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BY**



Urban Forestry Division  
Approving Tree Report Only

**4057 N HAYVENHURST AVENUE, ENCINO**

**Protected Tree Report**

**Permits #21010-30000-02481, 21010-30000-02484, and 21010-30000-03246**

**Prepared for**

Katya Galin  
Newform Construction Company  
7401 Laurel Canyon Boulevard, Unit #31  
Los Angeles, CA 91605

**September 2021**



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# TABLE OF CONTENTS

## Protected Tree Report

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	<u>Page</u>
Summary .....	ii
Project Location.....	1
Project Description.....	1
Methodology.....	5
Field Surveys .....	5
Existing Conditions .....	6
Discussion of Impacts.....	8
Avoidance and Minimization .....	8
Certification of Performance .....	11
Attachment A - Site Photographs .....	12
Attachment B - Tree Inventory .....	13

# SUMMARY

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Environmental Science Associates (ESA) is pleased to provide this Protected Tree Report for parcel APN 2291-012-042 located at 4057 N Hayvenhurst Avenue, in the community of Encino within in the incorporated City of Los Angeles for a proposed single family residence (The project, Permits #21010-30000-02481, 21010-30000-02484, and 21010-30000-03246). This report documents an inventory of all trees on the property including protected trees, and potential impacts to arboricultural resources as a consequence of project implementation.

A total of five (5) coast live oak trees (*Quercus agrifolia*) were recorded as protected trees within the property. No heritage trees were observed on the property. Four (4) Victorian box trees (*Pittosporum undulatum*) were observed along the southern property boundary. Three (3) Siberian elm (*Ulmus pumila*) were observed as street trees along Hayvenhurst Avenue. No protected tree species will be removed as a result of the project design. One off-site coast live oak on the adjacent property to the north will be encroached upon as a result of the installation of retaining wall #2 along the northwest boundary of the property. A second on-site coast live oak will be encroached as a result of the installation of a small planter within the property.

If tree protection measures included in the Avoidance and Minimization measures section of this report are carefully followed, the two oaks identified with encroachments should survive construction of the project. These tree protection measures include avoidance of the protection zone, tree protective fencing, manual grading/trenching within the protection zone, avoiding root damage, corrections for proper soil grade, recommendations for irrigation, use of native drought tolerant landscaping around the protected trees, post construction monitoring, and mitigation for any lost trees. The goal of the recommendations is to prevent construction from causing unnecessary damage to these protected trees.

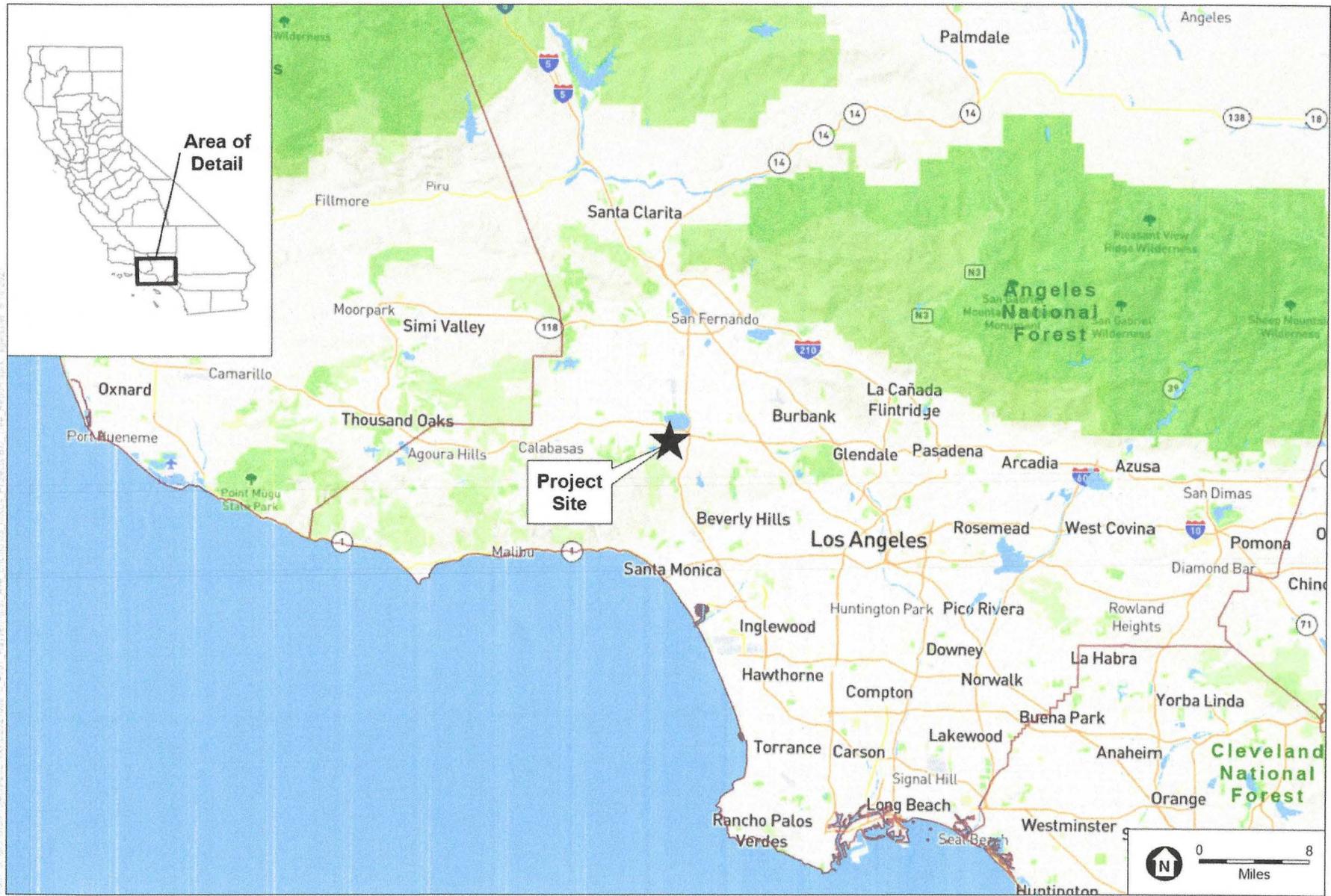
- Number of protected coast live oak trees surveyed .....22
  - Number of on-site coast live oak trees surveyed.....5
  - Number of off-site coast live oak trees surveyed .....17
  - Number of protected on-site coast live oak trees with proposed encroachments.....1
  - Number of protected off-site coast live oak trees with proposed encroachments .....1
  - Number of protected coast live oak trees surveyed not impacted by the proposed project.....20
- Number of non-protected trees surveyed.....8
  - Number of on-site Victorian box trees surveyed.....4
  - Number of on-site Siberian elm trees surveyed.....3

## Project Location

The Mezheritsky Property is a 0.57-acre parcel (APN 2291-012-042, Permits #21010-30000-02481, 21010-30000-02484, and 21010-30000-03246) approximately 0.06-mile northwest of the intersection of Hayvenhurst Avenue and Escalon Drive, within the community of Encino as shown in **Figure 1, Regional Map**. Specifically, the property is located on U.S. Geological Survey (USGS) 7.5' Van Nuys topographic quadrangle map (**Figure 2, Vicinity Map**). The property is predominately disturbed from past residential development and demolition of the original residential structure but the western edge of the property is bordered by an urban coast live oak woodland. The grading limits of the proposed single-family residence and other structures are depicted in **Figure 3, Vegetation Communities and Land Use Types**. The majority of new project-related improvements are proposed within disturbed areas, and is referred to herein as the project design. The 0.57-acre project parcel is herein referred to as the property. The project area is defined as the land, within and outside the property, that may be affected by the project design.

## Project Description

The project design proposes to construct a new two-story single family residence with accessory living quarters, and accessory dwelling unit (ADU), a pool, game court, a lawn area, driveway, and multiple retaining walls along the northern, southern, and western portions of the property. Portions of the slope on the west side of the property will be excavated and exported off site to provide level ground for the proposed pool, game court, lawn, storage, accessory living quarters and ADU.

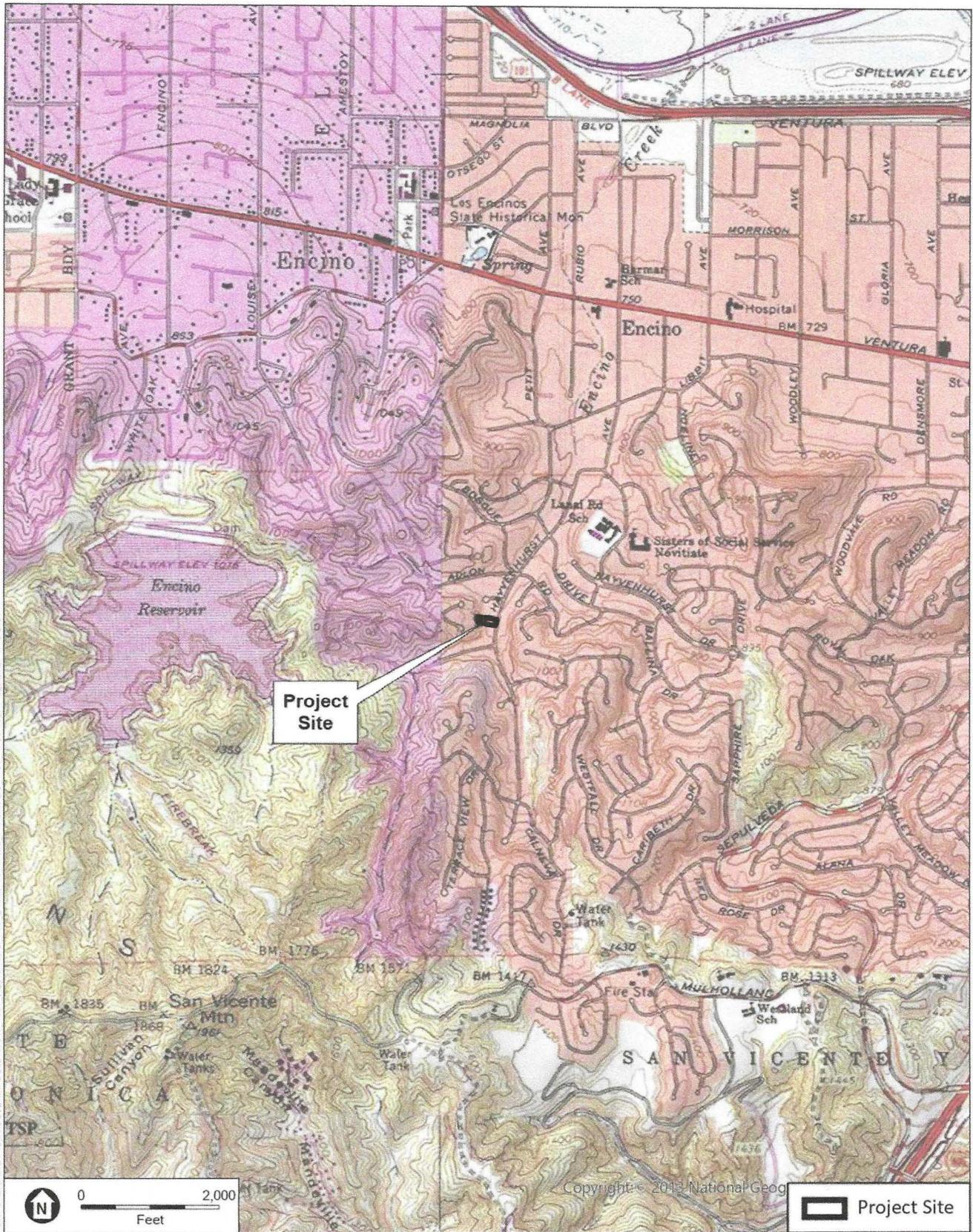


SOURCE: ESRI; National Hydrography Dataset; DWR

4057 Hayvenhurst Ave, Encino



**Figure 1**  
Regional Location



SOURCE: USGS Topographic Series (Canoga Park, Van Nuys, CA); ESA, 2021.

4057 Hayvenhurst Ave, Encino

**Figure 2**  
Project Location



SOURCE: Mapbox, 2020. (Aerial)

4057 Hayvenhurst Ave, Encino

**Figure 3**  
Vegetation Communities and Land Cover Types

## Methodology

### Field Surveys

A general investigation of protected trees was conducted on July 30, 2021 by ESA Arborist Douglas Gordon-Blackwood. All trees (native and non-native) with a trunk diameter of 4 inches or greater within or immediately surrounding the property were surveyed on July 30, 2021 by Mr. Gordon-Blackwood, who is an ASCA Registered Consulting Arborist (#689). Photographs of the site and each tree are presented in **Attachment A - Site Photographs**. Survey data for each tree is provided in **Attachment B – Tree Inventory**. For each tree, the trunk location was recorded with Collector for ArcGIS using an Arrow 100 Submeter GNSS Receiver and a smart phone. The following data was collected for each tree:

### Physical Characteristics

- DBH – diameter at breast height (DBH) measured from the base of the tree using a forester’s diameter-equivalent tape.
- Canopy spread: The canopy spread from the trunk to the dripline in eight (8) directions (N, NE, E, SE, S, SW, W, NW). Canopy distance was measured using a laser rangefinder when possible. Canopy distance was estimated for trees off property, or where access was restricted.
- Height – Measured with a Nikon Forestry Pro Laser Rangefinder/Hypsometer at an appropriate distance from the tree. For those trees obscured by vegetation or other trees, height was estimated.

### Physical Condition

- Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity (such as utility line clearance).
- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Assessment of the overall health of the tree based on the evaluation of overall structure, presence of damage, and comparison to the typical archetype tree of the same species.

All surveyed trees were subsequently mapped in Collector for ArcGIS over the Site Plan to determine which trees would be avoided, encroached or may need removal by the proposed project design (**Figure 4**). Encroachment is defined as construction taking place within the protected zone (i.e., area within and five feet outside of the dripline or 15 feet from the trunk of the tree, whichever distance is greater). The trunk location within the figure is based on the GPS waypoint location that was recorded from one-side of the tree’s trunk by the arborist. Canopy spreads were based on approximated measurements taken in the field that were later digitized in ArcGIS.

## Existing Conditions

A protected tree survey was conducted during the site visit that includes recording of any native trees, including oaks greater than 4 inch in diameter. A total of five (5) coast live oak trees were recorded as protected trees within the property with an additional 17 outside of the parcel but immediately adjacent to the property. No heritage trees were observed on the property. As noted in the *Special Status Plant* section above, a small southern California black walnut was also observed within the property. A depiction of trees on the site is included on **Figure 4 – Tree Plot Plan**. Representative photographs of the site and each tree are included in Attachment A, *Site Photographs*.

Prior to the site visit, multiple large gum trees (*Eucalyptus* spp.) were removed during site demolition activities. Stumps of those trees were still visible during the site visit (See Attachment A, *Site Photographs 3 and 4*). No trunks of native species were observed to have been removed. Seven additional non-native trees were also observed on the property. Four (4) Victorian box trees (*Pittosporum undulatum*) were observed along the southern boundary. Three (3) Siberian Elm (*Ulmus pumila*) were also observed as street trees along Hayvenhurst Avenue.



SOURCE: Mapbox, 2020. (Aerial)

4057 Hayvenhurst Ave, Encino

**Figure 4**  
Tree Plot Plan

## Discussion of Impacts

Pursuant to the City's oak and native tree protection ordinance, removal of or damage to any native oak (*Quercus* species), southern California black walnut, western sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), Mexican elderberry (*Sambucus mexicana*) or toyon (*Heteromeles arbutifolia*) tree that is at least 4 inches or more in cumulative diameter as measured 4.5 feet above the mean natural grade (diameter at breast height [dbh]), shall be prohibited except where no other feasible alternative exists. If impacts to protected trees cannot be avoided, a permit and corresponding mitigation is required for native tree removal or the loss of or worsened health of native trees resulting from encroachment into the protective zone<sup>1</sup> of a given tree. Recommendations made in *Avoidance and Minimization*, below shall minimize impacts to coast live oak trees on site.

No protected tree species will be removed as a result of the project design. One off-site coast live oak (Figure 4 – Tree #1) on the adjacent property to the north will be encroached upon as a result of the installation of retaining wall #2 along the northwest boundary of the property. The tree is located behind a fence on a neighboring property and the DBH was estimated at 30 inches. A small retaining wall installed by the neighbor has likely severed the trees northern anchoring roots (See Attachment A, *Site Photographs 8, 9, & 10*). The tree's southern anchoring roots would remain within areas proposed for a lawn and a rose garden. Installation of a proposed retaining wall is proposed in the protected zone of this oak, however a large landscape area south of this wall will be retained beyond the southern extent of the dripline radius to provide ample root space. Retaining wall #2 is anticipated to encroach approximately 3% of the protected zone. Excavation with hand tools (or air excavation tools) within the root zone, monitoring by an arborist during construction, and follow up visits are recommended to reduce risks to this tree during construction. A second coast live oak (Figure 4 – Tree 4; See Attachment A, *Site Photographs 13*) will be encroached as a result of the installation of a small planter within the property. An encroachment of less than 5% is anticipated with the construction of a small planter in the northwest corner of the site.

Prior to the site visit, demolition of the previous house occurred on the property and site clearing of old gum trees and vegetation occurred. It was not clear during the site visit whether grade changes or compaction within the root zone of either protected oak tree had occurred. It is assumed that Tree #1 has had multiple grade changes during the demolition phase prior to the site visit. Compaction within this area is also likely.

## Avoidance and Minimization

As depicted in Figure 4 - Tree Plot Plan, no protected trees will be removed as a result of proposed project design or associated construction activities. Two coast live oak trees, one onsite and one offsite, will have their protection zone encroached upon as a result of proposed project activities. No other native (non-oak) trees will be impacted as a result of the proposed project. Avoiding any disturbance to the protected zone of all oak trees is recommended, including

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<sup>1</sup> The area within the dripline of a protected tree and extending to a point at least 5 feet outside the dripline, or 15 feet from the trunk[s] of a tree, whichever distance is greater.

grading, trenching, filling (adding soils), or paving within and around the protected zone, and will have the least impact on the oaks. The protected zone is defined as a zone underneath and immediately outside the canopy of a protected tree. Within this zone, construction is likely to affect a tree's health and must be carefully managed. Per City requirements, the protected zone of the trees addressed by this report is the area within fifteen feet of the trunk, or within the dripline and extending five feet beyond the dripline, whichever is greater<sup>2</sup>. In situations where the canopy has been pruned back (such as coast live oak tree #1) or the radius from the trunk to the dripline is variable, the project arborist should mark or otherwise delineate the optimal location of the protection zone. The following minimization measures are recommended

- **Tree Protection Fencing.** Establish tree protection fencing around the protection zone. This area must be observed and respected during all construction activities near the protected trees. This will ensure preservation of the trees. This area is to be clean and clear of any construction material, debris, equipment, portable toilets, and foot or equipment traffic. Fencing shall be installed prior to construction at the edge of the protection zone, and remain in place until the entire project is complete.
- **Grading/Trenching in Protected Zone.** Where possible, grading/trenching should be restricted to areas outside the protected zone of the trees. All grubbing and clearing within the protection zone of a tree shall be done manually. All soil removal must be done with hand tools (shovels, picks, hand trowels, and similar equipment). The tool of choice is an air spade. The air spade excavates soil without damaging the roots. Jack hammers should not be used to remove the soil. When a root is encountered, soil removal is to be done without chipping, marring, or damaging the root bark in any way. Damaging the root bark will open up the bark barrier so that disease can enter the tree. This will allow rot to develop or fungus to take over, and can result in root death.
- **Avoiding Root Damage.** It is not recommended to cut roots larger than one inch. If any roots over one inch in diameter are damaged, they must be clean-cut with a sharp and sterilized hand tool. Any roots permanently exposed from grading or scraping of topsoil should be cleanly cut just below the new soil grade.
- **Soil Grade.** Soil levels must be returned to the original grade, at which trees' roots were first established. Existing fill soil above that original grade shall be removed to the extent possible; no additional fill soil shall be placed over the original grade. If soil is filled back to the original grade, compaction shall be done manually only (no equipment shall be used). Compaction shall be done in layers of three to six inches depending on soil structure. No gaps or pockets shall remain in the soil.
- **Irrigation.** During construction, trees shall only be watered under the guidance of the project arborist. Where it is needed, temporary irrigation (drip, leaking tube, or other) shall be installed at intervals throughout the fenced protection zone to allow periodic

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<sup>2</sup> The dripline of a protected tree is a line which can be drawn around a tree under the tips of the outermost branches. It is the location where rainwater tends to drip from the tree.

deep watering during construction. The entire protected zone of the trees should be watered to a soil depth of four feet. This may require slow irrigation for 8-24 hours or more, or may require repeat waterings of shorter duration to promote saturation. The soil should be allowed to dry out completely before watering is repeated. The period between waterings may be a month or more. The project arborist should monitor the protected trees and provide recommendations on the effectiveness and duration of temporary irrigation.

- **Landscaping Around Native Trees.** Landscaping near native oaks shall be drought tolerant only. Irrigation overspray or runoff, as a result of lawn or ornamental irrigation, shall be avoided in the protection zone of any oak. All landscaping shall be kept away from the trunk of any coast live oak tree by a minimum of two feet.
- **Post-Construction Monitoring.** Follow up inspections by the project arborist should be conducted one year after construction is completed. Preferably, follow up visits should be conducted quarterly during the first year after construction and two times yearly for two years after construction. More frequent monitoring and/or post-construction steps to improve any trees that are doing poorly should be carried out as recommend by the arborist.

Loss of either oak tree within five years of construction activities shall be lessened with the onsite planting of two coast live oak trees, included within the definition set forth in Section 17.02 of the LA City Protected Tree Ordinance. The size of each replacement tree shall be a 15-gallon, or larger, specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than seven feet in height, measured from the best. New trees that are planted as directed by the City should be evaluated immediately following installation, then monitored every three months during the first year after planting. Monitoring for two additional years should be done twice yearly for a total of three years. All monitoring should be done by the project arborist, who should submit a written report of the observations and recommendations as needed to the applicant. More frequent monitoring and/or post-construction steps to improve any trees that are doing poorly should be carried out as recommended by the arborist.

Please contact Daryl Koutnik (DKoutnik@ESAssoc.com) or Douglas Gordon-Blackwood (DGordon-Blackwood@ESAssoc.com) if you have any questions.

Sincerely,



Douglas Gordon-Blackwood



Daryl Koutnik

## Certification of Performance

*I, Douglas Gordon-Blackwood, certify:*

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or 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;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists, Registered Consulting Arborist #689, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 15 years.

*Signed:*



Date: 09/21/2021

Douglas Gordon-Blackwood  
*Registered Consulting Arborist, #689*  
*Certified Arborist, WE-11726-AU*  
*Qualified Tree Risk Assessor*



This report comprises a total of 28 pages and four full-size maps. Unauthorized separation or removal of any portion of this report deems it invalid as a whole. Conditions represented in this report are limited to the inventory date and time. Rating for health and structure do not constitute a health or structural guarantee beyond that date. Risk assessments were not performed for the purposes of this report.

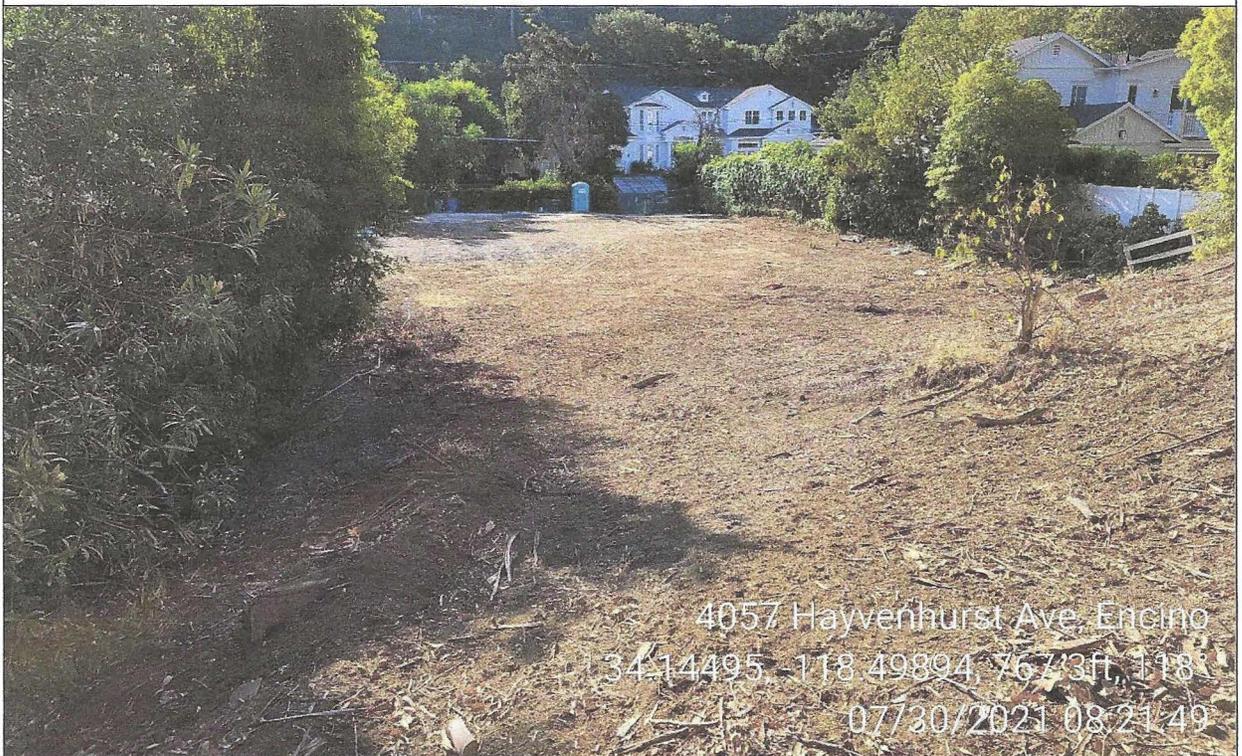
# ATTACHMENT A

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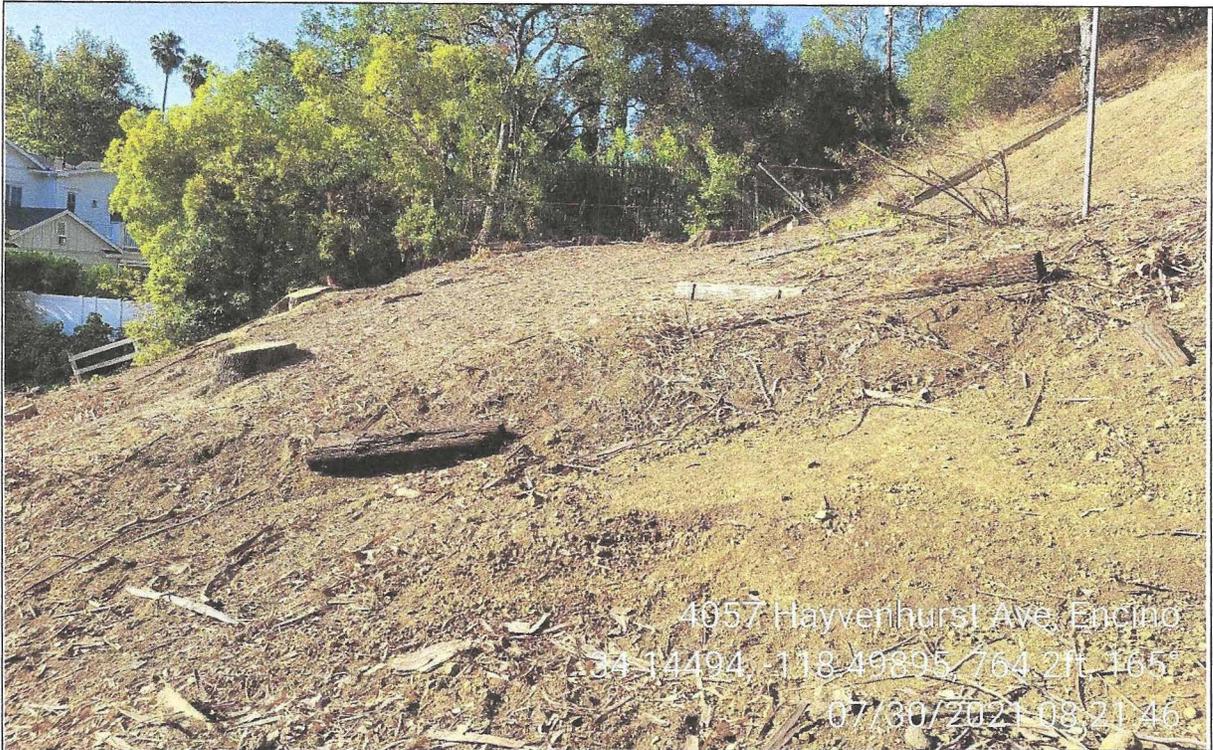
## Site Photographs



**Photo 1:** View of property as viewed from the east, facing west. Photo depicts developed concrete pad in foreground, disturbed lands in the center of the site, and landscaped/ornamental vegetation along the left and right portions of the photo.



**Photo 2:** View of property from the northwest corner, facing southeast. Photo depicts disturbed land in the foreground and neighboring properties.



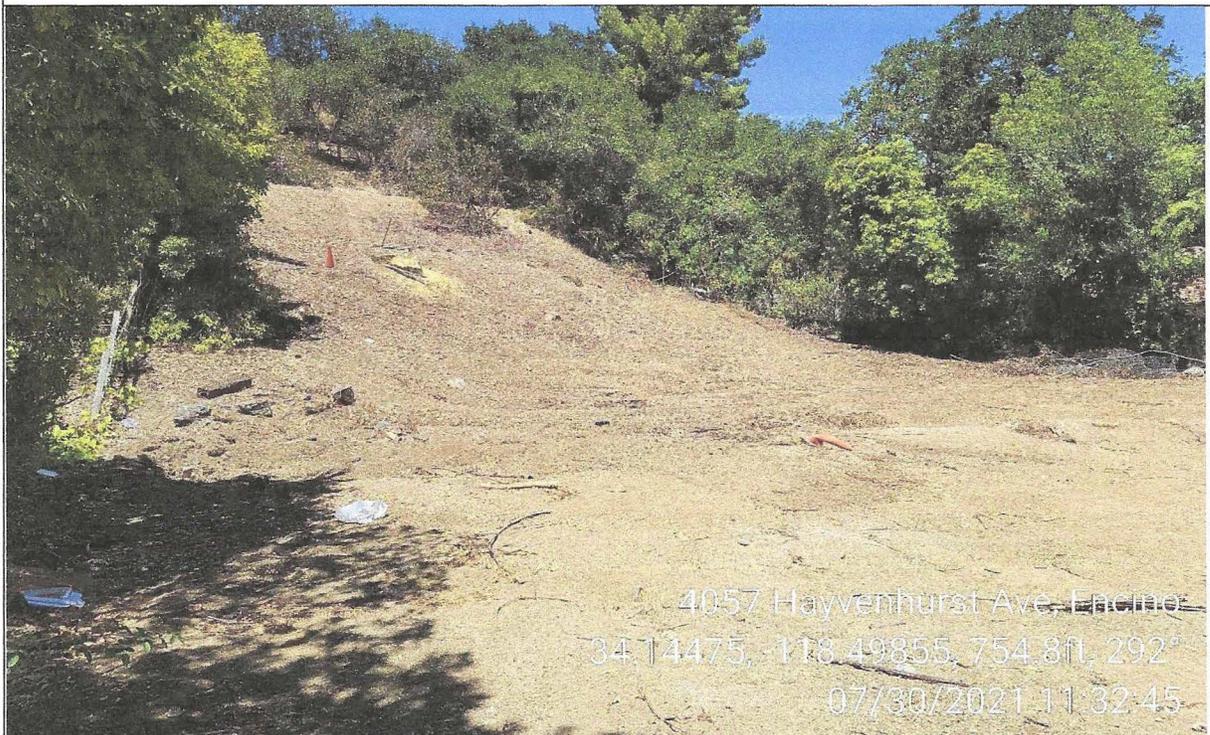
**Photo 3:** View of rear slope and removed gum trees. View from northern property boundary, facing south towards southern boundary.



**Photo 4:** View from southwest corner of property, facing northeast. Photo depicts metal drain and removed gum trees. Southern California black walnut is visible in the right of the photo.



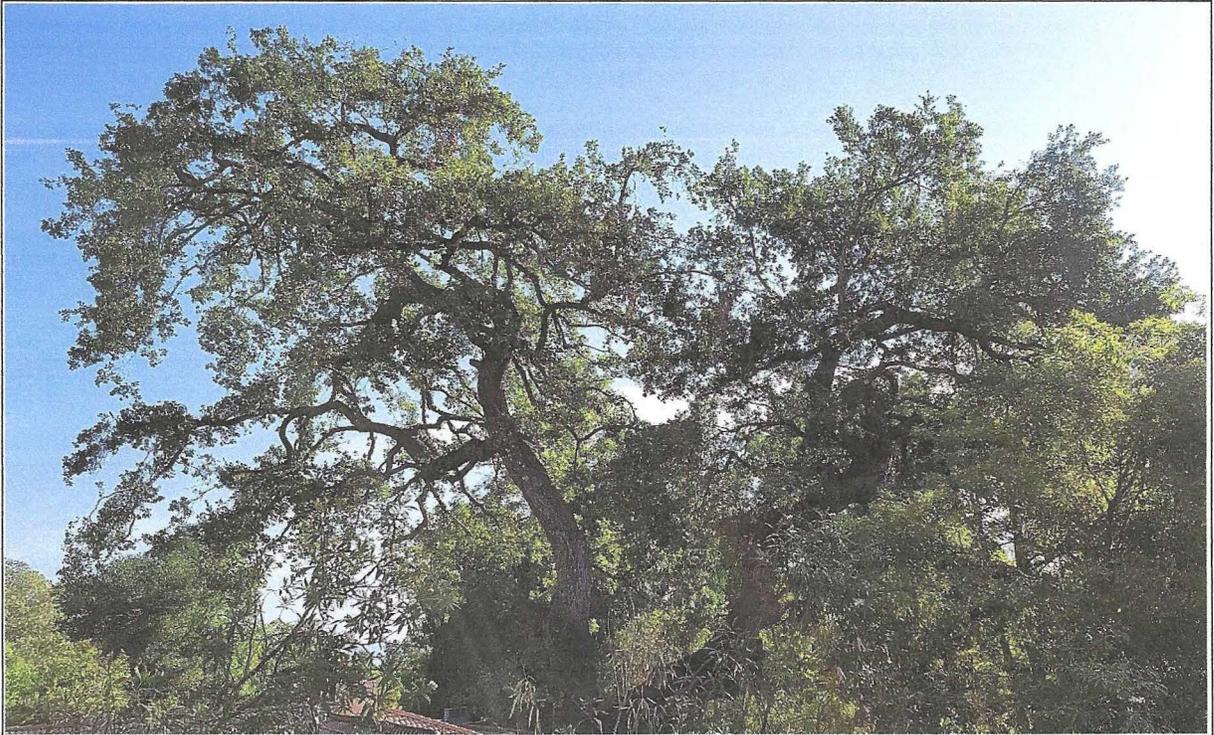
**Photo 5:** View of cleared slope in western portion of property and eastern boundary of coast live oak south coastal woodland/forest association. Photo depicts disturbed slope.



**Photo 6:** View of disturbed land and slope from southeast corner of property, facing northwest.



**Photo 7:** View of developed area in east portion of property, facing south. Concrete pad is a remainder from old property.



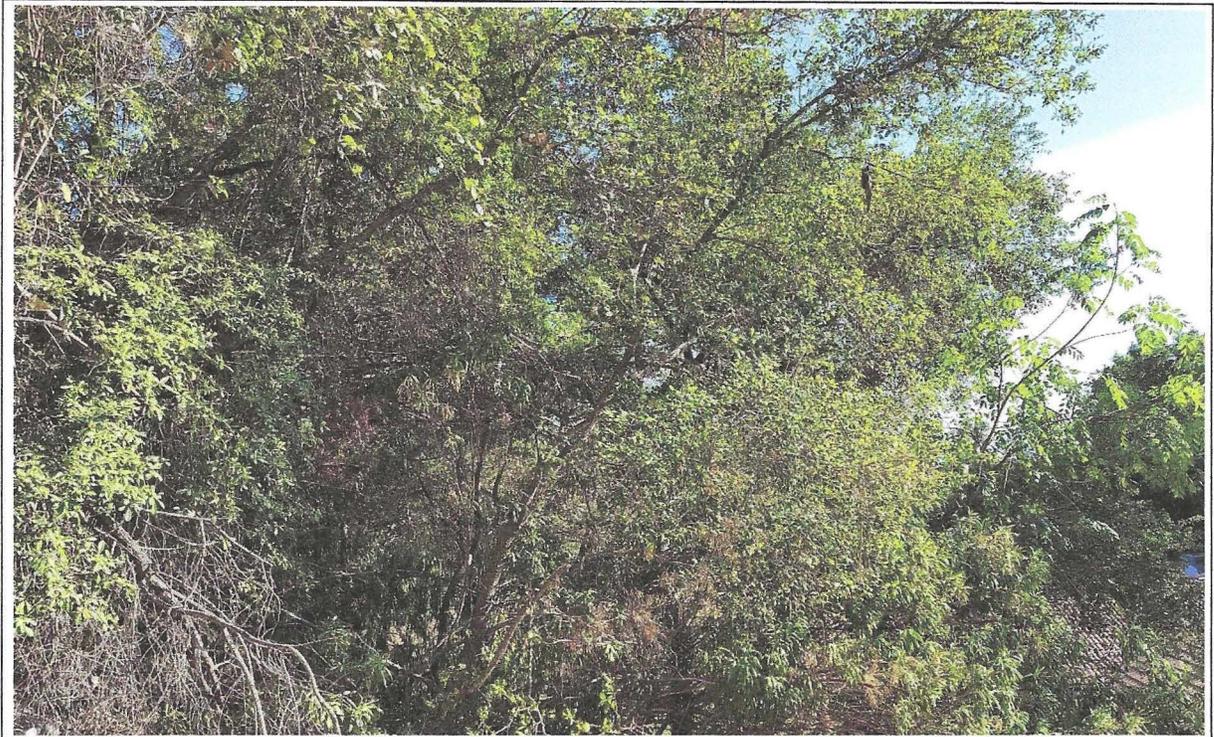
**Photo 8:** View of Tree #1 – coast live oak, facing north. Photo depicts thinned canopy.



**Photo 9:** View of small retaining wall at base of tree #1 – coast live oak, facing north. Photo depicts chain link fence between properties, base of trunk and retaining wall. Tree is located on northern neighbor’s property and could not be accessed at time of the survey.



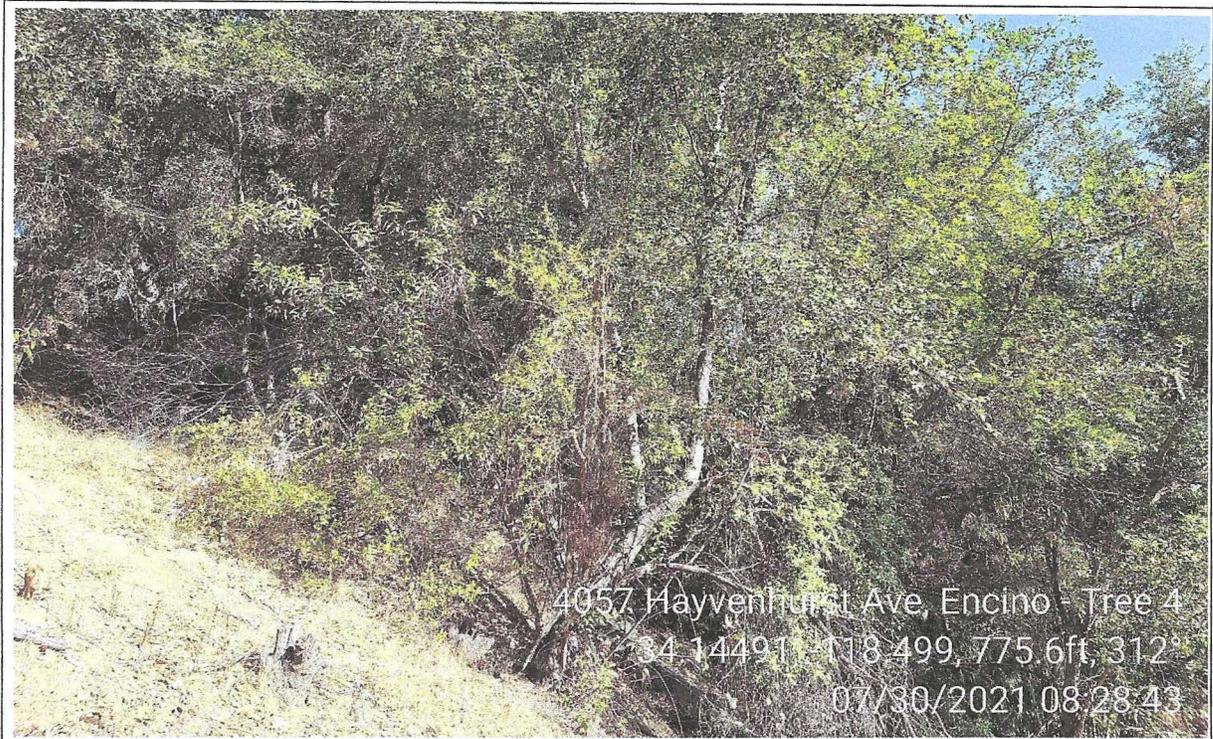
**Photo 10:** View of thinned canopy of tree #1 – coast live oak, facing south. Removed limbs are visible in the bottom of the photo.



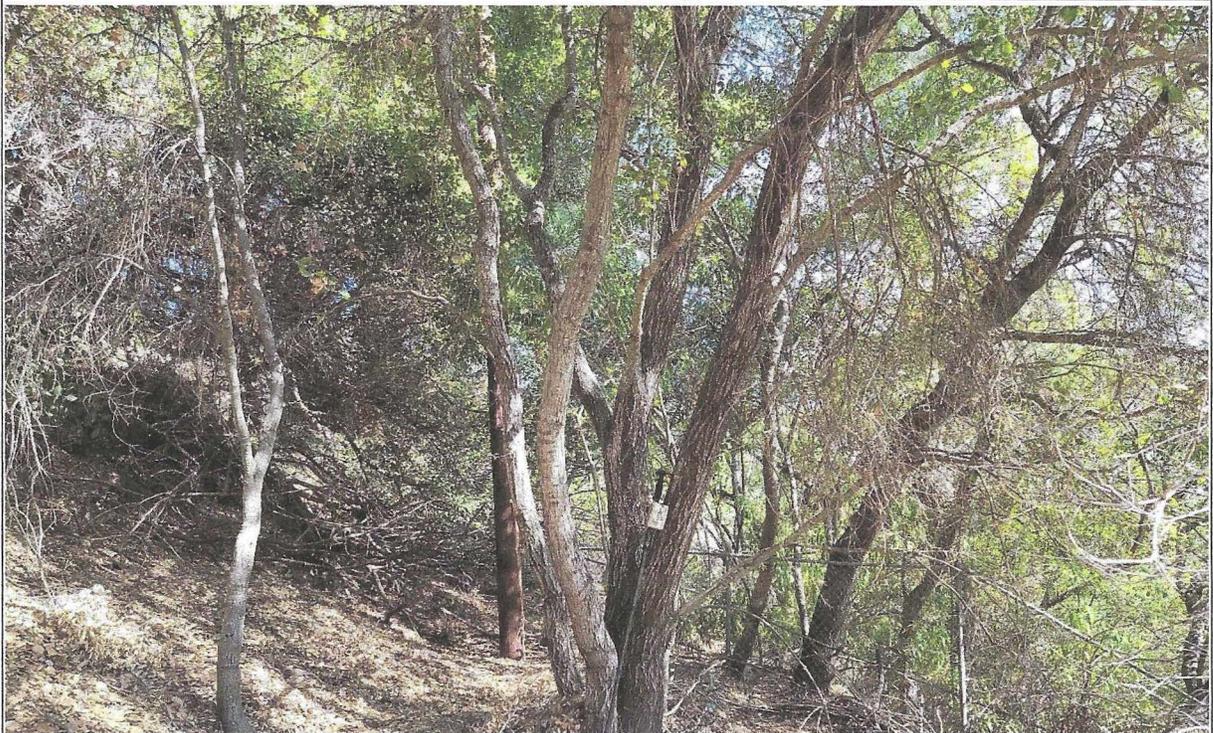
**Photo 11:** View of tree #2 – coast live oak, facing north. Photo depicts tree in center of photo.



**Photo 12:** View of tree #3 – coast live oak, facing northeast. Photo depicts tree in center of the photo and neighboring fence.



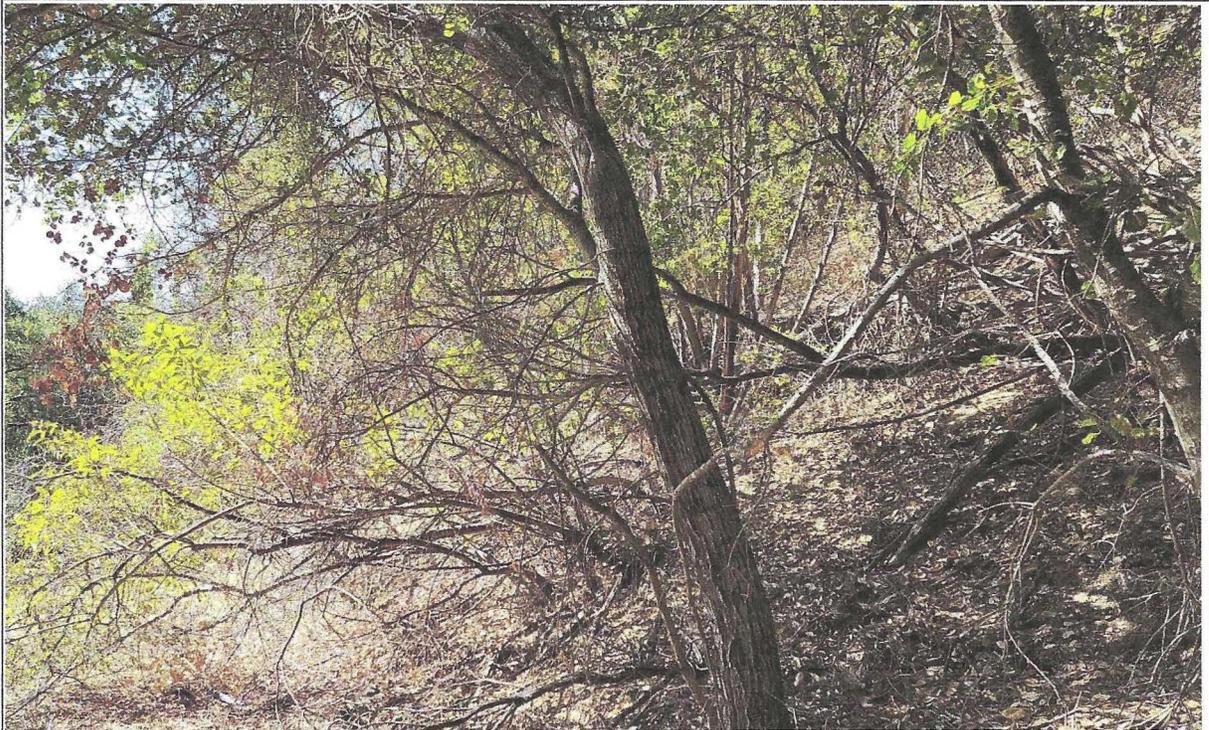
**Photo 13:** View of tree #4 – coast live oak, facing northwest. Photo depicts self-corrected lean of tree.



**Photo 14:** View of tree #5 – coast live oak, facing northwest. Photo depicts multiple trunks of tree. Utility pole is visible in the background.



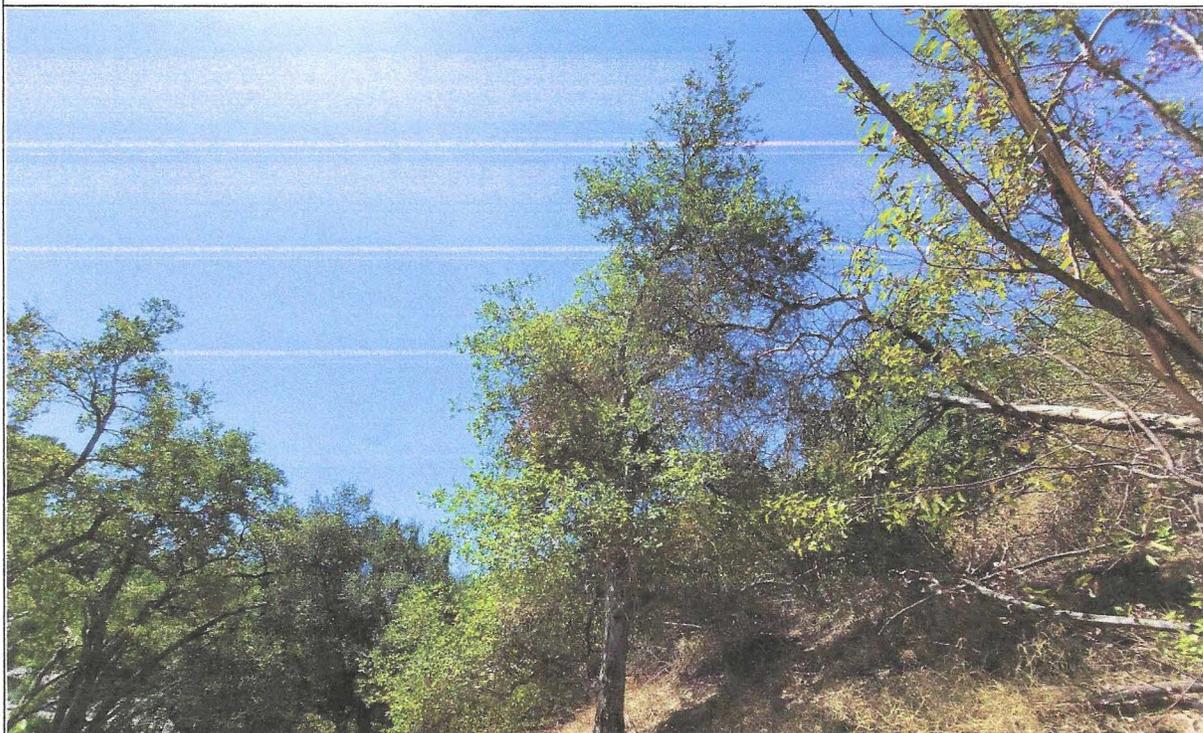
**Photo 15:** View of tree #5 – coast live oak, facing east. Photo depicts white staining/exudate on underside of trunk.



**Photo 16:** View of tree #6 – coast live oak, facing south. Photo depicts lower branch dieback.



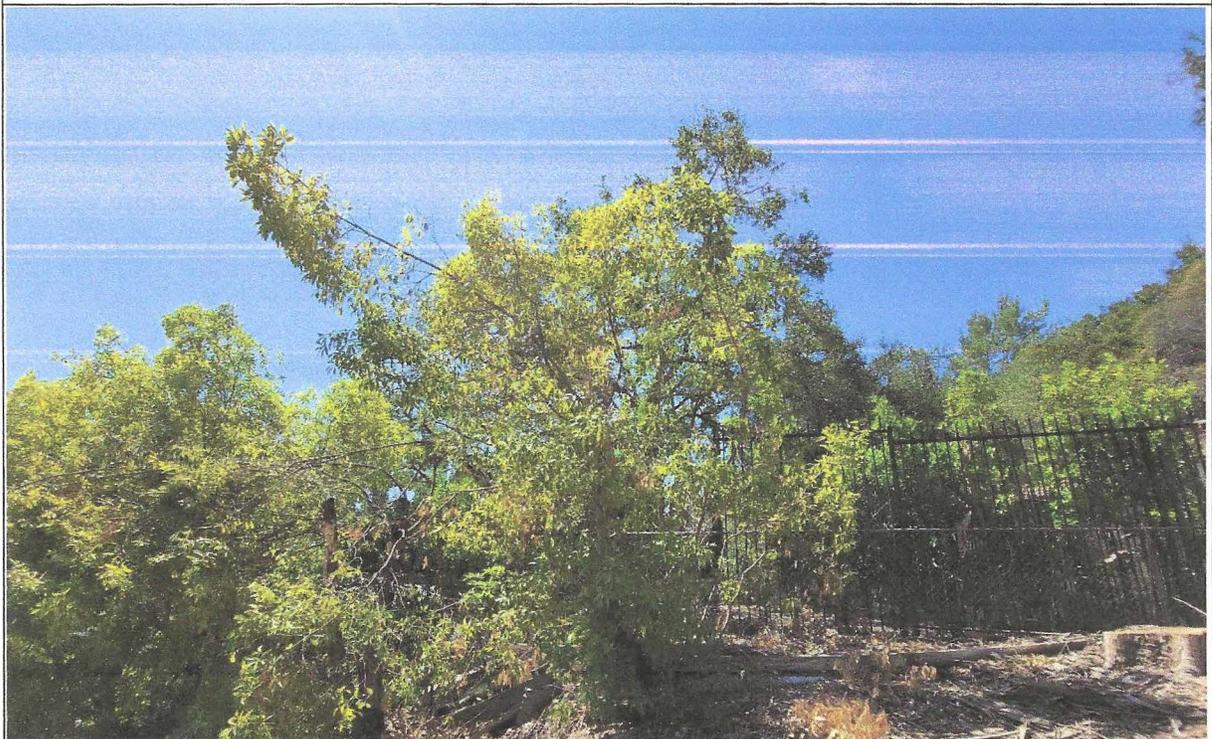
**Photo 17:** View of tree #6 – coast live oak, facing east. Photo depicts exit hole of unknown species of bark beetle.



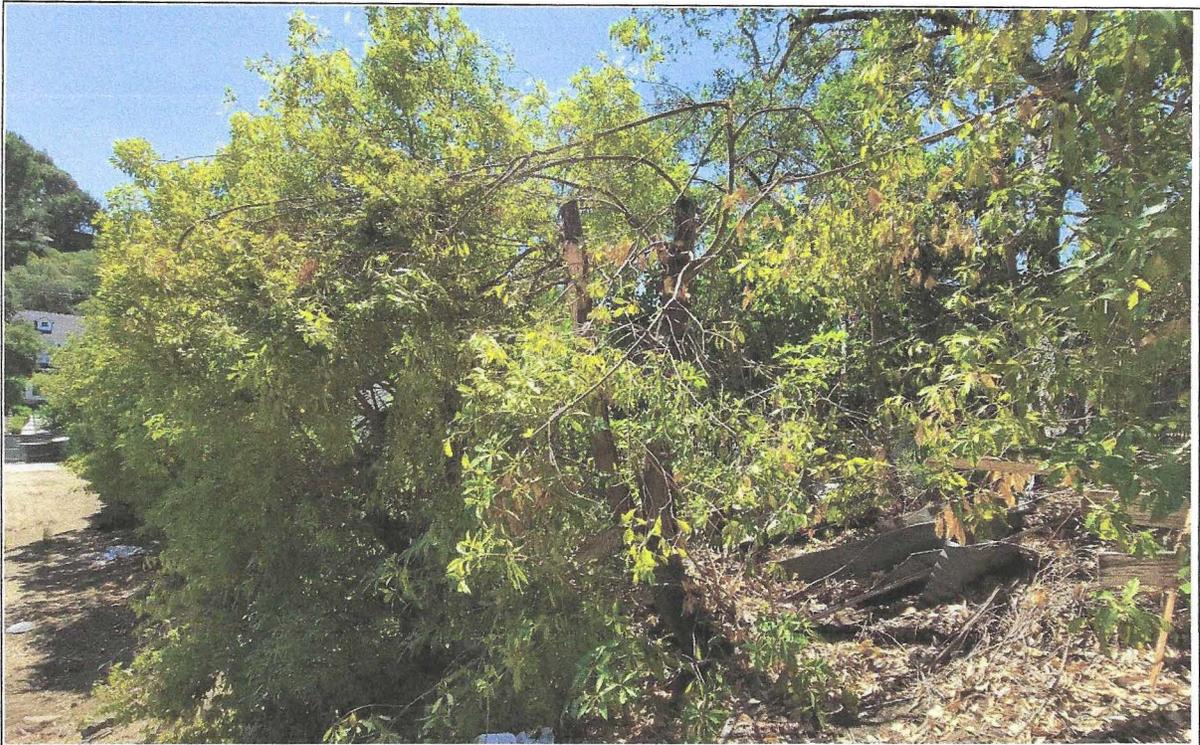
**Photo 18:** View of tree #7 – coast live oak, facing south.



**Photo 19:** View of tree #8 – southern California black walnut, facing south. Photo depicts basal resprouts and sparse foliage at base.



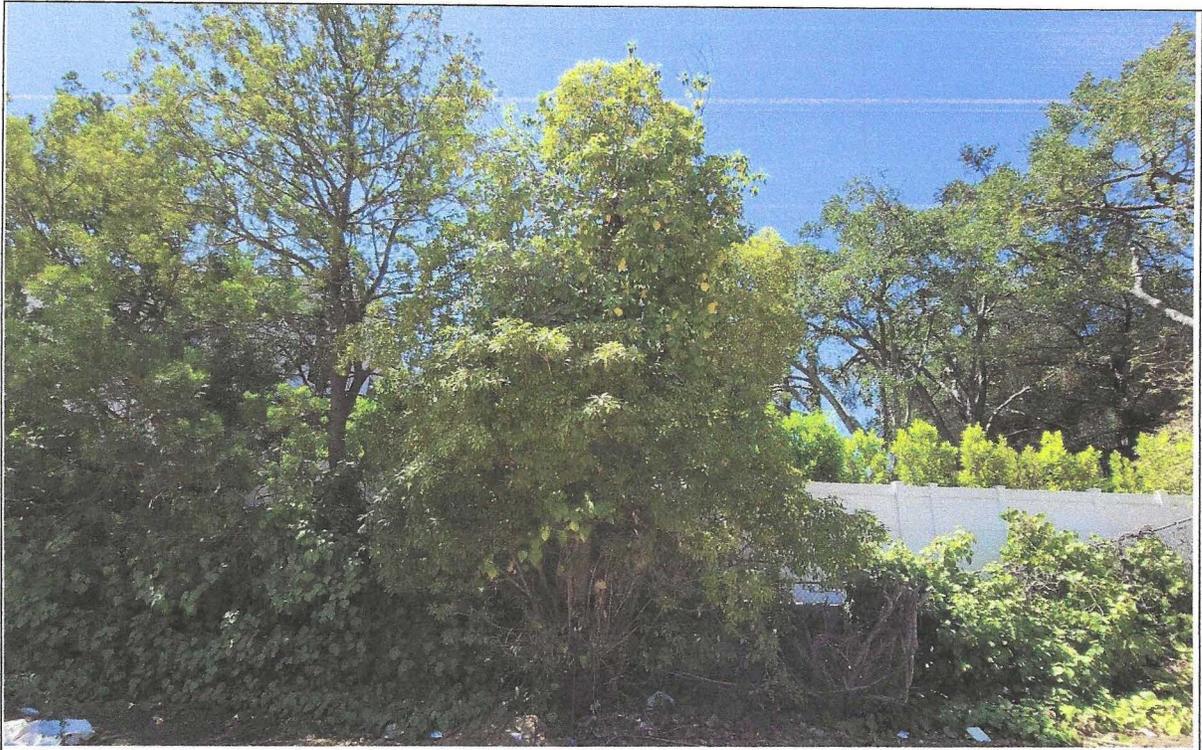
**Photo 20:** View of tree #9 – Victorian box, facing south.



**Photo 21:** View of tree #10 – Victorian box, facing southeast. Photo depicts a heavily topped and nearly dead tree.



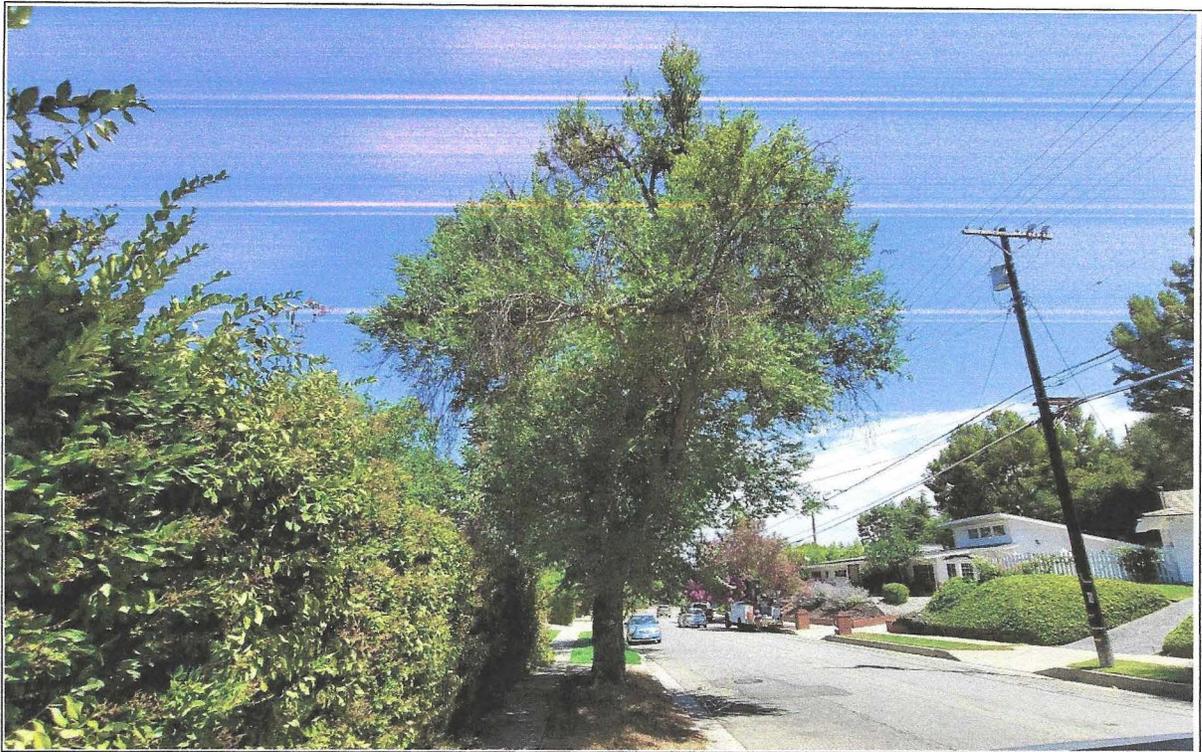
**Photo 22:** View of tree #11 – Victorian box, facing south.



**Photo 23:** View of tree #12 – Victorian box, facing south. Photo depicts ivy growing within canopy.



**Photo 24:** View of tree #13 – Siberian elm, facing south. Photo depicts crown dieback with epicormic shooting.



**Photo 25:** View of tree #14 – Siberian elm, facing south. Photo depicts crown dieback.



**Photo 26:** View of tree #15 – Siberian elm, facing south. Photo depicts topped and nearly dead tree, with epicormic shooting.

# **ATTACHMENT B**

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## Tree Inventory

4057 N HAYVENHURST AVE, ENCINO  
ATTACHMENT B – TREE INVENTORY

Tree #	Species	DBH (inches)	Height (ft.)	Canopy Measurements (compass direction in feet)								Health	Vigor	Aesthetics	Balance	Protected?	Comments
				N	NW	W	SW	S	SE	E	NE						
1	Coast Live Oak <i>Quercus agrifolia</i>	~30 <sup>1</sup>	40	25	22	18	7	4	8	25	27	B	B	B	B	Yes	Evidence of property line pruning and overall crown reduction. Located on neighboring property. Minor dieback in crown. Northern roots cut for small retaining wall.
2	Coast Live Oak <i>Quercus agrifolia</i>	5.0	14	2	1	1	1	7	9	10	10	A	A	B	B	No	Tree offsite originating from northern neighbor's property, growing through fence. Tree is below 8 inch DBH threshold for protected trees but is recorded for possible mitigation purposes.
3	Coast Live Oak <i>Quercus agrifolia</i>	8.4	19	9	3	4	2	2	4	10	7	B	B	C	B	Yes	Concrete v-ditch compressing root. Possible scale and lichen on underside of branch. Two-horned galls on leaves.
4	Coast Live Oak <i>Quercus agrifolia</i>	8.9	20	8	10	9	9	7	8	9	5	A	A	B	B	Yes	Tree has natural lean but has self-corrected upright. Some exposed roots.
5	Coast Live Oak <i>Quercus agrifolia</i>	10.5, 8.3, 5.7, 5.7	21	11	14	12	13	12	17	19	18	B	B	B	A	Yes	Multi-trunk, minor dieback in southern trunk. Tree abuts electrical utility line. Large amount of light white staining along underside of trunk. Two-horned galls on leaves.
6	Coast Live Oak <i>Quercus agrifolia</i>	9.1	19	3	2	3	2	10	12	13	3	B	B	B	C	Yes	Minor dieback of lower branches, fissures in trunk, evidence of bark beetle on dead branches. Two-horned galls on leaves.
7	Coast Live Oak <i>Quercus agrifolia</i>	~13 <sup>1</sup>	24	6	7	9	11	12	13	7	5	A	A	B	B	Yes	Evidence of tree climbing spurs used on tree to perform utility line clearance. Minor dieback in crown.
8	Southern California Black Walnut <i>Juglans californica</i>	1	7	2	3	3	2	2	2	3	2	D	D	D	C	No	Basal resprout from long removed walnut tree south of metal McGillivray drain. Basal resprouts spindly and show dieback.
9	Victorian Box <i>Pittosporum undulatum</i>	7	13	5	5	5	5	5	5	5	5	B	A	C	C	No	Heavily topped, former hedge.

Tree #	Species	DBH (inches)	Height (ft.)	Canopy Measurements (compass direction in feet)								Health	Vigor	Aesthetics	Balance	Protected?	Comments
				N	NW	W	SW	S	SE	E	NE						
10	Victorian Box <i>Pittosporum undulatum</i>	10, 6	8	3	4	3	3	4	4	4	4	D	D	D	D	No	Heavily topped, tree nearly dead, fissure in trunk.
11	Victorian Box <i>Pittosporum undulatum</i>	12, 11	16	6	6	7	8	10	9	5	6	B	A	C	B	No	Fissures in trunk, some dieback in crown, vigorous regrowth.
12	Victorian Box <i>Pittosporum undulatum</i>	10	20	7	7	7	7	7	7	7	7	B	C	C	C	No	Ivy covering trunk, heavily topped and pruned for hedging purposes.
13	Siberian Elm <i>Ulmus pumila</i>	23.5	17	9	10	10	7	8	7	8	7	D	D	D	D	No	Pavement over roots, root girdling, Tree topped and in severe drought stress. Roots upheaving sidewalk. Roots with exfoliating bark, epicormic shooting.
14	Siberian Elm <i>Ulmus pumila</i>	20.7	35	6	6	7	7	3	4	2	4	D	D	D	D	No	Tree has significant crown dieback with exfoliating bark and epicormic shooting. Drought stress likely. Pavement heaving over exposed roots.
15	Siberian Elm <i>Ulmus pumila</i>	22.3	30	12	15	16	18	15	16	16	12	C	C	C	C	No	Roots girdled by sidewalk, upheaving pavement. Some dieback in crown and drought stress. Utility line pruning.

**Health/Vigor/Aesthetic/Balance** (see report for details)

- A = Very Healthy/Excellent
- B = Healthy/Good
- C = Average Health/Fair
- D = Dying/Poor
- F = Dead/Very Poor

<sup>1</sup>: Tree is located off-property and trunk and canopy measurements had to be estimated.