# TREE REPORT

REVIEWED BY

Hector Banuelos, Sr. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not indicate UFD approval for any tree removal

for 5/12/2025

## PREPARED FOR

Public Storage

12681 W. Jefferson Blvd

Los Angeles, CA 90066

## PROPERTY

12681 W Jefferson Blvd.

Los Angeles CA 90066

Per LADCP Form CP-4068:

Community Plan Area and Council District of Project: Palms - Mar Vista - Del Rey CD 11 - Traci Park

Entitlement and Environmental Case Numbers:
CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR
ENV-2024-116-EAF

## CONTACT

Adrian Helton

310.903.4003

ahelton@waremalcomb.com

April 21, 2025

## PREPARED BY


LISA SMITH, THE TREE RESOURCE ®

REGISTERED CONSULTING ARBORIST #464

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# TABLE OF CONTENTS

# TREE REPORT

12681 W. Jefferson Blvd.
Los Angeles, CA 90066

## SUMMARY

| PROJECT OVERVIEW | |
|---|---|
| Site Address | **12681 W. Jefferson Blvd., Los Angeles, CA 90066** |
| Location and/or Specific Plan | **Palms - Mar Vista - Del Rey Community Plan** |
| APN's | **4211005017**<br>**4211009025**<br>**4211009028** |
| Project Description | **Redevelopment of existing self-storage facility** |
| Number of Protected Trees on Site | **0** |
| Number of Non-Protected Removals | **2** |
| Date of Site Inspection | **February 25, 2024** |

This Tree Report was prepared at the request of the property owner, Public Storage, who is proposing to construct a new three-story plus basement mixed-use retail and mini-warehouse building. The subject property is approximately 141,627 square feet and is located in the Marina del Rey area of Los Angeles.

### PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica var. californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

There are NO trees or shrubs on this property that would be considered protected native within the City of Los Angeles Native Tree Protection Ordinance.

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree or shrub species that are adjacent to the construction zone, or in areas of impact.

## CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

At this time, I observed nine (9) Bronze Loquat **City of Los Angeles Street Trees** in the parkway perimeter of the property. These trees will receive no impact and will be retained.

NOTE: There was one additional Bronze Loquat Street Tree located in front of the subject property, but it declined and died and was removed by the city. The tree succumbed to a poor planting site, and asphalt placed inside the tree well, which reduced available natural rainwater percolation. Also, this site experiences a heat island and 2011-2022 was a mega-drought which affected thousands of city street trees.

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, I observed two (2) **Non-Protected Significant Trees** on the property. One intentionally installed Western sycamore tree and one Jacaranda will be removed.

There are seven (7) Ginkgo trees on site that are below non-protected significant size and too small to be counted in the report. They are called out on the landscaping plan for reference.

## Scope Of Work

The Scope of Work included:

- Field Observation and Inventory of Trees on Site
- Recommendations for the protection of trees to remain
- Photographs of the subject trees are included in Appendix B
- Matrix of proposed protected tree removals and protected trees to remain
- Evaluation of potential construction impacts
- A Tree Location Plot Map is included in Appendix A
- Protected tree construction impact guidelines

## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

## TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

# IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

**NON-PROTECTED TREES**

One (1) intentionally installed Western sycamore *(Platanus racemosa)* tree #11 on the property will be impacted by the proposed construction and is recommended for removal. The tree had embedded installation wires, staking marks as further evidence of this tree being intentionally installed. This tree is being interpreted as NOT PROTECTED due to it being intentionally installed. Since it is being interpreted as NOT PROTECTED, it will be replaced to the satisfaction of City Planning,

One (1) Jacaranda tree #10 will also be removed.

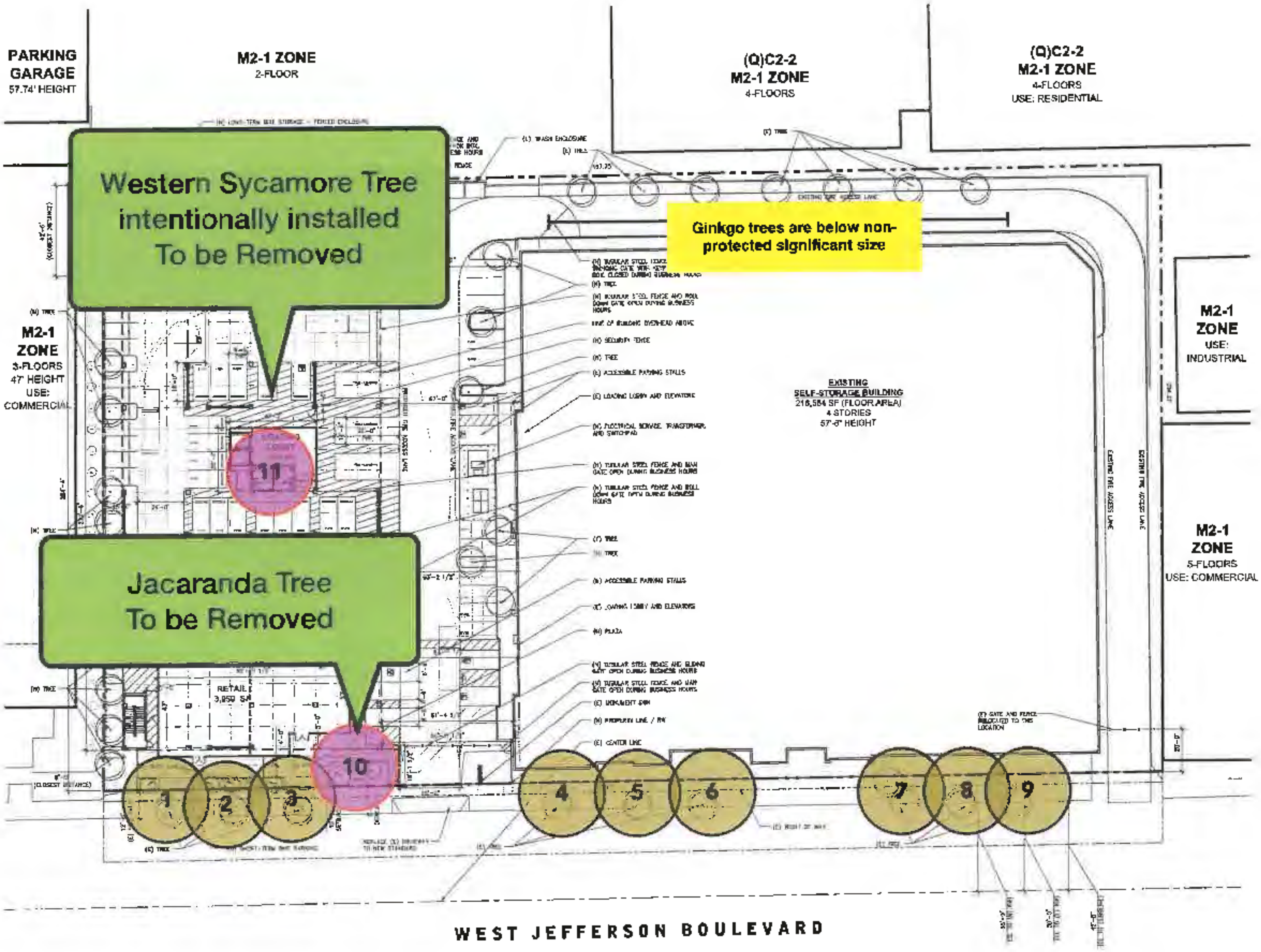
**STREET PARKWAY TREES**

Nine (9) Bronze loquat (*Eriobotrya deflexa)* street trees #1 - #9 will receive no impact and will be retained and protected in place.

NOTE: There was one additional Bronze Loquat Street Tree located in front of the subject property, but it declined and died and was removed by the city. The tree succumbed to a poor planting site, and asphalt placed inside the tree well, which reduced available natural rainwater percolation. Also, this site experiences a heat island and 2011-2022 was a mega-drought which affected thousands of city street trees.

# APPENDIX A.1 - TREE LOCATION - Aerial Map, REDUCED

# APPENDIX A.2 - TREE LOCATION - Site Map, REDUCED




| PROJECT SUMMARY | |
|---|---|
| Site Address | **12681 W. Jefferson Blvd.** |
| Location | **Marina del Rey** |
| Project Description | **Redevelopment of existing self-storage facility addition** |

## KEY

- Street Tree
- Non-Protected Significant Tree
- Tree recommended for removal

# **APPENDIX B** - PHOTOGRAPHS

**PHOTO 1 -** Nine (9) Bronze loquat *(Eriobotrya deflexa)* street trees #1 - #9 will receive no impact and will be retained and protected in place.

# APPENDIX B - PHOTOGRAPHS

**PHOTO 2 -** Nine (9) Bronze loquat (*Eriobotrya deflexa*) street trees #1 - #9 will receive no impact and will be retained and protected in place.

# **APPENDIX B** - PHOTOGRAPHS


**PHOTO 3** - Nine (9) Bronze loquat *(Eriobotrya deflexa)* street trees #1 - #9 will receive no impact and will be retained and protected in place.

# APPENDIX B - PHOTOGRAPHS

**PHOTO 4 -** One (1) Jacaranda tree #10 will be removed.

# **APPENDIX B** - PHOTOGRAPHS

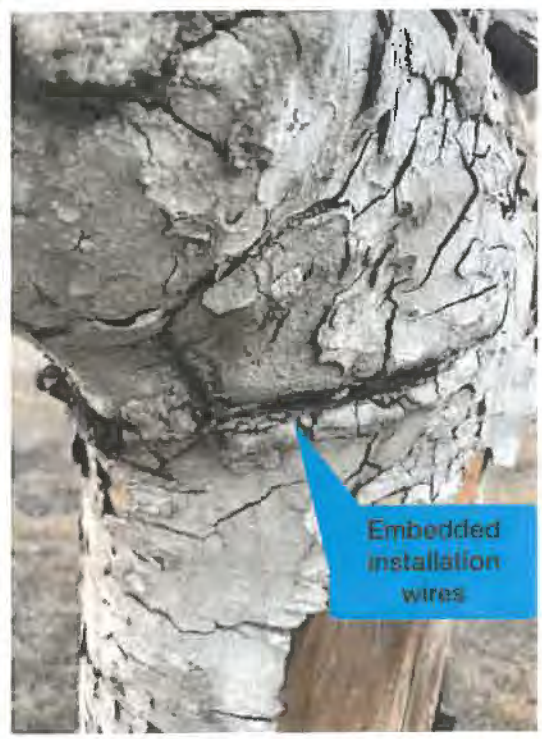




**PHOTO 5** - Western sycamore *(Platanus racemosa)* tree #11 on the property will be impacted by the proposed construction and is recommended for removal. The tree had embedded installation wires, staking marks, and a landscape/irrigation plan as further evidence of this tree being intentionally installed. This tree is NOT PROTECTED due to it being intentionally installed, and therefore, it will be replaced at a 1:1 ratio per City requirements.

There were 5 Sycamore trees installed, and 4 of them died during the mega-drought prior to 2018. This is the only installed sycamore left, and it is impacted

# APPENDIX B - PHOTOGRAPHS

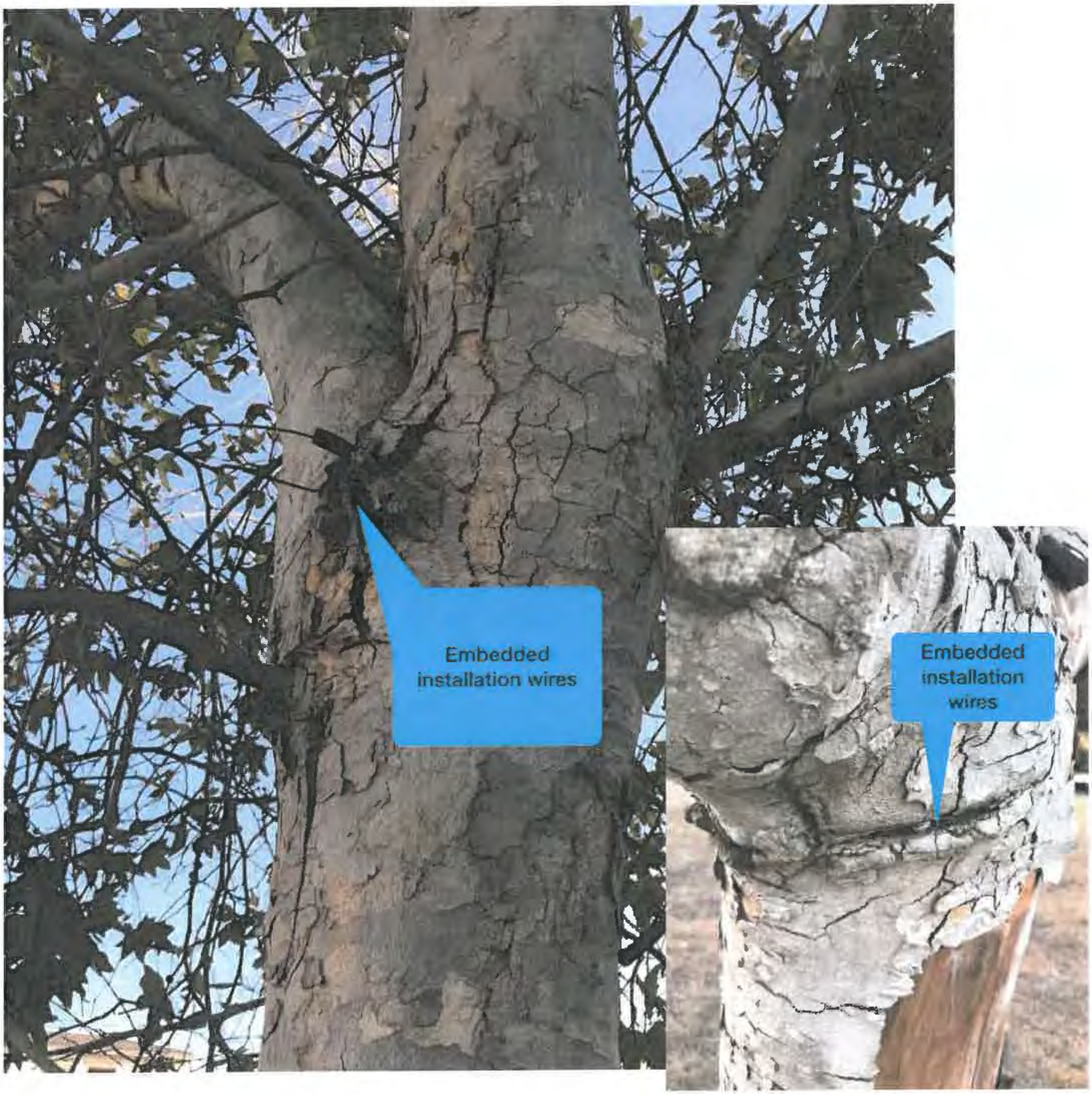



**PHOTO 6** - Western sycamore *(Platanus racemosa)* tree #11 on the property will be impacted by the proposed construction and is recommended for removal. The tree had embedded installation wires, staking marks, and a landscape/irrigation plan as further evidence of this tree being intentionally installed. This tree is NOT PROTECTED due to it being intentionally installed, and therefore, it will be replaced at a 1:1 ratio per City requirements.

There were 5 Sycamore trees installed, and 4 of them died during the mega-drought prior to 2018. This is the only installed sycamore left, and it is impacted

# APPENDIX B - PHOTOGRAPHS

**PHOTO 7 -** There are seven (7) Ginkgo trees on site that are below non-protected significant size and too small to be counted in the report. They are called out on the landscaping plan for reference.

# **APPENDIX C** - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

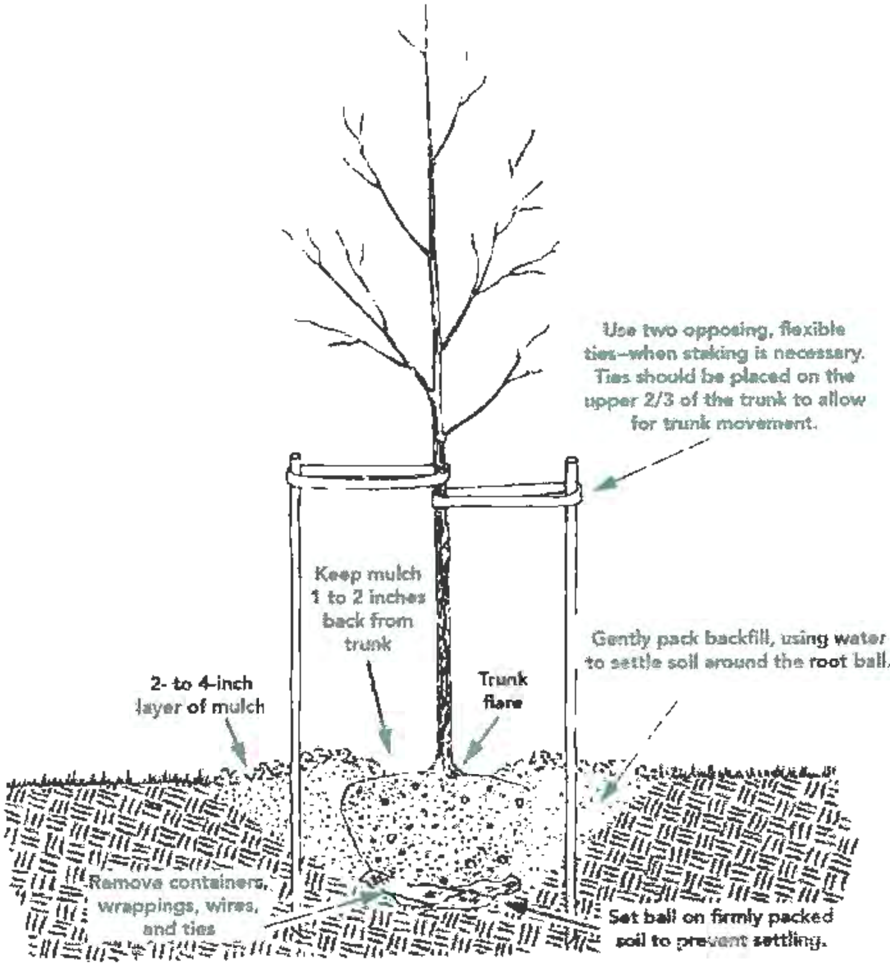
| Tree # | Species | Status | DBH (") | Height (') | Spread (') | Summary of Condition | Retain or Remove |
|---|---|---|---|---|---|---|---|
| 1 | Bronze loquat *Eriobotrya deflexa* | Street | 8 | 15 | 15 | C | Retain |
| 2 | Bronze loquat *Eriobotrya deflexa* | Street | 9 | 15 | 15 | C | Retain |
| 3 | Bronze loquat *Eriobotrya deflexa* | Street | 10 | 15 | 15 | C | Retain |
| 4 | Bronze loquat *Eriobotrya deflexa* | Street | 8 | 15 | 15 | C | Retain |
| 5 | Bronze loquat *Eriobotrya deflexa* | Street | 8 | 15 | 15 | C | Retain |
| 6 | Bronze loquat *Eriobotrya deflexa* | Street | 8 | 15 | 15 | C | Retain |
| 7 | Bronze loquat *Eriobotrya deflexa* | Street | 8 | 15 | 15 | C | Retain |
| 8 | Bronze loquat *Eriobotrya deflexa* | Street | 8 | 15 | 15 | C | Retain |
| 9 | Bronze loquat *Eriobotrya deflexa* | Street | 8 | 15 | 15 | C | Retain |
| 10 | Jacaranda *Jacaranda mimosifolia* | Non-Protected | 8 | 20 | 20 | C | Remove |
| 11 | Western Sycamore *Platanus racemosa* | Non-Protected Intentionally Installed | 8 | 20 | 15 | C - D | Remove |

# APPENDIX D - SUMMARY OF DATA

## Table 2. Schedule of Proposed Removals

| | | | | RECOMMENDATION | |
|---|---|---|---|---|---|
| **Tree #** | **Species** | **Status** | **Condition** | **Retain or Remove** | **Reason for Removal** |
| **10** | Jacaranda *Jacaranda mimosifolia* | Non-Protected Intentionally installed | C-D | Remove | Construction Impact |
| **11** | Western Sycamore *Platanus racemosa* | Non-Protected Intentionally installed | C-D | Remove | Construction Impact |

## NEW TREE PLANTING




The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

1. **Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

2. **Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

3. **Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

4. **Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

5. **Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

6. **Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

7. **Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

8. **Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

# TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

## Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

# TREE MAINTENANCE AND PRUNING, continued

## How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

## Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me ar (310) 663-2290.

Respectfully submitted,

Lisa Smith

**Lisa Smith**

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified- Instrucror
American Society of Consulting Arborists, Member

LISA E. SMITH
asca
AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist #464

APPLICATIONS

# TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If the Tree Disclosure Statement indicates that there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

**Property Address:** 12681 W. Jefferson Blvd, LA, CA 90066

**Date of Field Visit:** February 25, 2024

*Does the property contain any of the following protected trees or shrubs?*

☐ **Yes** (Mark any that apply below)

- ☐ Oak, including Valley Oak *(Quercus lobota)* and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☑ **No**

*Does the property contain any street trees in the adjacent public right-of-way?*

☑ **Yes** ☐ **No**

*Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?*

☐ **Yes** ☑ **No**

*Does the project occur within the Coastal Zone and contain any of the following trees?*

☐ **Yes** (Mark any that apply below)

- ☐ Blue Gum Eucalyptus *(Eucalyptus globulus)*
- ☐ Red River Gum Eucalyptus *(Eucalyptus camaldulensis)*
- ☐ Other Eucalyptus species

☑ **No**

*Have any trees or shrubs been removed in the last two years?*

☑ **Yes** ☐ **No**

*If Yes, were any protected species (as listed in Ordinance No. 186,873)?*

☐ **Yes** ☐ **No**

*If Yes, provide permit information:*____________________

## Tree Expert Credentials (if applicable)

Name of Tree Expert: Lisa Smith - Registered Consulting Arborist #464

*Mark which of the following qualifications apply:*

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☑ Registered consulting arborist with the American Society of Consulting Arborists

*Certification/License No.:* Consulting Arborist #464, Certified Master Arborist #WE3782BM

## Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above trees and/or biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) Kristofer Golder, VP of Dev. PS

Owner Signature Kristofer Golder

Date 4/22/25

REFERRAL FORM

URBAN FORESTRY REFERRAL – PILOT PROGRAM

## Pre-Filing Requirement

This form shall be required if there are any protected trees or protected shrubs on the project site and/or or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project (e.g., any changes to the building footprint, including construction, demolition, or grading), and the project meets one or more of the following criteria:

- ☐ Located within the Mt. Washington/Glassell Park Specific Plan
- ☐ SB 9 Urban Lot Split, Preliminary Parcel Map, or Tentative Tract Map, located within the Valley geography
- ☐ Qualifies for the Executive Directive 1 (ED 1) Ministerial Approval Process[1]
- ☐ Utilizes the Transit Oriented Communities (TOC) Affordable Housing Incentive Program[2]
- ☑ Other projects as determined by City Planning,

If required, the applicant shall complete the following **PRIOR TO FILING AN APPLICATION**:

1. Complete the Tree Disclosure Statement (CP-4067).
2. Prepare a Tree Report in accordance with the Tree Report Template (CP-4068). If using an existing Tree Report, it must be prepared within 12 months of submission.
3. Submit the Urban Forestry Referral Form (Referral Form), Tree Disclosure Statement, and Tree Report to the Customer Service Request Portal for Urban Forestry Division Clearances. An Angeleno Account will be required.

The completed Referral Form signed by Urban Forestry staff shall be submitted with case filing materials.

## Post-Filing Requirement

If a project is identified as requiring this form after a case has been filed, in addition to the above materials, provide the following information:

**Case Number:** ENV-2024-116-MND/CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR

**Planning Staff Name:** Kenton Trinh - City Planning Associate

**Planning Staff Email:** kenton.trinh@lacity.org

[1] Refer to the Executive Directive 1 Implementation Guidelines for qualifying criteria

[2] For more information, refer to the TOC Guidelines

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

**Project Site Address:** 12681 W. Jefferson Boulevard, LA, CA, 90066

**Description of Proposed Project:** Proposed new mixed-used building with 82,324 SF of floor area, including 3,959 SF of retail uses and 78,365 SF of mini-warehouse uses.

## THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

### URBAN FORESTRY PRELIMINARY EVALUATION

#### Protected Trees and Protected Shrubs

☑ **Ready to File.** No changes required at this time.

☐ **Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any Notices to Comply [NTCs]).

☐ **Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Trees within the Public Right-of-Way

☑ **Ready to File.** No changes required at this time.

☐ **Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any NTCs or Street Tree Notices [STNs]).

☐ **Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Urban Forestry Comments

There are no protected trees. There is one dead street tree that will be removed but the rest of the street trees will not be impacted.

**Urban Forestry Staff Signature:** Miguel Orn

**Print Name:** MIGUEL ORNELAS **Review Date:** 5/12/2025

☐ Additional Documents Attached

☐ Additional Consultation required by:

☐ Bureau of Engineering ☐ Department of Transportation