutifolia*)	Native Shrub/ Protected	14 (2x1 & 4x3)	10	18	3	Impacted/Retain	Trim Back
3164 E Future St	26	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	98 (5x2, 8x3, 4x4, 6x5 & 3x6)	8	40	3	Not Impacted/ Retain	N/A

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix II
TREE SURVEY ACCORDING TO TREE NUMBER

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3126 E Future St	10	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	25 (2x2, 2x3, 2x4 & 7)	15	27	3	Not Impacted/ Retain	N/A
3126 E Future St	11	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	11 (2x3 & 3x2.5)	15	18	3	Not Impacted/ Retain	N/A
3126 E Future St	12	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2x2, 3x3 & 4.5)	15	18	3	Impacted/ Remove	Grading
3126 E Future St	13	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	42.5 (2x2, 3x3, 4x4 & 3x4.5)	15	25	3	Impacted/ Remove	Grading
3122 E Future St	14	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (4.5, 5, 7 & 8)	22	35	3	Impacted/ Remove	Grading
3122 E Future St	15	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (2x2, 3x2.5, 3x3 & 4)	10	20	3	Impacted/ Remove	Grading
3164 E Future St	16	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	22 (2x2.5, 3x3 & 2x4)	10	27	2	Not Impacted/ Retain	N/A
3164 E Future St	17	California Pepper (*Schinus molle*)	Significant Tree	48 (10, 2x12 & 14)	25	25	2	Not Impacted/ Retain	N/A
3164 E Future St	18	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	6.5 (2x0.75, 2x1 & 2x1.5)	7	9	3	Not Impacted/ Retain	N/A

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix III

SURVEY OF TREES TO BE REMOVED

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3144 E Future St	1	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	37 (4, 5, 7, 7 & 14)	15	27	3	Impacted/ Remove	House Pad
3152 E Future St	2	Arizona Ash (*Fraxinus velutina*)	Significant Tree	32 (9, 11 & 12)	35	30	4	Impacted/ Remove	House Pad
3164 E Future St	3	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	46 (5x4, 5, 6, 7 & 8)	25	30	3	Impacted/ Remove	House Pad
3164 E Future St	4	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	28.5 (2x2, 2x3, 3x4.5 & 5)	15	25	3	Impacted/ Remove	House Pad
3164 E Future St	5	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	19 (2x2, 2x4.5 & 6)	20	30	3	Impacted/ Remove	House Pad
3138 E Future St	6	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22 (2x2.5, 3x3 & 2x4)	15	30	3	Impacted/ Remove	Grading
3134 E Future St	7	Southern California Black Walnut (*Juglans californica*)	Native Tree/ Protected	47.5 (4x2, 2x4, 5, 7, 8 & 11.5)	15	30	3	Impacted/ Remove	Grading
3122 E Future St	8	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2.5, 7 & 8)	15	27	3	Impacted/ Remove	House Pad

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix II

TREE SURVEY ACCORDING TO TREE NUMBER

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3144 E Future St	27	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	58 (5x3, 4x4, 2x5, 8 & 9)	15	20	2	Not Impacted/ Retain	N/A
3122 E Future St	28	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	69 (3x3, 4x4, 3x5, 3x7 & 8)	15	30	3	Impacted/ Remove	House Pad
3118 E Future St	29	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	22.5 (2x4, 4.5 & 6)	18	28	3	Not Impacted/ Retain	N/A
3118 E Future St	30	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	15.5 (5.5 & 10)	30	30	3	Impacted/ Remove	Grading
3114 E Future St	There are no protected trees or shrubs or plants on this lot.								
3110 E Future St	31	Southern California Black Walnut (Juglans californica)	Native Tree/ Protected	38 (2x5, 6, 2x7 & 8)	15	30	3	Not Impacted/ Retain	N/A
3110 E Future St	32	Arizona Ash (*Fraxinus velutina*)	Significant Tree	13	35	33	4	Not Impacted/ Retain	N/A
3110 E Future St	33	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	45 (15x3)	10	35	3	Not Impacted/ Retain	N/A

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix III

SURVEY OF TREES TO BE REMOVED

Address	Tree #	Species	Designation	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition Rating	Status	Impact
3126 E Future St	9	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	39.5 (2x2, 5x3, 4x4 & 4.5)	15	30	3	Impacted/ Remove	Grading
3126 E Future St	12	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	17.5 (2x2, 3x3 & 4.5)	15	18	3	Impacted/ Remove	Grading
3126 E Future St	13	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	42.5 (2x2, 3x3, 4x4 & 3x4.5)	15	25	3	Impacted/ Remove	Grading
3122 E Future St	14	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (4.5, 5, 7 & 8)	22	35	3	Impacted/ Remove	Grading
3122 E Future St	15	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	24.5 (2x2, 3x2.5, 3x3 & 4)	10	20	3	Impacted/ Remove	Grading
3138 E Future St	23	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	18.5 (4x1.5, 2x2, 2x2.5 & 3.5)	10	20	3	Impacted/ Remove	Grading
3122 E Future St	28	Sugar Sumac (*Rhus ovata*)	Native Plant/ Significant	69 (3x3, 4x4, 3x5, 3x7 & 8)	15	30	3	Impacted/ Remove	House Pad
3118 E Future St	30	Chinese Elm (*Ulmus parvifolia*)	Significant Tree	15.5 (5.5 & 10)	30	30	3	Impacted/ Remove	Grading

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

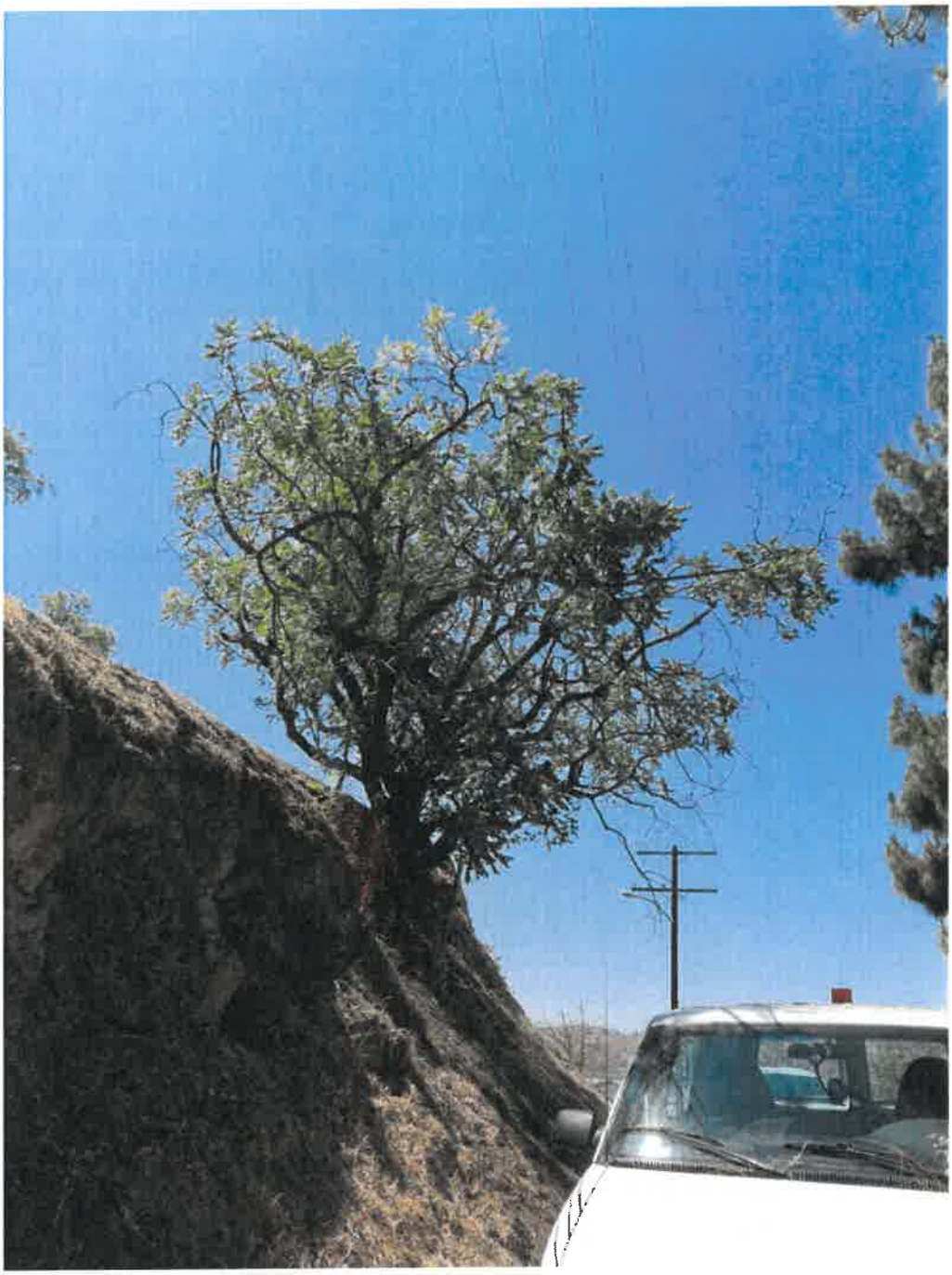
Significant Tree: Any tree which measures 12 inches or more in DBH and or is more than 35 feet in height.
Native Plant: Any species listed in Philip A. Munz' "A Flora of Southern California and identified as indigenous to Los Angeles area.
Native Tree: Any of the six plant species (Native oak, Western Sycamore, SoCal black walnut, California bay, Toyon and Mexican elderberry) with a DBH of four inches or more.

Appendix IV

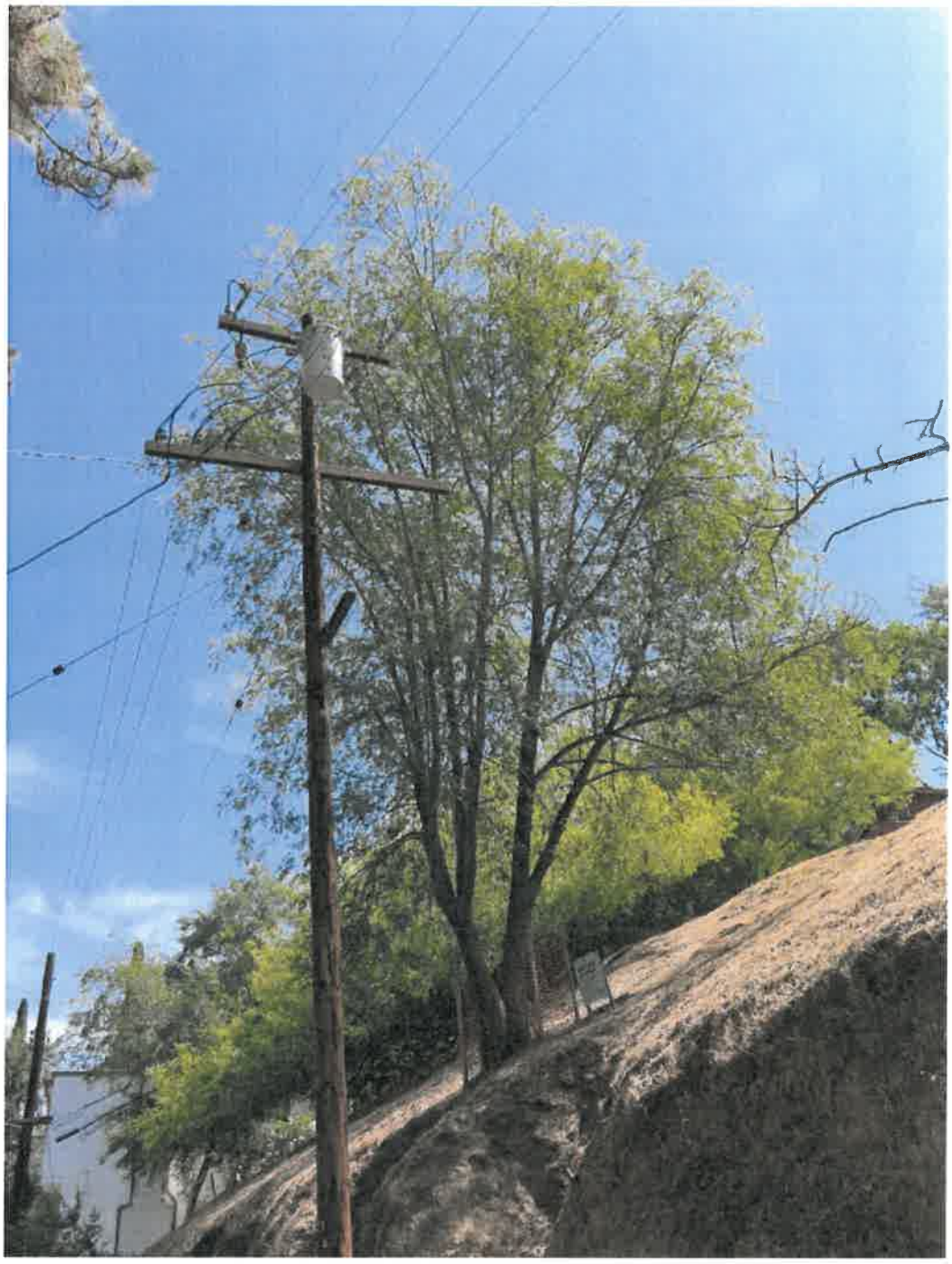
PHOTOGRAPHS

Aerial view of the property from Los Angeles County Assessor's website.

(Date 03/03/2020)



Tree #1.
(This and the following photographs were taken on 07/29/21, 08/03/21 and 08/10/21.)



Tree #2.

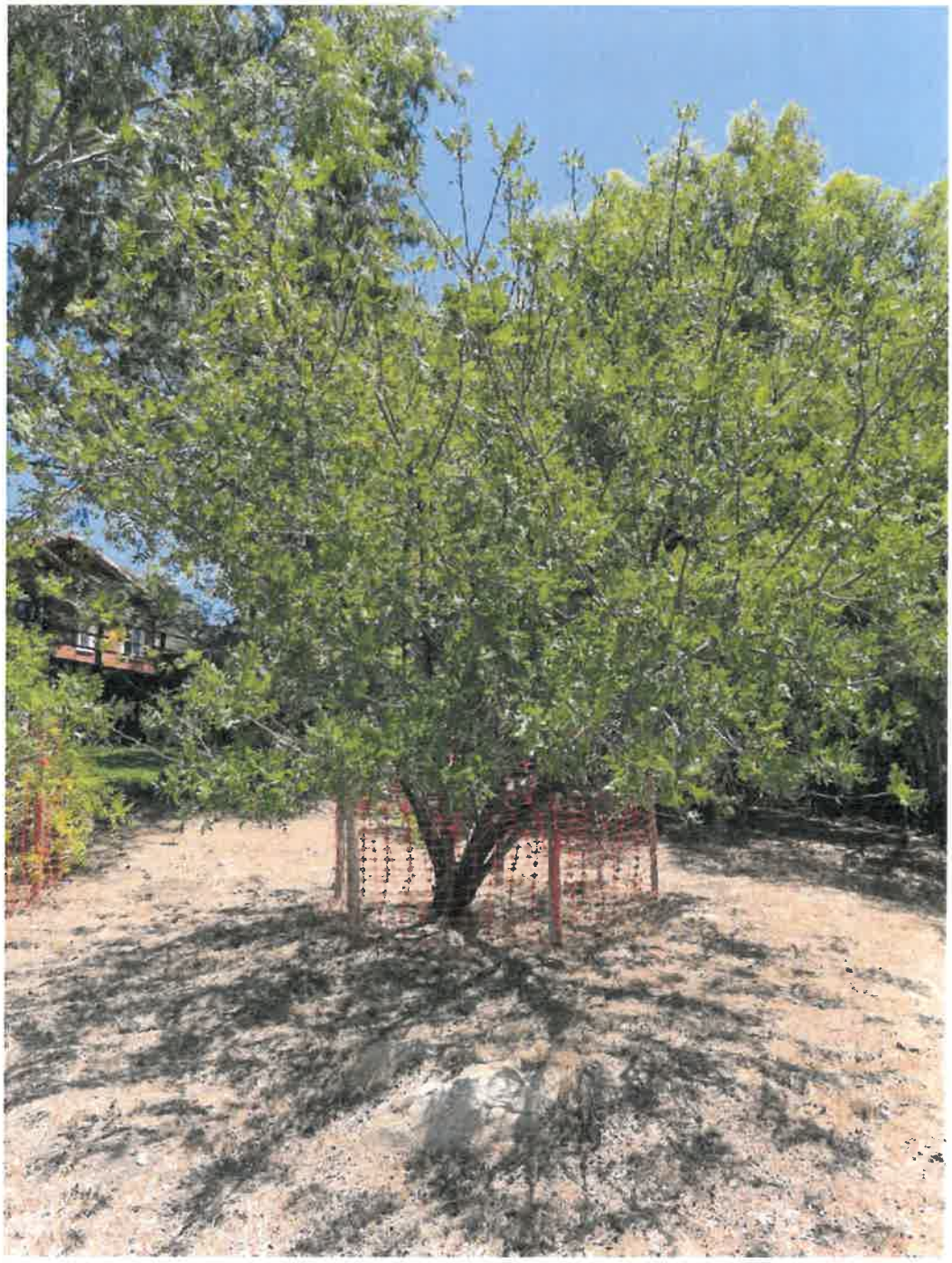
Tree #3 in the front.

Tree #4 (left side) and #5 (right side.)

Shrub #24.

Shrub #25.

Tree #18.



Tree #19.

Tree #20.

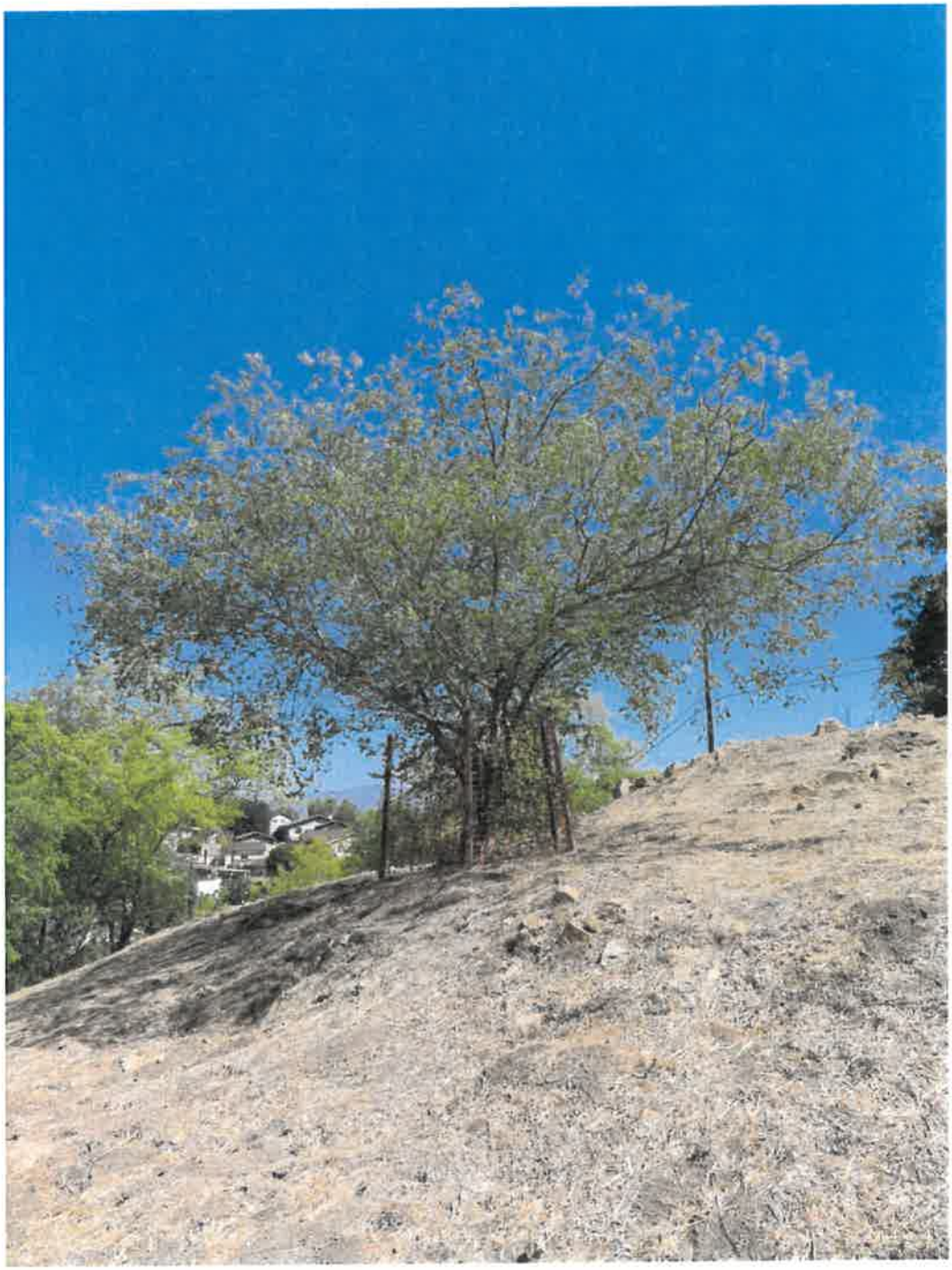
Lower section of Tree #21.

Tree #17.

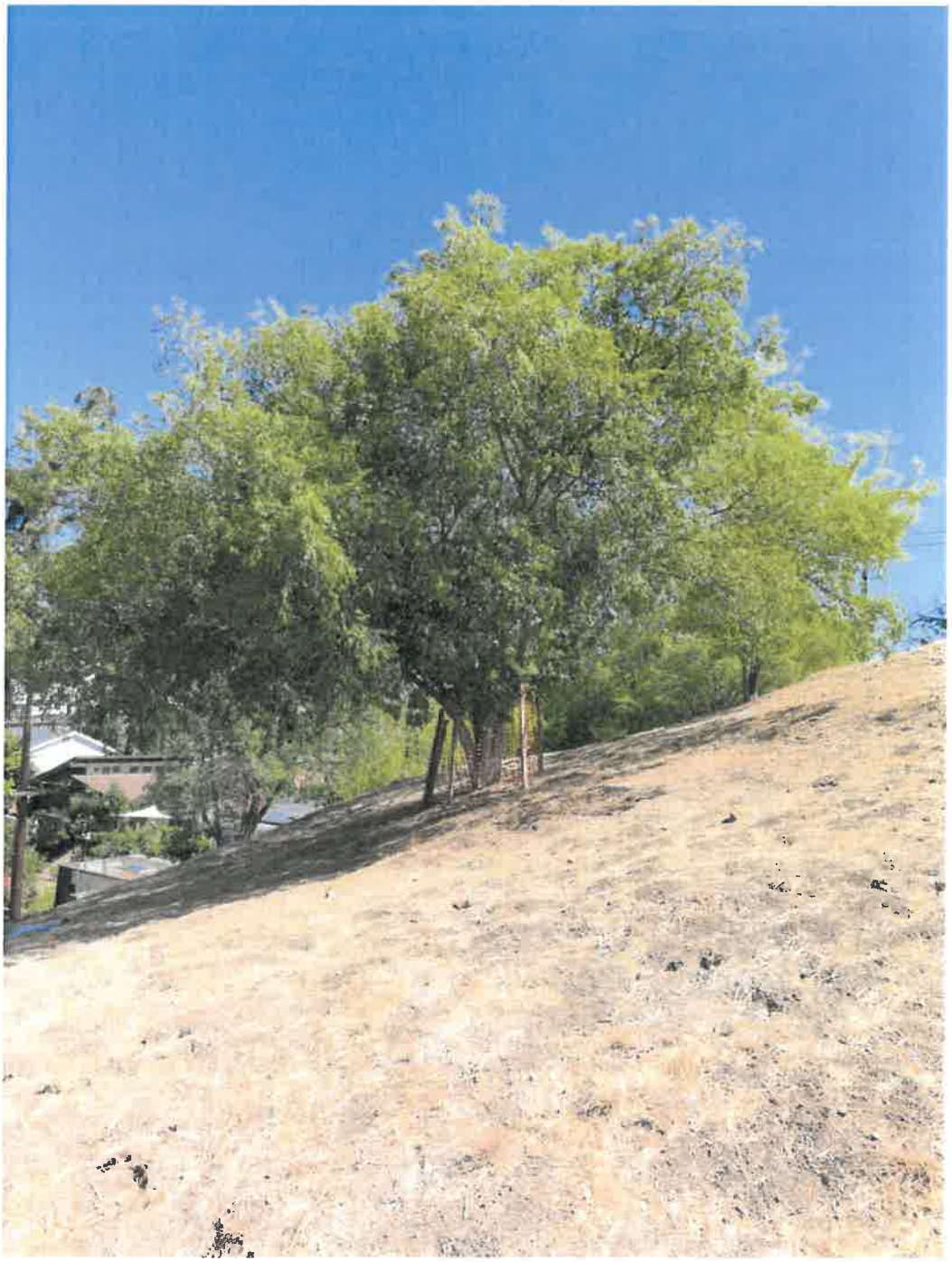
Tree #22.

Native Plant #26.

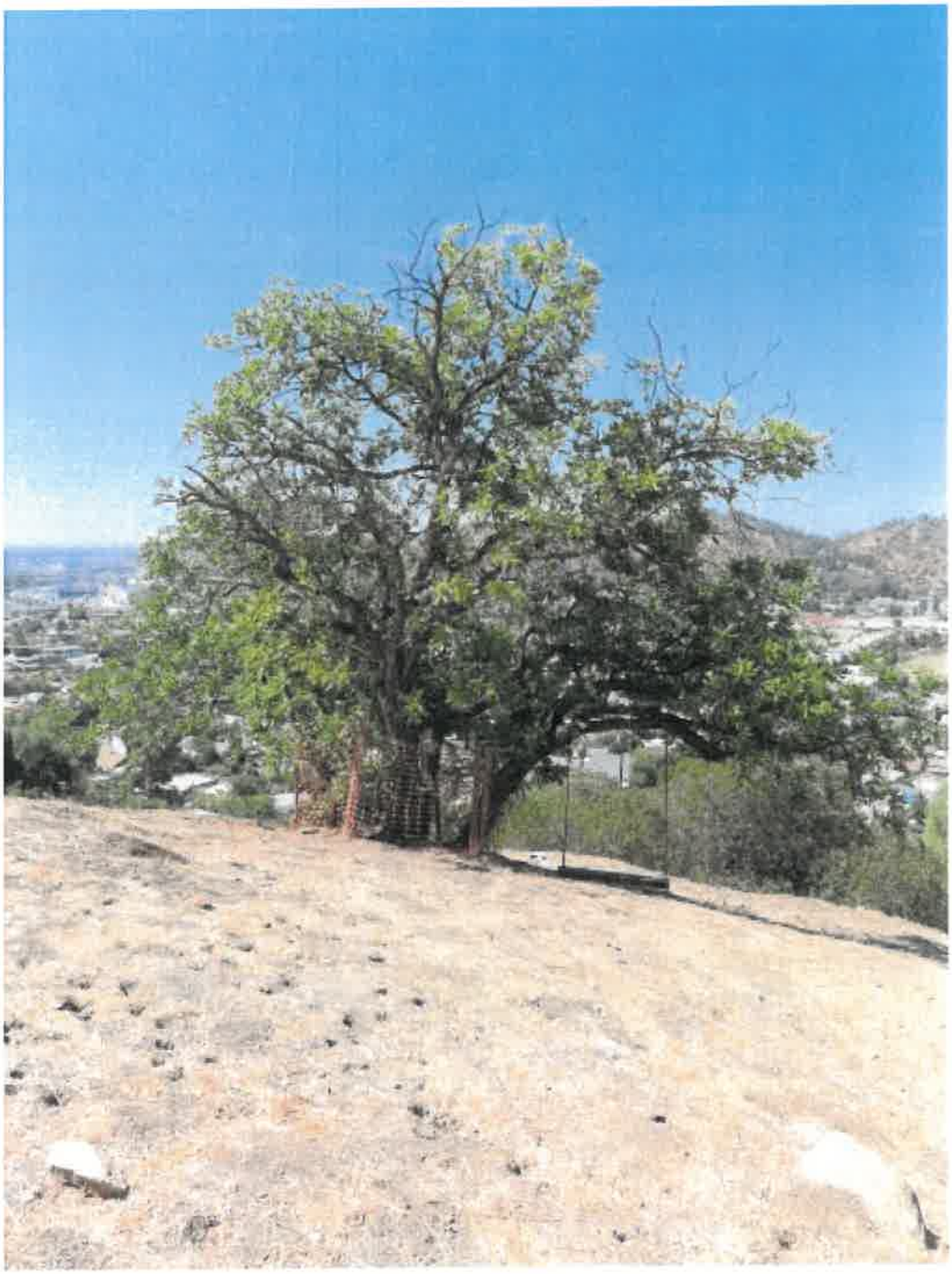
Tree #16.



Tree #23.



Tree #6.

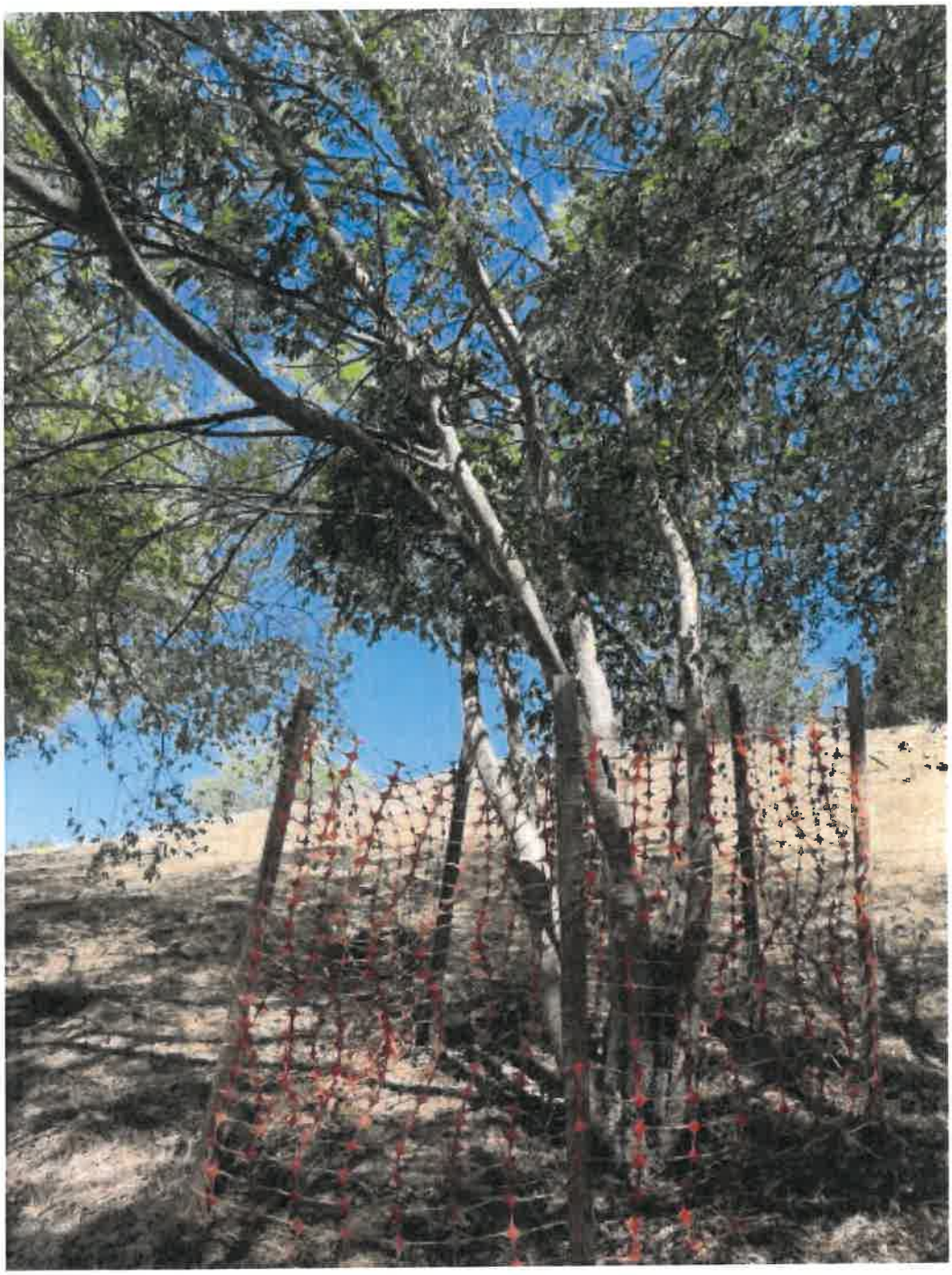


Tree #7.

Native Plant #27.

Tree #9.

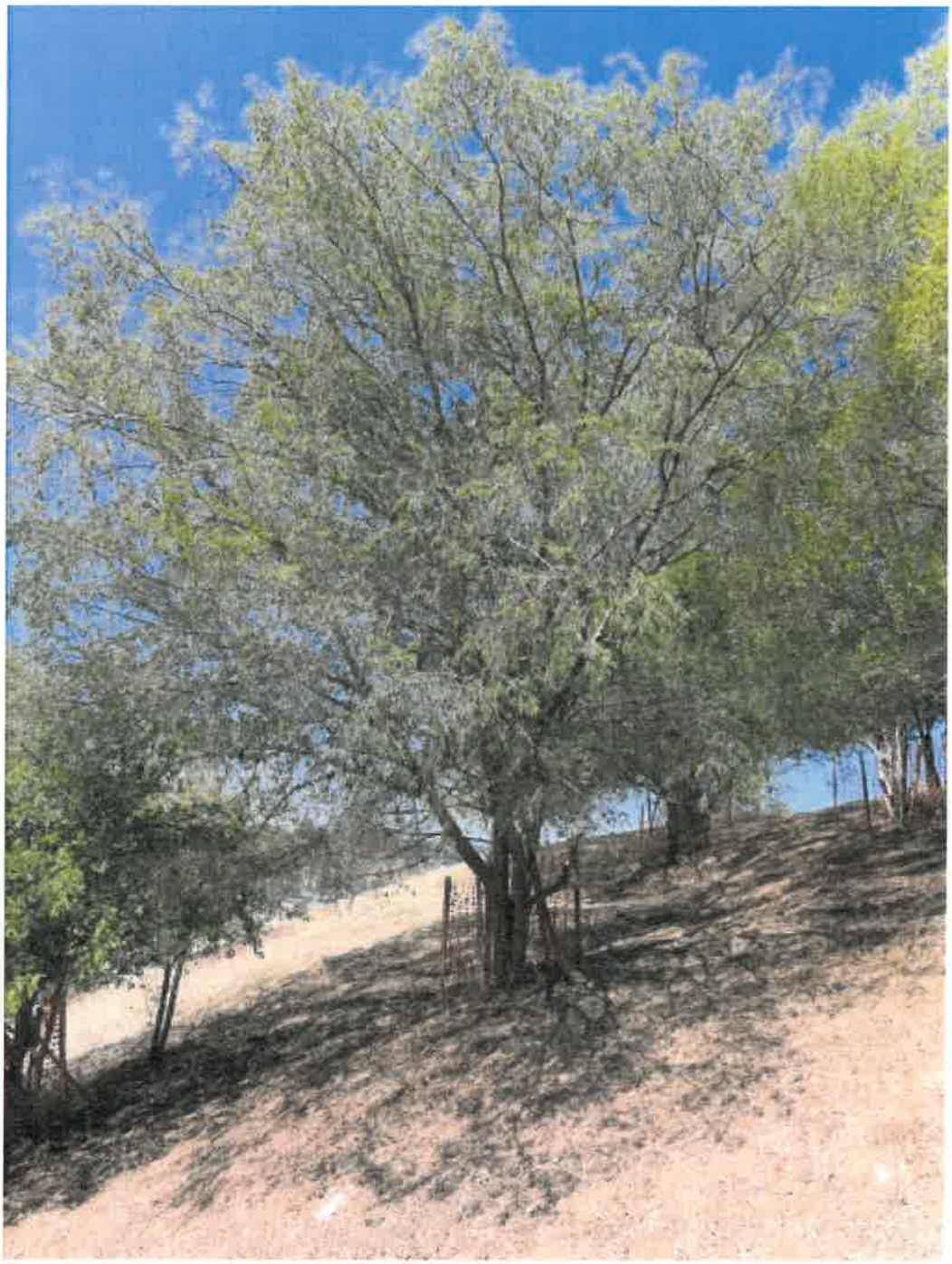
Tree #10.



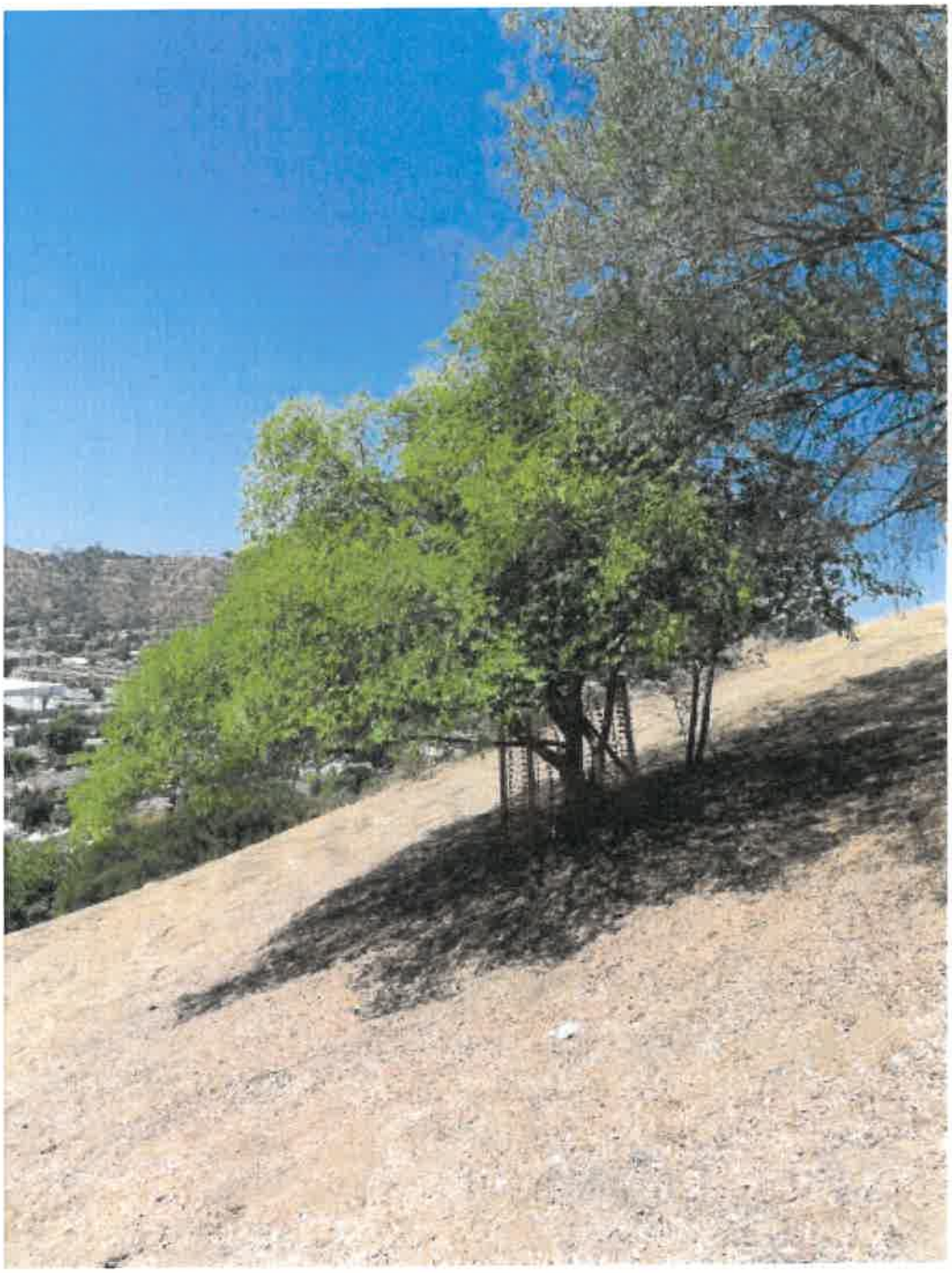
Tree #11.

Tree #12.

Tree #13.

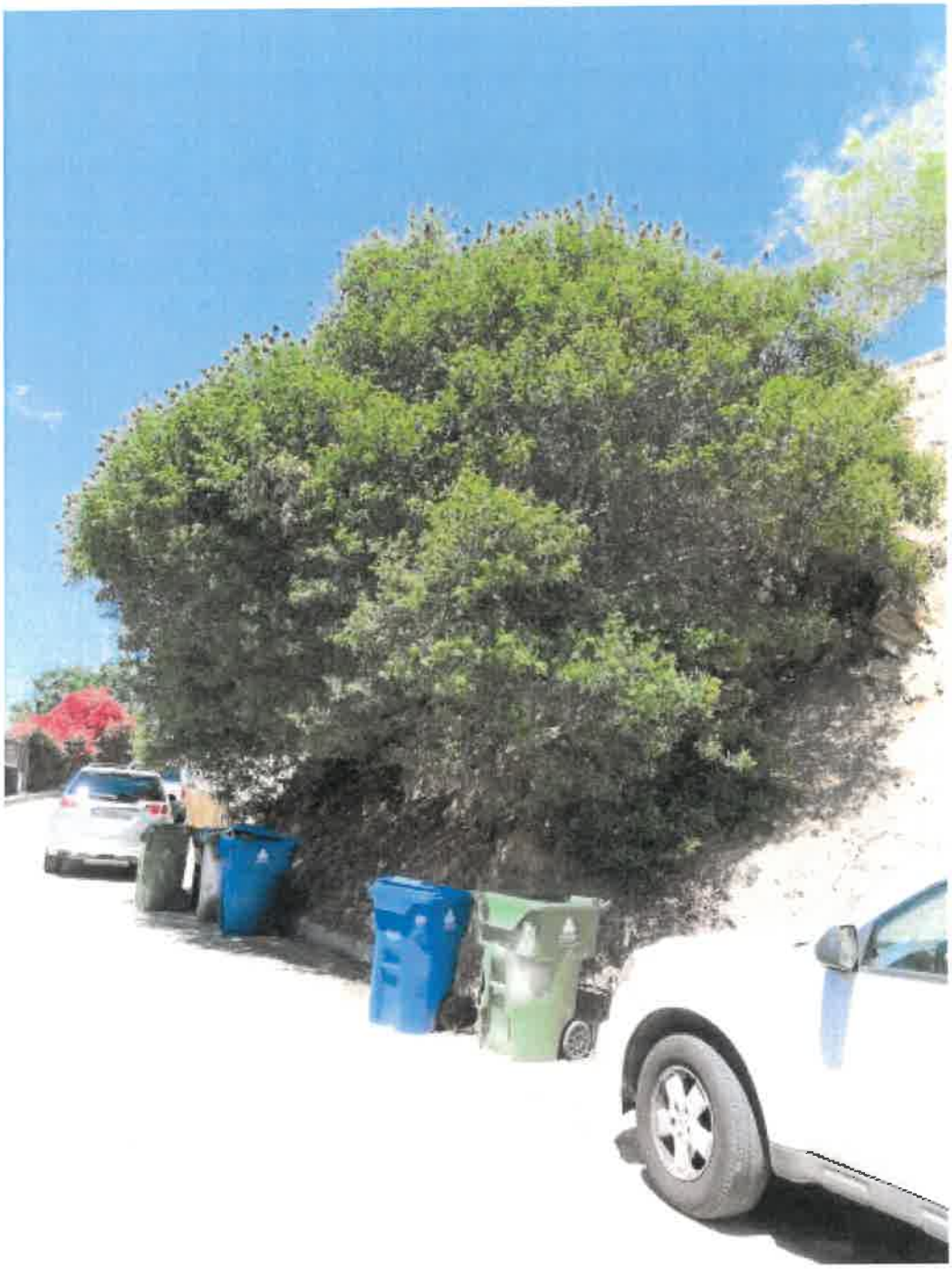


Tree #14.

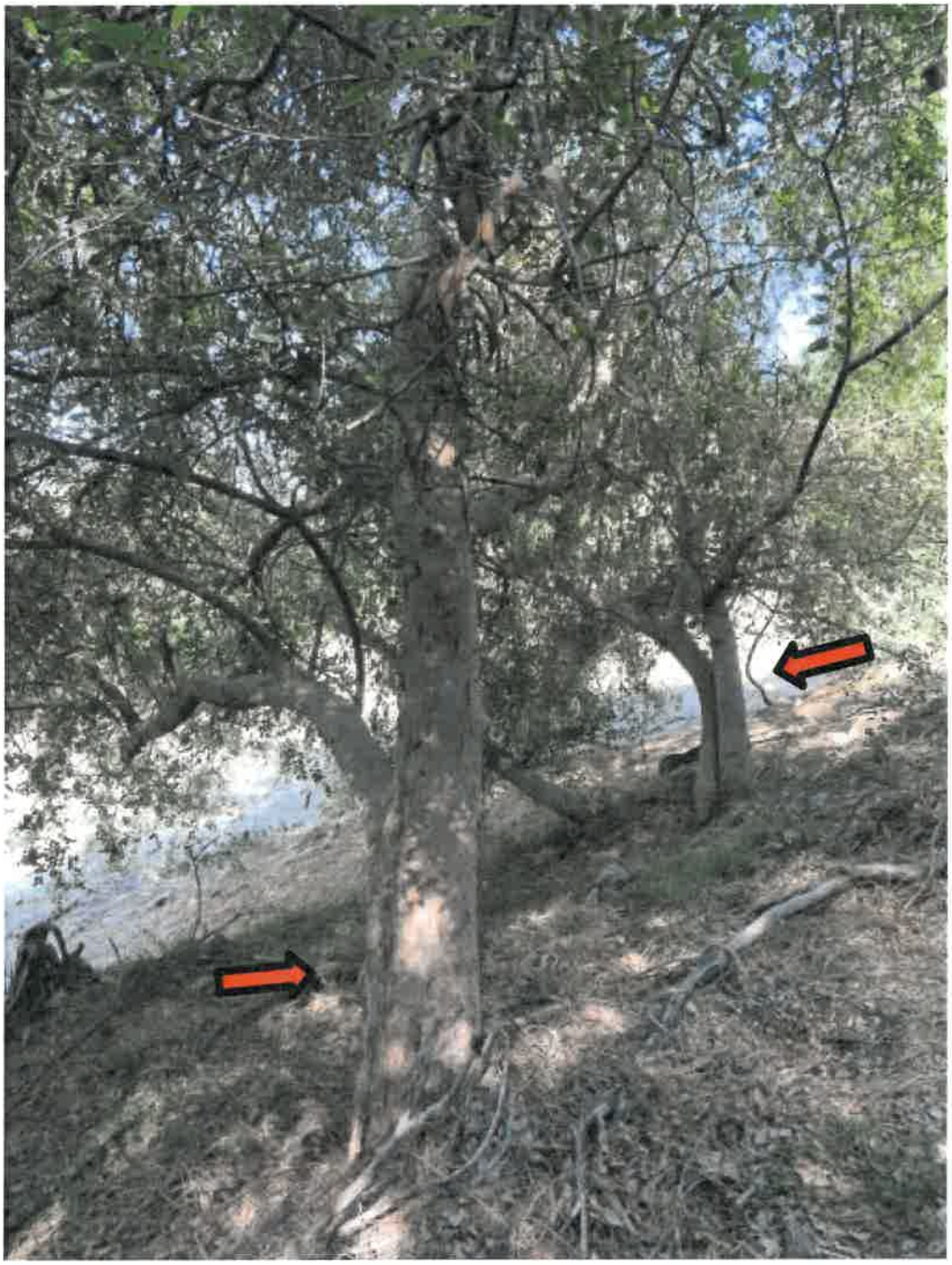


Tree #15.

Tree #8.

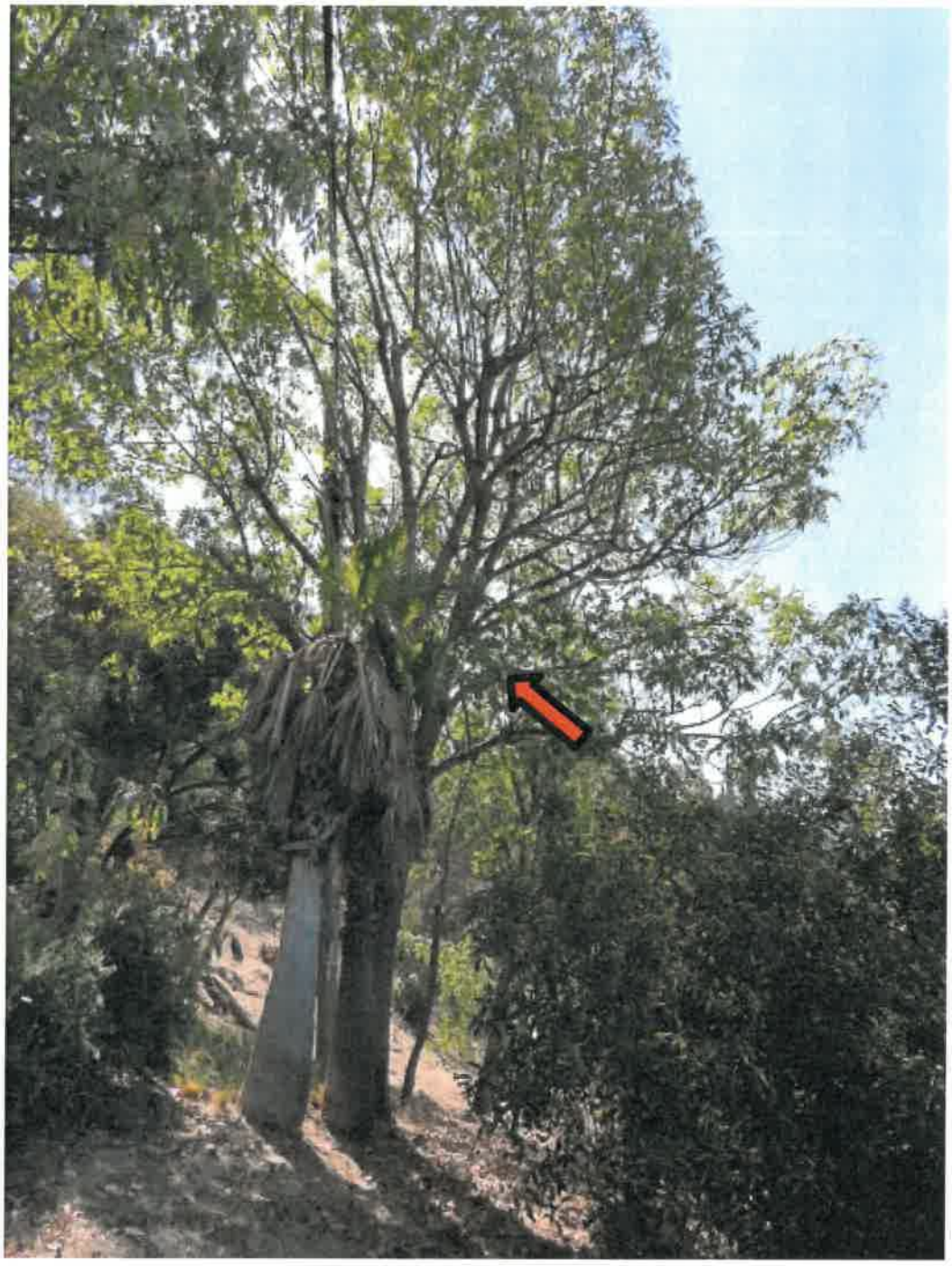


Native Plant #28.



Tree #29 (right side) and Tree #30 (in the center.)

Tree #31.



Tree #32.

Native Plant #33.

Appendix V

SITE PLAN

(See in back pocket.)

Glossary

Buttress Root	Roots at the base of the trunk; trunk flare.
Canopy	Parts of the tree above the trunk that includes the leaves and branches.
Cavity	An open wound or hollow within a tree, associated usually with decay.
Condition Rating	The condition of a tree expressed as percentage of ideal for that species.
Crown	The above ground portion of the tree that includes the branches and the leaves.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Decay	The gradual decomposition of organic matter.
Diameter at Breast Height (DBH)	Basic measure of tree girth usually at 4.5 feet above ground level.
Dieback	Condition in which the ends of the branches are dying.
Foliage	The leaves in the canopy of the tree.
Included Bark	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.
Scaffold Branch	The permanent or structural branches of a tree.
Stump	That part of a felled or broken tree left in the ground.
Vigor	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 shrubs, and native plants, 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 and shrubs 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: October 30, 2021

Copies of Licenses

The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

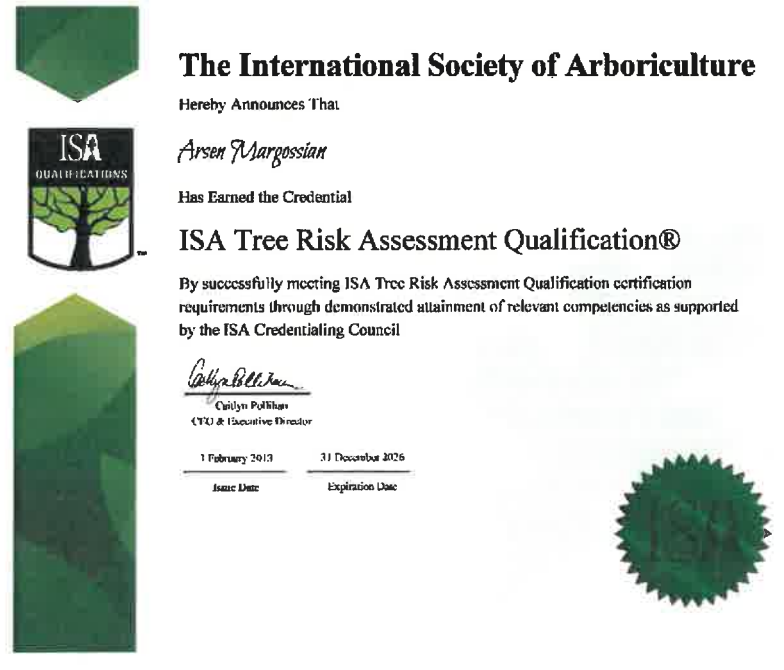
ISA Certified Arborist ®

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

Caitlyn Pelliban
CEO & Executive Director

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

ANAB ACCREDITED PERSONNEL CERTIFICATION BODY #9547 ISA Certified Arborist



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

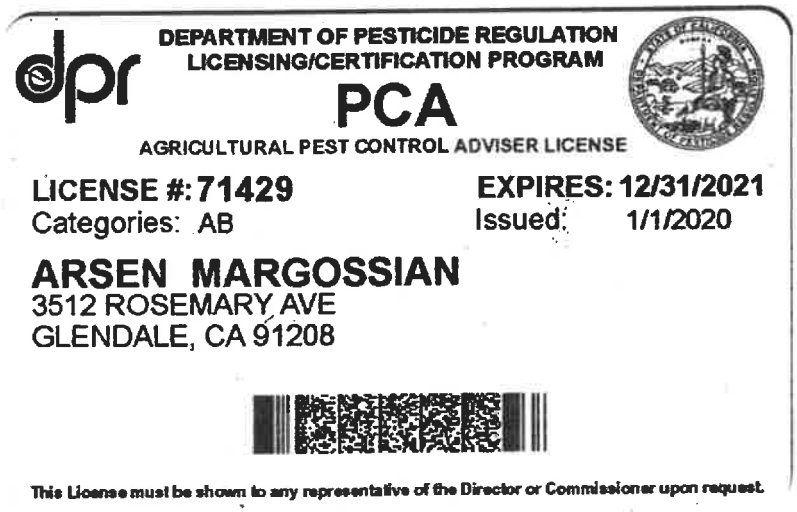
Has Earned the Credential

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 Pelliban
CEO & Executive Director

1 February 2013	31 December 2026
Issue Date	Expiration Date



DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

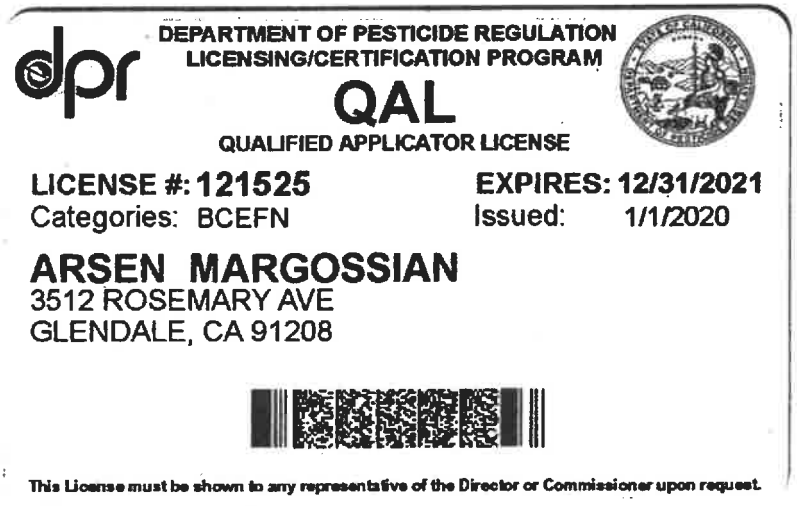
PCA

AGRICULTURAL PEST CONTROL ADVISER LICENSE

LICENSE #: 71429 **EXPEIRES: 12/31/2021**
Categories: AB Issued: 1/1/2020

ARSEN MARGOSSIAN
3512 ROSEMARY AVE
GLENDALE, CA 91208

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



DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

QAL

QUALIFIED APPLICATOR LICENSE

LICENSE #: 121525 **EXPEIRES: 12/31/2021**
Categories: BCEFN Issued: 1/1/2020

ARSEN MARGOSSIAN
3512 ROSEMARY AVE
GLENDALE, CA 91208

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