Appendix B
Arborist Report

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Arborist Report

21101 Ventura Boulevard Project, City of Los Angeles, California

JANUARY 2024

Prepared for:

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
City	City of Los Angeles
ISA	International Society of Arboriculture
project	21101 Ventura Boulevard Project
LAMC	Los Angeles Municipal Code

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1 Introduction

This arborist report provides a summary of the tree inventory and evaluation of the 21101 Ventura Boulevard Project (project) site. The project site is located at 21101 Ventura Boulevard within the City of Los Angeles, California (Figure 2, Vicinity Map). As such, this arborist report addresses any applicable City of Los Angeles (City) tree policies and/or ordinances within the City's jurisdiction for City-managed street trees. Additionally, this report conforms with the City's Standard Tree Removal Application Checklist (City of Los Angeles 2021).

Dudek was retained by Johnson Development Associates, Inc. (the applicant) to conduct a tree inventory and assessment of the project site's trees. Dudek's Urban and Community Forestry Division's International Society of Arboriculture (ISA)-certified arborists performed various functions associated with surveying, inventorying, and evaluating the condition of trees found within the project site or adjacent public right-of-way, as described in the following text.

The purpose of this arborist report is to present the physical characteristics and mapped locations of trees that would either be removed or protected in place during grading and construction-related activities.

1.1 Project Location

The project site is at 21101 Ventura Boulevard within the City of Los Angeles, California (Figure 2).

1.2 Site Characteristics

The project site currently consists of a hotel, guest parking area, associated infrastructure, and ornamental trees. The ornamental trees located on-site are comprised of two carob trees (*Ceratonia siliqua*), six crape myrtle trees (*Lagerstroemia indica*), two ginkgo trees (*Ginkgo biloba*), 17 Mexican fan palms (*Washingtonia robusta*), three olive trees (*Olea europaea*), five palo verde trees (*Parkinsonia aculeata*), and nine queen palms (*Syagrus romansoffianum*). Of the 44 trees found on and immediately adjacent to the site, eight are City-maintained street trees. The inventoried trees are not of protected status, as defined by the City's Protected Tree Ordinance No. 186,873. However, the eight street trees are regulated by the City's Municipal Code (LAMC) Chapter VI, Article 2, Section 62.161 et. seq. Photographs of the eight observed street trees are provided in Appendix C, Site Photograph Log.

1.3 Project Description

The project would involve the construction and operation of an approximately 112,204 square foot self-storage facility on a 2.5-acre site located at 21101 Ventura Boulevard. The project would consist of one, six-story above grade self-storage building with internal office space, loading areas, and surface parking. In addition, the Project proposes minor improvements to an existing hotel on the site, which would include the configuration of hotel parking areas, demolition of the existing hotel swimming pool, and construction, use, maintenance of a new pool and ancillary structures to the eastern portion of the hotel project site. For CEQA purposes, the City of Los Angeles will act as lead agency. The majority of necessary tree work/removals will be on privately-owned trees that do not fall within the definition of a protected tree (Ord. No. 186,873).

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FIGURE 1
Regional Map
Arborist Report for the 21101 Ventura Boulevard Project

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Burbank Blvd
Fondale Ave
Canoga Ave
101
Clark St
Clarendon St
Comercio Way
Ventura Fwy
De Roja Ave
Campo Rd
Comercio Ln
De Soto Ave
Ventura Blvd
Medina Rd
Darro Rd
Alhama Dr
Costanso St
Paralta Ave
Serrania Ave
Bascule Ave
Kelvin Ave
De la Guerra St
Escobedo Dr
Avenue San Luis
Baza Ave
Comercio Ave
Martinez St
Marmol Dr
Catalon Ave
Project Boundary
Coles St
SOURCE: Bing Imagery 2021, Open Street Map 2021
DUDEK
0
250
500
Feet
FIGURE 2
Vicinity Map
Arborist Report for the 21101 Ventura Boulevard Project

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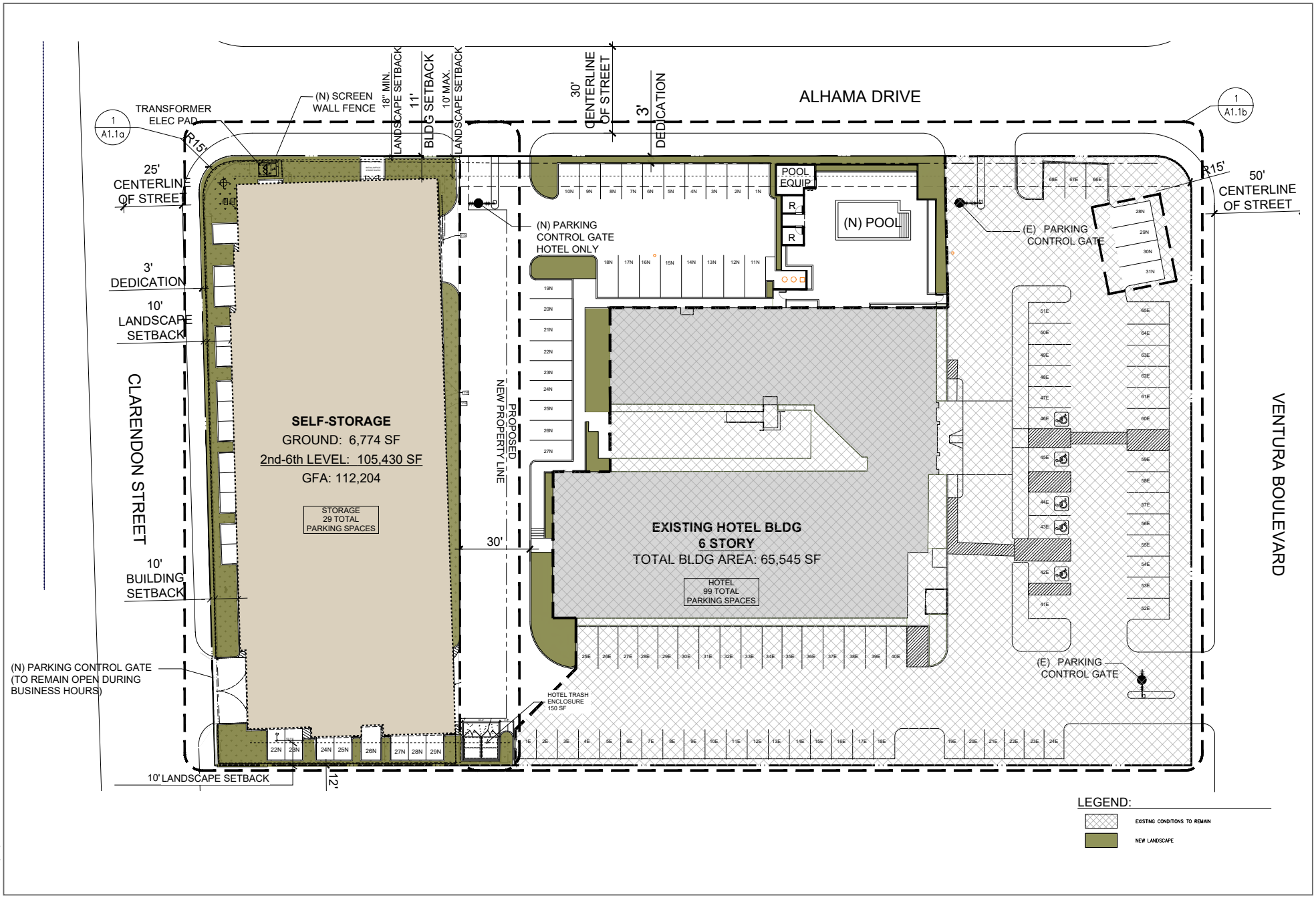

SOURCE: Ware Malcome Engineering, 2023

FIGURE 3

Project Site Plan

Arborist Report for the 21101 Ventura Boulevard Project

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2 Methods

2.1 Individual Tree Evaluation

Dudek's scope of work was to perform a tree inventory of all trees within the project site and public right-of-way that could be impacted by project construction and related activities. The inventoried trees are not of protected status, as defined by the City's Protected Tree Ordinance No. 186,873. However, the eight street trees are regulated by the City's Municipal Code (LAMC) Chapter VI, Article 2, Section 62.161 et. seq.

Tree mapping was conducted using a Trimble Pathfinder Pro XH GPS receiver with H-Star technology. Because tree canopies can sometimes cause loss of satellite lock by blocking the line-of-sight to satellites, an electronic compass and reflectorless, electronic distance-measuring device were also used in mapping tree locations. The reflectorless, electronic distance-measuring device/compass combination operates in concert with the Pathfinder system to position offsets, and offset information is automatically attached to the GPS position data string. The electronic tree locations were then evaluated using ArcView 10.4 software to determine the position of the trees in relation to the project site.

Collected attribute information for each evaluated tree is presented in the Tree Information Matrix (Appendix B). Tree trunk diameters were measured using a diameter tape providing adjusted figures[1] for diameter measurements when wrapping the tape around an object's circumference. Diameter measurements were taken using the protocol provided by the Council of Tree and Landscape Appraisers in the Guide for Plant Appraisal (ISA 2000). Each tree's trunk diameter—measurement at 4.5 feet above the ground along the trunk axis—was collected, with common exceptions. Tree height was visually estimated by experienced tree surveyors. Tree canopy spread diameters were estimated by "pacing-off" the measurement based on the investigator's knowledge of his/her stride length or by visually estimating the canopy width. Additionally, Dudek arborists calculated composite trunk diameters for multiple-stem trees according to ISA standards. According to these standards, the sum of all stem diameters was calculated to ascertain composite trunk diameter values for multiple stem trees.

Pursuant to the Guide for Plant Appraisal (ISA 2000), tree health and structure were evaluated with respect to five tree components: roots, trunk, scaffold branches, small branches, and foliage. Each component of the tree was assessed with regard to health factors such as insect or pathogen damage, mechanical damage, presence of decay, presence of wilted or dead leaves, and wound closure. Tree health and structure were graded as good, fair, poor, or dead, with "good" representing no apparent problems and "dead" representing a dying and/or dead tree. Good condition trees exhibit acceptable vigor, healthy foliage, adequate structure, and lack any major maladies. Fair condition trees typically have few maladies but declining vigor. This method of tree condition rating is comprehensive and results in ratings that are useful for determining the status of trees based on common urban forestry standards.

2.2 Tree Impact Analysis

Following data collection, processing, and analysis efforts, an impact determination was made for each tree based on proximity to the proposed disturbance area. Impact determinations used in this report are as follows:

- Not Impacted (tree not affected by project)

[1] Inches divided by 3.14 (π) provide diameter measurement in inches.

- Removal (tree to be removed)
- Encroachment (project disturbance would occur within the protected zone of the tree)

A summary of project-related tree impacts is presented in Section 5.1, Tree Impacts, and impact determination status for each tree recorded in the tree survey area is provided in Appendix B - Tree Information Matrix.

2.3 Scope of Work Limitations

No root crown excavations or investigations, internal probing, or aerial canopy inspections were performed during the tree assessment. Therefore, the presence or absence of internal decay or other hidden or inaccessible inferiorities in individual trees could not be confirmed. It is recommended that any large tree proposed for preservation in an urban setting be thoroughly inspected for internal and subterranean decay by a qualified arborist before finalizing preservation or relocation plans.

3 Regulatory Definitions and Requirements

A tree inventory and assessment of the project site was performed pursuant to the City's Protected Tree Ordinance No. 186,873 and the City's Application for a Tree Removal Permit (City of Los Angeles 2021), which is required for any proposed removal of a protected tree or shrub, or street tree. However, there are no protected trees or shrubs within the survey area, so the following is an outline of the key aspects of the City's regulations applicable to the street trees found in the adjacent right-of-way.

3.1 City of Los Angeles Municipal Code

The following sections of the City of Los Angeles Municipal Code outlines the City's authority to require a permit before any work is performed on a street tree within the City:

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

a. Except as provided in Section 62.169, the Board, through its authorized officers and employees, shall have charge of and direct and supervise the planting, removal, trimming, pruning, cutting and maintenance of trees, plants and shrubs in the streets of the City, and shall have charge of all work incidental to the above activities, and shall issue all permits for the replacement, removal, planting, cutting, pruning or trimming of trees, shrubs and plants in the streets of the City.
b. The Board, through its authorized officers and employees, shall determine the variety of trees, shrubs and plants that may be planted in, upon or along any street, or any portion thereof, and the distance apart at which such trees, shrubs or plants shall be planted.

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

a. The Board may require, as a condition to any permit to remove or destroy a tree, that the permittee plant another tree of the type and size specified in the permit, within forty (40) days from the date of the issuance of the permit, in place of the tree to be destroyed or removed pursuant to the permit. It shall be a misdemeanor for a permittee to fail, refuse to comply with, or willfully violate any condition or requirement imposed in such a permit.

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

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

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

a) Whenever any street tree or street trees are required in connection with a subdivision, parcel map, zone change, conditional use or Class "A" or Class "B" permit as referred to in Section 62.105 of this Code, or whenever any street tree or street trees are provided pursuant to Section 12.21 A.6. of this Code, and maintained by the Department of Public Works, a fee shall be paid to the Department of Public Works to cover the expense of maintaining such trees for a period of five (5) years after planting. This fee shall be paid at the same time and in the same manner as any fees for planting such trees are paid. The fee herein shall be determined and adopted in the same manner as provided in Section 12.37 I.1. of the Los Angeles Municipal Code for establishing fees.

3.2 Tree Removal Application

The City's Application for a Tree Removal Permit (City of Los Angeles 2021) provides the following must be included when applications pertain to land development or subdivision cases:

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

3.3 Migratory Bird Treaty Act

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

4 Observations

4.1 Individual Tree Summary

Table 1 summarizes the individual tree species occurring within project site portion of the project survey area. The tree population is composed entirely of non-native species.

Table 1. Summary of Private Tree Survey

Scientific Name	Common Name	Number of Trees
Washingtonia robusta	Mexican fan palm	17
Syagrus romanzoffianum	Queen palm	9
Parkinsonia aculeata	Palo verde	5
Olea europaea	Olive	3
Ceratonia siliqua	Carob	2
	Total	36

Table 2 summarizes the individual tree species occurring within the public right-of-way portion of the project survey area. The tree population is composed entirely of non-native species.

Table 2. Summary of Public Tree Survey

Scientific Name	Common Name	Number of Trees
Lagerstroemia indica	Crape myrtle	6
Ginkgo biloba	Ginkgo	2
	Total	8

None of the inventoried trees are of protected status, as defined by the City's Protected Tree Ordinance No. 186,873. The eight street trees are regulated by the City's Municipal Code (LAMC) Chapter VI, Article 2, Section 62.161 et. seq. Details regarding the location and size of the trees can be found in Appendix B, Tree Information Matrix and Appendix A, Tree Locations.

4.2 Tree Characteristics

Overall, the trees exhibit growth and structural conditions that are typical of their locations as ornamental trees in an urban landscape. The trees include various trunk and branch maladies, and varying health and structural conditions. As presented in the Tree Information Matrix (Appendix B), 36 are in good health, six are in fair health, and two are in poor health. Furthermore, 27 have good structural condition, 13 have fair structural condition, and four have poor structural condition. Trees in good condition exhibit acceptable vigor, healthy foliage, adequate structure, and lack any major maladies. Trees in fair condition are typical, with visible minor maladies and defects. Trees in poor and critical condition exhibit declining vigor, unhealthy foliage, poor branch structure, signs of pests/disease, and/or excessive lean. No pests and/or disease were observed on the trees. The trees range from one to ten stems, with cumulative diameters ranging from 3-inches to 24-inches. The trees' heights range from 8-feet to 75-feet and widths ranging from 5-feet to 30-feet.

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5 Impacts

Impacts presented are based on conceptual disturbance limits and development plans as of the date of this arborist report. As such, the actual number of trees subject to impacts may change as the detailed site planning process proceeds. Once detailed grading plans are developed and finalized, actual tree impact numbers may be lower than anticipated and as presented in this report. Measures to reduce impacts will be implemented in the field during construction operations.

5.1 Tree Impacts

There is wide variation in tolerance to construction impacts among tree species, and the response of an individual tree to impacts also varies with age and condition. The discussion in this section identifies all anticipated impacts resulting to inventoried trees based on an evaluation of tree locations compared with the project site plan. The northern portion of the survey area will be accommodating most of the project's construction (e.g., utilities, access roads, fire lanes). Trees identified for preservation, encroachments, and removal (direct impacts) are graphically presented in the Tree Impact Exhibit (Appendix D).

Based on grading and development plans for the proposed project, it is estimated that 17 trees will be removed, and 25 trees will be retained. The root systems of two trees may be encroached upon; as such, the two trees should be protected in place during construction.

Sixteen of the proposed tree removals, 18 of the proposed preserved trees, and the two encroachments are privately-owned. Table 3 summarizes impact determinations for the privately-owned trees within the survey area that are not subject to regulation under the City of Los Angeles Municipal Code.

Table 3. Summary of Private Tree Impact Determinations

Species	Impact Determination			Total
	Removal	No Impact	Encroachment	
Palo Verde	1	4	0	5
Queen Palm	2	7	0	9
Olive	3	0	0	3
Mexican Fan Palm	8	7	2	17
Carob	2	0	0	2
Total Trees	**16**	**18**	**2**	**36**

Based on a review of the project grading and disturbance limits, one of the proposed tree removals and seven of the proposed preserved trees are City-maintained street trees. Table 4 summarizes impact determinations for the street trees within the survey area that are subject to regulation under the City of Los Angeles Municipal Code.

Table 4. Summary of Street Tree Impact Determinations

Species	Impact Determination			Total
	Removal	No Impact	Encroachment	
Crape Myrtle	1	5	0	6
Ginkgo	0	2	0	2
Total Trees	**1**	**7**	**0**	**8**

While none of the trees within the survey area are protected by Ordinance 186,873, the proposed removal of a street tree does require that an Application for a Tree Removal Permit be submitted to the City as part of the permitting process. Additionally, the Department of City Planning will impose requirements for significant or desirable trees on some projects. These requirements are provided by City planners on a project-by-project basis.

Best management practices to help protect the 25 trees that will be retained during construction are provided in Chapter 7, Tree Protection Measures, of this report.

6 Mitigation and Management Recommendations

6.1 Mitigation Recommendations

Removals

None of the proposed removals occurring within the project site will require mitigation efforts. However, the proposed tree removal within the adjacent right-of-way is regulated by LAMC VI.2.62.170, and as such may require the planting of a replacement tree specified by the Board of Public Works or its designee (Board).

Encroachment into Protected Zone and Retained Trees

A long-term maintenance program is suggested to mitigate for encroachments into the protected zone (Appendix E - Glossary of Terms) and to maintain the health of the retained trees that would occur within the proposed project site. Section 7 provides tree protection recommendations to mitigate impacts from construction encroachment into the protected zone of retained trees that would result from the proposed project. The measures included in Section 7 are consistent with, or are additional to, the provisions of the City's Municipal Code and would help minimize impacts to preserved and encroached trees. Section 7 includes measures to implement prior to, during, and following construction. This includes measures such as exclusion fencing and worker training to avoid direct impacts to trees, and measures such as irrigation and monthly inspections by an arborist to promote the long-term health of retained trees. Arborist monitoring during construction when encroachments into tree protection zones would occur is also recommend to minimize root disturbance and determine the best course of actions for root pruning, supplemental irrigation, branch trimming, or other measures that would minimize impacts from ground-disturbing and other potential impactful activities.

6.2 Tree Permits and Fees

The project applicant will need to submit an Application for a Tree Removal Permit to the City for the impacted street tree within the right-of-way adjacent to the project site. A copy of this report in addition to the required documents included in Section 3.2 - Tree Removal Application of this report, should accompany the application. A Tree Permit is required for removal, pruning, or maintenance to a regulated tree within the public right-of-way. The Department of Urban Forestry will issue a memo requiring conditions of approval that may require proof of payment for tree fees to secure the required tree plantings. These additional fees will be included on the issued B-permits. The Department of City Planning may have project specific requirements for significant or desirable trees listed on the Letter of Determination.

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7 Tree Protection Measures

Dudek recommends the following measures to reduce impacts to the retained trees and to protect their current health status.

7.1 Tree Protection Measures Prior to Construction

As outlined in LAMC section VI.2.62.173, prior to construction, guards may be placed around trees in order to protect the trunk and lower scaffold branches from injury. These guards should be removed when construction is completed.

Dudek recommends major scaffold limbs be protected by plastic fencing, as directed by a certified arborist. During installation of the plastic fencing, caution should be used to avoid damaging branches. "Warning" signs can be prominently displayed on each protective fence and/or tree guards. The signs should be a minimum of 8.5-inches by 11-inches and clearly state the following:

ENTRY PROHIBITED

Pre-Construction Meeting

Dudek recommends a pre-construction meeting be held between all contractors (e.g., grading, tree removal/pruning, and builders) and a qualified arborist. The meeting should focus on instructing the contractors on tree protection practices and answering any questions. All equipment operators and spotters, assistants, and those directing operators from the ground should provide written acknowledgement of receiving tree protection training. This training should include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that should accomplish these tasks.

7.2 Protection and Maintenance During Construction

Once construction activities have begun, Dudek recommends the protection measures provided below be observed.

Equipment Operation and Storage

Contractors should avoid heavy equipment operation around retained trees. Operating heavy machinery around the root zones of trees increases soil compaction, which decreases soil aeration and subsequently reduces water penetration into the soil. All heavy equipment and vehicles should, at minimum, stay out of the fenced protected tree zone unless where specifically approved in writing and under the supervision of a qualified arborist.

Materials Storage and Disposal

Materials Storage and Disposal per LAMC section VI.2.62.174, contractors should not store or discard any supplies or materials (e.g., paint, lumber, concrete overflow) near City street trees within the adjacent public right-of-way in a manner that will injure such tree.

Additionally, Dudek recommends the contractors avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and antifreeze should be disposed of in accordance with applicable standards and laws. Contractors should ensure that equipment is not stored within proximity to retained trees to avoid the possibility of leakage of equipment fluids into the soil or damage to branches and/or trunks.

Grade Changes

Dudek recommends contractors ensure that grade changes, including adding fill, not be permitted within the protected tree zone without special written authorization and under supervision of a qualified arborist. Lowering the grade within the protected tree zone would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the trees. Adding soil, even temporarily, on top of the existing grade would compact the soil further and decrease water and air availability to tree roots. Contractors should ensure that grade changes made outside of the protected tree zone not create conditions that allow water to pond at the base of trees. Water trapped at the base of a tree could lead to root rot and other detrimental tree impacts.

Moving Construction Materials

Dudek recommends contractors ensure that care be exercised when moving construction equipment and supplies near the retained trees, especially overhead. Contractors should ensure that damage to the trees be avoided when transporting or moving construction materials and working around the trees. Contractors should flag aboveground tree parts with potential for damage (e.g., low limbs, scaffold branches, trunks) with high-visibility flagging, such as florescent red or orange. If contact with the crown of a City street tree is unavoidable, a permit should be obtained as specified in LAMC section VI.2.62.162.

Trenching

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

Irrigation

Supplemental irrigation for retained privately-owned trees adjacent to construction activity may be necessary during winter and/or spring months. Summer and fall irrigation may be necessary based on variable climatic and site conditions, but should be conducted judiciously to avoid over-watering. Generally, Dudek recommends that retained trees be deep watered every two weeks during the summer and once a month during the winter (adjusted accordingly with rainfall). Dudek recommends one irrigation cycle thoroughly soak the root zones of the trees to a depth of 3 feet. The soil should be allowed to dry out between watering to avoid keeping a consistently wet soil. Soil moisture should be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a

temporary aboveground micro-spray system that would distribute water slowly (to avoid runoff) and evenly throughout the fenced tree protection zone. Over-watering trees may promote the growth of tree-damaging agents, so proper soil moisture monitoring is critical to prolonged tree health. For any trees that have been substantially root pruned (30% or more of their root zone), Dudek recommends irrigation for the first 12 months. The first irrigation should occur within 48 hours of root pruning.

Pruning

Per LAMC section VI.2.62.162 the contractor shall obtain a permit prior to removing, cutting, pruning or trimming City street trees.

For privately-owned trees, Dudek recommends the contractor not prune retained trees until all construction is completed unless standard pruning would reduce conflict between the canopy and equipment. This will help protect tree canopies from damage. All pruning should be conducted by an ISA-certified tree worker under the supervision of a qualified arborist and should adhere to ISA-pruning standards.

Inspection

Dudek recommends an ISA-certified arborist/licensed pest control advisor or their representative inspect the retained trees adjacent to grading and construction activity on a monthly basis for the duration of project construction. A report summarizing site conditions, observations, tree health, and recommendations for minimizing tree damage should be submitted by the qualified arborist or their representative following each inspection.

7.3 Maintenance After Construction

Following the completion of construction activities within 20-feet of the protected zones of the retained trees, tree protection fencing may be removed, and the following measures may be performed to sustain and enhance the vigor of the trees.

Mulch

Dudek recommends the contractors ensure that a mulch layer under all privately-owned trees on the project site is maintained. This helps to stabilize soil temperatures in root zones, conserve soil moisture, and reduce erosion. The contractors should ensure that the mulch is kept clear of the trunk base to avoid creating conditions favorable to the establishment and growth of decay-causing fungal pathogens. Contractors should only use mulch that has been certified clean of inhibitive chemicals, oak root fungus and other tree pathogens. Any organic mulch added by the contractor should be applied to a maximum depth of 4-inches.

Pruning

Regular pruning of the retained trees is not required. An ISA-certified tree worker, under the supervision of a qualified arborist, should only prune trees to maintain clearance and remove broken, dead, or diseased branches. No more than 15% of the canopy should be removed at one time. All pruning should conform to ISA standards.

Watering

The trees may not require regular irrigation other than the 12 months following substantial root pruning, if applicable. However, soil probing may be necessary to accurately monitor moisture levels. Supplemental irrigation for trees that sustain root pruning, and any newly planted trees may be necessary, especially in years with low winter rainfall.

Watering Adjacent Plant Material

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

Chemical Applications

If the trees are maintained in a healthy state, regular spraying for insect or disease control is not necessary. If a problem does develop, a qualified arborist should be consulted, as the trees may require application of insecticides to prevent the intrusion of bark-boring beetles and other invasive pests. All chemical applications should be performed by a licensed applicator under the direction of a licensed Pest Control Advisor.

Monitoring

Dudek recommends a qualified arborist inspect the trees retained on site for five years following the completion of construction. Monitoring visits should be completed quarterly, totaling 20 visits. Following each monitoring visit, a report summarizing site conditions, observations, tree health, and recommendations for promoting tree health should be submitted. Additionally, any tree mortality should be noted, and any tree dying during the monitoring period should be replaced with an appropriate species.

8 Conclusion

Dudek arborists inventoried and evaluated 36 private ornamental trees and eight street trees located in the public right-of-way. None of the private trees will require mitigation efforts should they be taken or removed. However, as described in the preceding sections, the City's Street Tree Ordinances regulates the eight street trees in accordance with the LAMC sections outlined within this report. All tree protection measures should be implemented prior to the beginning of construction-related activities and should remain in place throughout the course of the project. Furthermore, should a City street tree(s) die or require removal as a result of project-related impacts, the Department of Urban Forestry will require that the tree(s) be replaced at a 1:1 replacement ratio with 48-inch box or larger trees.

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9 Arborist's Disclosure Statement

This protected tree report provides conclusions and recommendations based only on a visual examination of the trees and surrounding site by an ISA-certified arborist, review by an American Society of Consulting Arborists Registered Consulting Arborist, and reasonable reliance on the completeness and accuracy of the information provided to the arborist. The examination did not include subterranean or internal examination of the trees.

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near them. Although trees provide many benefits to those who live near them, they also include inherent risks from breakage or failure that can be minimized but not eliminated.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi, weather, and other forces of nature, and conditions that lead to failure are often hidden within trees and belowground. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature, including, without limitation, storms of sufficient strength, which can cause an apparently healthy tree to fail. Additionally, arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for any specific period of time. A tree's condition could change over a short or long period of time due to climatic, cultural, or environmental conditions. Further, there is no guarantee or certainty that recommendations or efforts to correct unsafe conditions will prevent future breakage or failure of a tree.

To live or work near trees is to accept some degree of risk. Neither the author of this protected tree report nor Dudek assume any responsibility for or will be liable for any claims, losses, or damages for damage to any tree, death or injury to any person, or any loss of or damage to any personal or real property.

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10 References

City of Los Angeles. 2006. City of Los Angeles Municipal Code, Ordinance 177404, Protected Tree Relocation and Replacement. Effective April 23, 2006. Accessed November 2022. http://cityplanning.lacity.org/Code_Studies/Other/ProtectedTreeOrd.pdf.

City of Los Angeles. 2018. City of Los Angeles Municipal Code. As amended June 30, 2018. Accessed November 2022. http://www.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc.

ISA (International Society of Arboriculture). 2000. *Guide for Plant Appraisal*. 9th ed. Council of Tree and Landscape Appraisers.

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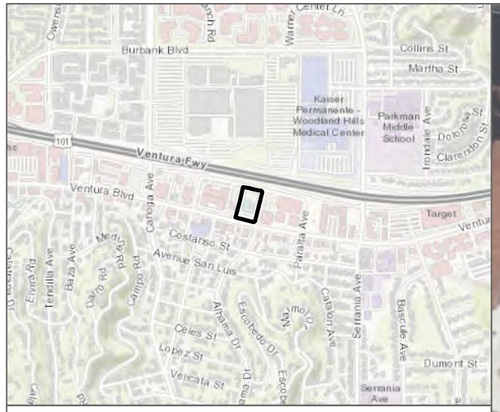
Appendix A
Tree Locations



Project Boundary

Species

- *Ceratonia siliqua*, Carob
- *Lagerstroemia indica*, Crape Myrtle
- *Syagrus romanzoffianum*, Queen Palm
- *Washingtonia robusta*, Mexican Fan Palm
- Other, Ginkgo biloba
- Other, Olive
- Other, Palo verde

SOURCE: SOURCE: AERIAL-BING MAPPING SERVICE 2021

DUDEK

0 25 50 Feet

APPENDIX A

Tree Locations

Arborist Report for the 21101 Ventura Boulevard Project

Appendix B
Tree Information Matrix

Tree No.	Botanical Name	Common Name	Stems	Cumulative Stem Diameter (in.)	Individual Stem Diameters (in.)										Height (ft.)	Crown Width (ft.)	Health	Structure	Notes	X	Y
					D1	D2	D3	D4	D5	D6	D7	D8	D9	D10							
1	*Lagerstroemia indica*	Crape Myrtle	1	6	6	0	0	0	0	0	0	0	0	0	15	12	Fair	Fair		6382421.11	1884053.88
2	*Lagerstroemia indica*	Crape Myrtle	1	3	3	0	0	0	0	0	0	0	0	0	10	10	Good	Fair		6382396.70	1883933.33
3	*Lagerstroemia indica*	Crape Myrtle	1	3	3	0	0	0	0	0	0	0	0	0	10	8	Good	Fair		6382384.52	1883880.17
4	*Lagerstroemia indica*	Crape Myrtle	10	3	1	1	1	1	1	1	1	1	1	1	8	8	Fair	Poor	Stump sprout	6382355.78	1883762.26
5	*Lagerstroemia indica*	Crape Myrtle	1	7	7	0	0	0	0	0	0	0	0	0	15	10	Good	Poor		6382286.05	1883719.45
6	*Ginkgo biloba*	Ginkgo	1	5	5	0	0	0	0	0	0	0	0	0	22	13	Good	Good		6382204.83	1883740.40
7	*Ginkgo biloba*	Ginkgo	1	3	3	0	0	0	0	0	0	0	0	0	8	5	Fair	Fair		6382143.68	1883756.42
8	*Parkinsonia aculeata*	Palo verde	3	13	8	10	4	0	0	0	0	0	0	0	25	25	Good	Fair		6382089.54	1883786.14
9	*Washingtonia robusta*	Mexican Fan Palm	1	17	17	0	0	0	0	0	0	0	0	0	60	10	Good	Good		6382090.72	1883811.67
10	*Syagrus romanzoffianum*	Queen Palm	1	15	15	0	0	0	0	0	0	0	0	0	20	20	Good	Good		6382164.58	1883876.94
11	*Syagrus romanzoffianum*	Queen Palm	1	11	11	0	0	0	0	0	0	0	0	0	15	20	Good	Good		6382194.64	1883866.32
12	*Syagrus romanzoffianum*	Queen Palm	1	10	10	0	0	0	0	0	0	0	0	0	15	15	Good	Good		6382205.37	1883865.72
13	*Washingtonia robusta*	Mexican Fan Palm	1	15	15	0	0	0	0	0	0	0	0	0	75	10	Good	Good		6382213.02	1883864.11
14	*Syagrus romanzoffianum*	Queen Palm	1	15	15	0	0	0	0	0	0	0	0	0	10	15	Good	Good		6382219.91	1883860.90
15	*Syagrus romanzoffianum*	Queen Palm	1	10	10	0	0	0	0	0	0	0	0	0	15	15	Good	Good		6382251.40	1883850.33
16	*Syagrus romanzoffianum*	Queen Palm	1	11	11	0	0	0	0	0	0	0	0	0	15	20	Good	Good		6382255.32	1883849.37
17	*Syagrus romanzoffianum*	Queen Palm	1	10	10	0	0	0	0	0	0	0	0	0	15	20	Good	Good		6382289.43	1883791.32
18	*Washingtonia robusta*	Mexican Fan Palm	1	20	20	0	0	0	0	0	0	0	0	0	60	10	Good	Good		6382248.09	1883816.03
19	*Washingtonia robusta*	Mexican Fan Palm	1	15	15	0	0	0	0	0	0	0	0	0	60	10	Good	Good		6382210.56	1883827.80
20	*Washingtonia robusta*	Mexican Fan Palm	1	17	17	0	0	0	0	0	0	0	0	0	60	10	Good	Good		6382147.06	1883830.07
21	*Washingtonia robusta*	Mexican Fan Palm	1	18	18	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382138.08	1883788.63
22	*Parkinsonia aculeata*	Palo verde	3	10	7	6	4	0	0	0	0	0	0	0	25	25	Good	Fair		6382131.47	1883779.04
23	*Parkinsonia aculeata*	Palo verde	4	8	5	4	4	3	0	0	0	0	0	0	20	20	Good	Fair		6382176.80	1883770.20
24	*Parkinsonia aculeata*	Palo verde	2	18	14	12	0	0	0	0	0	0	0	0	25	25	Good	Fair		6382258.06	1883748.06
25	*Washingtonia robusta*	Mexican Fan Palm	1	17	17	0	0	0	0	0	0	0	0	0	60	10	Good	Good		6382311.18	1883754.75
26	*Washingtonia robusta*	Mexican Fan Palm	1	21	21	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382339.11	1883796.71
27	*Washingtonia robusta*	Mexican Fan Palm	1	19	19	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382355.92	1883835.25
28	*Parkinsonia aculeata*	Palo verde	4	13	9	6	5	5	0	0	0	0	0	0	25	30	Good	Fair		6382313.93	1883842.89
29	*Syagrus romanzoffianum*	Queen Palm	1	13	13	0	0	0	0	0	0	0	0	0	15	15	Good	Good		6382327.13	1883890.83
30	*Syagrus romanzoffianum*	Queen Palm	1	9	9	0	0	0	0	0	0	0	0	0	20	20	Good	Good		6382329.56	1883900.10
31	*Olea europaea*	Olive	1	14	14	0	0	0	0	0	0	0	0	0	25	25	Good	Fair		6382338.98	1883945.33
32	*Washingtonia robusta*	Mexican Fan Palm	1	16	16	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382346.84	1884053.61
33	*Washingtonia robusta*	Mexican Fan Palm	1	15	15	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382341.33	1884065.68
34	*Washingtonia robusta*	Mexican Fan Palm	1	15	15	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382338.82	1884070.39
35	*Washingtonia robusta*	Mexican Fan Palm	1	16	16	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382334.61	1884074.57
36	*Olea europaea*	Olive	2	6	5	4	0	0	0	0	0	0	0	0	10	10	Good	Fair		6382377.85	1884132.89
37	*Ceratonia siliqua*	Carob	1	21	21	0	0	0	0	0	0	0	0	0	30	30	Poor	Fair		6382287.63	1884163.10
38	*Ceratonia siliqua*	Carob	1	24	24	0	0	0	0	0	0	0	0	0	30	30	Poor	Poor		6382243.59	1884182.26
39	*Lagerstroemia indica*	Crape Myrtle	1	5	5	0	0	0	0	0	0	0	0	0	10	10	Fair	Fair		6382211.00	1884183.67
40	*Olea europaea*	Olive	8	13	6	6	6	5	5	4	0	0	0	0	20	25	Fair	Poor		6382181.74	1884174.96
41	*Washingtonia robusta*	Mexican Fan Palm	1	17	17	0	0	0	0	0	0	0	0	0	65	10	Fair	Good		6382217.83	1884070.33
42	*Washingtonia robusta*	Mexican Fan Palm	1	17	17	0	0	0	0	0	0	0	0	0	65	10	Good	Good		6382230.68	1884061.40
43	*Washingtonia robusta*	Mexican Fan Palm	1	17	17	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382287.09	1884047.59
44	*Washingtonia robusta*	Mexican Fan Palm	1	16	16	0	0	0	0	0	0	0	0	0	55	10	Good	Good		6382265.09	1884029.08

Appendix C
Photograph Log

Photo of Tree no. 1

Photo of Tree no. 2

Photo of Tree no. 3

Photo of Tree no. 4

Photo of Tree no. 5

Photo of Tree no. 6

Photo of Tree no. 7

Photo of Tree no. 8

Photo of Tree no. 9

Photo of Tree no. 10

Photo of Tree no. 11

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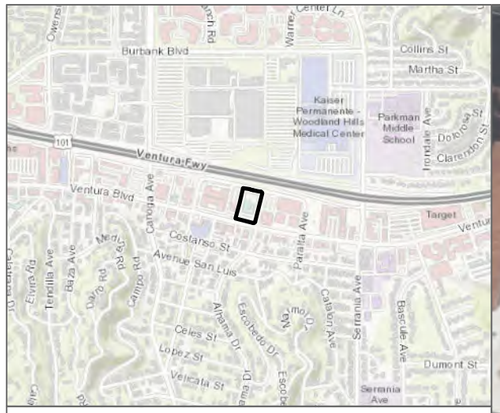
Photo of Tree no. 41

Photo of Tree no. 42

Photo of Tree no. 43

Photo of Tree no. 44

Appendix D
Tree Impacts



Project Boundary

Disposition

- Direct
- Encroached
- Preserve

SOURCE: SOURCE: AERIAL-BING MAPPING SERVICE 2021

DUDEK

0 25 50 Feet

APPENDIX D

Tree Impacts

Arborist Report for the 21101 Ventura Boulevard Project

Appendix E
Glossary of Terms

Term	Definition
Best management practices	The International Society of Arboriculture has developed a series of best management practices for the purpose of interpreting tree care standards and providing guidelines of practice for arborists, tree workers, and the people who employ their services.
Cavity	An open wound in a tree, characterized by the presence of decay and resulting in a hollow.
Co-dominant stems	Tree stems of equal size and relative importance, usually associated with either the trunk/stems or scaffold limbs/branches in the crown.
Decay	Process of degradation of woody tissue by fungi or bacteria through the decomposition of cellulose and lignin.
Defect	Injuries, decay, or other abnormalities that directly affects the structural strength.
Diameter at standard height (DSH)	The standard for measuring tree size. DSH refers to the tree diameter measured at 4.5 feet above the ground.
Epicormic sprout	A shoot growing from an epicormic bud, which lies underneath the bark of a trunk, stem, or branch of a plant.
Fracture	The cracking or breaking of a tree.
Fungal fruiting bodies	Any complex fungal structure that contains or bears spores.
Included bark	Pattern of development at branch junctions where bark is turned inward rather than pushed out.
Overextended branch	A branch that reaches beyond the tree crown.
Tree Protection Zone	Area surrounding individual trees, or groups of trees to be protected during construction, and defined by a circle centered on the trunk with each tree with a radius equal to the crown dripline unless otherwise indicated by a certified arborist or their representative.
Root collar	The area on the tree where the roots join the trunk.
Scaffold branches	Primary limbs that form a tree's canopy.