

Protected Tree Report

For

M.B. Client Center

22001 Nordhoff St

Southern, CA 91000

APN x727-021-xxx

July 19, 2014

1. Tree Expert

Report prepared by a licensed California landscape architect who is also an International Society of Arboriculture certified arborist.

California landscape architect license number: LA-5251

ISA Certified Arborist number: WE-8327A

2. PTR Prepared by:

John Burke

3. PTR Prepared for:

Best Consultants and Best Homes

180 N Ashwood Avenue

Ventura, CA 93003

4. PTR Location address with short geographic description:

22001 Nordhoff St, Southern, CA 91311

Location is currently used as a church and school on 1.38 acres located on Nordhoff Street where it intersects Topanga Blvd.

5. Date PTR prepared:

July 19, 2014

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6. Date of PTR field inspection:

July 16 and July 19 2014

7. PTR Purpose

Required by the conditions of approval (case: APCNV-2007-xxx-ZC) in order to create a three-lot subdivision for single-family uses.

Lot contains 1 protect tree that will remain.

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9. Project Description and Background:

Part of a proposal to create a three-lot subdivision for 58 single-family units on 1.38 net acres. Site is currently used as a church and school by the M.B. Client Center.

10. Square footage of site, existing and proposed structures:

Site: 76,259.2 net square feet

Existing structures: 14,875 square feet, 5 buildings

Proposed Structures: 51,620 square feet, 58 buildings

11. Field Observations

I observed one protected oak tree, two oak saplings less than 1 inch diameter, and 59 other landscape trees and palms which are not protected by LAMC 17.02.

The protected oak tree (number 51) is 28 inches in diameter at 4.5 feet above ground.

12. Findings

The developer plans to preserve the protected oak as part of the development.

The oak is in fair health.

About 6 inches of soil has been placed over the trees root crown.

Decorative lights have been strung in the tree.

Most of the trees protected zone is covered with asphalt paving.

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There is an existing building eight feet from the trunk on the west side of the tree.

Other existing structures within the trees protected zone include asphalt paving, fences and site furnishings.

Removing the existing building, paving and soil fill over the root crown will significantly improve the growing conditions for this tree.

The oak tree has a lot of small deadwood in the canopy. Previous pruning cut scars are visible and well healed.

13. Recommendations

Follow the protected tree construction impact guidelines in item 16 below.

14. Trees tagged and numbered

All trees were tagged and numbered. The protected tree is number 51.

15. Mitigation

No protected trees will be removed.

16. Protected tree construction impact guidelines.

Prior to demolition the contractor should review this report and meet with the owner's arborist to explain how the existing building underneath the oak trees' canopy will be removed without damaging the canopy, trunk or roots of the protected oak tree.

The owner's arborist should observe all demolition within the tree's protected zone which extends 5 feet beyond the canopy.

Removal of existing building slab and foundations will probably require heavy equipment and may disturb roots. To the extent possible, during demolition of the building no vehicles or equipment should be allowed within the protected zone to minimize soil compaction.

If during the course of demolition damage is observed, the work should stop and the arborist should assess the damage and recommend any action needed to correct or minimize the injury to the oak before work can begin again.

Any roots over 1 inch diameter, damaged by the removal of the building slab and foundation, should be assessed by the arborist and pruned if necessary to limit damage.

After the building, slab and footing have been removed, soil under the trees canopy should be returned to its natural grade which may require placing fill soil. If possible use topsoil from another part of the site.

Paving, fences and site furniture in the protected zone should be removed using hand tools and this work should be observed by the owner's arborist.

During demolition of the paving, fences and site furniture in the protected zone no vehicles or equipment should be allowed within the protected zone to minimize soil compaction.

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Remove the lights from the tree canopy.

Any roots over 1 inch diameter, damaged by the removal of the paving, fences and site furniture, should be assessed by the arborist and pruned if necessary to limit damage.

The fill covering the root crown of the oak tree should be carefully removed using hand tools taking care not to damage the trunk or roots.

After the paving, fences and site furniture have been removed, soil under the trees canopy should be returned to its natural grade which may require placing fill soil. If possible use topsoil from another part of the site.

The protected zone should be covered with 4 inches of shredded wood mulch.

Install protective fencing around the protect zone.

The fencing shall be temporary, readily visible, and a minimum of 4-feet high and constructed of chain link, orange plastic mesh fence, or a similarly durable material with stationary posts set at no greater than 10-foot intervals. The fencing shall effectively: 1) keep the foliage, crown, branch structure and trunk clear from direct contact and damage by equipment, materials or disturbances; 2) preserve roots and soil in an intact and non-compacted state; and 3) identify the TPZ.

One English language and one Spanish language, readily-visible, durable, waterproof sign shall be installed on the fence in 4 equidistant locations around each individual protected tree. Signs placed on fencing around a stand of protected trees shall be placed at approximately 50-foot intervals. The size of each sign must be a minimum of 16 inches wide and must contain the wording below. The lettering in the word "WARNING" (and Spanish equivalent) must be in

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capital letters at least 2 inches in height; the phrase "TREE PROTECTION ZONE" must be in capital letters at least 1 inch; size; all other lettering must be at least ½ inch in size.

WARNING

TREE PROTECTION ZONE

Entry prohibited. This fence shall remain in place
throughout the entire construction period.

To report violations, contact

CITY OF LOS ANGELES URBAN FORESTRY DIVISION: (213) 847-3077

ADVERTENCIA

ZONA DE PROTECCIÓN DE ÁRBOLES

Entrada prohibida. Esta cerca debe permanecer
en su lugar durante el periodo de construcción.

Para reportar violaciones, contacte al

CITY OF LOS ANGELES URBAN FORESTRY DIVISION: (213) 847-3077

Following industry standards described in ANSI A300 (Part 1)-2008, prune the canopy to remove all dead wood over 1 inch diameter.

The approved Tree Permit shall be on-site during construction activity. The Permittee shall provide a copy of the Tree Permit and these Performance Standards to all responsible parties who will be performing work around protected trees.

No ground disturbance, grading, trenching, construction activities or structural development shall occur within the tree protection zone (TPZ) except as specifically authorized by the Tree Permit.

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No equipment, soil, or construction materials shall be placed within the TPZ. No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.

All work done within the TPZ, including brush clearance, digging, trenching and planting, shall be done with hand tools or small hand held power tools that are of a depth and design that will not cause root damage.

Roots that are 2" or more in diameter inside the TPZ may not be cut without a tree permit. Where trenching or digging within the TPZ is specifically permitted, the work shall be conducted in a manner that minimizes root damage. This generally involves tunneling under roots, or boring or drilling trenches. Damage to minor roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Any roots exposed by trenching or digging shall be kept moist and covered with earth as soon as possible. Upon completion and back fill of the trench, the area of wounded roots shall be thoroughly watered.

Grade changes outside of the TPZ shall not significantly alter drainage to protected trees. Grading within the TPZ shall use methods that minimize root damage, ensure that roots are not cut off from air, and permanently re-stabilize the soil in cases where grading predisposed the soil to erosion.

No grade cuts greater than 4" shall occur within the TPZ of this protected tree and no grade cuts whatsoever shall occur within 10' of its trunk.

Protected tree shall not be used for posting signs, electrical wires or pulleys; for supporting structures; and shall be kept free of nails, screws, rope, wires, stakes and other unauthorized fastening devices or attachments.

17. Matrix of Protected Trees

#	SPECIES	DBH	HT	W	Physical Description	Treatment	Rating
51	Quercus agrifolia	27.7	35	59	Paved root zone	remove structures	fair

18. Matrix of protect tree removals:

None

19. Matrix of protected trees to remain

#	SPECIES	DBH	HT	W	Physical Description	Treatment	Rating
51	Quercus agrifolia	27.7	35	59	Paved root zone	remove structures	fair

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20. Color photographs of all protected trees:



Above looking west at tree 51 Quercus agrifolia.

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Above looking north at tree 51 *Quercus agrifolia*.



Above looking south at tree 51 Quercus agrifolia.



Above looking east at tree 51 *Quercus agrifolia*.

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Above looking trunk of tree 51 *Quercus agrifolia*.

21. Topographical Map

Attached map dated 7-18-14

22. Landscape plans showing location of mitigation trees

No mitigation required.

23. Verification of current licenses and certifications.

John Burke, LA 5152, expires June 2016

John Burke ISA WE-8327A, expires June 2017

24. Any further pertinent information.

No additional pertinent information.

Certification

I, John Burke, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the appraisal analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.



Date: 7-19-2014

John Burke

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