Appendices

Appendix IS-1

Tree Survey

Tree Case Management, Inc.
March 31, 2022

Report Prepared For:

Clayton Gaddie
Development Coordinator
Onni Group
1031 S Broadway, Suite 400
Los Angeles, CA 90015

Location Subject of Report:

Tree Survey Report
948 N Sycamore Ave
7000 Romaine Street
Los Angeles, Ca

Report Prepared By:

Greg J. Monfette, CEO
Certified Arborist #WE0729
Registered Consulting Arborist #481
State Contractors License #953525
ISA Tree Risk Assessor Qualified

4617 Purdue Ave
Culver City, CA 90230
ncatree@gmail.com
(310) 902-6581

TREE CASE MANAGEMENT
TCM
MANAGING ALL YOUR TREE NEEDS

Tree Case Management (TCM) visited the sites on March 21, 2022, to develop a Tree Survey Report on the project site and below is our observations, findings, and recommendations:

Project description-

The proposed project is a site where they will doing demolition and then new construction with new buildings and a parking structure.

Observations-

1. There is a total of 2 Private property trees and 20 vines on the property as follows (all of this material is on private property):

    - Sycamore Ave side- 6 Bougainvillea vines along the chin link fence.
    - Orange Dr side- 2 Ficus trees (Tree #1 and Tree #2 on attached site plan) and 14 Bougainvillea vines adjacent to the small structure on the site.

2. TCM evaluated the preservation, removal, replacement, or relocation of all trees on site. The approximate location of all trees was placed on a site survey map.

3. At the 7000 Romaine Street property there are no street trees as well as no private property trees. The only items that exist on the site is (2) Dicksonia “Tree Ferns” in the main courtyard. These ferns are not protected. There are no protected trees on this property or any adjacent property.

1. TCM assessed their diameter, common name, size, and an indication as to their retention or destruction is also in this report. TCM determined how many trees are to be retained, protected, and removed (see attached matrix of the tree inventory).

Findings-

1. TCM confirmed that there are no City trees on this site.

2. There are 2 Private property Ficus trees that will be removed so the project can be built as planned.

3. There are 20 Bougainvillea vines that will be removed so the project can be built as planned.

4. There are no City of Los Angeles Protected Trees or Shrubs on the site or on an adjacent site where they might be impacted by this project. This project has no impacts on any adjacent trees.

Recommendations-

1. Remove the above listed 2 Ficus trees and 20 Bougainvillea vines so the project can be built as planned.

2. Plant all available planting sites, in the right-of-way once construction is near its completion.

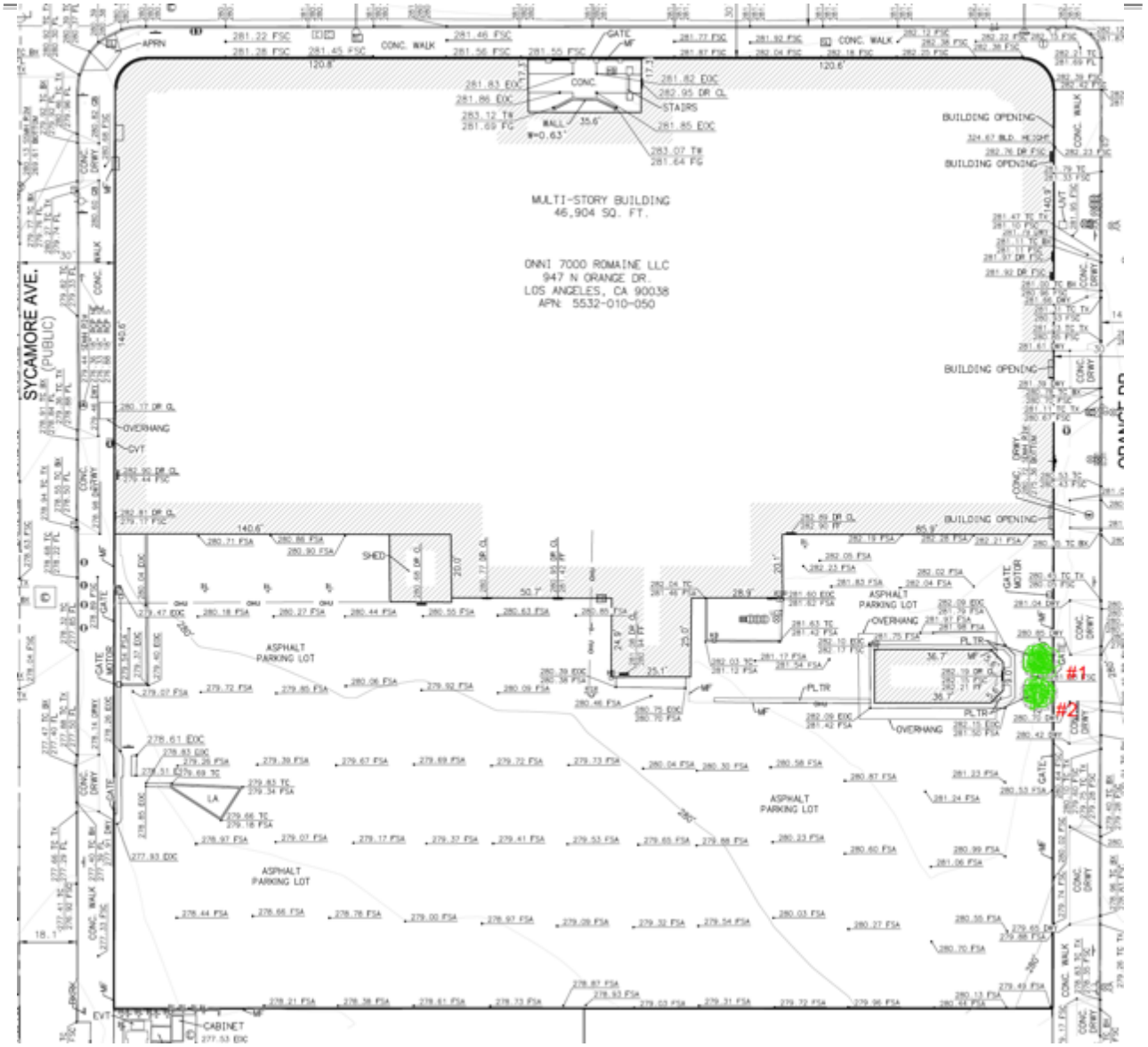
3. Approve the project to go forward as there will be no impact to any additional trees on the site.

I hope you find this information helpful in assisting to make the important decisions about dealing with these challenging tree issues. If I can be of further assistance, please do not hesitate to contact me.

If you have any further questions, or if you would like to schedule the site visit, please contact me directly at (310) 902-6581.

Thank you,
Greg Monfette
Tree Case Management
Certified Arborist #WE.0729.
ISA Tree Risk Assessor Qualified
State Contractors License #953525
Registered Consulting Arborist #481
Visit our web site at: www.treecasemanagement.com

See Plan and Photos Below:


SYCAMORE AVE. (PUBLIC)
MULTI-STORY BUILDING
46,904 SQ. FT.
ONNI 7000 ROMAINE LLC
947 N ORANGE DR.
LOS ANGELES, CA 90038
APN: 5532-010-050
BUILDING OPENING
ASPHALT PARKING LOT
OVERHANG
SHED
CONC. WALK
STAIRS
CABINET
#1
#2

Two Ficus trees on private property

A side view of one of the Ficus trees

No street (City) trees on this site

No street (City) trees on this site

No trees in the parking lot

(2) Dicksonia Tree Ferns in courtyard at 7000 Romaine Street

DESIGN SURVEY

COMMENTS

DATES OF SURVEY . . . FEBRUARY 28, MARCH 1 & 2, 2022

SITE ADDRESSES . . . . 7000 ROMAINE STREET, 948 N. SYCAMORE AVENUE, 947 N. ORANGE DR. LOS ANGELES, CA 90038

APN NO. 5532-010-050

BOUNDARY LINES . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

BASIS OF BEARINGS . . THE BEARING OF N89°54'30"E ALONG THE CENTERLINE OF ROMAINE STREET AS SHOWN ON THE MAP OF TRACT NO. 9677, AS RECORDED IN MAP BOOK 134, PAGES 15 & 16, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK . . . . . CITY OF LA BM# 13-15270, CUT SPK IN S CURB SANTA MONICA BLVD; 7FT E OF MANSFIELD AVE END CB

ELEV. = 294.471 FT; NAVD 1988, RECORDED 2000

(#) . . . . . INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

LAND AREA . . . . . GROSS AREA 89,366 S.F. OR 2.052 ACRES, MORE OR LESS

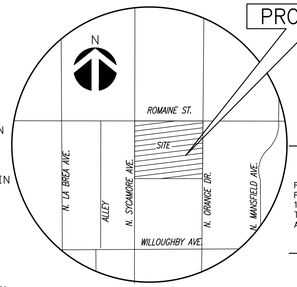
UTILITIES . . . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

FLOOD INSURANCE RATE MAP. . . . . ZONE "X" AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1605F EFFECTIVE DATE SEPTEMBER 26, 2008.

ZONING . . . . . MR1-1 (RESTRICTED INDUSTRIAL ZONE) (PER ZIMAS.LACITY.ORG)

PUBLIC ACCESS . . . PUBLIC ACCESS TO SITE FROM N. SYCAMORE AVE., N. ORANGE DR. & ROMAINE ST..

PARKING SPOTS . . . APPROXIMATELY 92 PARKING SPACES AT THE TIME OF SURVEY



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

CEFB	COUNTY ENGINEER FIELD BOOK
CL	CENTERLINE
EST'D	ESTABLISHED
INT	INTERSECTION
LS	LAND SURVEYOR
LT	LEAD & TACK
NTS	NOT TO SCALE
PL	PROPERTY LINE
PM	PUNCH MARKS
REC.	RECORD
SPK	SPIKE
S&W	SPIKE & WASHER

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERICAL SERVICES ORDER NO. NCS-1111741-ONT1 DATED JANUARY 20,2022 AT 7:30 A.M.)

REAL PROPERTY IN THE CITY OF LOS ANGELES, STATE OF CALIFONRIA, DESCRIBED AS FOLLOWS:

LOTS 35 TO 46 OF TRACT NO. 9677, IN THE CITY OF LOS ANGLES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134 PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 5532-010-050

EXCEPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERICAL SERVICES ORDER NO. NCS-1111741-ONT1 DATED JANUARY 20,2022 AT 7:30 A.M.)

(3.) AN EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 7120, PAGE 283 OF OFFICIAL RECORDS. (PLOTTED)

(AFFECTS LOTS 41 AND 42)

(4.) AN EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 7194, PAGE 223 OF OFFICIAL RECORDS. (PLOTTED)

(AFFECTS LOTS 35, 36, 37, 44, 45 AND 46)

(5.) AN EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 10179, PAGE 38 OF OFFICIAL RECORDS. (PLOTTED)

(AFFECTS LOT 43)

(6.) AN EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 10183, PAGE 78 OF OFFICIAL RECORDS. (PLOTTED)

(AFFECTS LOTS 38, 39, AND 40)

(7.) AN EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 15901, PAGE 80 OF OFFICIAL RECORDS. (PLOTTED)

(AFFECTS LOTS 38 THROUGH 43)

(8.) AN EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 25,1984 AS INSTRUMENT NO. 84-1276161 OF OFFICIAL RECORDS. (PLOTTED)

(AFFECTS LOTS 35 THROUGH 37 AND 44 THROUGH 46)

9. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY JRN CIVIIL ENGINEERS ON AUGUST 1, 2021 LAST REVISED NOVEMBER 29, 2021, DESIGNATED 20366:

(A) BUILDING EXTENDS OVER SOUTHERLY BORDERLINE ONTO SUBJECT LAND AS MUCH AS 0.3' N.

(B) WROGUTH IRON FENCE OF UNKNOWN OWNERSHIP LIES AS MUCH AS 0.3' E OF EASTERLY BORDERLINE OF SUBJECT LAND.

(C) BUILDING CORNER EXTENDS OVER NORTHERLY BORDERLINE BY AS MUCH AS 0.2' N.

(D) BUILDING EXTENDS OVER EASTERLY BORDERLINE BY AS MUCH AS 0.3' N.

(E) NORTH EDGE OF COLUMNS EXTEND OVER NORTHERLY BORDERLINE BY AS MUCH AS 0.3'.

(F) BUILDING LIES WITHIN EASEMENTS DESCRIBED IN SCHEDULE B-II ITEMS NO. 9, 10, 11, 12 & 13.

ALL OTHER ITEMS NOT SHOWN ABOVE ARE NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATE

TO (I) ONNI 7000 ROMAINE LLC, A DELWARE LIMITED LIABILITY COMPANY & (II) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERICAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 2, 2022.

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No.8193
STATE OF CALIFORNIA

PRELIMINARY

CHRISTOPHER M. JONES
CHRIS.JONES@KPFF.COM

SURVEYOR'S NOTES

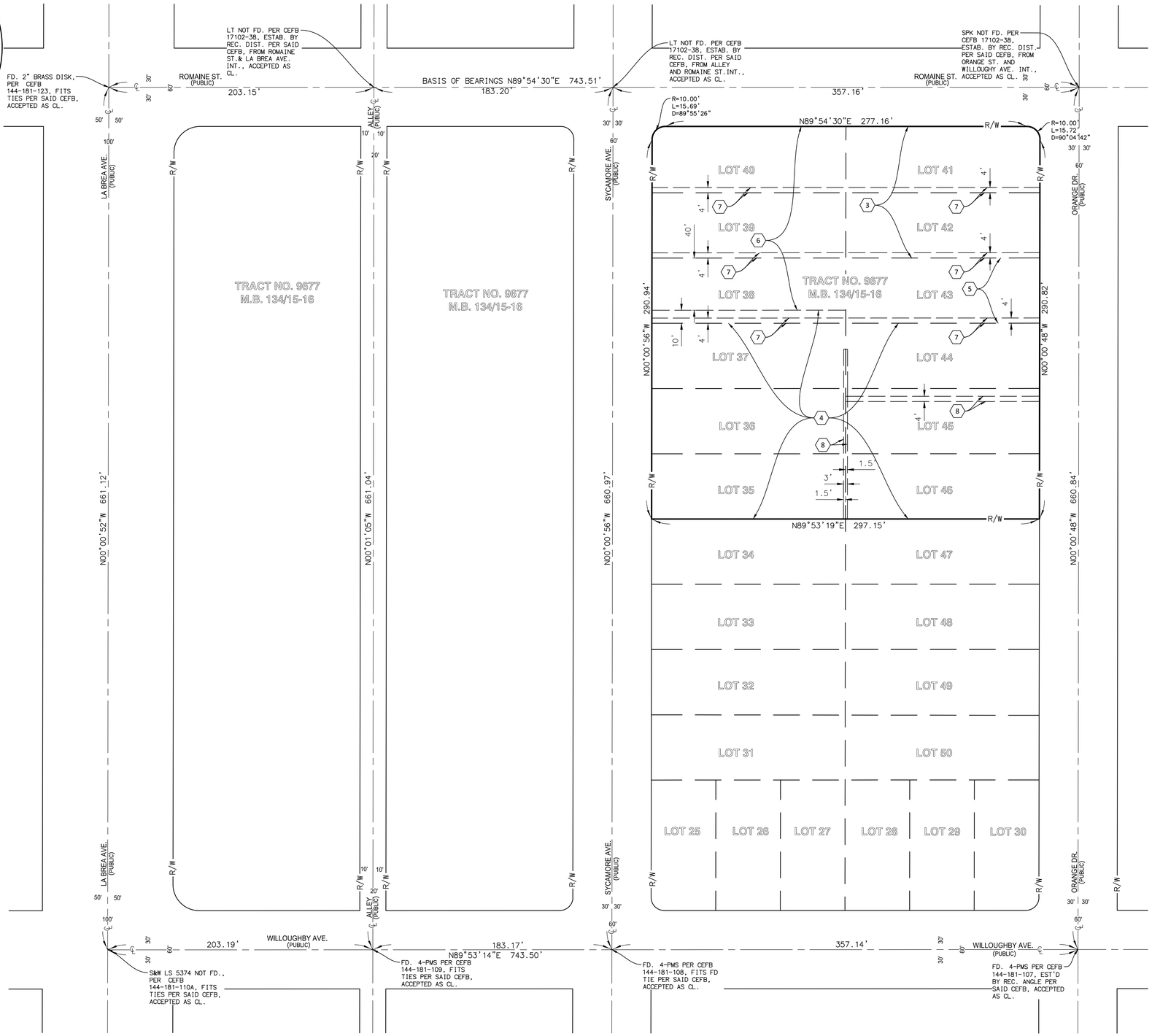
NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.

NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.

THERE WERE NOT ANY DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.



N
0 20' 40'
SCALE: 1"=40'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	2200078
DATE PREPARED	03/30/2022
DRAWN BY	AA
CHECKED BY	CJ

948 N. SYCAMORE AVE

PREPARED FOR:
MR. MARK SPECTOR
ONNI GROUP
1031 SOUTH BROADWAY, SUITE 400
LOS ANGELES, CA 90015

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
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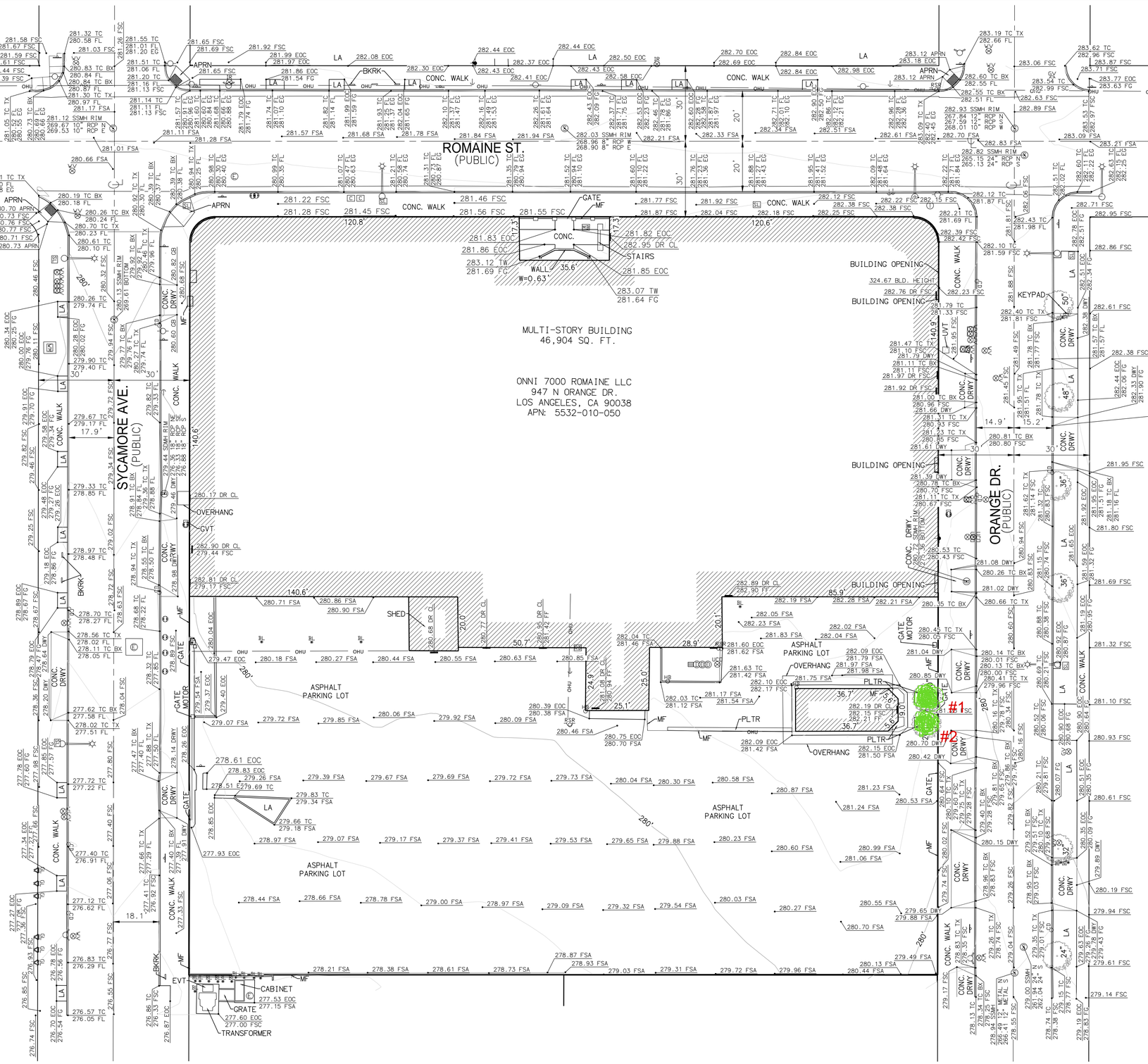
F: 213.266.5294
www.kpff.com

ABBREVIATIONS

APRN	APRON
ASPH	ASPHALT
AD	AREA DRAIN
BKRK	BIKE RACK
BL	BOLLARD
BW	BACK OF WALK
℄	CENTERLINE
CD	CATCH BASIN
COL	COLUMN
CONC.	CONCRETE
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EVG	EDGE OF V-GUTTER
EVT	ELECTRICAL VAULT
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FSA	ASPHALT FINISHED SURFACE
FSC	CONCRETE FINISHED SURFACE
GB	GRADE BREAK
GVT	GAS VAULT
LA	LANDSCAPE
MF	METAL FENCE
NTS	NOT TO SCALE
PLTR	PLANTER
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY STORM MANHOLE
SN	SIGN
TC	TOP OF CURB
TC BX	TOP OF CURB BOTTOM TRANSITION
TC TX	TOP OF CURB TOP TRANSITION
TW	TOP OF WALL
TYP.	TYPICAL
UCO	UNIDENTIFIED CLEANOUT
UPB	UNKNOWN PULLBOX
WL	WALL
WM	WATER METER
WV	WATER VALVE
WV	WATER VAULT

LEGEND

- AREA DRAIN (SQUARE)
- BOLLARD
- CURB DRAIN
- COMMUNICATION PULLBOX
- DOOR
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY
- HOSE BIB
- IRRIGATION CONTROL VALVE
- POLE
- RISER
- SANITARY SEWER MANHOLE
- SIGN
- STREET LIGHT
- STREET LIGHT PULLBOX
- STORM DRAIN MANHOLE
- TREE
- UNIDENTIFIED CLEANOUT
- WATER METER
- WATER VALVE



N

0 20' 40'

SCALE: 1"=40'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	2200078
DATE PREPARED	03/30/2022
DRAWN BY	AA
CHECKED BY	CJ

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PREPARED FOR:

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948 N Sycamore Ave Tree Survey									
Tree #	Specie	Common name	DBH (in)	Apx Hgt (ft)	Cond.	Protected	Remove	Mitigation measures	General Notes
10	Ficus nitida	Ficus	27	24	G	No	Yes	N/A	This private property tree needs to be removed so the project can be built as planned.
11	Ficus nitida	Ficus	26	24	G	No	Yes	N/A	This private property tree needs to be removed so the project can be built as planned.
28	(20) Bougainvillea vines	Bougainvillea vine	1.5	10-Jun	G	No	Yes	N/A	Private vines (20 of them)