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September 24, 2019
VIA E-MAIL

Planning and Land Use Management Committee
Los Angeles City Council
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

Re: Partial Appeal of VTT-74478-1A and CPC-2016-3174-ZC (ENV 2016-3175-MND)
Council File 19-0870-S1

Dear Honorable Members of the Planning and Land Use Management Committee:

This law firm represents Santa Susana Estates, LLC ("Applicant") in connection with the entitlements for the subdivision of an 11.92 acre site for 19 single-family lots (the "Project"), located at 10811-10921 North Old Santa Susana Pass Road (the "Property"). This letter is submitted in support of, and jointly with, the appeal submitted by appellant Daniel Garcia ("Appellant").

As noted in the initial appeal letter and in prior correspondence to the Planning and Land Use Management Committee, Applicant has been working together with individual stakeholders and neighborhood groups, including Appellant, throughout the entire development process. Applicant has tailored the Project to meet the needs and concerns of Appellant and the greater Chatsworth—Porter Ranch Community of which Appellant is a member. The Project enjoys near unanimous support from the neighborhood, unanimous support from the Neighborhood Council and has not resulted in controversy within the community. On the contrary, Applicant recognizes the value and importance of the Chatsworth—Porter Ranch Community, and takes pride in the support of Appellant and the community.

However, both Appellant and Applicant recognize that certain Modified Conditions of Approval adopted by the City Planning Commission in the Letters of Determination, dated July 31, 2019, render the Project incompatible with the surrounding neighborhood and needs of the community. More importantly, several of the conditions are impractical and/or impossible to meet. For convenience, attached as Exhibit A to this letter is a copy of the Site Plan showing Applicant's site with the requested corrections to the Letter of Determination discussed below.

In support of the appeal, Appellant and Applicant jointly ask that the City Council reconsider the below-listed Modified Conditions of Approval for VTT-74478-1A and CPC-2016-3174-ZC.

1. **VTT Condition of Approval 23.d – Private Gates** (CPC Architectural Design Condition 10)

Current Condition of Approval 23.d:

> "d. **Private Gates**. No security gates shall be permitted within the private streets or along the Old Santa Susana Pass Road frontage."

Proposed Condition of Approval 23.d:

> "d. **Private Gates**. ~~No security gates shall be permitted within the private streets or along the Old Santa Susana Pass Road frontage.~~ **Private gates shall be allowed in accordance with all conditions required under the Los Angeles Municipal Code."**

Condition of Approval 23.d currently prohibits security gates within the private streets of the Project and along Old Santa Susana Pass Road. Appellant and the community have overwhelmingly expressed their desire for private gates, which are critical to the safety and security of the Property's residents. Over the past two years, Applicant has conducted over 20 meetings and countless phone calls and texts with Appellant and local neighbors who have expressed ongoing concerns that the uninhabited areas of the Project attract transients, illegal dumping and other nuisance activities. Recently, an assault with a deadly weapon was reported at the intersection of Calle Milagros and Bee Canyon, adjacent to the Property.

Further, gates will enhance vehicular and equestrian safety. Notably, both the Bureau of Engineering and the Fire Department have approved installation of gates along the Property. These gates will not impact the public equestrian trail whatsoever, which will remain open to the public. Prior to the installation of any gates, and as a condition thereof, written agreements will be secured with all local homeowners living behind the gates to provide full pedestrian and vehicular access, including the use of the latest access technology for personal and guest access and special accommodations for public safety access.

2. **VTT Condition of Approval 23.f – Wilson House Visibility and Wall Limitations** (CPC Architectural Design Condition 8)

Current Condition of Approval 23.f:

> "d. **Wilson House Visibility and Wall Limitations**. As the historic Wilson House is oriented towards Old Santa Susana Pass Road, a break in the solid wall shall be provided along Old Santa Susana Pass Road frontage, such that the historic front façade (east elevation) and front yard remain open to the street. Walls may be constructed out from the corners of the Wilson House but shall not obscure views of the historic structure's front elevation."

Proposed Condition of Approval 23.f:

> "f. **Wilson House Visibility and Wall Limitations**. As the historic Wilson House is oriented towards Old Santa Susana Pass Road, ~~a break in the solid wall shall be provided along Old Santa Susana Pass Road frontage, such that the historic front façade (east elevation) and front yard remain open to the street. Walls may be constructed out from the corners of the Wilson House, but shall not obscure views of the historic structure's front elevation.~~ **an ornamental iron view fence including pilasters matching the perimeter wall placed at a distance not more than 40 feet apart shall be provided along the Old Santa Susana Pass Road frontage. Such fence shall be situated 5 feet off the sidewalk to accommodate additional landscaping to match the rest of the project frontage and be designed in such way to not obscure the view of the Wilson House. Further, a pedestrian access gate shall be provided along Santa Susana Pass Road in front of and near the entry area of the Wilson House."**

Condition of Approval 23.f currently requires the Project to maintain a break in the solid wall along the Old Santa Susana Pass Road frontage in front of the Wilson House to allow for visibility of the Wilson House. Based on security and safety concerns, Appellant and Applicant request to modify the condition. While Appellant and Applicant wish to allow the public to view the façade of the Wilson House, Appellant and Applicant also wish to maintain adequate security measures in order to protect the Wilson House, the surrounding community and the Property's residents.

Accordingly, Applicant asks that the language of this condition be updated (1) to permit an ornamental iron fence including pilasters placed at a distance of no more than 40 feet apart and (2) to allow the construction of a pedestrian access gate in front of the home near the Wilson House entry area.

3. **VTT Condition of Approval 23.l – Tree Preservation Plan** (CPC Landscaping Condition 23)

Current Condition of Approval 23.l:

"l. **Tree Preservation Plan.** Prior to the issuance of any permits, a Tree Preservation Plan shall be submitted to the Valley Project Planning Bureau for review and approval, which identifies the protection of trees where no structure, driveway, or paved areas are required. At a minimum, the following trees shall be preserved as identified in the Tree Report dated November 6, 2018:

Trees #3-#5 – Coast Live Oak (39", 17.5"-20", and 35" Bases, Fair and Good Condition)
Tree #7-#8 – Northern California Walnut (8" and 20" Bases, Fair Condition)
Tree #9-#10 – Coast Live Oak (36" and 40" Bases, Fair Condition)
Tree #13 – Rubber Fig (9" Base, Fair Condition)
Tree #14 – Deodar Cedar (35" Base, Fair Condition)
Tree #18 – Ginkgo (12" Base, Good Condition)
Tree #21 – English Walnut (48" Base, Fair Condition)
Tree #32 – California Pepper (30" Base, Fair Condition)
Trees # 61-63 – Monterey Pine (18" Bases, Fair – Poor Condition)
Trees #64-65 – Coast Live Oak (6-10" and 15" Bases, Fair - Poor Condition)
Tree #67, #69, #70 – Coast Live Oak (10", 6", and 14" Bases, Fair Condition)
Tree #68 – California Pepper (22" Base, Fair Condition)
Tree #71 & #72 – Coast Live Oak (3"-4" and 70", Fair – Poor Condition)
Tree #75 – California Pepper (30" Base, Fair Condition)
Tree #77 – Coast Live Oak (16" Base, Fair Condition)
Tree #78 – Mexican Elderberry (16"-18" Base, Fair Condition)
Trees #80-#82 – California Pepper (16"-36", Fair – Poor Conditions)
Trees #84-#91 – California Pepper (8"-30" Bases, Fair – Poor Condition)
Trees #92-#101 – California Pepper (8"-20" Bases, Fair – Poor Condition)
Trees #102-#103 – Coast Live Oak (7" and 28" Bases, Fair Condition)
Tree #104 – Mexican Elderberry (20" Base, Poor Condition)
Tree #109 – Coast Live Oak (26" Base, Fair Condition)
Tree #110 – California Pepper (14" Base, Fair Condition)
Tree #112 – California Pepper (20" Base, Fair Condition)
Trees #124-#126 – Coast Live Oak (12-14" Bases, Fair Condition)

Tree #140 – California Pepper (15" Base, Fair Condition)
Tree #148 – California Pepper (8" Base, Fair Condition)

Trees which are removed shall be replaced with a 1:1 ratio with native tree species, such as the trees listed on the 'Native Plants for Heavy Soils' list from the Theodore Payne Foundation for the Wild Flowers and Native Plants (https://theodorepayne.org/learn/guides)."

Proposed Condition of Approval 23.l:

"l. **Tree Preservation Plan.** Prior to the issuance of any permits, a Tree Preservation Plan shall be submitted to the Valley Project Planning Bureau for review and approval, which identifies the protection of trees where no structure, driveway, or paved areas are required. At a minimum, the following trees shall be preserved as identified in the Tree Report dated November 6, 2018:

Trees #3-#5 – Coast Live Oak (39", 17.5"-20", and 35" Bases, Fair and Good Condition)
~~Tree #7-#8 – Northern California Walnut (8" and 20" Bases, Fair Condition)~~
Tree #9-#10 – Coast Live Oak (36" and 40" Bases, Fair Condition)
Tree #13 – Rubber Fig (9" Base, Fair Condition)
Tree #14 – Deodar Cedar (35" Base, Fair Condition)
Tree #18 – Ginkgo (12" Base, Good Condition)
~~Tree #21 – English Walnut (48" Base, Fair Condition)~~
Tree #32 – California Pepper (30" Base, Fair Condition)
~~Trees # 61-63 – Monterey Pine (18" Bases, Fair – Poor Condition)~~
Trees #64-65 – Coast Live Oak (6-10" and 15" Bases, Fair - Poor Condition)
Tree #67, #69, #70 – Coast Live Oak (10", 6", and 14" Bases, Fair Condition)
Tree #68 – California Pepper (22" Base, Fair Condition)
Tree #71 & ~~#72 – Coast Live Oak (3"-4" and 70", Fair – Poor Condition)~~
Tree #75 – California Pepper (30" Base, Fair Condition)
Tree #77 – Coast Live Oak (16" Base, Fair Condition)
Tree #78 – Mexican Elderberry (16"-18" Base, Fair Condition)
~~Trees #80-#81 – California Pepper (16"-36", Fair – Poor Conditions)~~
Tree # 82 – California Pepper (36" Base, Fair - Poor Condition)
Tree 83 – California Pepper (16"-30" Bases)
Trees #84-#91 – California Pepper (8"-30" Bases, Fair – Poor Condition)
Trees #92-#101 – California Pepper (8"-20" Bases, Fair – Poor Condition)
Trees #102-#103 – Coast Live Oak (7" and 28" Bases, Fair Condition)
Tree #104 – Mexican Elderberry (20" Base, Poor Condition)
Tree 105 – Olive (12" Base)
Tree #109 – Coast Live Oak (26" Base, Fair Condition)
Tree #110 – California Pepper (14" Base, Fair Condition)
Tree #112 – California Pepper (20" Base, Fair Condition)
Trees #124-#126 – Coast Live Oak (12-14" Bases, Fair Condition)
Tree #140 – California Pepper (15" Base, Fair Condition)
Tree #148 – California Pepper (8" Base, Fair Condition)

Trees which are removed shall be replaced with a 1:1 ratio with native tree species, such as the trees listed on the 'Native Plants for Heavy Soils' list from the Theodore Payne Foundation for the Wild Flowers and Native Plants (https://theodorepayne.org/learn/guides)."

The Tree Preservation Plan set forth in Condition of Approval 23.l was based on an older Tree Report. A recent updated Tree Report, dated August 26, 2019 (the "Tree Report Addendum") is enclosed herein as Exhibit B. The vast majority of the trees on the Project Site will be preserved. Applicant requests the following trees be removed or preserved for the following reasons:

- Tree Nos. 7 and 8, which are non-protected trees (Northern California Walnut), are in poor health and pursuant to the Tree Report Addendum should be removed.
- Tree No. 21 is in poor condition and pursuant to the Tree Report Addendum should be removed.
- Tree Nos. 61-63 are dead and need to be removed. Tree No. 63 is currently a fire hazard.
- Tree No. 72 fell and has already been removed by permit.
- Tree Nos. 80 and 81, which are not protected (California Pepper), are in poor health and pursuant to the Tree Report Addendum should be removed.
- Tree No. 83 can be preserved, rather than removed per the Conditions of Approval.
- Tree No. 105 can be preserved, rather than removed per the Conditions of Approval.

4. **VTT Condition of Approval 25.a – Public Equestrian Trails** (CPC (T) Tentative Classification Removal Condition 5)

Current Condition of Approval 25.a:

"a. **Public Equestrian Trails.** The following public equestrian trails shall be depicted on the Final Map and shall be constructed consistent with the BOE Standard Detail for Equestrian Trails, prior to the recordation of the map, or suitably guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

i. **Southerly Trail**. A 12-foot wide easement along Bee Canyon Road, along the western side of Lots 6 and 13. A break in railing shall be provided halfway between A Street and Calle Milagros, in order to create a railing access point for equine access.

ii. **Northerly Trail**. A 12-foot wide easement along Bee Canyon Road, along the western side of Lot 1. A gate, a minimum of four (4) feet in width, shall be provided along the westerly property line of Lot 1 in order to provide equestrian access to the trail from the rear portion of the yard. Said gate shall open inwards or shall slide open, so as not to obstruct the trail. The applicant shall consult with the Bureau of Engineering, B-Permit Sewer Section staff to relocate the sewer easement to be located outside of the Public Equestrian Trail easement, or a modification of the Trail shall be filed to adjust the alignment of the trail to the satisfaction of the Deputy Advisory Agency…"

Proposed Condition of Approval 25.a:

"a. **Public Equestrian Trails.** The following public equestrian trails shall be depicted on the Final Map and shall be constructed consistent with the BOE Standard Detail for Equestrian Trails, prior to the recordation of the map, or suitably guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

i. **Southerly Trail**. A 12-foot wide easement along Bee Canyon Road, along the western side of Lots 6 and 13. A break in railing shall be provided halfway between A Street and Calle Milagros, in order to create a railing access point for equine access.

ii. **Northerly Trail.** A 12-foot wide easement along Bee Canyon Road, along the western side of Lot 1. A gate, a minimum of four (4) feet in width, shall be provided along the westerly property line of Lot 1 in order to provide equestrian access to the trail from the rear portion of the yard. Said gate shall open inwards or shall slide open, so as not to obstruct the trail. **The equestrian trail may cross the future sewer easement at a 90 degree angle out to Bee Canyon Road, as long as it remains a free and clear path and is built to the standards described further in this condition.** The applicant shall consult with the Bureau of Engineering, B-Permit Sewer Section staff to relocate **the Public Trail adjacent to Lot 1 and outside the future sewer easement** ~~to be located outside of the Public Equestrian Trail easement, or a modification of the Trail shall be filed to adjust the alignment of the trail~~ to the satisfaction of the Deputy Advisory Agency."

Condition of Approval 25.a requires that an equestrian trial be located outside of a sewer easement. Applicant seeks clarifying language in order to allow the equestrian trail to cross the sewer easement at a 90 degree angle, as a practical matter, in order to provide ingress and egress to the trail.

5. **VTT Condition of Approval 25.b – Equestrian Crosswalks** (CPC (T) Tentative Classification Removal Condition 7)

Current Condition of Approval 25.b:

"b. **Equestrian Crosswalks.** The following equestrian crosswalks shall be depicted on the Final Map and shall be constructed prior to the recordation of the map, or suitable guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

i. **A Street.** A crosswalk shall be constructed within A Street to align the northerly and southerly portions of the public equestrian trail.

ii. **Bee Canyon Road.** A midblock crosswalk shall be constructed within Bee Canyon Road, approximately halfway between A Street and Calle Millagros, to connect the westerly and easterly sides of Bee Canyon Road and to allow Lots 16 and 17 to access the public trail through the railing access point (Condition No 25.a.ii.).

iii. **Calle Milagros.** A crosswalk shall be constructed within Calle Milagros to align the southerly portion of the public equestrian trail with the existing trail to the south.

Crosswalks shall be at least six (6) feet in width and shall utilize high-visibility crosswalk patterns (i.e. ladder, continental, diagonal marking, etc.), which shall be kept in good condition. The crosswalk pattern shall be painted, and plastic or epoxy materials shall be avoided, as these materials create a slick surface inconsistent with equestrian safety. Parking shall be restricted along private streets for a distance of 20

feet from the edge of the crosswalk, to provide for better visibility, or as determined by DOT. Curb ramps shall be constructed and shall align with the placement of crosswalks.

Horse signage shall be installed at each of the crosswalk locations, on both sides of the road, and shall be equipped with Rapid Flashing Beacons which are manually activated through a signal actuator at pedestrian height with a second signal actuator button for the equestrian user (at 6 feet above ground)."

Proposed Condition of Approval No. 25.b:

"b. **Equestrian Crosswalks.** The following equestrian crosswalks shall be depicted on the Final Map and shall be constructed prior to the recordation of the map, or suitable guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

i. **A Street.** A crosswalk shall be constructed within A Street to align the northerly and southerly portions of the public equestrian trail.

ii. **Bee Canyon Road.** A midblock crosswalk shall be constructed within Bee Canyon Road, approximately halfway between A Street and Calle Millagros, to connect the westerly and easterly sides of Bee Canyon Road and to allow Lots 16 and 17 to access the public trail through the railing access point (Condition No 25.a.ii.).

iii. **Calle Milagros.** A crosswalk shall be constructed within Calle Milagros to align the southerly portion of the public equestrian trail with the existing trail to the south.

Crosswalks shall be at least six (6) feet in width and shall utilize high-visibility crosswalk patterns (i.e. ladder, continental, diagonal marking, etc.), which shall be kept in good condition. The crosswalk pattern shall be painted, and plastic or epoxy materials shall be avoided, as these materials create a slick surface inconsistent with equestrian safety. Parking shall be restricted along private streets for a distance of 20 feet from the edge of the crosswalk, to provide for better visibility, or as determined by DOT. Curb ramps shall be constructed and shall align with the placement of crosswalks.

Horse signage shall be installed at each of the crosswalk locations, on both sides of the road~~, and shall be equipped with Rapid Flashing Beacons which are manually activated through a signal actuator at pedestrian height with a second signal actuator button for the equestrian user (at 6 feet above ground).~~

Condition of Approval 25.b currently requires 6-foot tall Rapid Flashing Beacons at the Property's equestrian crosswalks. While Rapid Flashing Beacons may be appropriate for larger crosswalks located in high-traffic collector and arterial streets, the 6-foot tall Rapid Flashing Beacons are not appropriate in this low traffic residential area and would infringe on the calmness of the Property and community by creating unnecessary visual pollution. Rapid Flashing Beacons threaten to disrupt the residential character of the Property and the community and are wholly unnecessary on a private residential road.

6. **VTT Condition of Approval 25.c – Private Equestrian Trail** (CPC (T) Tentative Classification Removal Condition 6)

Current Condition of Approval 25.c:

"c. **Private Equestrian Trail.** The following private equestrian trail shall be depicted on the Final Map and shall be constructed consistent with the BOE Standard Detail for Equestrian Trails, prior to the issuance of a Certificate of Occupancy, or suitably guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

i. A 5-foot wide easement to be provided along the rear property lines of Lots 6-13, in order to construct a 10-foot wide private trail which provides access from the rear horse keeping facilities to the southern portion of the Bee Canyon trail.

Horse trails shall be enclosed by walls, located at the rear of Lots 6-13, however, these walls shall be located outside of the 10-foot area reserved for private trails. A gate shall be provided at the rear of each property to provide access to horsekeeping facilities. The minimum width of the gate shall be 4 feet."...

Proposed Condition of Approval No. 25.c:

"c. **Private Equestrian Trail.** The following private equestrian trail **easement and associated drainage easement shall be recorded along the rear property lines of lots 6 – 8 and 11 - 13 as shown on the Vesting Tentative Map and depicted in Exhibit A hereof by separate instrument in favor of the future Homeowners Association for control and maintenance** ~~depicted on the Final Map~~ and shall be constructed consistent with the BOE Standard Detail for Equestrian Trails, prior to the issuance of a Certificate of Occupancy, or suitably guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

i. A 5-foot wide private easement for the Private Equestrian Trail to be provided along the rear property lines of **Lot's 6 – 8 and 11 - 13**, in order to construct a 10-foot wide private trail which provides access from the rear horse keeping facilities to the southern portion of the Bee Canyon trail. **The Private Equestrian Trail shall extend from the westerly edge of lot's 6 and 13 and end approximately 20-feet east of the westerly property lines of lot's 8 and 11, allowing for equestrian accessible gates on Lot's 6 – 8 and 11 - 13. Additionally, a separate 1-foot private drainage easement in favor of the community Homeowners Association shall be provided along the parallel edge of the Private Equestrian Trail for trail drainage. The 1-foot drainage course shall be outside the 10-foot private trail. The 10-foot private trail and 1-foot drainage easement shall be located between lots Lot's 6 – 8 and 11 – 13 and shall be included within and as a part of the 10-foot rear setback area of the designated horse keeping area of Lot's 6 – 8 and 11 – 13.**

Horse trails shall be enclosed by walls, located at the rear of **Lots 6 - 8 and 11 - 13**, however, these walls **and drainage** shall be located outside of the 10-foot area reserved for private trails. A gate shall be provided at the rear of each property to provide access to horse keeping facilities. The minimum width of the gate shall be **minimum width of** 4 feet."

Condition of Approval 25.c currently requires the Project to incorporate and maintain a 10-foot wide private equestrian trail along the rear property lines of eight of the lots at the Property, and to provide a 5-foot wide easement along the rear property lines of Lots 6-13. There are two issues complicating this condition. First, this condition does not account for the necessary drainage associated with the trail. Thus, Applicant request that a second parallel 1-foot drainage easement be added to the 5-foot wide private equestrian easement on Lots 6–8 and 11-13.

Second, the Private Equestrian Trail conflicts with the preservation of two oak trees (trees #3 and #4). It is impossible to both extend the Equestrian Trail to the far end of the Project Site *and* preserve the oaks tree. Therefore, as a practical matter, Applicant requests that the Private Equestrian Trail end approximately 20 feet east of Lots 8 and 11 westerly lot lines to avoid the oak trees.

7. **Minor Clarification of Letter of Determination**

Although it was clearly mentioned at the Advisory Agency hearing and in emails with the Staff, there is one small edit needed in the Letter of Determination dated July 31, 2019. The Project Description on page 1 of the Letter of Determination inaccurately states that the Project will require 5,200 cubic yards of earth to be exported, but in fact the Project requires 5,200 cubic yards of import. It would be appreciated if the final Letter of Determination reflects this accurately.

Conclusion

Appellant and Applicant jointly support the above requests regarding the Modified Conditions of Approval, and respectfully ask that the Planning and Land Use Management Committee reconsider the Modified Conditions of Approval in accordance with requests set forth herein.

Very Truly Yours,

Karen Hallock

KH:
Enclosures: Exhibit A - Site Plan
Exhibit B - Tree Report Addendum

cc: Jerry Neuman

EXHIBIT A

EXHIBIT A
Letter to PLUM Committee
City of Los Angeles
September 10, 2019
Council File: 19-0870-S1

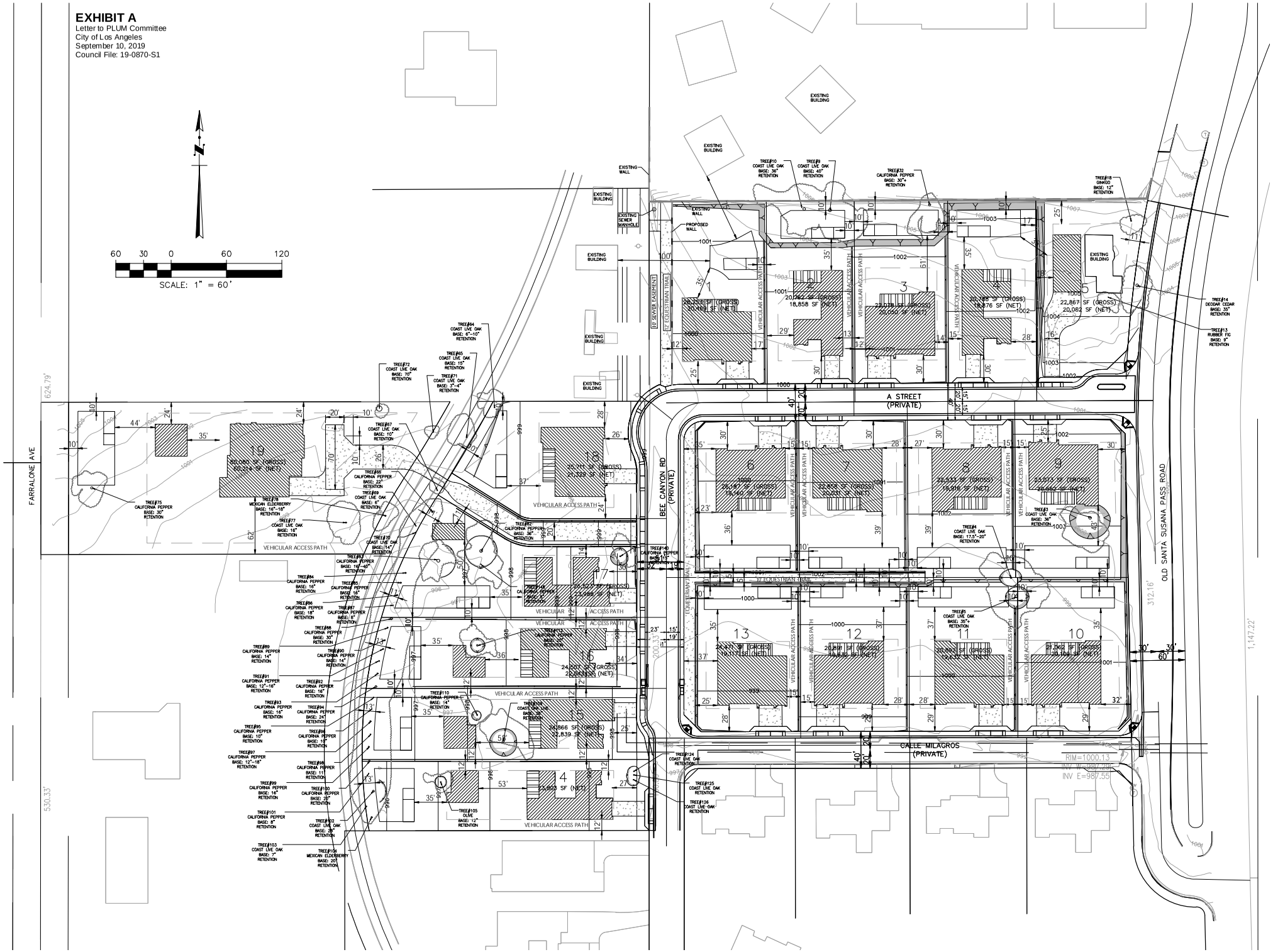

EXHIBIT B

PROTECTED TREE REPORT - **ADDENDUM**

PREPARED FOR

Santa Susana Estates, LLC

11766 Wilshire Blvd. Ste. 820

Los Angeles, CA 90025

PROPERTY

10811 - 10821 Old Santa Susana Pass Road

10877 - 10921 Old Santa Susana Pass Road

Los Angeles, CA 91311

CONTACT

Erik Pfahler

310-582-1991

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August 26, 2019

PREPARED BY

LISA SMITH, **THE TREE RESOURCE**

REGISTERED CONSULTING ARBORIST #464

ISA CERTIFIED ARBORIST #WE3782

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PROTECTED TREE REPORT - ADDENDUM

10811 - 10821 Old Santa Susana Pass Road, Los Angeles, CA 91311
10877 - 10921 Old Santa Susana Pass Road, Los Angeles, CA 91311

SUMMARY

This report serves as an addendum to the original Tree Report prepared at the request of the property owner, Santa Susana Estates LLC. The findings are based on city planning's request to retain some specific trees as well as a recent inspection. I had the opportunity in July 2019 to reinspect the site and the subject trees to determine their retention feasibility.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. californica); Western sycamore *(Platanus racemosa)* and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

At the time of the previous report submittal, there were nineteen (19) coast live oak (*Quercus agrifolia*) trees on the property. Fifteen (15) of these trees were listed to be retained and four (4) of these trees were listed as recommended for removal.

As outlined in the previously updated report, two (2) coast live oak trees, #1 and #2, not included in the nineteen (19) protected trees, failed. These trees were not salvageable and are no longer on site. These two oaks were permitted by UFD for removal at the time of their failure.

***Please note that tree #71 failed on June 29, 2019. This tree was previously set to be retained. Because of this failure, there are currently eighteen (18) oaks on site of which the owners are going to retain seventeen (17).**

***Also note that trees #3 - #5 will now be retained (see "Impact and Analysis" section for details).**

Based on the recent inspection, oaks on site are #'s
Removal - 6
Retained - 3, 4, 5, 9, 10, 64, 65, 67, 69, 70, 72, 77, 102, 103, 109, 124, and 125

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The proposed project includes a subdivision. The Department of City Planning Subdivision Ordinance requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

In the previous report, out of the one hundred and twenty-nine (129) **Non-Protected Significant Trees** listed, one hundred and nine (109) were recommended for removal and twenty (20) were set to be retained.

During the most recent inspection, I observed one hundred and twenty-nine (129) **Non-Protected Significant Trees** on the property, concurrent with the previous report. However, I have had the opportunity to review and update the conditions of these trees. Now, ninety-three (93) trees are recommended for removal, two (2) are dead, and thirty-four (34) trees will be retained.

***Trees #7, #8, #21, #63, #80, and #81 were identified by the Department of City Planning as trees that should be retained, but these trees are in poor condition and should be removed and replaced at a 1:1 ratio. Trees #83 and #105 will now be retained because they are better retention candidates. In addition, trees #62 and #63 are dead and should be removed without replacement.**

ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B. A field Inventory Chart of both Protected Native Trees and Non-Protected Private Property Trees is included in Appendix C.

LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection. In addition, the "Impact and Analysis" section may need to be further refined and enhanced.

TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

PROTECTED TREES - UPDATES:

Coast Live Oak (*Quercus agrifolia*) #3: This tree was originally recommended for removal because it lies within a close distance to the proposed house on Lot 9. The concern for this tree was mainly root impact. Because this tree has a 36 inch DBH, industry standards recommend that encroachment stay 9 to 15 feet away from the trunk. In this case, the tree is greater than 9 feet from the proposed construction, and creative solutions, including exploratory trenching, have been utilized to optimize this tree's health. Exploratory trenching revealed only one 2-inch root 8 feet away from the trunk, closer than the edge of impact.

The sump will be the protected (ungraded) area around the tree and will have 2:1 slopes surrounding it, up to the proposed grade. There will be a portion of a deepened footing along the northern edge of the sump exposed as well. Grading will be set back more than 9 feet from the trunk, and the building foundation will be set back 11.4 feet from the trunk. In areas around the tree where extra grading room is available, the grading setback will be at least 15 feet from the trunk. Seeing as these distances fall within industry standard, and only one 2-inch root has been found 8 feet away from the trunk, this tree can be retained.

Coast Live Oaks (*Quercus agrifolia*) #4 and #5: These trees were previously recommended for removal due to proposed construction impact, but now these trees will be retained. Feathered wells will be added around these trees to preserve their grade and allow them to be reasonable retention candidates.

Coast Live Oak (*Quercus agrifolia*) #71 - DEAD: This tree failed on June 29, 2019. This tree was previously set to be retained, but is no longer a viable retention candidate because it is dead. This tree will not be replaced.

NON-PROTECTED TREES - BAD RETENTION CANDIDATES:

The Department of City Planning deemed the trees below necessary to retain. However, they are poor candidates to retain due to their severely declining health, defective structure, and dying canopies. All of these trees should be removed regardless of the proposed construction impact.

English Walnuts (*Juglans regia*) #7 and #8: These mature trees are approaching the end of their lives, for they have begun senescence. Removing these trees and replacing them with more juvenile trees provides an opportunity to enhance the landscape's longevity. In addition, deadwood falling from these trees may injure residents or cause damage to existing or proposed structures. These trees, especially #8, are falling apart. These trees will be replaced at a 1:1 ratio.

English Walnut (*Juglans regia*) #21: This tree's poor condition as indicated by extensive interior rotting, which will only grow worse. The green leaves, encouraged by the winter rain, provide a false sense of vitality, but the risks associated with this rotting will only increase. This tree is no longer viable. This tree will be replaced at a 1:1 ratio.

Monterey Pine (*Pinus radiata*) #61: Though this tree (located in a cluster with #62 and #63) is not dead yet, it is not far off. This tree should be removed before it declines even further and becomes hazardous. Because this tree is not yet dead, it will be replaced at a 1:1 ratio.

Monterey Pines (*Pinus radiata*) #62 and #63 — DEAD: These trees are dead and should be removed without replacement. Tree #62 is only a stump and #63 is a pile of wood. Both of these trees should be removed regardless of the proposed construction due to the lack of value, including aesthetic, monetary, and environmental, they add to the property.

California Peppers (*Schinus molle*) #80 and #81: These trees suffer from multiple structural defects and are entering senescence. Their canopies are dying as evidenced by extensive twig dieback. Removing these trees would allow the installation of healthier juvenile trees. These trees will be replaced at a 1:1 ratio.

NON-PROTECTED TREES - GOOD RETENTION CANDIDATES:

The following trees were recommended for removal in the previous report, but are much better retention candidates than those previously described. Retaining these trees rather than those listed above will encourage the safety and longevity of this property's landscaping. These trees will be retained:

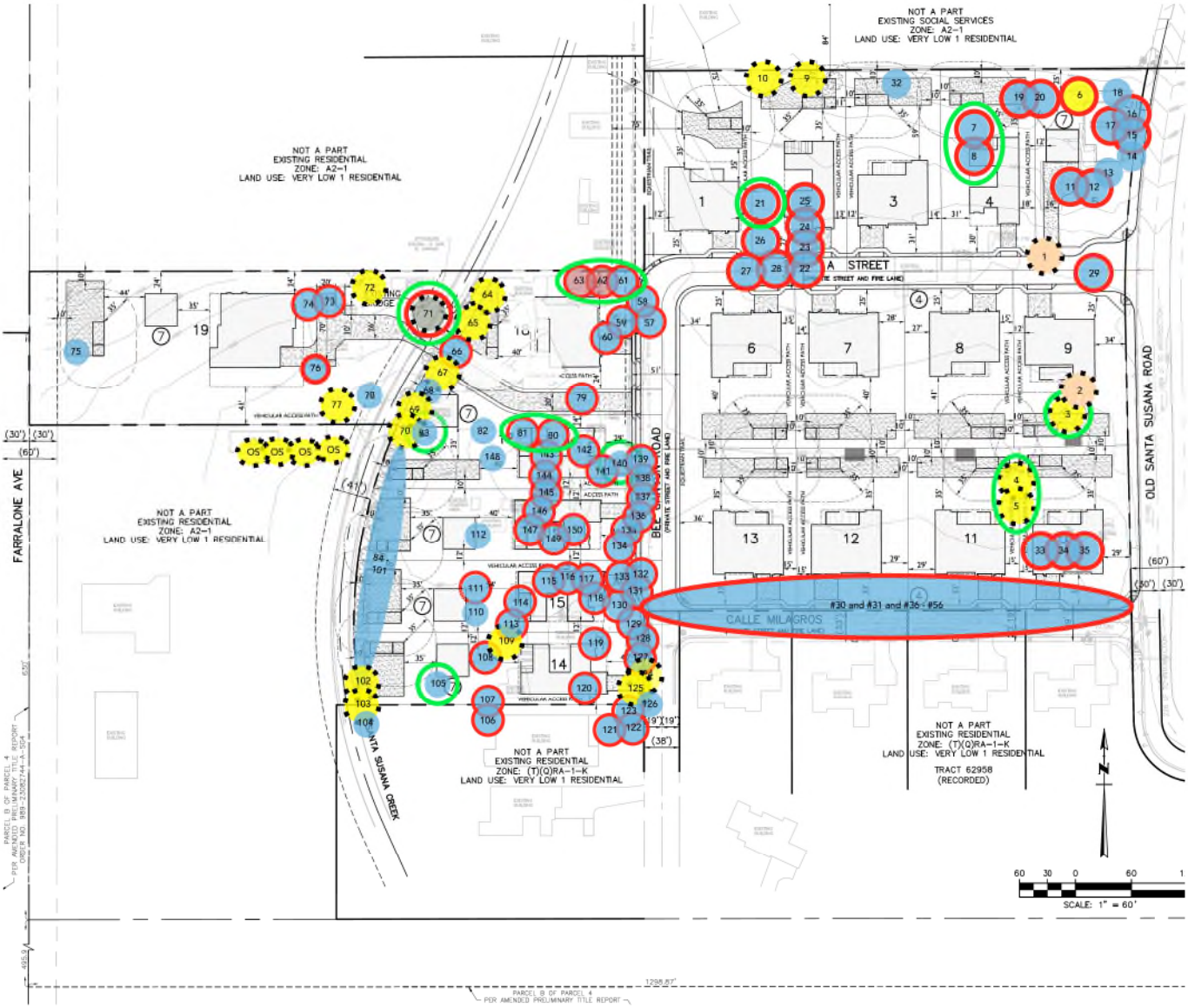
California Pepper (*Schinus molle*) #83, Olive (*Olea europaea*) #105

ADDENDUM MATRIX

	Previous Report	Update
PROTECTED TREES - TOTAL	19	18
PROTECTED TREES - REMOVALS	4	1
DEAD TREES - TOTAL (INCLUDING 1 & 2)	2	5
NON-PROTECTED, SIGNIFICANT TREES - TOTAL	129	127
NON-PROTECTED, SIGNIFICANT TREES - REMOVAL	109	93

PROTECTED TREES - RETAIN	15	17
NON-PROTECTED, SIGNIFICANT TREES - RETAIN	20	34

APPENDIX A - TREE LOCATION MAP, REDUCED



KEY

- Protected Coast Live Oak
- Non-Protected Tree
- Non-Protected - DEAD
- Oak - DEAD
- Oak - DEAD & Removed
- For Removal
- Discussed in Addendum

APPENDIX B - PHOTOGRAPHS

PHOTO 1 - Exploratory trenching was recently performed 8 feet away from oak tree #3 to evaluate impact at the edge of the building footprint. Trenching revealed minimal roots at this distance, suggesting that construction and root pruning may occur in this area without significantly impacting the tree. All encroachment will occur over 9 feet away from oak tree #3. This tree will remain protected in place throughout construction with protective fencing.

APPENDIX B - PHOTOGRAPHS

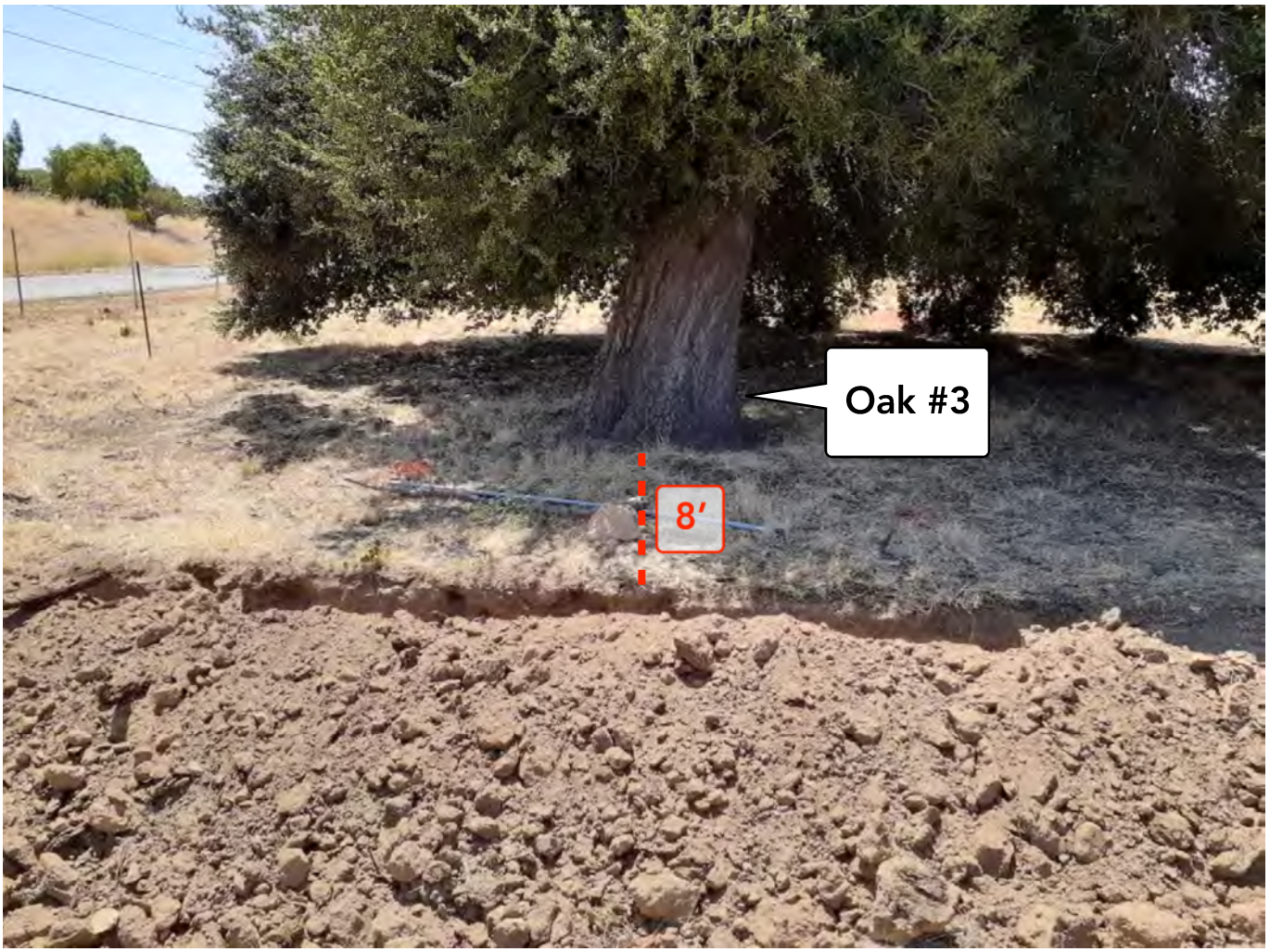


PHOTO 2 - Shows a frontal view of trenching in front of oak #3.

APPENDIX B - PHOTOGRAPHS

PHOTO 3 - Shows that only one relatively prominent root and very few roots in general were discovered 8 feet away from the trunk of oak tree #3 in this trench. This tree will be minimally impacted by the proposed construction in this area and will be retained.

APPENDIX B - PHOTOGRAPHS

PHOTO 4 - This root is isolated and no more than 2 inches in diameter. Per industry standard, oak tree #3 can be retained if this root is cut at this distance from the trunk, because it is the only root 2 inches or greater in this area. This will allow for the proposed construction to occur while retaining tree #3.

APPENDIX B - PHOTOGRAPHS

PHOTO 5 - English walnut (*Juglans regia*) trees #7 and #8 are in very poor condition. The green leaves, encouraged by the winter rain, provide a false sense of vitality. The green leaves are all suckers and will not revive the trees. These trees have begun senescence and are falling apart. They should be removed as soon as possible and replaced at a 1:1 ratio to the satisfaction of the Department of City Planning.

APPENDIX B - PHOTOGRAPHS

PHOTO 6 - English walnut (*Juglans regia*) trees #21 is no longer viable. The green leaves, encouraged by the winter rain, provide a false sense of vitality.

APPENDIX B - PHOTOGRAPHS

PHOTO 7 - English walnut (*Juglans regia*) trees #21. Note the extensive interior rotting. At this stage, the rotting cannot be effectively managed, and the tree cannot be salvaged. This tree will be removed and replaced at a 1:1 ratio to the satisfaction of the Department of City Planning.

APPENDIX B - PHOTOGRAPHS

PHOTO 8 - Monterey pine #61 does not appear to be a good retention candidate because it is in very poor condition and Monterey pines are a bad species for this climate. From this angle, one can note the thinning, dying canopy and lack of vigor. Because this tree is not totally dead yet, it will be removed and replaced at a 1:1 ratio to the satisfaction of the Department of City Planning.

APPENDIX B - PHOTOGRAPHS

PHOTO 9 - Monterey pine #62 is only a stump at this point with no chance of regeneration. It should be removed without replacement, because it is dead.

APPENDIX B - PHOTOGRAPHS

PHOTO 10 - Monterey pine #63 is only a pile of wood, with no chance of regeneration. Along with tree #62, this tree is taking up space on the property that could otherwise be utilized in a productive or valued way. It should be removed without replacement, because it is dead.

APPENDIX B - PHOTOGRAPHS

PHOTO 11 - California pepper (*Schinus molle*) trees #80 and #81 are in very poor condition. These trees suffer from multiple structural defects and are entering senescence. Their canopies are dying as evidenced by extensive twig dieback (pointed out above). They will be removed and replaced at a 1:1 ratio to the satisfaction of the Department of City Planning.

APPENDIX C - SUMMARY OF FIELD INSPECTION, 1 - 42

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Condition	Retain or Remove	Remove	Remove Oak	2019 comments	City wants to retain 2019
1	Near Old Santa Susana Pass	Coast Live Oak *Quercus agrifolia*	Protected	80	45	50	Failed / Dead	N/A				
2	Near Old Santa Susana Pass	Coast Live Oak *Quercus agrifolia*	Protected	39	50	50	Failed / Dead	N/A				
3	Near Old Santa Susana Pass	Coast Live Oak *Quercus agrifolia*	Protected	36	50	50	Fair	Retain				X
4	Near Corner of Old Santa Susana and Calle Milagros	Coast Live Oak *Quercus agrifolia*	Protected	18, 20, 17.5	50	50	Good	Retain				X
5	Near Corner of Old Santa Susana and Calle Milagros	Coast Live Oak *Quercus agrifolia*	Protected	35+	50	50	Fair	Retain				X
6	Near Northern Property Line and Old Santa Susana	Coast Live Oak *Quercus agrifolia*	Protected	8" @ 1'	15	10	Fair - Poor	Remove		X		
7	Northeastern Quadrant of Property	Northern California Walnut *Juglans hindsii*	Non-Protected Significant	8	15	10	Fair	Remove	X		Dead on top	X
8	Northeastern Quadrant of Property	Northern California Walnut *Juglans hindsii*	Non-Protected Significant	20	25	20	Fair	Remove	X		Extensive Dieback	X
9	Near Northern Property Line	Coast Live Oak *Quercus agrifolia*	Protected	40" @ 1'	50	50	Fair	Retain				X
10	Near Northern Property Line	Coast Live Oak *Quercus agrifolia*	Protected	36" @ 1'	50	50	Fair	Retain				X
11	Adjacent to House	Mexican Fan Palm *Washingtonia robusta*	Non-Protected Significant	12	25+	15	Fair	Remove	X			
12	Adjacent to House	Mexican Fan Palm *Washingtonia robusta*	Non-Protected Significant	12	25+	15	Fair	Remove	X			
13	Adjacent to House	Rubber Fig *Ficus elastica*	Non-Protected Significant	9	30	20	Fair	Retain				X
14	Adjacent to House	Deodar Cedar *Cedrus Deodara*	Non-Protected Significant	35	50	30	Fair	Retain				X
15	Adjacent to House	Mexican Elderberry Sambucus mexicana	Non-Protected Significant	16, 8	30	15	Poor	Remove	X			
16	Adjacent to House	Mexican Elderberry Sambucus mexicana	Non-Protected Significant	20" @ 1'	15+	15+	Poor	Remove	X			
17	Adjacent to House	Xylosma	Non-Protected Significant	12	30	20	Fair	Remove	X			
18	Adjacent to House	Ginkgo Ginkgo biloba	Non-Protected Significant	12	40	20	Good	Retain				X
19	Adjacent to House	Pomegranate *Punica granatum*	Non-Protected Significant	25+	20	15	Fair	Remove	X			
20	Adjacent to House	Pomegranate *Punica granatum*	Non-Protected Significant	25+	20	15	Fair	Remove	X			
21	Northwest Quadrant of Lot	English Walnut *Juglans regia*	Non-Protected Significant	48+ multi	20	25+	Fair	Remove	X			X
22	Center of Lot (In Northwest Quadrant of Lot)	Citrus *Citrus sp.*	Non-Protected Significant	10+	15	10	Poor	Remove	X			X
23	Center of Lot (In Northwest Quadrant of Lot)	Citrus *Citrus sp.*	Non-Protected Significant	12+	15	10	Poor	Remove	X			X
24	Center of Lot (In Northwest Quadrant of Lot)	Citrus *Citrus sp.*	Non-Protected Significant	10	15	10	Poor	Remove	X			X
25	Center of Lot (In Northwest Quadrant of Lot)	Citrus *Citrus sp.*	Non-Protected Significant	10	15	10	Poor	Remove	X			X
26	Center of Lot (In Northwest Quadrant of Lot)	Citrus *Citrus sp.*	Non-Protected Significant	14	15	10	Poor	Remove	X			X
27	Near Bee Canton and Corner of Property	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	Multi 30+	15+	15+	Fair	Remove	X			
28	Near Bee Canton and Corner of Property	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	Multi 40+	15+	15+	Fair	Remove	X			
29	Near Corner of Old Santa Susana and Calle Milagros	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	14	20	20	Fair	Remove	X			
30	Near Calle Milagros	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	20, 18	15+	15+	Fair	Remove	X			
31	Near Calle Milagros	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	8, 8, 7	15+	15+	Poor	Remove	X			
32	Near Northern Property Line	California Pepper *Schinus molle*	Non-Protected Significant	30+	30+	30+	Fair	Retain				X
33	Near Corner of Old Santa Susana and Calle Milagros	Blue Gum *Eucalyptus globulus*	Non-Protected Significant	40+	80	35	Fair	Remove	X			
34	Near Corner of Old Santa Susana and Calle Milagros	Blue Gum *Eucalyptus globulus*	Non-Protected Significant	40+	80	35	Fair	Remove	X			
35	Near Corner of Old Santa Susana and Calle Milagros	Blue Gum *Eucalyptus globulus*	Non-Protected Significant	40+	80	35	Fair	Remove	X			
36	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	9, 6, 4	25+	25+	Fair	Remove	X			
37	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	multi stump	NA	NA	Fair	Remove	X			
38	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	10, 8, 6, 5	25+	25+	Fair	Remove	X			
39	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	40+ multi	25+	25+	Fair	Remove	X			
40	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	40+ multi	25+	25+	Fair	Remove	X			
41	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	20+ multi	25+	25+	Fair	Remove	X			
42	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	20+ multi	25+	25+	Poor	Remove	X			

APPENDIX C - SUMMARY OF FIELD INSPECTION, 43 - 84

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Condition	Retain or Remove	Remove	Remove Oak	2019 comments	City wants to retain 2019
43	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	20+ multi	25+	25+	Fair	Remove	X			
44	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	40+ multi	25+	25+	Fair	Remove	X			
45	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	25+ multi	25+	25+	Fair	Remove	X			
46	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	25+ multi	25+	25+	Fair	Remove	X			
47	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	25+ multi	25+	25+	Fair	Remove	X			
48	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	25+	25+	25+	Fair	Remove	X			
49	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	8	25+	25+	Fair	Remove	X			
50	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	22	25+	25+	Fair	Remove	X			
51	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	14, 10	25+	25+	Fair	Remove	X			
52	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	13, 2	25+	25+	Fair	Remove	X			
53	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	25	25+	25+	Fair	Remove	X			
54	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	18	25+	25+	Fair	Remove	X			
55	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	14	25+	25+	Fair	Remove	X			
56	Near Calle Milagros	Olive *Olea europea*	Non-Protected Significant	25	25+	25+	Fair	Remove	X			
57	10811 Old Santa Susana Pass Road	Melaleuca sp.	Non-Protected Significant	28	40	25	Fair	Remove	X			
58	10811 Old Santa Susana Pass Road	Eugenia sp.	Non-Protected Significant	20	40	20	Fair	Remove	X		By Monterey	
59	10811 Old Santa Susana Pass Road	Canary Island Palm *Phoenix canariensis*	Non-Protected Significant	20	50	15	Fair	Remove	X			
60	10811 Old Santa Susana Pass Road	Canary Island Palm *Phoenix canariensis*	Non-Protected Significant	20	50	15	Fair	Remove	X			
61	10811 Old Santa Susana Pass Road	Monterey Pine *Pinus radiata*	Non-Protected Significant	18	50	20	Fair - Poor	Remove	X		Bad Species	X
62	10811 Old Santa Susana Pass Road	Monterey Pine *Pinus radiata*	Non-Protected Significant	18	50	20	Failed / Dead	N/A			Stump	X
63	10811 Old Santa Susana Pass Road	Monterey Pine *Pinus radiata*	Non-Protected Significant	18	50	20	Failed / Dead	N/A			Gone	X
64	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	10, 6	20	15	Fair	Retain				X
65	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	15	30	25	Fair - Poor	Retain				X
66	By Bridge	California Pepper *Schinus molle*	Non-Protected Significant	18	20	20	Poor	Remove	X			
67	By Bridge	Coast Live Oak *Quercus agrifolia*	Protected	10@1	25	15	Fair	Retain				X
68	By Bridge	California Pepper *Schinus molle*	Non-Protected Significant	22	50	30	Fair	Retain				X
69	By Bridge	Coast Live Oak *Quercus agrifolia*	Protected	6	20	10	Fair	Retain				X
70	By Bridge	Coast Live Oak *Quercus agrifolia*	Protected	14	30	20	Fair	Retain				X
71	By Bridge	Coast Live Oak *Quercus agrifolia*	Protected	4,3	10	6	Failed / Dead	Retain				X
72	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	70	50	50	Fair - Poor	Retain				X
73	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	15	30	20	Poor	Remove	X			
74	10811 Old Santa Susana Pass Road	Evergreen Ash *Fraxinus uhdei*	Non-Protected Significant	15	40	20	Poor	Remove	X			
75	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	30	50	40	Fair	Retain				X
76	10811 Old Santa Susana Pass Road	Chinese Elm *Ulmus parvifolia*	Non-Protected Significant	10	40	40	Fair	Remove	X			
77	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	16	35	35	Fair	Retain				X
78	10811 Old Santa Susana Pass Road	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	18, 16	30	30	Fair	Retain				X
79	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	25	50	50	Poor	Remove	X			
80	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	50	20	Fair	Remove	X			X
81	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	32	60	40	Fair - Poor	Remove	X			X
82	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	36	60	40	Poor	Retain				X
83	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	40, 16	60	50	Fair - Poor	Retain				
84	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	35	40	Fair - Poor	Retain				X

APPENDIX C - SUMMARY OF FIELD INSPECTION, 85 - 126

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Condition	Retain or Remove	Remove	Remove Oak	2019 comments	City wants to retain 2019
85	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	35	40	Fair - Poor	Retain				X
86	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	18	35	40	Fair - Poor	Retain				X
87	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	8	35	20	Fair - Poor	Retain				X
88	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	30@1	35	40	Fair - Poor	Retain				X
89	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	14	35	35	Fair - Poor	Retain				X
90	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	14	35	30	Fair - Poor	Retain				X
91	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16,12	35	30	Fair - Poor	Retain				X
92	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16@1	35	30	Fair - Poor	Retain				X
93	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	35	30	Fair - Poor	Retain				X
94	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	24	35	30	Fair - Poor	Retain				X
95	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	10	35	30	Fair - Poor	Retain				X
96	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	10	35	30	Fair - Poor	Retain				X
97	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	18,12	35	30	Fair - Poor	Retain				X
98	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	11	35	30	Fair - Poor	Retain				X
99	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	35	30	Fair - Poor	Retain				X
100	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	20	35	30	Fair - Poor	Retain				X
101	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	8	35	30	Fair - Poor	Retain				X
102	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	28	50	50	Fair	Retain				X
103	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	7@1	25	15	Fair	Retain				X
104	10811 Old Santa Susana Pass Road	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	20	20	15	Poor	Retain				X
105	10811 Old Santa Susana Pass Road	Olive *Olea europea*	Non-Protected Significant	12,12, 12	35	25	Fair - Poor	Retain				
106	10811 Old Santa Susana Pass Road	She Oak *Casuarina sp.*	Non-Protected Significant	40	80	30	Fair	Remove	X			
107	10811 Old Santa Susana Pass Road	She Oak *Casuarina sp.*	Non-Protected Significant	36	80	30	Fair	Remove	X			
108	10811 Old Santa Susana Pass Road	She Oak *Casuarina sp.*	Non-Protected Significant	45	80	30	Fair	Remove	X			
109	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	26	50	55	Fair	Retain				X
110	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	14	40	20	Fair	Retain				X
111	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	18	40	20	Fair	Remove	X			
112	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	20	50	30	Fair	Retain				X
113	10811 Old Santa Susana Pass Road	Canary Island Palm Phoenix canariensis	Non-Protected Significant	20	60	15	Fair	Remove	X			
114	10811 Old Santa Susana Pass Road	Canary Island Palm Phoenix canariensis	Non-Protected Significant	20	60	15	Fair	Remove	X			
115	10811 Old Santa Susana Pass Road	Olive Olea europea	Non-Protected Significant	14@1	40	20	Fair	Remove	X			
116	10811 Old Santa Susana Pass Road	Olive Olea europea	Non-Protected Significant	12@1	30	20	Fair	Remove	X			
117	10811 Old Santa Susana Pass Road	Olive Olea europea	Non-Protected Significant	12@1	30	20	Fair	Remove	X			
118	10811 Old Santa Susana Pass Road	Red cedar *Juniperus virginiana*	Non-Protected Significant	30	60	30	Fair	Remove	X			
119	10811 Old Santa Susana Pass Road	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected Significant	30@1	40	40	Fair	Remove	X			
120	10811 Old Santa Susana Pass Road	Brazilian Pepper *Schinus terebinthifolius*	Non-Protected Significant	14	30	20	Fair	Remove	X			
121	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	36	60	60	Fair	Remove	X			
122	10811 Old Santa Susana Pass Road	Aleppo Pine *Pinus halepensis*	Non-Protected Significant	26	60	25	Fair	Remove	X			
123	10811 Old Santa Susana Pass Road	Evergreen Ash Fraxinus uhdei	Non-Protected Significant	10	25	15	Poor	Remove	X			
124	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	12	35	25	Fair	Retain				X
125	10811 Old Santa Susana Pass Road	Coast Live Oak *Quercus agrifolia*	Protected	14	35	25	Fair	Retain				X
126	10811 Old Santa Susana Pass Road	Non-Native Species	Non-Protected Significant	12	35	25	Fair	Retain			Mex elderberry leaning Prune	X

APPENDIX C - SUMMARY OF FIELD INSPECTION, 127 - 150

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Condition	Retain or Remove	Remove	Remove Oak	2019 comments	City wants to retain 2019
127	10811 Old Santa Susana Pass Road	Carrotwood *Cupaniopsis anacardioides*	Non-Protected Significant	8	20	15	Fair - Poor	Remove	X			
128	10811 Old Santa Susana Pass Road	Evergreen Ash Fraxinus uhdei	Non-Protected Significant	9	20	15	Poor	Remove	X			
129	10811 Old Santa Susana Pass Road	Aleppo Pine Pinus halepensis	Non-Protected Significant	22	40	25	Poor	Remove	X			
130	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	36	60	60	Fair - Poor	Remove	X			
131	10811 Old Santa Susana Pass Road	Olive Olea europea	Non-Protected Significant	16+ multi	30	20	Fair	Remove	X			
132	10811 Old Santa Susana Pass Road	Olive Olea europea	Non-Protected Significant	16+ multi	30	20	Fair	Remove	X			
133	10811 Old Santa Susana Pass Road	Mexican Elderberry *Sambucus mexicana*	Non-Protected Significant	16	35	20	Poor	Remove	X			
134	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	50	40	Fair	Remove	X			
135	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	12	40	20	Fair	Remove	X			
136	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	40	30	Fair	Remove	X			
137	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	12	40	20	Fair	Remove	X			
138	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	16	40	30	Fair	Remove	X			
139	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	15	30	20	Fair	Remove	X			
140	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	15	40	30	Fair	Retain				X
141	10811 Old Santa Susana Pass Road	Blue Gum *Eucalyptus globulus*	Non-Protected Significant	60+	70	30	Poor	Remove	X			
142	10811 Old Santa Susana Pass Road	Blue Gum *Eucalyptus globulus*	Non-Protected Significant	75+	90	40	Poor	Remove	X			
143	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	25	50	30	Poor	Remove	X			
144	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	20	50	30	Poor	Remove	X			
145	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	12	40	30	Poor	Remove	X			
146	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	20	50	30	Poor	Remove	X			
147	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	22	15	10	Poor	Remove	X			
148	10811 Old Santa Susana Pass Road	California Pepper *Schinus molle*	Non-Protected Significant	8	20	20	Fair	Retain			Leaning	X
149	10811 Old Santa Susana Pass Road	Canary Pine *Pinus canariensis*	Non-Protected Significant	10	40	20	Fair	Remove	X			
150	10811 Old Santa Susana Pass Road	Blue Gum *Eucalyptus globulus*	Non-Protected Significant	75	70	50	Poor	Remove	X			

APPENDIX D - SUMMARY OF DATA

TABLE 1. SUMMARY OF REPLACEMENT

	Existing Trees to Be Removed	Trees to be Planted in Replacement
PROTECTED TREES Replaced 4:1	1	4
DEAD TREES Replaced 0:1	5	0
NON-PROTECTED, SIGNIFICANT TREES, 8" + DBH Replaced 1:1	93	93
TOTAL	**94**	**97**

Recommended Species and Size of Replacement Trees

Protected

Protected Native trees will be replaced at a four-to-one (4:1) ratio, minimum 24" box size, to the satisfaction of the Urban Forestry Division in the in the Native oak species.

Non-Protected

Non-Protected trees will be replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

Non-Protected

Dead trees will not be replaced.

GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for all retained trees.

WORKING IN THE TREE PROTECTION ZONE

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the species and size of the tree. However, if you should need to encroach within a tree's protected zone, please follow these guidelines.

Observation – All work within the protected zone should be observed by a certified arborist experienced with each specific tree's requirements. The arborist should be contacted in a timely manner to ensure their availability.

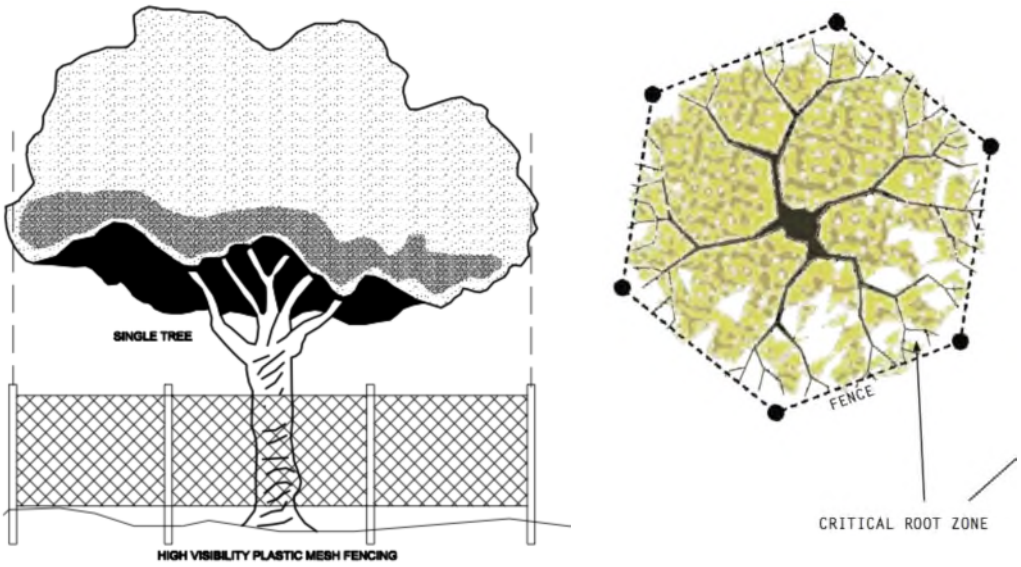
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

Root Pruning - Should there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging**. The roots should be cut at a 90-degree angle and cut cleanly**. No roots should be torn or jagged; this can lead to rotting and decay in the root zone and reduced stability and health in the tree. I caution excessive root pruning, and encourage you to err on the conservative side. If a tree is in any existing stress or is lacking in health and vigor, the root pruning can contribute to the quick decline of a tree.

Protective Fencing – If necessary, the arborist should be contacted to develop a specific fencing plan for your trees. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign must be displayed on the street side of the fence, stating the requirements of all workers in the protected zone. Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.

Irrigation – Irrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If the tree is quite mature, deep water once per month during spring and summer months.

PROTECTIVE FENCING



Tree protection fencing must be installed at the edge of the Tree Protection Zone (critical root zone) or beyond **prior to the start of any clearing, grading or other construction activity.** If space limits the fencing, place at the furthest possible distance from the trunk.

1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.

2) A warning sign should be posted on the fencing which states, **"Warning: Tree Protection Zone"** and stating the requirements of all workers in the protected zone. Example available upon request.

3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.** No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

PLANTING WITHIN THE PROTECTED ZONE

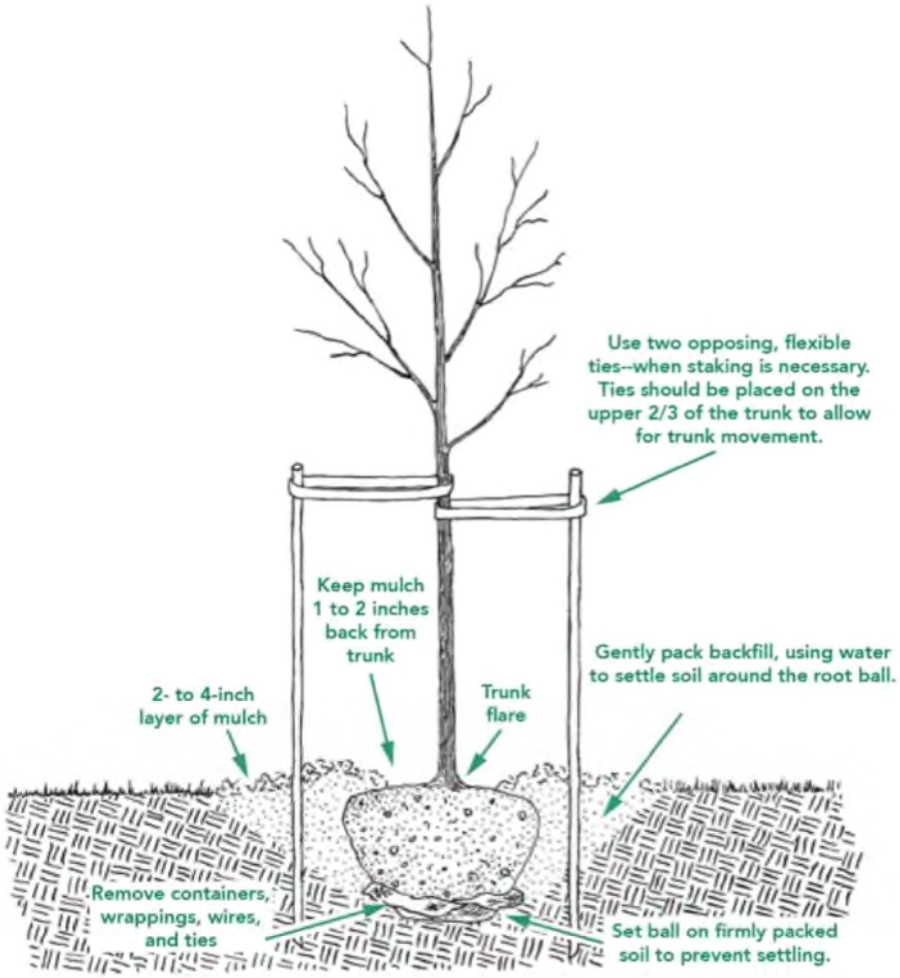
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

Plant Selection – Only drought tolerant plants that are compatible with the specific trees should be selected. Most importantly, select plants that are resistant to Armillaria or Phytophthora. Some trees are particularly susceptible to these diseases in urban areas and when under construction stress. Please refer to local guides for acceptable plant recommendations

Irrigation – Water should not be spraying toward the base of the trunk or tree; this can encourage rotting of the root crown. Excessive moisture on the base of the trunk can encourage Armillaria mellea (Oak Root Fungus) or Phytophthora cinnamomi (Avocado Root rot). Both of these fungus' can reduce the health and vigor of the tree, thus leading to decline and potential failure of the tree (falling over). It is recommended to only provide irrigation to the roots in the warmer months of spring and early summer, thus extending the natural rainy season. This irrigation should be provided via soaker hoses that do not spray upward.

Mulch - Apply a light layer of organic mulch over the root zone (approx. 3- 4 inches thick). The mulch will reduce loss of moisture from the soil, protect against construction compaction, and moderate soil temperatures. It also has been demonstrated that the addition of mulch reduces soil compaction over time. Do not place mulch against the trunk, instead placing at least 3 inches from base.

NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

NEW TREE PLANTING, continued

1. Dig a shallow, broad planting hole. Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

2. Identify the trunk flare. The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

3. Remove tree container for containerized trees. Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

4. Place the tree at the proper height. Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

5. Straighten the tree in the hole. Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

6. Fill the hole gently but firmly. Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

7. Stake the tree, if necessary. If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

8. Mulch the base of the tree. Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

Thinning is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

Raising removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

Reduction reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

The Tree Resource - Lisa Smith – Bio

Lisa Smith is a Registered Consulting Arborist #464, Board Certified Master Arborist #WE3782B, Tree Risk Assessor Qualified (TRAQ) and a national instructor of the Tree and Plant Appraiser Qualification (TPAQ). Ms. Smith is the owner of The Tree Resource, a Southern California tree-consulting firm, providing all aspects of tree management and preservation.

As Past-President of the WCISA (Western Chapter of the International Society of Arboriculture) she enjoys being involved in developing policy, strategy, industry best management practices and providing guidance on developing management plans for urban canopy.

She began twenty-five years ago, working for one of the nations largest tree contractors, ValleyCrest, providing arboricultural programs for projects throughout Southern California, working in many arenas of the tree industry, from installation, large-scale maintenance, Construction Management guidelines, IPM (Integrated Pest Management), pruning guidelines, and risk management as a Board Certified Master Arborist and Qualified Tree Risk Assessor.

Ms. Smith has had the opportunity to work in Construction Management on some of the largest projects in Southern California, such as the Project Arborist for the Griffith Park Lower Reach River Supply Conduit, which installed a 3-mile piping system under a collection of hundreds of native oaks. Also, as the Project Arborist for the Echo Park Lake Rehabilitation Project, which remodeled the lake and park while protecting and maintaining over 400 specimen trees.

Other projects include the landscape renovation of the West Los Angeles Federal Building, which implemented a turf-removal project while retaining over 200 specimen trees. This project required the preparation of tree inventory analysis, management recommendations, review of new irrigation methods, root pruning guidance and observation, recommendations on new climate-appropriate species, and construction observation.

Additionally, as an Instructor for the UCLA Extension Landscape Architecture program, Ms. Smith enjoys providing educational opportunities for industry professionals and affiliate green groups. Also, instructing for the Certified Arborist Prep Course, where she focuses on Pruning and Risk Assessment components.

Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

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.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,

Lisa Smith

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782
ISA Tree Risk Assessor Qualified
American Society of Consulting Arborists, Member