Arborist Report

Project:

Warehouse Facility
16201 and 16251 Raymer Street
Lake Balboa, California 91406

Prepared for:

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c/o Longpoint Realty Partners
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Date:

September 18, 2023

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INTRODUCTION

This Arborist Report was prepared at the request of Long Point Realty Partners. Long Point Realty Partners proposes to construct a single-story warehouse facility on the combined properties located at 16201 and 16251 Raymer Street, Lake Balboa, California. Currently the site contains two office/industrial buildings and a surface parking lot, all of which will be demolished.

Fifteen mature trees, defined trees that have grown to have a diameter of 8 inches or greater at breast height, were inventoried for this study. The site contains no street trees or protected trees or shrubs. There are no street trees, protected trees or shrubs on any adjacent properties that overhang the site. The project as proposed would result in the removal of the 15 mature trees.

This report was prepared in accordance with the standards of the City of Los Angeles and the International Society of Arboriculture. The City of Los Angeles ordained that certain southern California native tree and shrub species, including southern California black walnut (*Juglans californica*), coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), California sycamore (*Platanus racemosa*), Mexican elderberry (*Sambucus mexicana*) and toyon (*Heteromeles arbutifolia*) are protected once they grow to a diameter of 4 inches at breast height. Protected trees and shrubs may not be removed or relocated without first obtaining approval from designated agencies within the City of Los Angeles.

The purpose of this Arborist Report is to document findings related to a ground-level visual analysis of the subject trees and to provide a project impact analysis, tree photographs and tree location map and to discuss a replacement plan for the subject trees in relation to the project as proposed.

SCOPE OF WORK

The subject properties are approximately 237,956 square feet in size. The developer proposes to construct a single-story warehouse facility which will include office space and a surface parking lot. The proposed first-floor building footprint is 123,468 square feet.

The species, trunk diameter, canopy diameter, height, health, appearance, and condition of 15 mature trees were observed and recorded on August 30, 2023 by associate

Registered Consulting Arborist Ann Burroughs. The trees were tagged on their northerly sides using round aluminum tags numbered '166' through '180'.

A photograph of each tree is provided in Appendix B for general reference and record purposes. A Tree Location Map is included in Appendix C. The tree map is depicted on the schematic site plan as prepared by Herdman Architects and Design.

All information provided by the preparer is certified to be true and correct as of the date of the field observations.

TREE CHARACTERISTICS AND SITE CONDITIONS

As noted above, 15 mature trees exist within the study area. The tree inventory includes five species in total, as shown on Table 1 in Appendix A. No one species is predominant. All the trees appear to have been planted as part of the site landscape program.

All of the trees are located near the southerly property line and range in health and appearance from average to above average.

The subject trees' scientific name, common name, diameter at breast height, average canopy width, overall height, health rating, appearance rating, and significant comments are summarized in Table 2 in Appendix A.

The site topography is relatively flat. In addition to the 15 mature trees, there are three additional crape myrtle trees (*Lagerstroemia indica*) measuring less than 8 inches in diameter on the site. There are also a number of ornamental shrubs as well as turf grass.

IMPACT ANALYSIS

As stated above, the developer proposes construction of a new single-story warehouse facility that would include office space and a surface parking lot. The proposed first-floor building footprint is 123,468 square feet.

The project as proposed would result in the removal of 15 mature trees. The disposition, general location and reason for the proposed removal are summarized in Table 3 in Appendix A.

Our analysis assumes soils engineering will require over-excavation and re-compaction of soil 5 feet beyond the footprint of the proposed building.

In determining whether a tree could be successfully preserved, guidelines contained in the International Society of Arboriculture Best Management Practices (BMP) for Managing Trees during Construction and BMP for Root Management were utilized. Specific comments with respect to potentially impacted trees are as follows:

Tree #166 – This mature weeping bottlebrush tree (*Callistemon viminalis*) is located within the footprint of the westerly driveway and would therefore need to be removed to construct the project as proposed.

Tree #167 – This mature American sweetgum (*Liquidambar styraciflua*) is located 10 inches from the edge of the westerly driveway apron and would therefore need to be removed to construct the project as proposed.

Tree #168 – This mature American sweetgum is located within the southwesterly corner of the site. The construction tolerance of American sweetgum is rated as ranging from poor to good therefore a more conservative low tolerance rating was utilized. A recommended TPZ for a mature American sweetgum of this size would be 27.5 feet.

Construction of the driveway apron for the proposed westerly driveway would occur within 9 feet of the trunk on the tree's southwesterly side. Over-excavation and re-compaction required to construct the new building would occur within 11.75 feet of the trunk on the northerly side of the tree. The tree would therefore need to be removed to construct the project as proposed.

Tree #169 – This mature crape myrtle (*Lagerstroemia indica*) is located near the southwesterly corner of the site. The construction tolerance of crape myrtle is unavailable and therefore a more conservative low tolerance rating was utilized. A recommended TPZ for a mature crape myrtle of this size would be 11.25 feet.

Over-excavation and re-compaction required to construct the new building would occur within 7.67 feet of the trunk on the northerly side of the tree. The tree would therefore need to be removed to construct the project as proposed.

Trees #170, #172, #173 and #174 – This mature Canary Island pine (Pinus canariensis), American sweetgum and two crape myrtles, respectively, are located within the area of over-excavation and re-compaction required to construct the proposed building and would therefore need to be removed to construct the project as proposed.

Tree #171 – This mature Canary Island pine is located 13 inches from the edge of over-excavation and re-compaction required to construct the building and would therefore need to be removed to construct the project as proposed.

Tree #175 – This mature crape myrtle is located 24 inches from the edge of over-excavation and re-compaction required to construct the building and would therefore need to be removed to construct the project as proposed.

Trees #176 and #177 – These two mature red ironbarks (*Eucalyptus sideroxylon*) are located within the footprint of the proposed building and would therefore need to be removed to construct the project as proposed.

Tree #178 – This mature red ironbark is located 10 inches from the edge of the new sidewalk on the easterly side of the building and 6.5 feet from the new driveway and would therefore need to be removed to construct the project as proposed.

Tree #179 – This mature red ironbark is located within the new entry drive and would therefore need to be removed to construct the project as proposed.

Tree #180 – This mature crape myrtle is located 10 inches from the edge of the easterly driveway apron and would therefore need to be removed to construct the project as proposed.

The project impacts to the 15 trees in the immediate vicinity of the proposed construction may be summarized as follows:

Mature Trees	
Total number of on-site mature trees (8" diameter and larger)	15
Total number of mature trees to be removed (not including dead trees, including mature trees where natural grade within dripline is changed)	15

REPLACEMENT TREES

As discussed above and illustrated on the Tree Location Map in Appendix C, no street trees, protected trees, or protected shrubs would be removed to construct the project as proposed, therefore no replacement trees are required.

GENERAL RECOMMENDATIONS

The following general recommendations should be followed to establish and maintain a healthy cultural environment for trees. It must be understood that these recommendations apply to both native and ornamental native trees in general; specific questions should always be referred to the project arborist.

WORK WITHIN THE TREE PROTECTION ZONE

The Tree Protection Zone is an area surrounding a tree, and varies by tree age, size, and species. Great care must be taken when work is conducted within the tree protection zone to ensure that the tree will not decline or fail. Specific recommendations are as follows:

Observation -- All work conducted within the Tree Protection Zone should be performed within the presence of a qualified arborist. Usually, this work will also require a permit from the local government. This will help to ensure that work is performed in a manner that will not harm a tree.

Notice – At least 48 hours' notice should be provided to the arborist prior to the planned start of work. This notification must usually be provided to the local government also. The notice will ensure that the project receives the highest possible scheduling priority and avoid delays.

Hand Tools -- All work should be accomplished with the use of hand tools only. Except under special circumstances, tractors, backhoes, and other vehicles cannot be operated in a manner that will preserve major tree roots, minimize soil compaction, and ensure the safety of both the vehicle operator and the tree.

Certification -- All work conducted within the Tree Protection Zone should be certified by a qualified arborist. For work performed under a permit, this may be a requirement of the local government.

WORK OUTSIDE OF THE TREE PROTECTION ZONE

To protect trees within the vicinity of major construction, trees should be temporarily fenced at the edge of the dripline prior to the beginning of construction operations on a site. The fence should be constructed of chain link material, a minimum of 5 feet in height. The arborist should be contacted to develop a fencing plan, generally required by local ordinance. The fence may be removed at the completion of the construction upon approval by the local government.

PLANTING WITHIN THE TREE PROTECTION ZONE

Planting within the tree protection zone of an oak or walnut tree is discouraged. Ideally, the leaf litter from the tree should be allowed to collect beneath the tree, creating natural mulch and fertilizer. If planting is necessary or the natural leaf litter is removed, the following should be considered:

Plant Material -- Only drought tolerant plantings should be utilized. All plantings should be compatible with native oak trees. A good reference for compatible plant material is Compatible Plantings Under and Around Oaks by the California Oak Foundation.

Irrigation -- No spray-type irrigation systems should be used within the dripline. It is important that sprinkler systems do not throw water against the trunk of any tree. A continuously wet soil condition near the root crown, the area where the tree trunk meets the ground, favors the growth of predatory disease organisms. The two most prominent organisms in Southern California are avocado root rot (*Phytophthora cinnamomi*) and oak root fungus (*Armillaria mellea*). As an absolute minimum, all irrigation should be at least 15 feet from the trunk.

Resistant Varieties -- Avoid plants that are susceptible to either avocado root rot or oak root fungus. Oak trees are particularly susceptible to these diseases in developed areas. Avoiding other plants susceptible to these diseases will also help to keep the diseases in a dormant state. Consult publications by the University of California Cooperative Extension for plant lists.

Mulch -- Place a 4-inch-thick layer of organic mulch throughout the protected zone of each tree. Arborist wood chips perform well in terms of moisture retention, temperature moderation, weed control, and sustainability. Wood chips should not be incorporated into the soil. All mulch should be kept from direct contact with the tree. These mulches are beneficial when the natural leaf litter is not available, minimizing evaporation.

TREE MAINTENANCE AND PRUNING OPERATIONS

Most trees require little pruning, with the exception of periodic dead-wooding. However, if a tree has a major defect, the employment of proper pruning practices may be more desirable than uncontrolled damage that could otherwise occur. Always consult qualified professionals for advice.

Ornamental or Aesthetic Pruning -- Removal of live tissue for the purpose of altering the appearance of tree is not desirable. Activities such as thinning out, heading up, or other similar practices contribute to the onset of insect and disease attacks.

Dead-wooding -- Removal of dead tissue, regardless of size, may usually be performed without a permit. All pruning should follow standards endorsed by the International Society of Arboriculture.

Other Pruning Operations -- Branches that are considered to be unsafe due to decay, cavities, cracks, physical imbalance, fire damage, disease, or insects should be referred to a qualified oak tree consultant for inspection, especially if the branches exceed two inches in diameter. A permit is generally required to remove such branches. A brief written report will be prepared by the arborist to provide the basis for the request.

Cavities and Hollows -- Cavities and hollows should be kept free of loose debris. Some contain decayed wood; these should generally be referred to a qualified arborist for treatment. Concrete or other materials should not be used to seal or fill cavities or hollows. These materials create a haven for diseases and insects over time. Openings may be covered with screening to prevent debris build-up.

Wound Seal -- Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A proper pruning cut will heal naturally over a short period of time.

WATERING AND FERTILIZATION

Winter rains should be sufficient to provide the water needed for trees in natural areas. Trees in landscaped areas will usually receive enough water from adjacent plantings. If you suspect that your tree needs supplemental water, contact a qualified arborist for advice.

Watering -- If supplemental water is required, use a water probe, such as a "Ross Root Feeder" to apply the water. Alternatively, a low volume soaker hose could be utilized. Apply the water at various locations, just outside the dripline of the tree. A total of 15 to 20 hours of low volume application should suffice. Repeat this watering cycle every one to two months as needed.

Fertilization -- Fertilizer can be applied along with the water. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. However, ask your local certified nurseryman for a specific recommendation and follow the manufacturer's directions carefully. Over-fertilization can be deadly.

Aeration -- Ventilation of the root system can be greatly beneficial in areas where soil has been compacted. Hand dig holes 6 inches in diameter to a depth of 2 feet. Do not cut any roots in excess of 1 inch in diameter. Dig the holes 2 feet on-center, in concentric circles around the trunk, throughout the dripline. If possible, add holes outside of the dripline. Fill the holes with organic matter. If leaf litter is not available, a mixture such as 50 percent "Kellogg's Nitrohumus" and fifty- percent nitrolized redwood shavings will be beneficial. This organic matter will be decomposed, producing a year-round source of fertilizer for the oak tree.

DISEASES AND INSECTS

Effective pest control starts with observation by the property owner. Changes, such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed, and expert inspection is required. Homeowners should be very careful

when using pesticides around a tree. Herbicides should never be utilized within 100 hundred feet of trees, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

GRADE CHANGES

Any change to the grade at the root crown of a tree can have a negative impact. As little as 6 inches can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If fill soil exists, use a shovel to remove the excess soil. The flare at the root crown should just be visible.

INSPECTION

Trees should be inspected on a periodic basis by a qualified arborist. The inspection basis should be determined by the relative hazard value of the tree. For example, trees surrounding a high-use business should be inspected on a quarterly basis, whereas trees located within a low-use open space might only require bi-annual inspection. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by the arborist.

WARRANTY

The trees discussed herein were generally reviewed for physical, biological, functional, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures: an at-grade, macro-visual observation only. No extensive microbiological, soil/root excavation, upper crown examination, nor internal tree investigation was conducted and therefore, the reportings herein reflect the overall visual appearance of the trees on the date reviewed. No warranty is implied as to the potential failure, health, or demise of any part or the whole of any tree described in this report.

Clients are advised that should physical or biological concerns be evidenced for any specimen within this report, prudent further investigation, detailed analysis, or remedial action may be required.

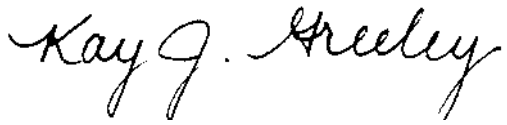
As living organisms, plants continually exhibit growth and response to environmental changes that influence the development, health, and vigor of the specimen. These influences may not be externally visible and may be present or develop over various time periods depending on the site conditions.

It is recommended that due to the general nature of plant development and continued environmental and physical influences on vegetation at a specific site, regular monitoring by a qualified arborist is scheduled.

Locations of property lines or exact tree locations, site amenities, structures or easements are assumed to be as illustrated on any enclosed maps. They are a composite of information provided by the client, records of fact and/or on-site field review. No investigation was made to verify these conditions.

This report represents the independent opinion of the preparer and was conducted per the client's scope of request. The report is therefore limited to the extent described herein.

Respectfully submitted,



Kay J. Greeley
Landscape Architect 4035
Board Certified Master Arborist WE-1140B

CREDENTIALS

The International Society of Arboriculture

Hereby Announces That

Kay J. Greeley

Has Earned the Credential

ISA Board Certified Master Arborist®

By successfully meeting ISA Board Certified Master Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

15 December 2012	31 December 2024	WE-1140B
Issue Date	Expiration Date	Certification Number

STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS

CALIFORNIA ARCHITECTS BOARD
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 575-7230

THE GREAT SEAL OF THE STATE OF CALIFORNIA

CERTIFICATE NO. 4035 **Landscape Architect** EXPIRATION 08/31/25

KAY JEWELL GREELEY
100 BRADY LANE
HAMILTON MT 59840

Signature *Kay J. Greeley* RECEIPT NO. 31702015

APPENDIX A – SUMMARY TABLES

TABLE 1
SPECIES LIST

Species		
Scientific Name	**Common Name**	**Quantity**
Callistemon viminalis	weeping bottlebrush	1
Eucalyptus sideroxylon	red ironbark	4
Lagerstroemia indica	crape myrtle	4
Liquidambar styraciflua	American sweetgum	4
Pinus canariensis	Canary Island Pine	2
	Total	**15**

TABLE 2
MATURE TREE INVENTORY

Tree Number	Species		dBH (inches)	Canopy (feet)	Height (feet)	Health	Appearance	Comments
	Scientific Name	Common Name						
166	*Callistemon viminalis*	weeping bottlebrush	18 @ 4.0', 9	18	36	B	B+	topped; co-dominant trunks with included bark
167	*Liquidambar styraciflua*	American sweetgum	20	28	47	B	B	heading cuts; co-dominant scaffolds
168	*Liquidambar styraciflua*	American sweetgum	22	26	50	B	B	heading cuts; co-dominant scaffolds
169	*Lagerstroemia indica*	crape myrtle	9 @ 3.5'	20	27	B-	B	multiple attachments; slightly sparse
170	*Pinus canariensis*	Canary Island Pine	26	26	60	C-	C	over-pruned; epicormic sprouts
171	*Pinus canariensis*	Canary Island Pine	24	20	70	B	B-	over-pruned; epicormic sprouts
172	*Liquidambar styraciflua*	American sweetgum	25	27	54	B-	B-	heading cuts; epicormic sprouts
173	*Lagerstroemia indica*	crape myrtle	8 @ 3.5'	18	22	C	C	multiple attachments; slightly sparse
174	*Lagerstroemia indica*	crape myrtle	7, 7, 7 @ 4.0'	27	25	C	C	co-dominant trunks with included bark; epicormic sprouts
175	*Lagerstroemia indica*	crape myrtle	9 @ 3.5'	21	23	C	C	multiple attachments; epicormic sprouts; sparse
176	*Eucalyptus sideroxylon*	red ironbark	33 @ 4.0'	34	52	C	C	sparse; epcormic sprouts
177	*Eucalyptus sideroxylon*	red ironbark	32 @ 4.0'	22	30	C	C	suppressed; bow in trunk; co-dominant scaffolds; epicormic sprouts
178	*Eucalyptus sideroxylon*	red ironbark	33	31	60	C	C	minor amount of dead wood in canopy; heading cuts; sparse
179	*Eucalyptus sideroxylon*	red ironbark	32	23	48	C	C	co-dominant scaffolds

TABLE 2
MATURE TREE INVENTORY

Tree Number	Species		dBH (inches)	Canopy (feet)	Height (feet)	Health	Appearance	Comments
	Scientific Name	Common Name						
180	*Liquidambar styraciflua*	American sweetgum	21 @ 3.8'	34	46	B	B+	heading cuts

Rating Scale:

A: excellent

B: above average

C: average

D: below average

F: dead

TABLE 3
TREE DISPOSITION LIST

Tree Number	Scientific Name	Disposition	General Location	Comments
166	*Callistemon viminalis*	remove	within southwest corner of site	within proposed driveway
167	*Liquidambar styraciflua*	remove	within southwest corner of site	within 10 inches of driveway apron
168	*Liquidambar styraciflua*	remove	within southwest corner of site	construction of new driveway and over-excavation for building
169	*Lagerstroemia indica*	remove	just north of southerly property line	over-excavation for building
170	*Pinus canariensis*	remove	just north of southerly property line	within limits of over-excavation for new building
171	*Pinus canariensis*	remove	just north of southerly property line	within 13 inches of over-excavation for new building
172	*Liquidambar styraciflua*	remove	just north of southerly property line	within limits of over-excavation for new building
173	*Lagerstroemia indica*	remove	just north of southerly property line	within limits of over-excavation for new building
174	*Lagerstroemia indica*	remove	just north of southerly property line	within limits of over-excavation for new building
175	*Lagerstroemia indica*	remove	within southeasterly corner of site	within 13 inches of over-excavation for new building
176	*Eucalyptus sideroxylon*	remove	within southeasterly corner of site	within footprint of building
177	*Eucalyptus sideroxylon*	remove	within southeasterly corner of site	within footprint of building
178	*Eucalyptus sideroxylon*	remove	within southeasterly corner of site	within 18 inches of new sidewalk
179	*Eucalyptus sideroxylon*	remove	within southeasterly corner of site	within new driveway
180	*Liquidambar styraciflua*	remove	within southeasterly corner of site	within 9 inches of proposed driveway apron

Impact Summary:	
Preserve	**0**
Remove	**15**
Total	**15**

APPENDIX B – PHOTOGRAPHS



Tree #166



Tree #167



Tree #168



Tree #169



Tree #170



Tree #171



Tree #172



Tree #173



Tree #174



Tree #175



Trees #176 (left) and #177 (right)

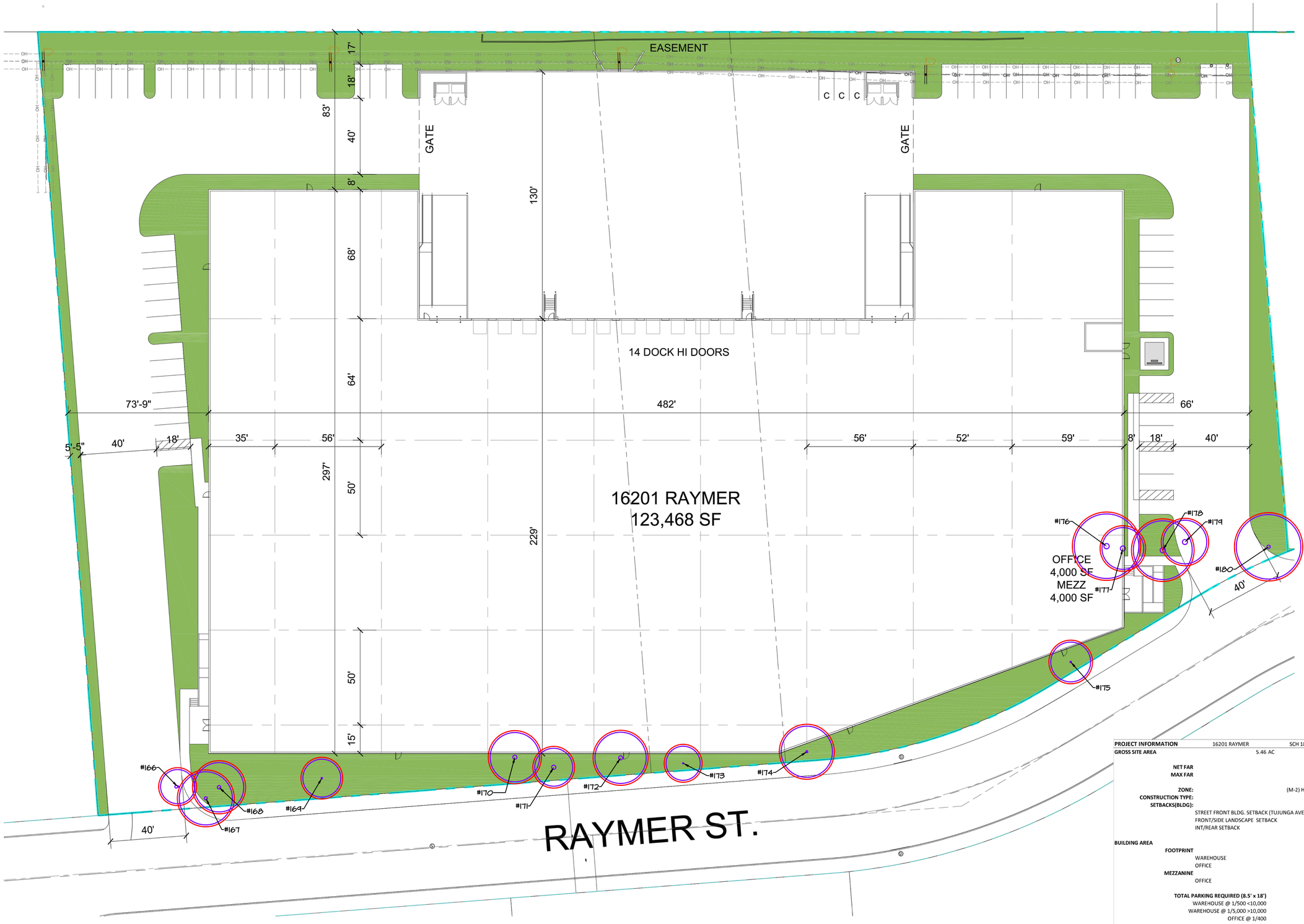


Trees #178 (left) and #179 (right)



Tree #180

APPENDIX C - TREE LOCATION MAP



A CONCEPTUAL SITE PLAN
SCALE: 1" = 20'

0 10 20 40
1" = 20'-0"

TREE LOCATION MAP
PREPARED BY:
KAY J. GREELEY
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LEGEND
NON-PROTECTED SPECIES
TREES TO BE REMOVED (15)

LOT SIZE: 237,956 SQUARE FEET
FIRST FLOOR FOOTPRINT: 123,468 SQUARE FEET

PROJECT INFORMATION	16201 RAYMER	SCH 18	06.29.2023
GROSS SITE AREA	5.46 AC		**237,956 SF**
NET FAR			**51.9%**
MAX FAR			NONE
ZONE:			(M-2) HEAVY MANUFACTURING
CONSTRUCTION TYPE:			III-B
SETBACKS(BLDG):			
STREET FRONT BLDG. SETBACK (TUJUNGA AVE.)			0'
FRONT/SIDE LANDSCAPE SETBACK			0'
INT/REAR SETBACK			0'
BUILDING AREA			**123,468 SF**
FOOTPRINT			119,468 SF
WAREHOUSE			115,468
OFFICE			4,000
MEZZANINE			4,000 SF
OFFICE			4,000
TOTAL PARKING REQUIRED (8.5' x 18')			62
WAREHOUSE @ 1/500 <10,000			20
WAREHOUSE @ 1/5,000 >10,000			21
OFFICE @ 1/400			20
PARKING PROVIDED (8.5' x 18')			62
STANDARD			47
VAN ADA			1
ADA			2
EV VAN ADA			1
EV ADA			1
EV			5
CLEAN AIR			2
COMPACT	(8' X 15')		3
LANDSCAPE REQUIRED		**NONE**	**NONE**
PROVIDED		**14.93%**	**35,529 SF**

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A22-2267
06.29.2023

NORTH

PROJECT
9TH ST PARTNERS - RAYMER ST.
VAN NUYS, CA
SCHEME 18
SITE PLAN

CONCEPTUAL
SITE PLAN