



CLIENT: Magnolia Middle and High School
16600 Vanowen St, Los Angeles, CA 91406

CONTACT: Esther Margulies, Office of the Designed Landscape
213-364-7397, esther@ootdl.com

SUBJECT: Letter of No Protected Trees at 16600 Vanowen St, Los Angeles
CA 91406

REFERENCES: 1) LA City Protected Tree Ordinance #186873

SITE ADDRESS: 16600 Vanowen St, Los Angeles, CA 91406

AV FOR BR
REVIEWED
BY
5/28/24
Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal

Our office visited the site on July 19, 2023. We inspected the property for the presence of protected trees, protected shrubs, and significant trees. The lot is mostly empty, but the client is proposing to tear down the existing hardscape structures to construct a new educational facility.

As defined by the City of Los Angeles Protected Tree Ordinance #186873, protected trees include the following species: any species of the oak genus (*Quercus* sp.) which is indigenous to California but excluding scrub oak (*Quercus berberidifolia*), southern California black walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), and California bay (*Umbellularia californica*). Protected shrubs include Mexican elderberry (*Sambucus mexicana*) and toyon (*Heteromeles arbutifolia*). A protected tree/shrub must be one of the above listed species and must measure at least four inches in cumulative trunk diameter at 4.5 feet from grade.

We did not find any protected trees or protected shrubs at the site address or overhanging the site from neighboring properties. There are also no street trees in the public right-of-way adjacent to the property.

We found 20 significant trees (cumulative trunk diameter of at least 8 inches¹) on the property. These significant trees consist of 5 citrus trees (*Citrus* sp.), 3 Chinese elms (*Ulmus parvifolia*), 2 blue gums (*Eucalyptus globulus*), 2 shiny xylosmas (*Xylosma congesta*), 2 holly trees (*Ilex* sp.), 1 deodar cedar (*Cedrus deodara*), 1 Aleppo pine (*Pinus halepensis*), 1 southern magnolia (*Magnolia grandiflora*), 1 olive (*Olea europaea*), 1 camphor (*Cinnamomum camphora*), and 1 persimmon (*Diospyros* sp.). **All significant trees are requested for removal.** No trees on neighboring properties are requested for removal.

Sincerely,



¹ For multi-trunk trees, the combined diameter was calculated by adding the trunk areas of each trunk, then deriving a combined diameter from the sum of the combined areas.

Carl Mellinger
CERTIFIED ARBORIST #WE-1976A
REGISTERED CONSULTING ARBORIST #620

Arborist Disclosure Statement: Arborists are tree specialists who use their education, knowledge training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the arborist can reasonably be expected to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

ASSUMPTIONS AND LIMITING CONDITIONS

- 1) Any description that is assumed to be legal that has been provided to me by the client is assumed to be correct and the property is free and clear of all liens and judgments.
- 2) I have no knowledge of and codes or government regulations which may or may not have been violated with this property.
- 3) Thoughtful care was taken to get all pertinent information and there is no implied guarantee for the accuracy of the information provided by others.
- 4) Any request to attend court, depositions, or hearings will be by written contract only, and is not included in this report.
- 5) Any change of the content of this report invalidates the whole report.
- 6) This report is for the addressee of the report only, and the report writer must approve any reproduction. The addressee may use this report in any fashion that he deems appropriate.
- 7) I have been hired as a consultant only and the information within this report is bound by client and attorney privilege.

CERTIFICATION OF PERFORMANCE

I, Carl Mellinger, certify:

That we have inspected the trees on the property referred to in this report and have stated the findings accurately. The extent of the evaluation is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I 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 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 assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

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 the consultant, except as indicated within the report;

I further certify that I am a member of the American Society of Consulting Arborists and I am an International Society of Arboriculture Certified Arborist. I have been involved in the practice of Arboriculture and the care and study of trees for over thirty-five years.



Signed: 

Date: August 7, 2023

TERMS OF ASSIGNMENT

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Carl Mellinger Consulting LLC:

1. All property lines and ownership of property, trees and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

2. It is assumed that any property referred to in any report or in conjunction with any services performed by Carl Mellinger Consulting LLC, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.

3. All reports and other correspondence are confidential and are the property of Carl Mellinger Consulting LLC and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.

4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Carl Mellinger Consulting LLC and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.

5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described by the consultant or in the fee schedules or contract.

7. Carl Mellinger Consulting LLC makes no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his particular case.

8. Any report and the values, observations and recommendations expressed therein represent the professional opinion of the consultant and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.

9. Any photograph, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Carl Mellinger Consulting LLC or the consultant as to the sufficiency or accuracy of the information.

10. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a \$25.00 service fee. Advance payment of fees may be required in some cases.

RESUME**EXPERIENCE AND CREDENTIALS:**

| | |
|--|-------------|
| Registered Consulting Arborist RCA #620 | Since 2017 |
| Qualified Tree Risk Assessor | Since 2011 |
| ISA Certified Arborist | Since 1998 |
| Tree Management - owner full tree care service | 1983 – 2018 |
| Consulting Arborist | Since 1985 |
| Research (plant sciences) | 6 years |
| California State Licensed Landscape Contractor | 1996 – 2020 |

EMPLOYMENT:

| | |
|----------------------------------|----------------|
| Self-employed Arborist | 1982 – Present |
| Analytical laboratory technician | 1980 – 1982 |

EDUCATION:

| | |
|---|-------------|
| Graduate of the American Society of Consulting Arborists (ASCA) Academy | 1988 |
| Biological, Animal, and Microbiological Sciences, Santa Monica College | 1979 – 1983 |
| Biological Sciences, University of Southern California | 1973 – 1976 |
| Continuing Education (list available upon request) | |

CONSULTING SERVICES:

Forensic Arboriculture: expert witness, liability assessment, risk tree evaluation
 Tree evaluation: appraisal of value of trees and landscape; damage assessment
 Tree management: tree preservation/maintenance programs and implementations; work safety analysis; landscape design analysis; tree selection; performance standards
 Tree problem diagnosis and corrective measures; tree root/soil/hardscape interactions

PROFESSIONAL ORGANIZATIONS:

Past President of the Western Chapter International Society of Arboriculture (Board Director 4 years) 9 years total
 International Society of Arboriculture (ISA) & Western Chapter of ISA
 American Society of Consulting Arborists (ASCA)
 Tree Care Industry Association (TCIA) formerly National Arborist Association (NAA)
 Society of Commercial Arboriculture, Street Tree Seminar
 WCISA Committee: Species Classification Guide Revision (2001 - Present)
 Western Chapter ISA Committee: Current Chapter Historian, Magazine Committee Chair, Awards Committee Chair since 2007
 Co Chair 2009, 2005 and Chair 2006 WCISA Workday Catalina, Britton Fund Board Director
 Chairman for 2002 Annual Conference San Pedro/Catalina/Baja Calif.
 Committee Member: Bylaws Committee Member, Britton Fund Research
 Chairperson Fundraising 2001 Modesto, 1999 Ventura, and 1998 Yosemite Conferences

COMMUNITY SERVICES/ VOLUNTEER WORK:

Palisades Village Green Committee
 Palisades Civic League - President (current), Board member / Landscape expert (1993 - Present)
 Palisades Beautiful: Consultant
 Community Forest Advisory Committee of LA (CFAC): Participated in the brainstorming
 Formulation of Sustainable Community Forest Ecosystem: Vision Workshop

CONSULTING PROJECTS (Community):

Palisades Pride Committee's installation of new street trees for town: Consultant and selection of trees
 Parks and Recreation Council: Participated in creating a new Street Tree Ordinance Policy for Santa Monica
 Santa Monica Beautiful: Street Trees
 Palisades Beautiful: Street Trees

TEACHING EXPERIENCE:

Lectures to Elementary School
 Lectures: Eucalyptus ID Seminar: Structural Problems with Eucalyptus LA Arboretum '08
 Western Chapter ISA Annual Conference '01 - Preserving the Rainforest & Our Urban Plantation
 Western Chapter ISA Annual Conference '99 - Integrity in Your Tree Care Business
 Palisades Garden Club: Invasion of the Eucalyptus Long horned Borer
 Diagnosing and Identifying Tree Diseases and Problems
 Tree Care for the Millennium: To Trim Or Not To Trim?

SEMINARS AND CONFERENCES: Ongoing participation. List available upon request



URBAN FORESTRY REFERRAL – PILOT PROGRAM

Pre-Filing Requirement

This form shall be required if there are any protected trees or protected shrubs on the project site and/or or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project (e.g., any changes to the building footprint, including construction, demolition, or grading), and the project meets one or more of the following criteria:

- Located within the Mt. Washington/Glassell Park Specific Plan
- SB 9 Urban Lot Split, Preliminary Parcel Map, or Tentative Tract Map, located within the Valley geography
- Qualifies for the Executive Directive 1 (ED 1) Ministerial Approval Process¹
- Utilizes the Transit Oriented Communities (TOC) Affordable Housing Incentive Program²
- Other projects as determined by City Planning,

If required, the applicant shall complete the following **PRIOR TO FILING AN APPLICATION:**

1. Complete the Tree Disclosure Statement ([CP-4067](#)).
2. Prepare a Tree Report in accordance with the Tree Report Template ([CP-4068](#)). If using an existing Tree Report, it must be prepared within 12 months of submission.
3. Submit the Urban Forestry Referral Form (Referral Form), Tree Disclosure Statement, and Tree Report to the [Customer Service Request Portal for Urban Forestry Division Clearances](#). An Angeleno Account will be required.

The completed Referral Form signed by Urban Forestry staff shall be submitted with case filing materials.

Post-Filing Requirement

If a project is identified as requiring this form after a case has been filed, in addition to the above materials, provide the following information:

Case Number: CPC-2024-574-CU3-ZV-F-WDI

Planning Staff Name: Courtney Yellen,

Planning Staff Email: courtney.yellen@lacity.org

¹ Refer to the [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria

² For more information, refer to the [TOC Guidelines](#)

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Project Site Address: 16600, 16602, 16601 W. Vanowen Street

Description of Proposed Project: The development of a public charter school for 564
students with a new development that will include
56,366 gross sq. ft. on 2.5 acres

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

URBAN FORESTRY PRELIMINARY EVALUATION

Protected Trees and Protected Shrubs

- Ready to File.** No changes required at this time.
- Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any Notices to Comply [NTCs]).
- Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

Trees within the Public Right-of-Way

- Ready to File.** No changes required at this time.
- Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any NTCs or Street Tree Notices [STNs]).
- Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

Urban Forestry Comments

Urban Forestry Staff Signature: 

Print Name: Albert Vera **Review Date:** 5/28/2024

- Additional Documents Attached
- Additional Consultation required by:
 - Bureau of Engineering
 - Department of Transportation