Appendices

Appendix IS-1

Tree Inventory Report

DAVEY Resource Group

Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1020 South Fickett Street
Los Angeles, CA 90023

April 1, 2024 (Revised 8/26/2024)

Chris Pearson
Senior Vice President, Development
HUDSON PACIFIC PROPERTIES
11601 Wilshire Blvd. 9th Fl.
Los Angeles, CA 90025

RE: Revised Arborist Report for Development on a Portion of Sunset Las Palmas Studio at 6650 W. Romaine in Los Angeles, Ca (APN 5532-014-039)

Thank you for contracting with Davey Resource Group regarding an arborist report for the above project. In support of your objectives, Davey Resource Group (DRG) is pleased to provide you with an Arborist Letter Report to support your development plan submitted to the City of Los Angeles.

A DRG International Society of Arboriculture (ISA) Certified Arborist conducted the site inspection of the trees located at the above address in Los Angeles, California on March 16th 2023, and reconfirmed the findings in this report in April 2024, as well as field an additional verification of any non-protected trees on September 23, 2024. The trees were assessed for location, size, current condition, and overall health, including existing hazards to the tree structure. This letter can be used to make informed decisions about the trees and as part of the environmental analysis for development plans. The site inspection determined the following:

- Fifty-five (55) street trees were inventoried within, adjacent to, or in the vicinity of the project site
- Species included: Crape Myrtle species/*Lagerstroemia indica*, Lemon Bottlebrush/*Callistemon citrinus*, Tulip Tree/*Liriodendron tulipifera*, Brisbane Box/*Lophostemon confertus*, Pepper Tree/*Schinus molle*, Queen Palm/*Syagrus romanzoffiana*, Bradford Pear/*Pyrus calleryana* 'Bradford, and *Jacaranda mimosifolia*
- Twenty-four (24) trees are within or immediately adjacent to the proposed Limits of Disturbance (LOD)
- Three (3) trees are proposed for removal based on the proposed driveways
- Eleven (11) trees are proposed for removal based on the current condition of the trees, development plans for the site that remove and replace trees, and the anticipated sidewalk and roadway dedication and improvement requirements.
- Four (4) of the on site trees are non-protected trees and will require removal. They include one Ficus tree and three queen palms
- Seventeen (17) Bottlebrush trees identified around the project site are in Critical or Poor condition and should be removed based on condition. These removals should be discussed with UFD in order to exclude them from any mitigation costs or replacement ratios
- Per Ordinance 186873, no protected trees were located on the property or adjacent properties. This includes no California native oaks (*Quercus*), Western sycamore (*Platanus racemosa*), Southern California black walnut (*Juglans californica*), California bay (*Umbellularia californica*), Mexican elderberry (*Sambucus mexicana*), or Toyon (*Heteromeles arbutifolia*)

Please feel free to contact me if you would like more information or have any questions.

Sincerely,

Michael J. Bova, Principal Consultant
Davey Resource Group Inc
ISA Certified Arborist WE3372A

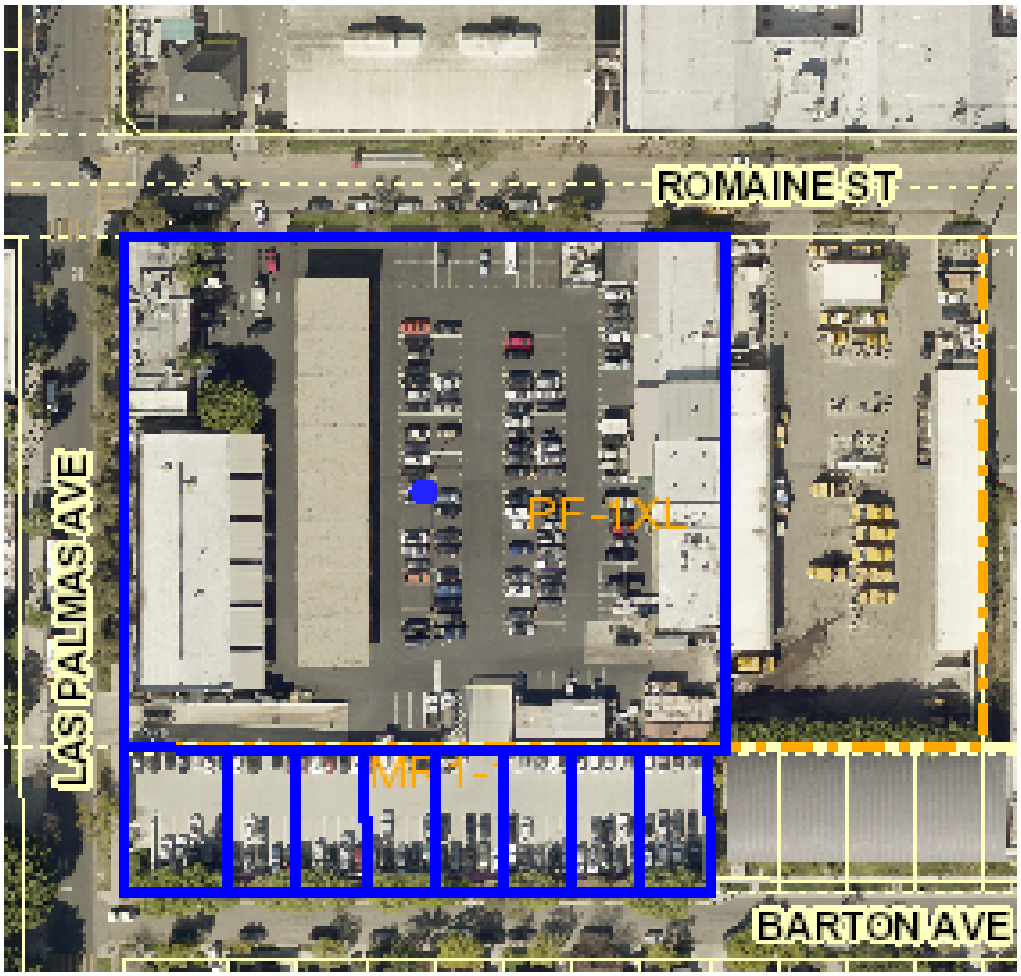
ASCA RCA #549
Registered Consulting Arborist®

Arborist Letter Report

Sunset Las Palmas Studio

6650 W Romaine Street
Los Angeles, CA 90038

April 2024
(Revised August 26, 2024)


ROMAINE ST
LAS PALMAS AVE
PF-1XL
MF-1-
BARTON AVE

Arborist Letter Report for Development at
Sunset Las Palmas Studio
6650 W Romaine St, Los Angeles, CA 90038
(APN 5532-014-039)

Prepared for

Hudson Pacific Properties
11601 Wilshire Blvd. 9th Fl.
Los Angeles, CA 90025

April 2024
Revised August 26, 2024

Prepared by:

Davey Resource Group, Inc.
1020 South Fickett Street
Los Angeles, CA 90023

Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource group is not responsible for the discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

Contents

Summary and Background

Hudson Pacific Properties is planning to develop the property at 6650 W Romaine Street, Los Angeles, CA 90038 (APN 5532-014-039). The boundaries of the proposed development include West Romaine Street, Las Palmas, and Barton Ave. with the entitlement site area being 133,989 square feet. The project site is part of the Central Hollywood Neighborhood Council District and is situated in City Council District 13. As part of the initial submittals, and environmental analysis, the City of Los Angeles requires an inspection by an arborist to determine if any on-site trees are designated as “native or “protected” and/or if any street/parkway trees are present (Ordinance 186.873). This report summarizes the inspection and makes minor preliminary determinations regarding tree protection and mitigation, if required.

In March 2023, Davey Resource Group (DRG) was contracted by Hudson Pacific Properties to conduct a tree assessment to determine if any protected or street trees were on the property and may be impacted by the planned development. A Certified Arborist (We2276-A) with the International Society of Arboriculture inspected the site on March 15th, 2023. We reconfirmed our findings in March 2024. A total of fifty-five (55) street trees were identified either adjacent to or across the street from the project site that comprised sixteen (16) unique species. Twenty-four (24) of the trees are within the proposed Limits of Disturbance (LOD). Three (3) of the street trees are proposed for removal based on a designed driveway installation and eleven (11) of the street trees are proposed for removal based on the current condition of the trees, development plans for the site that remove and replace trees, and the anticipated sidewalk and roadway dedication and improvement requirements . All trees were in the city public right-of-way within the boundaries of Romaine, Las Palmas Ave, and Barton Ave and any removals will require a 2:1 replacement ratio. No Protected trees were identified within the property boundaries. A complete Tree Inventory and Condition Assessment can be found in Appendix A, Table 1 and in the Tree Protection Action Key in Appendix D.

Assignment

Hudson Pacific Properties requested Davey Resource Group survey trees around APN 5532-014-039 to identify trees within or adjacent to the limits of disturbance. The inventoried trees were to be mapped and the collected data would be used to prepare an arborist report that could be used for the entitlement analysis with the City of Los Angeles permitting process.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and the potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on March 15th, 2023, and no soil excavation to expose roots was performed. The most recent development plan was available to assist in determining potential construction impacts. However, since no final civil engineering plans were available, no determinations were made regarding disposition or formal tree protection of trees to remain. Nonetheless, this report is sufficient for environmental impact analysis because it assumes the maximum potential LOD that would include complete grading of the project site and potential disturbance of the adjacent sidewalk/roadway dedication and improvement areas that contain street trees. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies was used in the evaluation of the trees.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all protected or street trees within the project area of impact, including an assessment of the current condition and health, as well as providing a preliminary tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning and be used to guide the long-term care of the trees. This report and preliminary preservation priority can also be submitted to the City of Los Angeles for permitting purposes.

Observations

Methods

A visual inspection from the ground was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition.

Both the CRZ and SRZ were calculated using industry standards and the most current plans were used to determine the preservation potential of each tree. The trees were plotted on existing CAD drawings and can be incorporated onto final development plans as part of full submissions. As civil engineering and grading plans are further revised, preservation status should be updated, if required.

Site Observations

The project site is located at 6650 W. Romaine Street, bordered by N Las Palmas and Barton, in Los Angeles. The parcel is a paved lot with existing studio uses and surface parking spaces. All street trees are situated within improved public right of way. Some trees are within a higher traffic area on N Los Palmas Ave. with moderate traffic on W Romaine with Barton Ave. being a residential street.

Tree Observations

Fifty-five (55) street trees were identified adjacent to, or in the vicinity of, the project site and composed of sixteen (16) unique species which include: Crape Myrtle species/Lagerstroemia indica, Lemon Bottlebrush/*Callistemon citrinus,*Tulip Tree/*Liriodendron tulipifera,*Brisbane Box/*Lophostemon confertus,*Hong Kong Orchid, *Bauhinia × blakeana,* Pepper Tree, Schinus molle*,* Queen Palm/*Syagrus romanzoffiana*, Bradford Pear/*Pyrus calleryana 'Bradford, and* Camphor Tree/*Cinnamomum camphora*. The trees ranged from newly planted trees to over mature trees with conditions rating from Critical to Excellent. Tree diameters ranged from two (2) inches to thirty-eight (38) inches with an average of approximately twelve (12) inches. Tree heights ranged from newly planted to over seventy (70) feet, with an average height of twenty-five (25) feet.

Four (4) non-protected trees were observed within the project site. One multi trunk Ficus (*Ficus microcarpa*) and three (3) queen palms (*Syagrus romanzoffiana*) were situated within the project site.

A map of tree locations and current conditions can be found in Appendix D. Tree photographs can be found in Appendix B and a complete Tree Inventory with quantities and Condition Assessment can be found in Appendix A.

Root Zone Calculations

The trunk diameters of the assessed trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area for a tree. It can be calculated by adding 1.5 foot of radius for every inch of trunk diameter measured at 4.5 feet from grade/breast height (DBH). For example, a tree with a DBH of 10 inches has a calculated CRZ radius of 15 feet from the trunk. A palm CRZ is determined by adding 1 foot to the SRZ, which is defined below. The CRZ represents the typical rooting area required for tree health and survival. Some impact (25% or less) within this zone is typically acceptable for average to good-condition trees with basic mitigation/stress reduction measures. Construction activities should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment, (concrete, paint, etc.), or changing soil grade.

The structural root zone (SRZ) was calculated using a commonly accepted method established by Dr. Kim Coder in *Conserving trees during site development*.[1] In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. A significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. The CRZ and SRZ for the surveyed trees are listed in Appendix A, Table 1 and are illustrated on CAD drawings in Appendix D.

Based on the entitlement landscape plan and root zone calculations, three (3) trees (#22, #23, and #43) would require removal to allow for a new driveway installation. In addition, trees 3, 4, 5 (along Barton Ave) and trees 18, 19, 20, 21, 24, 25, 26 and 27 (along N. Las Palmas Ave.) are proposed for removal based on the site development plans and anticipated sidewalk and roadway dedication and improvements areas. . As shown in Appendix D, only tree 18 has moderate priority for preservation, while all other trees adjacent to the site are not recommended for preservation. Based on development plans, trees 37, 38, 39, 40, 41, and 42 (along Romaine St) could remain in place even during and after construction and because there are not sidewalk and roadway dedications and improvements anticipated in this area. However, note that all the trees along Romaine St are identified in this report as trees not recommended for preservation due to the existing condition of the trees. If any trees are to be retained, especially along Romaine St, then specific tree protection measures may be required for those trees immediately adjacent to the construction area or that may be impacted by demolition, new sidewalk features, or new footings/utilities for buildings or structures. Trees NP-1 - NP-4 will be removed during grading and will not require permitting or replacement per ordinance. Any trees removed would be replaced in accordance with the applicable tree replacement ratios and applicable ordinances.

[1]Coder, Kim D. 2021. Conserving trees during site development: A training manual. University of Georgia Warnell School of Forestry & Natural Resources Outreach Publication WSFNR21-42C. Pp.75.

Conclusion and Recommendations

Based on visual evaluations, fifty-five (55) street trees were identified within the greater project site. Twenty-four (24) of the street trees are located within or immediately adjacent to the limits of disturbance. *T*he project may require the removal of 14 street trees to accommodate new driveways and potential dedication and improvement requirements. Thus, for purposes of environmental review, this report assumes that those 14 trees would be removed and replaced as required by the applicable city ordinances. If the development plan changes slightly before issuance of a grading permit for the project, the developer would still comply with applicable ordinances to ensure accurate tree replacement occurs based on the extent of impact. There are four (4) non-protected trees (NP-1 - NP-4) within the project site to be removed during grading. No permit is required for their removal.

All the trees were rated from 1-4 depending on the desirability and preservation potential of the tree for the final project. 1- High priority for preservation, 2- Moderate priority for preservation, 3- Low priority for preservation, and 4- Not recommended for preservation categories were determined for each tree.

- Two (2) Callery Pear trees immediately adjacent to the LOD were in excellent condition and should not be impacted based on current plans
- One Camphor was in fair condition and could be retained. The tree shows signs of maturity given the planting site limitations
- Most Bottlebrush were in critical to poor condition with defects, poor structure, and should be removed regardless of final development plans. Urban Forestry Division should be consulted regarding their removal based on condition and not being subjected to mitigation
- Aside from street trees, no other “Protected” trees were identified during the assessment
- Three (3) trees were proposed for removal based on the proposed driveways
- Eleven (11) trees were proposed for removal based on the provided site plan and potential disturbance of the adjacent right of way.
- Six (6) trees, along Romaine St could remain in place, based on current development plans, but were identified by this report as trees not recommended for replacement due to tree condition
- Once final grading and demolition plans are determined, the trees to remain, if any, may require specific tree protection measures including:
    - Tree protection fencing
    - Root protection
    - Supplemental irrigation
    - Clearance pruning
- Consideration should be given to Crape Myrtle, Hong Kong Orchid, Brisbane Box, and Australian Willow as replacement trees consistent with the City of Los Angeles approved species list

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Appendix A – Condition Assessment

Table . Tree Inventory, Quantities & Condition Assessment

Notes:

- All trees are *planted and are either* Street or Non-Protected Trees
- **Bolded sites** are within proposed development limits of disturbance
- Removal recommendations for sites 22, 23, and 43 are based proposed driveways
- Removal recommendations for sites 3, 4, 5, 18, 19, 20, 21, 24, 25, 26 and 27 are due to poor condition and anticipated site development permit requirements
- Sites NP-1 through NP-4 are non-protected trees and will be removed. They are listed here and in the photographic records, but not on the mapping or root zone calculations
- Replacement ratios for all removals are 2:1 for protected trees only
- Preservation Priority based on current condition and future suitability for retention

Tree #	Dbh (in.)	Common Name	Botanical Name	Condition	Canopy Radius (Approx)	Tree Height Approx	SRZ (feet)	CRZ (feet)	Pres. Priority	Remove
1	**4**	**pear, Callery**	**Pyrus calleryana**	**Excellent**	**5.0**	**14.0**	**1.8**	**6.0**	**1**	
2	**4**	**pear, Callery**	**Pyrus calleryana**	**Excellent**	**5.0**	**14.0**	**1.8**	**6.0**	**1**	
3	**13**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**10.0**	**10.0**	**5.9**	**19.5**	**4**	**X**
4	**17**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**12.0**	**35.0**	**7.7**	**25.5**	**4**	**X**
5	**8**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**10.0**	**35.0**	**3.6**	**12.0**	**4**	**X**
6	9	jacaranda	Jacaranda mimosifolia	Fair	4.0	14.0	4.1	13.5	2	
7	4	jacaranda	Jacaranda mimosifolia	Fair	7.0	18.0	1.8	6.0	2	
8	7	jacaranda	Jacaranda mimosifolia	Fair	7.0	18.0	3.2	10.5	2	
9	5	jacaranda	Jacaranda mimosifolia	Fair	4.0	14.0	2.3	7.5	2	
10	12	jacaranda	Jacaranda mimosifolia	Fair	9.0	25.0	5.4	18.0	2	
11	10	palm, queen	Syagrus romanzoffiana	Fair	12.0	20.0	4.5	5.5	2	
15	13	jacaranda	Jacaranda mimosifolia	Good	10.0	25.0	5.9	19.5	2	
16	10	jacaranda	Jacaranda mimosifolia	Good	10.0	20.0	4.5	15.0	1	
17	14	palm, queen	Syagrus romanzoffiana	Fair	10.0	45.0	6.3	7.3	2	
18	**18**	**camphor tree**	**Cinnamomum camphora**	**Fair**	**14.0**	**35.0**	**8.1**	**27.0**	**2**	**X**
19	**18**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**8.1**	**27.0**	**2**	**X**
20	**18**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**8.1**	**27.0**	**2**	**X**

Tree #	Dbh (in.)	Common Name	Botanical Name	Condition	Canopy Radius (Approx)	Tree Height Approx	SRZ (feet)	CRZ (feet)	Pres. Priority	Remove
21	**22**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**9.9**	**33.0**	**2**	**X**
22	**24**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**10.8**	**36.0**	**4**	**X**
23	**15**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**6.8**	**22.5**	**4**	**X**
24	**22**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**9.9**	**33.0**	**4**	**X**
25	**28**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**12.6**	**42.0**	**4**	**X**
26	**20**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**9.0**	**30.0**	**4**	**X**
27	**18**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**14.0**	**30.0**	**8.1**	**27.0**	**4**	**X**
28	5	brisban box	Lophstemon Confertus	Excellent	8.0	20.0	2.3	7.5	4	
29	6	brisban box	Lophstemon Confertus	Excellent	8.0	20.0	2.7	9.0	4	
30	6	brisban box	Lophstemon Confertus	Excellent	8.0	20.0	2.7	9.0	4	
31	8	brisban box	Lophstemon Confertus	Excellent	14.0	35.0	3.6	12.0	1	
32	4	brisban box	Lophstemon Confertus	Excellent	6.0	16.0	1.8	6.0	1	
33	9	brisban box	Lophstemon Confertus	Good	13.0	35.0	4.1	13.5	1	
34	7	tulip tree	Liriodendron tulipifera	Good	6.0	35.0	3.2	10.5	1	
35	10	tulip tree	Liriodendron tulipifera	Good	10.0	35.0	4.5	15.0	1	
36	11	tulip tree	Liriodendron tulipifera	Fair	10.0	35.0	5.0	16.5	1	
37	**18**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**10.0**	**35.0**	**8.1**	**27.0**	**2**	
38	**14**	**bottlebrush, red**	**Callistemon citrinus**	**Critical**	**10.0**	**35.0**	**6.3**	**21.0**	**2**	
39	**16**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**10.0**	**25.0**	**7.2**	**24.0**	**2**	
40	**22**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**13.0**	**25.0**	**9.9**	**33.0**	**4**	
41	**20**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**13.0**	**30.0**	**9.0**	**30.0**	**4**	
42	**24**	**bottlebrush, red**	**Callistemon citrinus**	**Critical**	**13.0**	**30.0**	**10.8**	**36.0**	**4**	
43	**16**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**8.0**	**20.0**	**7.2**	**24.0**	**4**	**X**
44	**16**	**bottlebrush, red**	**Callistemon citrinus**	**Poor**	**8.0**	**20.0**	**7.2**	**24.0**	**4**	
45	2	crapemyrtle, common	Lagerstroemia indica	Excellent	2.0	12.0	0.9	3.0	4	
46	2	crapemyrtle, common	Lagerstroemia indica	Excellent	2.0	12.0	0.9	3.0	4	

Tree #	Dbh (in.)	Common Name	Botanical Name	Condition	Canopy Radius (Approx)	Tree Height Approx	SRZ (feet)	CRZ (feet)	Pres. Priority	Remove
47	2	crapemyrtle, common	Lagerstroemia indica	Excellent	2.0	12.0	0.9	3.0	4	
48	28	california pepper	Schinus molle	Fair	15.0	35.0	12.6	42.0	1	
49	20	california pepper	Schinus molle	Fair	13.0	35.0	9.0	30.0	1	
50	16	california pepper	Schinus molle	Fair	12.0	30.0	7.2	24.0	1	
51	2	crapemyrtle, common	Lagerstroemia indica	Excellent	2.0	12.0	0.9	3.0	3	
52	22	california pepper	Schinus molle	Fair	12.0	30.0	9.9	33.0	3	
53	16	california pepper	Schinus molle	Fair	12.0	30.0	7.2	24.0	3	
54	2	crapemyrtle, common	Lagerstroemia indica	Excellent	2.0	2.0	0.9	3.0	1	
55	2	crapemyrtle, common	Lagerstroemia indica	Excellent	2.0	2.0	0.9	3.0	1	
113	2	crapemyrtle, common	Lagerstroemia indica	Excellent	2.0	12.0	0.9	3.0	1	
114	2	crapemyrtle, common	Lagerstroemia indica	Good	2.0	12.0	0.9	3.0	1	
NP-1	**19,21**	**Fig**	**Ficus microcarpa**	**Fair**	**16**	**29**	**N/A**	**N/A**	**4**	**X**
NP-2	**11**	**Queen Palm**	**Syagrus romanzoffiana**	**Fair**	**8**	**47**	**N/A**	**N/A**	**4**	**X**
NP-3	**8.7**	**Queen Palm**	**Syagrus romanzoffiana**	**Fair**	**11**	**40**	**N/A**	**N/A**	**4**	**X**
NP-4	**12.7**	**Queen Palm**	**Syagrus romanzoffiana**	**Fair**	**10**	**45**	**N/A**	**N/A**	**4**	**X**

Condition Assessment & Species Quantities for Protected Trees

CONDITION	Count
Excellent	15
Good	6
Fair	14
Poor	18
Critical	2
Total	55

Common Name	Tree count
crapemyrtle, common	9
bottlebrush, red	20
tulip tree	3
jacaranda	7
brisban box	6
california pepper	5
pear, Callery	2
palm, queen	2
camphor tree	1
Grand Total	**55**

Appendix B Street Tree Photographs

Tree 1

Tree 2

Tree 3

Tree 4

Tree 5

Tree 6

Tree 7

Tree 8

	
Tree 9	**Tree 10**
	
Tree 11	**Tree 15**

	
Tree 16	**Tree 17**

	
Tree 18	

Tree 19

Tree 20

Tree 21

Tree 22

	
Tree 23	**Tree 24**

Tree 25

Tree 26

Tree 27

Tree 28

	
Tree 29	**Tree 30**
	
Tree 31	**Tree 32**

	
Tree 32	**Tree 33**
	
Tree 35	**Tree 36**

	
Tree 37	**Tree 38**
	
Tree 39	**Tree 40**

Tree 41

Tree 42

Tree 43

Tree 44

Tree 45

Tree 46

Tree 47

Tree 48

	
Tree 49	**Tree 50**
	
Tree 51	**Tree 52**

	
Tree 53	**Tree 54**
	
Tree 55	**Tree 112**

	
Tree 113	**Tree 114**

Tree NP-1

Tree NP-2 (Palm on Right)

Tree NP-3 (Left Palm)

Tree NP-4 (Right Palm)

Appendix C Arborist Resumes

Michael Bova

Principal Consultant/Project Developer

Michael Bova is a principal consultant and project developer with Davey Resource Group (DRG) in Southern California. Michael works with municipalities, commercial properties, homeowners associations, and private entities throughout the Southern Region of California. He has managed numerous significant urban forestry projects throughout Central and Southern California. He works with many municipalities, landscape architects, and planning firms in assisting their clients in understanding the structure, function and value of their tree resource, as well as assisting construction firms in developing tree protection plans. He has served as an expert witness and as a professional arboriculture and landscape industry advisor. Michael has authored numerous detailed technical and consulting reports for a variety of clients throughout the Central Coast and Southern California.

Michael is a principal consultant for specialized consulting. Within this capacity he provides higher level consulting, including sonic tomography and other precision tools for DRG urban forestry projects throughout the western U.S. He supports many clients in their efforts to help control invasive pests, including Polyphagous Shot Hole Borer, through the use of innovative technologies to monitor and compile in-depth data. He previously managed the City of Los Angeles Street Tree Inventory, which encompasses up to one million trees and is the largest tree inventory in the country. Additionally, Michael continues to provide leadership by customizing solutions unique to each client and coordinating the wide variety of resources that DRG and other Davey service lines have to offer.

Education

- American Society of Consulting Arborists Consulting Academy Graduate
- Clear Teaching Credential; Single Subject Agriculture and Agriculture Specialist, California Polytechnic State University, San Luis Obispo, CA
- M.S., with Distinction, Agricultural Science with a specialization in Education, California Polytechnic State University, San Luis Obispo, CA
- B.S., Agricultural Science, California Polytechnic University, Pomona, CA
- A.S., Agricultural Science, Cerritos Community College, Cerritos, CA

Certifications

- Certified Arborist (#WE-3372A), International Society of Arboriculture (ISA)
- Tree Risk Assessment Qualification (TRAQ), ISA
- Registered Consulting Arborist (#549), American Society of Consulting Arborists
- Adult First Aid/CPR/AED, American Red Cross

Education
- A.A., Marketing and Business, Orange Coast College

Certifications
- Certified Arborist (#W-2276A), International Society of Arboriculture (ISA)
- Tree Risk Assessment Qualification (TRAQ), ISA
- 40-HR HAZWOPER Training, OSHA
- Certified C-27 Landscaping Contractor (#843123), Contractors State License Board (CSLB)
- Registered Consulting Arborist (In Progress), American Society of Consulting Arborists (ASCA)
- Adult First Aid/CPR/AED, American Red Cross

Special Training
- TreeKeeper®

Professional Affiliations
- Golf Course Superintendents Association of America (GCSAA)

Jeff Harvey

Project Manager

Jeff Harvey is a seasoned project manager with Davey Resource Group (DRG). With over 32 years of industry experience, Jeff brings expertise in many areas to projects and clients alike. Jeff provides inventory services, management recommendations, and is a wealth of knowledge for clients and co-workers.

Jeff began his career in tree care management where he excelled at climbing, achieving the ability to trim or remove anything from 100-foot trees to short bushes. Seeing the effects of over-pruning led Jeff to become a Certified Arborist through the International Society of Arboriculture (ISA).

As a Certified Arborist, Jeff began serving commercial and residential clients, enabling him to create long-term relationships with his clients for annual inspections. He created a stream of return business and eventually was able to open up other services to benefit clients. Jeff also created short-term management plans and aided his clients in budget and tree management at a high level of excellence. His knowledge of direct tree care management coupled with his experience provides Jeff with a unique skill set and enables him to provide a hands-on approach to managing large urban canopies.

Notably, Jeff was part of the team working on the Los Angeles Parks and Recreation Inventory, one of the largest inventories in the United States. He began this project as an inventory arborist and eventually became project manager. He also worked as the site manager for the City of Los Angeles Street Tree Inventory and is part of the team beginning the City of San Diego Street Tree Inventory.

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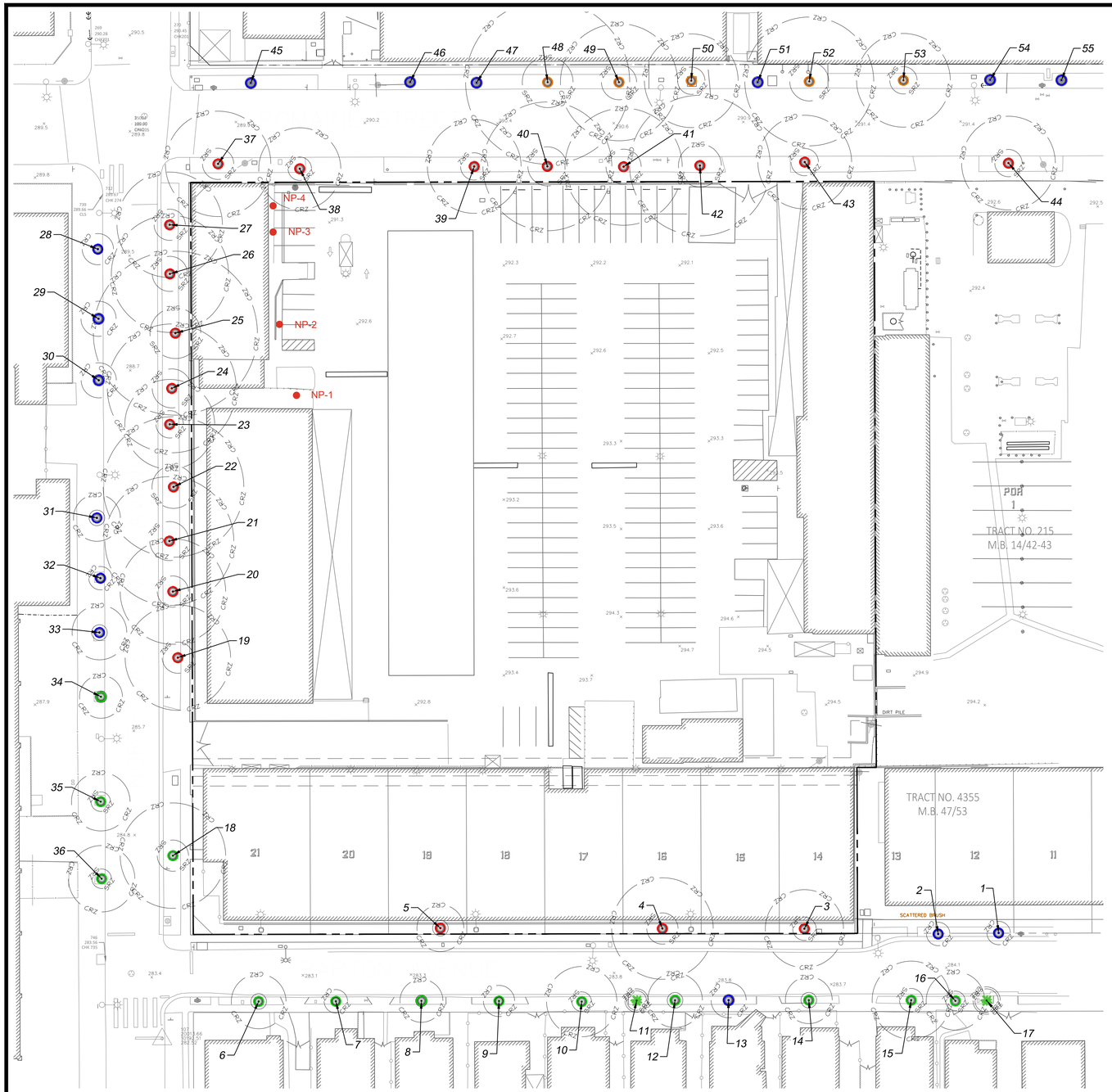
Appendix D Maps of Tree Location and Current Conditions

See Next Page



LEGEND

- EXISTING TREE WITH CRITICAL ROOT ZONE (CRZ) & STRUCTURAL CRITICAL ROOT ZONE (SRZ)
- EXISTING PALM WITH CRITICAL ROOT ZONE (CRZ) & STRUCTURAL CRITICAL ROOT ZONE (SRZ)

TREE PRESERVATION PRIORITY

- HIGH PRIORITY FOR PRESERVATION
- MODERATE PRIORITY FOR PRESERVATION
- LOW PRIORITY FOR PRESERVATION
- TREES NOT RECOMMENDED FOR PRESERVATION

MAP NOTES:

1. TREE LOCATIONS ARE BASED ON VISUAL FIELD ESTIMATION ONLY AND ARE APPROXIMATE. NO TREE LOCATION SURVEY WAS COMPLETED.
2. THE BACKGROUND INFORMATION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND IS FOR INFORMATION PURPOSES ONLY. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) OR DAVEY RESOURCE GROUP (DRG).

TREE ASSESSMENT NOTES:

1. TREE CONDITION ASSESSMENT CONDUCTED BY JEFF HARVEY, ISA# WE-2276A ON MARCH 15, 2023.
2. THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NEITHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THIS TIME.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TREE TABLE

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Botanical Name	Condition Rating %	Condition Rating	PALM OR CYCAD?	Approx Canopy Radius (FT)	Approx Tree Height (FT)	Number of Stems	SRZ Structural Critical Root Zone (radius) in Feet	CRZ Critical Root Zone Radius in Feet (1.5 ft Increase/Stem)	Priority (1-4)	Additional Notes	Condition Notes
1	4	pear, Callery	Pyrus calleryana	90%	Excellent		5	14	1	2	6	1		Full Crown
2	4	pear, Callery	Pyrus calleryana	90%	Excellent		5	14	1	2	6	1		Full Crown
3	13	bottlebrush, red	Callistemon citrinus	30%	Poor		0	0	1	6	20	4		Excessive Lean, Root Damage/Decay, Co-Dominant Stems, Serious Decline
4	17	bottlebrush, red	Callistemon citrinus	30%	Poor		12	35	1	8	26	4		Excessive Lean, Root Damage/Decay, Co-Dominant Stems, Serious Decline
5	8	bottlebrush, red	Callistemon citrinus	30%	Poor		10	35	1	4	12	4		Suppressed, Excessive Lean, Root Damage/Decay, Trunk Decay, Co-Dominant Stems, Mechanical Damage
6	9	jacaranda	Jacaranda mimosifolia	60%	Fair		4	14	1	4	14	2		
7	4	jacaranda	Jacaranda mimosifolia	60%	Fair		7	18	1	2	6	2		
8	7	jacaranda	Jacaranda mimosifolia	60%	Fair		7	18	1	3	11	2		
9	5	jacaranda	Jacaranda mimosifolia	60%	Fair		4	14	1	2	8	2		
10	12	jacaranda	Jacaranda mimosifolia	60%	Fair		9	25	1	5	18	2		
11	10	palm, queen	Syagrus romanzoffiana	60%	Fair	PALM	12	20	1	5	6	2		
15	13	jacaranda	Jacaranda mimosifolia	80%	Good		10	25	1	6	20	2		Excessive Lean
16	10	jacaranda	Jacaranda mimosifolia	80%	Good		10	20	1	5	15	2		Excessive Lean
17	14	palm, queen	Syagrus romanzoffiana	60%	Fair	PALM	10	45	1	6	7	2		Mechanical Damage
18	18	camphortree	Cinnamomum camphora	60%	Fair		14	35	1	8	27	2		Basal Decay, Mechanical Damage, Small DW (1-2")
19	18	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	8	27	4		Basal Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage
20	18	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	8	27	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems
21	22	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	10	33	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems
22	24	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	11	36	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems
23	15	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	7	23	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Serious Decline
24	22	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	10	33	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems
25	28	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	13	42	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems
26	20	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	9	30	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems
27	18	bottlebrush, red	Callistemon citrinus	30%	Poor		14	30	1	8	27	4		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems
28	5	Brisbane Box	Lophostemon confertus	85%	Excellent		8	20	1	2	8	1	Lophstemon Confertus / Brisban Box	
29	6	Brisbane Box	Lophostemon confertus	85%	Excellent		8	20	1	3	9	1	Lophstemon Confertus / Brisban Box	Co-Dominant Stems
30	6	Brisbane Box	Lophostemon confertus	85%	Excellent		8	20	1	3	9	1	Lophstemon Confertus / Brisban Box	
31	8	Brisbane Box	Lophostemon confertus	85%	Excellent		14	35	1	4	12	1	Lophstemon Confertus / Brisban Box	
32	4	Brisbane Box	Lophostemon confertus	85%	Excellent		6	16	1	2	6	1	Lophstemon Confertus / Brisban Box	
33	9	Brisbane Box	Lophostemon confertus	80%	Good		13	35	1	4	14	1	Lophstemon Confertus / Brisban Box	Excessive Lean, Broken Limbs
34	7	tuliptree	Liriodendron tulipifera	80%	Good		6	35	1	3	11	2		
35	10	tuliptree	Liriodendron tulipifera	65%	Good		10	35	1	5	15	2		Excessive Lean
36	11	tuliptree	Liriodendron tulipifera	60%	Fair		10	35	1	5	17	2		Excessive Lean, Girdling Roots, Broken Limbs
37	18	bottlebrush, red	Callistemon citrinus	30%	Poor		10	35	1	8	27	4		Excessive Lean, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed, Broken Limbs
38	14	bottlebrush, red	Callistemon citrinus	15%	Critical		10	35	1	6	21	4		Excessive Lean, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed, Broken Limbs
39	16	bottlebrush, red	Callistemon citrinus	30%	Poor		10	25	1	7	24	4		Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed
40	22	bottlebrush, red	Callistemon citrinus	30%	Poor		13	25	1	10	33	4		Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed
41	20	bottlebrush, red	Callistemon citrinus	30%	Poor		13	30	1	9	30	4		Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed
42	24	bottlebrush, red	Callistemon citrinus	15%	Critical		13	30	1	11	36	4		Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed, Broken Limbs
43	16	bottlebrush, red	Callistemon citrinus	30%	Poor		8	20	1	7	24	4		Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed, Broken Limbs
44	16	bottlebrush, red	Callistemon citrinus	30%	Poor		8	20	1	7	24	4		Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Stressed, Broken Limbs
45	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	12	1	1	3	1		
46	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	12	1	1	3	1		
47	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	12	1	1	3	1		
48	28	California pepper	Schinus molle	50%	Fair		15	35	1	13	42	3	California Pepper / Schinus molle	Root Damage/Decay, Basal Decay, Trunk Decay, Mechanical Damage, Broken Limbs
49	20	California pepper	Schinus molle	50%	Fair		13	35	1	9	30	3	California Pepper / Schinus molle	Excessive Lean, Root Damage/Decay, Basal Decay, Trunk Decay, Mechanical Damage
50	16	California pepper	Schinus molle	50%	Fair		12	30	1	7	24	3	California Pepper / Schinus molle	Root Damage/Decay, Trunk Decay, Mechanical Damage
51	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	12	1	1	3	1		
52	22	California pepper	Schinus molle	60%	Fair		12	30	1	10	33	3		Root Damage/Decay, Basal Decay, Trunk Decay, Mechanical Damage
53	16	California pepper	Schinus molle	60%	Fair		12	30	1	7	24	3		Root Damage/Decay, Basal Decay, Trunk Decay, Mechanical Damage
54	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	2	1	1	3	1		
55	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	2	1	1	3	1		
112	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	12	1	1	3	1		
113	2	crapemyrtle, common	Lagerstroemia indica	95%	Excellent		2	12	1	1	3	1		
114	2	crapemyrtle, common	Lagerstroemia indica	80%	Good		2	12	1	1	3	1	Damaged canopy	

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TREE INVENTORY PLAN

SUNSET LAS PALMAS STUDIOS
LOWER LOT
6650 W ROMAN STREET
LOS ANGELES, CA

INTERNATIONAL SOCIETY OF ARBORICULTURE
CARY HULSE
ISA# PD-1080A
CERTIFIED ARBORIST

REVISIONS				
No.	Date	Description	Rev. By	App. By

SCALE: As Noted C.I.: N/A

DATE: FEB 7, 2024

Horizontal Datum: ASSUMED

Vertical Datum: ----

Boundary and Topo Source: GENSLER UPON

Design	Draft	Approved
NE	NE	CH

Sheet # 1 of 1

WSSI Project Number: DRGSCAL76

DAVEY Resource Group