

**PROTECTED TREE REPORT
for
Property
at
2239 Laurel Canyon Blvd.
Los Angeles, CA 90046**

Prepared for:

Mr. Sol Shaolian
5104 Garden Grove Ave.
Tarzana, CA 91356
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January 11, 2016

Prepared by:

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SUMMARY

I was contacted by Mr. Sol Shaolian, to write a tree report, evaluating protected trees on a vacant lot, located at 2239 Laurel Canyon Blvd., in Los Angeles, CA.

The reason for this report is the construction of a single-family residence on the lot.

There are two native Southern California Black Walnut trees on the lot.

And based on the architect's proposed site plan, to be able to develop the site, the two black walnut trees have to be removed.

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INTRODUCTION

Background

Mr. Sol Shaolian called me and inquired if I would be interested in preparing a tree report for a vacant lot, located at 2239 Laurel Canyon Boulevard, in the City of Los Angeles, CA.

After discussing my fees, I agreed to examine the trees and write a report of my findings, giving my professional opinion and evaluating the subject trees.

Assignment

I agreed to perform the following:

- Inspect and evaluate the trees.
- 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 visit to the site on December 13, 2015.

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

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Purpose and Use of the Report

Mr. Sol Shaolian is planning to build for his family a new single-family dwelling on the vacant lot.

The purpose of this report is to present the evaluation of the protected trees on the lot and the impact of the proposed construction project on the trees.

This report is intended for the exclusive use of Mr. Shaolian.

Upon submission, this report will become the property of Mr. Sol Shaolian and its use will be at his discretion.

OBSERVATIONS

General Site Observations

The property, a vacant lot, is located at 2239 Laurel Canyon Blvd., in the City of Los Angeles, County of Los Angeles, CA, 90046.

The Assessor's Identification Number (AIN) is: 5567-029-026.

The lot is located on a natural steep hill, with decreasing grade from the southwest to the northeast side. Vacant lots surround this lot on three sides, and the Laurel Canyon Blvd. is on the east side.

Access to the area is from the Hollywood Freeway (101 Fwy.), via Hollywood Blvd., or from the Ventura Freeway (101 Fwy), off Laurel Canyon Blvd.

The nearby main cross streets are Lookout Mountain Ave. on the north side and Kirkwood Dr on the south side.

The proposed living space for the new dwelling is 1,643 sq. ft. and the lot area is 4,223 sq.ft.

There are only two Southern California Black Walnut (*Juglans californica* var. *californica*) trees on the lot.

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I took photographs of the trees and the lot (**Appendix II**), took measurements and used the surveyor's and architect's plans for the location of the trees. The measured spread of the tree canopies is included on the site plan (**Appendix III**).

Tree Evaluation.

The City of Los Angeles Ordinance # 177404 defines a protected tree as ...“any of the Southern California native tree species, such as Southern California Black Walnut (*Juglans californica* var. *californica*), among others, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree...”

There are two Southern California Black Walnut trees on the lot, which are considered to be protected, given the size of their trunk.

Physical characteristics and health evaluation of the trees are given below. The trees were tagged with numbered tags.

The canopy spread is drawn to scale on the site plan. The height of the trees was measured with a Brunton clinometer, and the trunk diameters with a Lufkin diameter tape. Other dimensions were measured with Keson and Stanley measuring tapes.

The characteristics of the trees are summarized in **Appendix I**.

Tree #311

This is a mature black walnut tree, located 21 feet from the curb of the street.

It is a multi-trunk tree, with five trunks, each with the following **dsh** (diameter at standard height or at 54 inches from grade): 8, 9.5, 10, 10 and 12 inches. The cumulative dsh is 49.5 inches.

The height of the tree is 35 feet.

The **canopy** of the tree is unevenly spread, with almost no branches on the uphill side, while the main **scaffold branches** extend downhill almost up to 30 feet.

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Because these trees are deciduous, very little **foliage** is left on the tree at this time of the year. Accordingly, one cannot determine if the tree has any disease symptoms. However, the tree has substantial **deadwood** and **dieback**, as a result of the recent dry weather and a probable disease, Thousand Cankers disease, caused by a fungus introduced by a beetle when it lays its eggs in the tree branches and trunks.

Three of the main scaffold branches have been cut back not long time ago, most probably because of failure.

The tree has some visible **buttress roots**, and there are **cavities** at the base of the trunks, most probably due to soil erosion.

The overall **vigor** of this tree is average.

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

Because this tree is located within the **footprint of the proposed dwelling**, it has to be removed.

Tree #312

This is what is left of a black walnut tree, which has been cut back to short sections of its two trunks. New shoots and foliage have emerged recently.

It is located 12 feet from the street curb and about four feet from the property line.

The tree has a single trunk, which divides to two. One has a dsh of six inches, and the other one has a dsh of four inches. So the total dsh is 10 inches.

The height of the tree is 10 feet.

The main trunk has been injured and a vertical cavity has developed almost along the entire length of the main trunk, and as a result, this tree will eventually fail.

The overall vigor of this tree is poor.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 1 (Poor).

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Because this tree is located within the footprint of the proposed dwelling, it has to be removed.

Off-Site Trees

There is one black walnut tree about fifteen feet to the southwest of Tree #12 on the adjacent property. It has seven trunks, each ranging from two to three inches dsh.

The base of the trunks has a cavity and an eight trunk has already failed.

Because of its size and its location, it shouldn't be impacted by the construction activity. However, attention should be paid so that the tree is preserved in place.

MITIGATION FOR THE REMOVED TREE

One black walnut tree (Tree #311), which is in average condition, is being proposed to remove from the lot. The other tree (Tree #312), has not much value, considering its condition.

In accordance with the 4:1 replacement ratio approved by the City of Los Angeles Tree Ordinance, for the removal of Tree #311 and Tree #312, the available area to sustain the future growth of trees will accommodate only four trees: one 24" box size and one 15 gallon size planted together, at two apart locations.

This protected tree report will be reviewed by the Urban Forestry Department of the City of Los Angeles. The Department might approve or modify the proposed mitigation.

CONCLUSION

The development of the site is not possible without the removal of both trees.

The property on the north side is also being proposed to develop, and the trees on the west side property are far from being impacted by the construction.

Only the property on the south side has protected trees, which would not be impacted by the excavation activity, but encroaching during the construction might negatively impact them. Therefore, protecting them should be a priority.

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Appendix I

PROTECTED TREE SURVEY

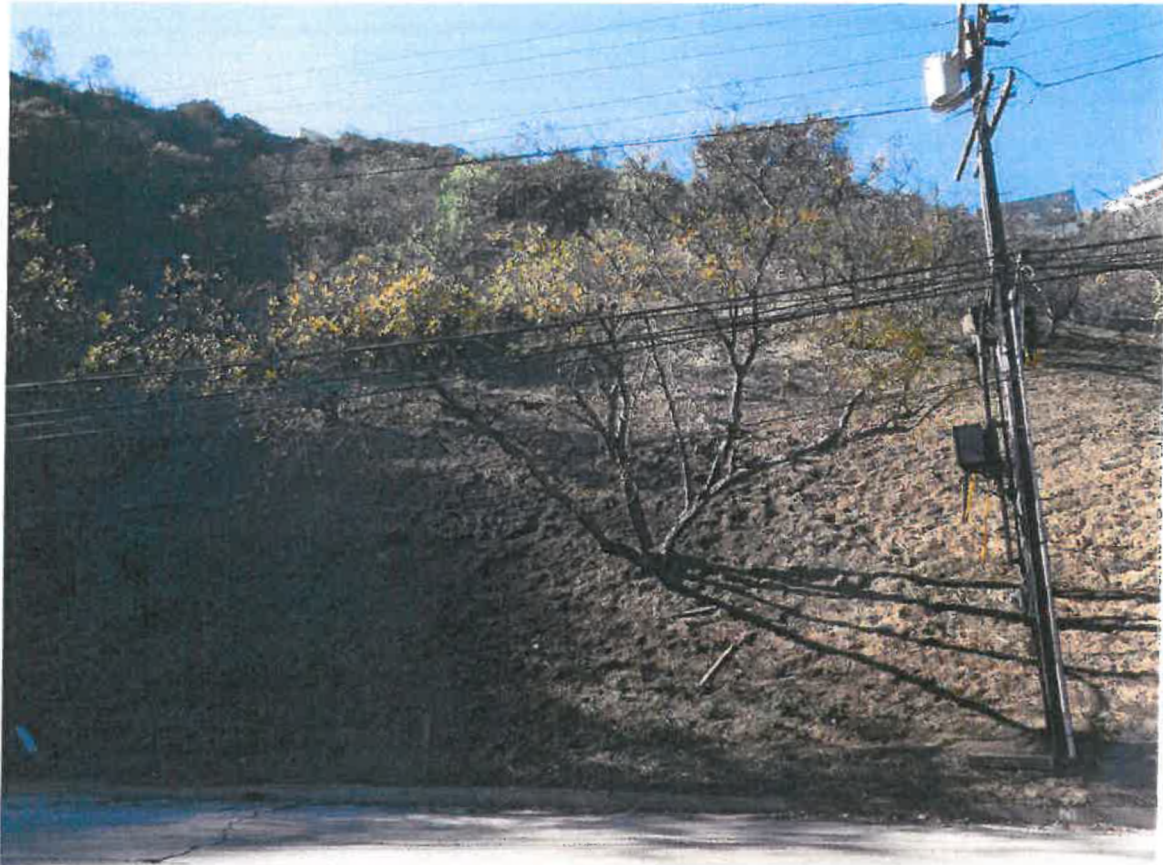
Tree #	Species	Diameter (DSH) (inches)	Height (feet)	Spread (feet)	Condition Rating	Status
311	Black Walnut	49.5 (8, 9.5, 10, 10 & 12)	35	30	3	Remove
312	Black Walnut	10 (4 & 6)	10	6	1	Remove

Condition Rating: 5 = Excellent, 0 = Dead

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Appendix II

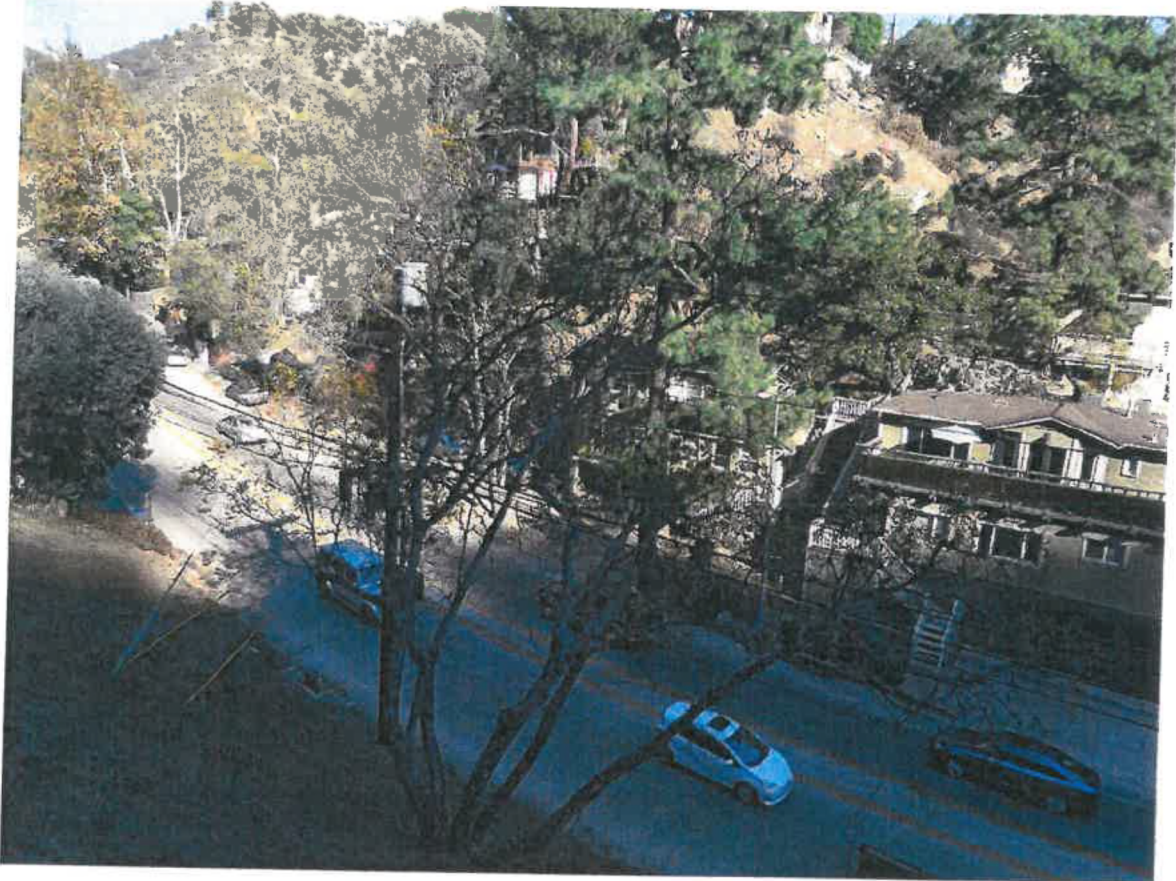


View of the vacant lot as seen from the street.

This and the following photograph were taken on December 13, 2015.

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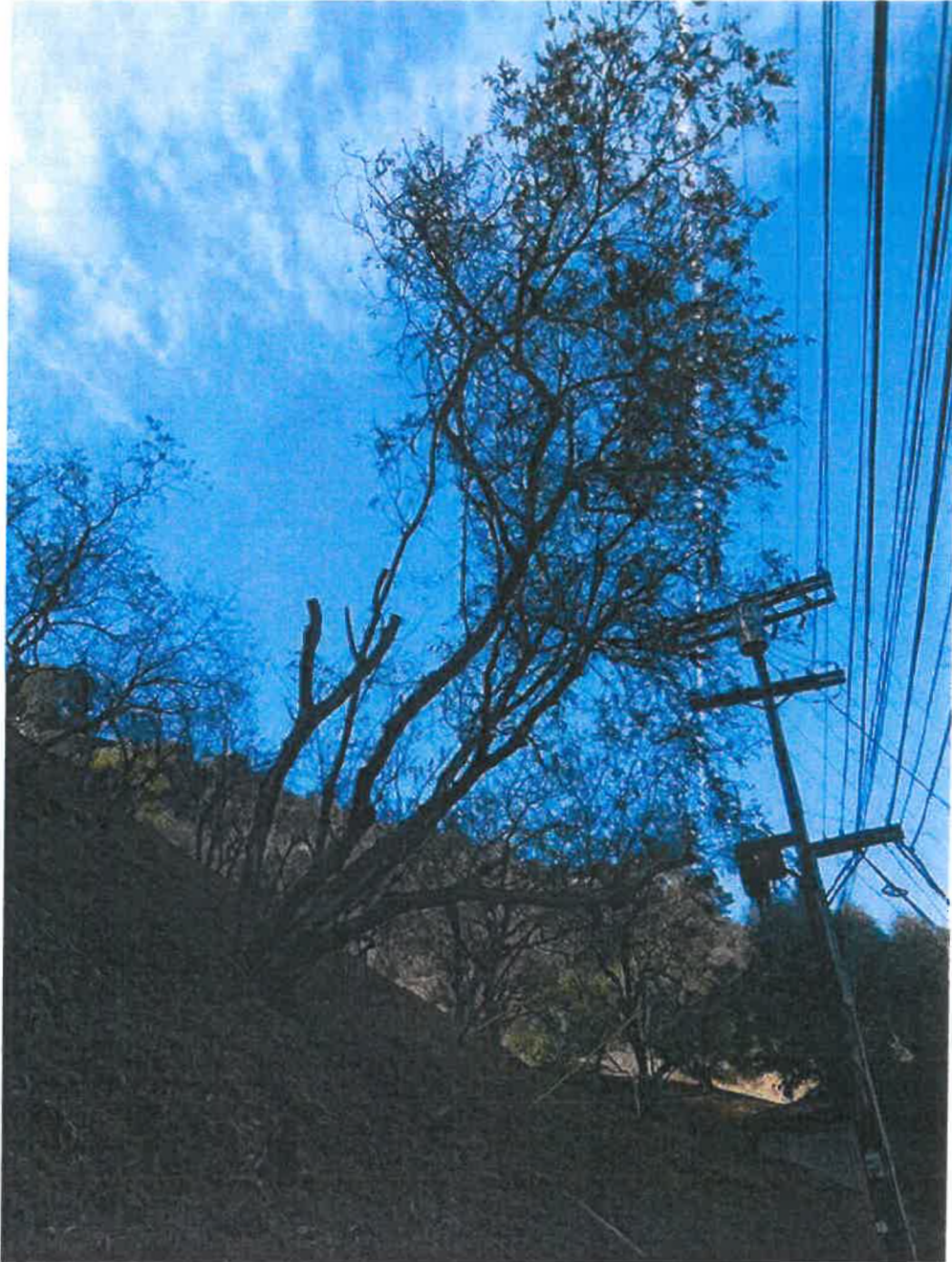
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Tree #311 as seen from the west side.

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Tree # 311 as seen from the south side.

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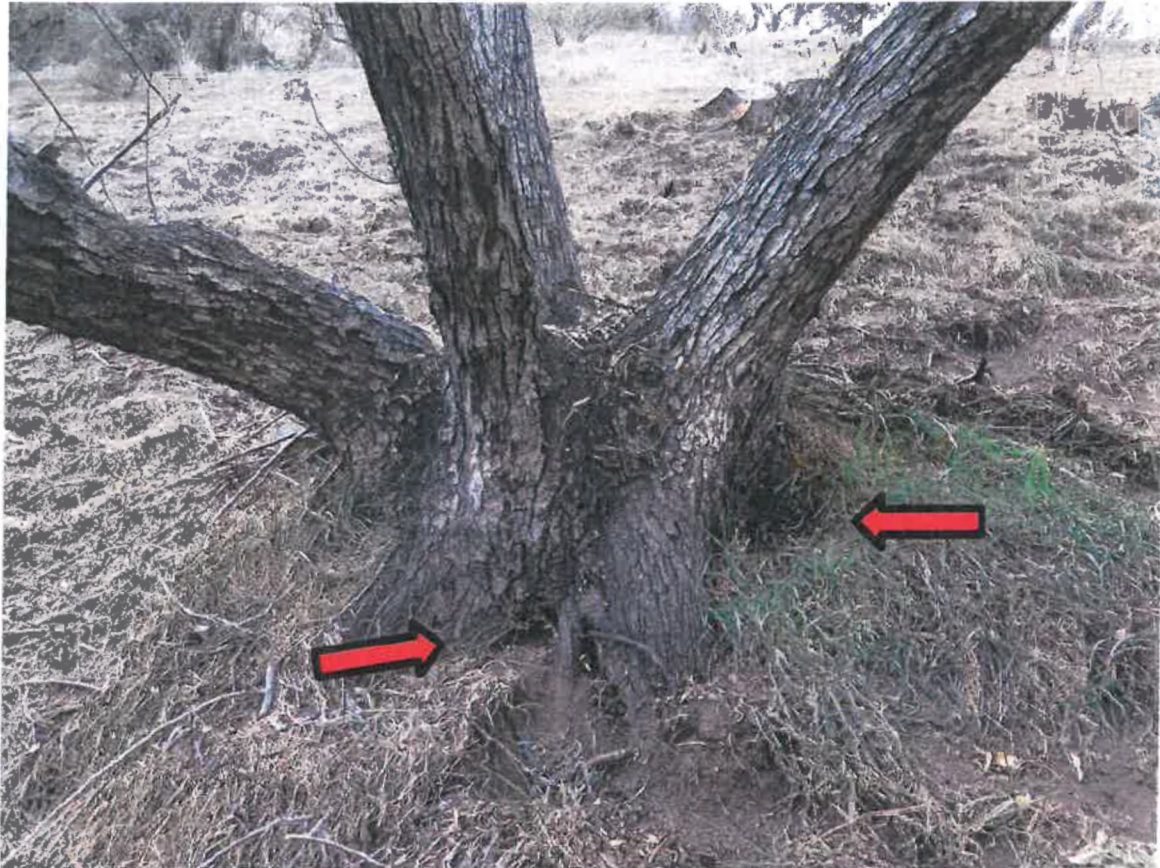
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Cut scaffold branches on Tree #311.

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Base of Tree #311 trunks. Arrows indicate cavities.

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Tree #312 (to the right) and off-site tree.

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Off-site tree.

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APPENDIX III

Site Plan

(See attached in the back.)

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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.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Diameter at Standard Height	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.
Scaffold Branch	A permanent, main branch in the crown of a tree which supports many smaller branches and helps to form the shape of the crown.
Vigor	Overall health of a tree; the capacity to grow and resist physiological stress.

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Assumptions and Limiting Conditions

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

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

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

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

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Certification of Performance

I, **Arsen Margossian**, certify:

- That I have personally inspected the trees 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 Terms 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 further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and Tree Care Industry Association (TCIA),
I am an ISA Certified Arborist (#WE-7233A), an ISA Tree Risk Assessment Qualified (TRAQ) and California Licensed Pest Control Adviser (#71429).

Signed: 

Date: January 11, 2016

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Copies of Licenses



International
Society
of Arboriculture
ISA Certified Arborist

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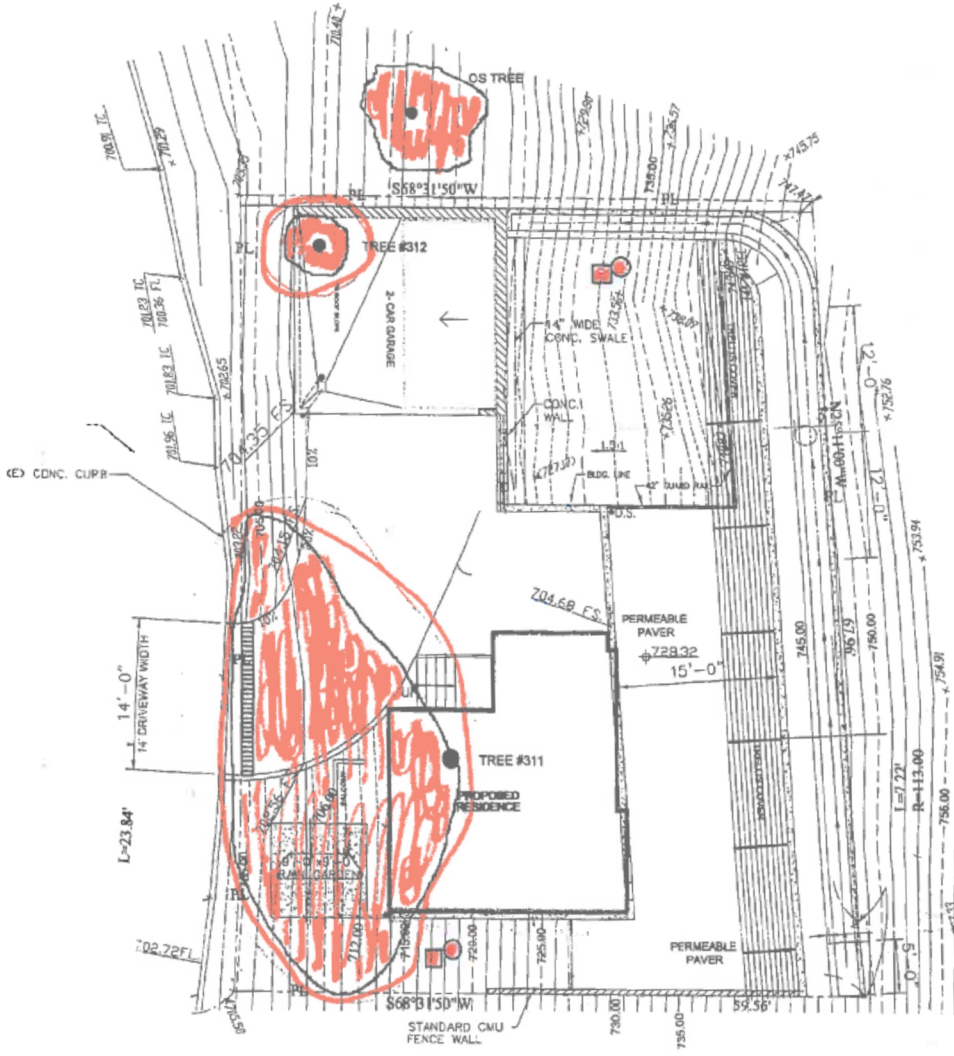
Certificate Number: **WE-7233A**
Expiration Date: **Jun 30 2017**

 **DEPARTMENT OF PESTICIDE REGULATION**
LICENSING/CERTIFICATION PROGRAM
PCA 
AGRICULTURAL PEST CONTROL ADVISOR LICENSE
License #: **71429** **EXPIRES: 12/31/2017**
Categories: **AD** **ISSUED: 01/01/2016**
ARSEN MARGOSSIAN
3512 ROSEMARY AVE
GLENDALE CA 91206



This License must be shown to the representative of the Director of Commercial and Consumer Affairs

LAUREL CANYON BLVD.



APPENDIX III
SITE PLAN

2239 LAUREL CANYON BLVD.
LOS ANGELES, CA 90048

Lot Area: 4,223 SQ. FT.
Living Space: 1,643 SQ. FT.

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SCALE: 3/4" = 1'-0"

Tree Mitigation:

- 2 - 24" Box Size Black Walnut (*Juglans californica*)
- 2 - 18 Gallon Size Black Walnut (*Juglans californica*)