

Consulting Arborist's Report

Protected Tree Evaluation Report

For: Carlton Way, Los Angeles

APN: 5544-022-010 to 007

Project Name Address: Carlton Apartments, 5416-5430 Carlton Way

Community Plan: Hollywood

Council District: District 13 Hugo Soto-Martinez

Related Entitlements:

- VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN
SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
- OFF-MENU DENSITY BONUS INCENTIVES & WAIVERS OF
DEVELOPMENT STANDARDS.

Applicants Name: 5430 Carlton, LLC

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Dated: 03/09/2024

Table of Contents

LIST OF FIGURES AND TABLES	3
INTRODUCTION	4
PRELIMINARY INFORMATION	4
<i>Protected Tree Summary per Ord. 186873, Effective date 02/04/2021.....</i>	<i>4</i>
<i>Removal Justification</i>	<i>5</i>
<i>Mitigation.....</i>	<i>5</i>
<i>Non-Protected Trees</i>	<i>5</i>
EXECUTIVE SUMMARY	5
MATRIX OF PROTECTED TREE REMOVALS.....	6
SCOPE OF WORK	6
AREA MAP.....	7
SITE PLAN & TREE LOCATION MAP (OVERALL)	8
OBSERVATIONS	9
GENERAL OVERVIEW.....	9
OVERALL MATRIX OF FINDINGS	10
<i>Common abbreviations in the matrix above include:.....</i>	<i>11</i>
RATING SYSTEM	12
COMMON NAME / BOTANIC NAME CROSS REFERENCE.....	12
5430 CARLTON WAY	13
<i>Observations</i>	<i>13</i>
<i>Recommendations.....</i>	<i>13</i>
5424 CARLTON WAY	14
<i>Observations</i>	<i>16</i>
<i>Recommendations.....</i>	<i>16</i>
5420 CARLTON WAY	17
<i>Observations.....</i>	<i>21</i>
<i>Recommendations.....</i>	<i>21</i>

5418 CARLTON WAY	22
<i>Observations</i>	23
<i>Recommendations</i>	23
DISCUSSION	24
TRANSPLANTING	24
PROTECTING IN PLACE	24
RECOMMENDATIONS	25
PROTECTED TREE REMOVAL MITIGATION	25
STREET TREE REMOVAL MITIGATION	25
TESTING & EVALUATION	26
VISUAL ANALYSIS OF PLANT CONDITION	26
ASSUMPTIONS AND LIMITING CONDITIONS	27
APPENDIX	28
<i>A. Resume</i>	29
<i>B. Credentials</i>	30
<i>C. Glossary</i>	34
DISCLAIMER	36
CERTIFICATION	37

List of Figures and Tables

MATRIX OF PROTECTED TREE REMOVALS	5
AREA MAP	6
SITE PLAN & TREE LOCATION MAP	7
OVERALL MATRIX OF FINDINGS	10
COMMON NAME / BOTANIC NAME CROSS REFERENCE	12
PHOTOGRAPHIC DOCUMENTATION	13-26

Introduction

Preliminary Information

1. This report is prepared by Greg Applegate, Arborgate Consulting, Inc.
2. The report is prepared for 5416 to 5430 Carlton Way, Los Angeles, APNs are listed above
3. The property is located just east of Western Avenue.
4. The report was prepared April 26, 2023 and amended October 25, 2023
5. The trees were first measured, evaluated, and photographed by this consultant on April 24th of 2023.
6. The purpose of this report is to satisfy requirements of City Ordinance #186873.

Photographs of the trees can be found later in this report, starting on page 12. None of the trees have value and condition that would justify the costly process of transplanting.

Protected Tree Summary per Ord. 186873, Effective date 02/04/2021

Total number of living protected trees or shrubs over 4 inches in trunk diameter listed on enclosed map	6
Total number of living protected trees or shrubs over 4 inches in trunk diameter to be removed	5
Total number of protected trees or shrubs over 4 inches in trunk diameter to be retained	0
Total number of dead protected trees or shrubs over 4 inches on site	0
Total number of living protected trees or shrubs impacted or to be-removed due to planned construction	6
There are no protected shrubs on this site - Mexican elderberry (<i>Sambucus mexicana</i>) or toyon (<i>Heteromeles arbutifolia</i>),	

Removal Justification

- The removal of the trees will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated to the satisfaction of the City, and...
- This essential project cannot be built without necessary grading, excavation and compacting of the site. Nearly all of the site is thus affected.
- There are only a few protected trees, but none can be preserved in place. Transplanting the street trees is not reasonable. If they survive, they will be set back for about a decade or more.

Mitigation

All replacements will need to be replanted back on site, not in the ROW and in an adequate manner to ensure survivability.

Non-Protected Trees

None of the non-protected trees are rare, endangered, or especially valuable.

Executive Summary

ROM Investments is planning to build and remodel six apartment buildings on Carlton Way, just east of Western Avenue, in Los Angeles, a short distance from the Western and Hollywood Metro Station. The addresses are from 5416 to 5430. The existing apartments are mostly occupied, though a few are currently vacant. To demolish and rebuild three proposed apartments will require significant grading, excavation and the removal of all the trees, except possibly the street trees on the sites not demolished. The APN numbers are as follows:

5430 Carlton	5544-022-007
5424, 5426, 5428, 5426 1/2 & 5428 1/2 Carlton	5544-022-008
5420, 5420 1/2, 5422 Carlton	5544-022-009
5416-5418	5544-022-010

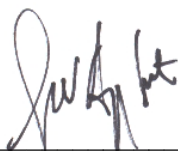
ROM Investments plans to demolish the buildings at 5420, 5424 and 5430. The primary building at 5416/5418 Carlton will not be demolished, but the rear accessory structure will be demolished. Between the 4 properties shown on page 7, including street trees, there are 23 palms and trees of reportable size. Included are 5 street trees, 3 of which are protected oaks. There are 2 protected oaks on the sites, and a protected sycamore, no other protected trees or shrubs.

Matrix of Protected Tree Removals

All native sycamores, bay, walnuts, oaks, Mexican elderberry and toyon are considered protected under the ordinance. Protected oak #1 is slightly off site and will not be removed.

Tree#	Species	DBH	Ht	Wd.	Health	Structure	Comments	Reason
2	Quercus agrifolia	19.3	26	45	B	C	Cod SW-lift, CrS	Site demo & construction
3	Quercus agrifolia	9	18	18	B	C	DLT DLS	Site demo & construction
6	Quercus agrifolia	7	22	12	A	B	Cod CrS CrR	Site demo & construction
16	Quercus agrifolia	7	32	16	B	C-	1s cod CrR	Site demo & construction
17	Platanus racemosa	6	16	16	B	C	Cod CrR	Site demo & construction

The above information, together with the plot plan showing the locations of the trees, is true and correct.



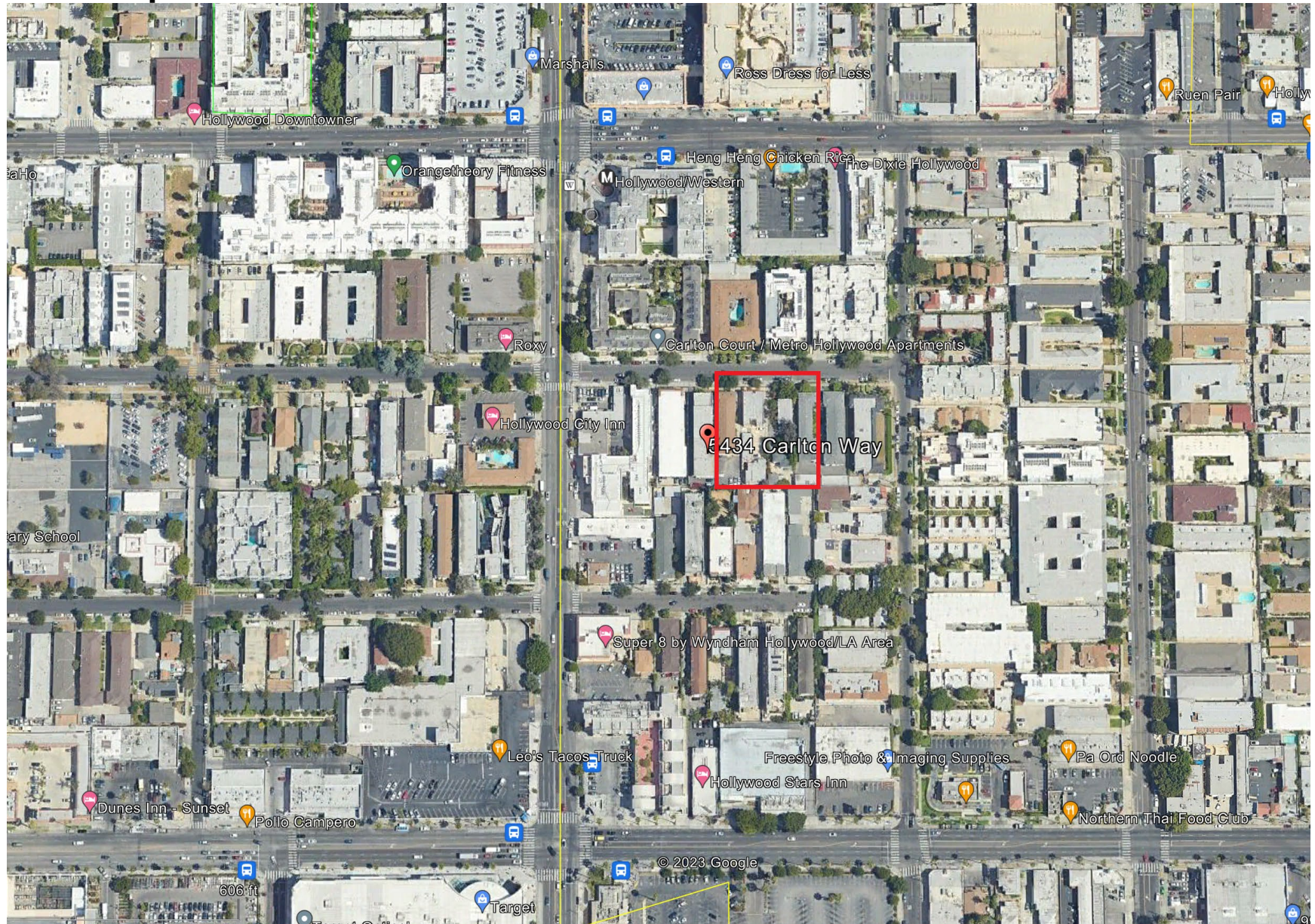
Gregory W. Applegate, ASCA, ASLA emeritus
Registered Consulting Arborist #365
ASCA – Tree & Plant Appraisal Qualified
Certified Arborist WE-0180a
ISA - Tree Risk Assessment Qualified

03-09-24
Date

Scope of Work

Arborgate Consulting was asked to submit a proposal to review and provide an arboricultural evaluation of about 30 trees' health and condition, professional opinions and a formal report as appropriate for City of Los Angeles Urban Forestry. All protected shrubs and trees >4"DBH and all others >8"DBH will be measured, evaluated and included. All protected trees and street trees will be photographed.

Area Map



Tree numbers are in purple.



Observations

General Overview

Please see the above aerial Area Map, and Tree Map / Site Plan. The apartment buildings are located near the intersection of Carlton Way and Western. The sites are all sloped slightly down to the south. There is a mixture of aging and younger trees, several palms, grasses and other plants on the four lots, and three street trees (+2 are nearby). This site contains a mix of exotic trees and a few native protected trees, but no rare or endangered trees were found. All were planted.

Most of the trees appear to be in fair to good health, and have been growing in place for at least 20 years. The palms are in good health and excellent condition. None of the trees show signs of good training or pruning in the last decade, and too many have been topped.

The street trees are too large to transplant and two are starting to cause root damage. The two oak street trees affected are attractive until one looks at their main structure. They are not a hazard at their present size, but could become so in later years. The larger one, #2, is low and broad, reaching over the street and apartment property. The two peppermint willows are really poor street trees. They are topped and being maintained as topiary standards.

The four lots, 5420 to 5430 will be addressed in separate sections following the Overall Matrix. ROM Investments plans to demolish the buildings at 5420, 5424 and 5430. The primary building at 5416/5418 Carlton will not be demolished, but the rear accessory structure will be demolished. All site trees and the street trees at those sites will need to be removed.

Overall Matrix of Findings

Tree#	Species	DBH	Ht	Wd	Health	Structure	Disposition	Location	Comments
1	Quercus agrifolia (off site)	10.4	24	30	B	C	Protect in place	5434	Cod mT-bow CrS
2	Quercus agrifolia	19.3	26	45	B	C	get permit to remove	5430	Cod SW-lift, CrS
3	Quercus agrifolia	9	18	18	B	C-	get permit to remove	5426	DLT DLS
4	Agonis flexuosa	3.5	10	7	C	D	Protect in place	5418	Topd
5	Agonis flexuosa (off-site)	4.8	10	8	B	D	Protect in place	5412	Topd
6	Quercus agrifolia	7	22	12	A	B	get permit to remove	5424 edge	Cod CrS CrR
7	Syzygium paniculatum	16	18	6	C-	D	Remove	5425 edge	Part of hedge, topd
8	Eucalyptus polyanthemos	10.4	20	15	B	C	Remove	5426 back	Topped DLS noRF
9	Syzygium paniculatum	8" @ 2'	18	6	C	D	Remove	5422 ½	1s cod topd, hedge
10	Ficus microcarpa	15"b	18	16	C	D	Remove	5422	Part of hedge, topd
11	Syzygium paniculatum	13	18	10	C	D	Remove	5422	CrR SW-lift topd
12	Beaucarnia recurvata	8	18	8	C	C	Remove	5422	Skinny top, fat butt
13	Eucalyptus polyanthemos	15	22	16	C-	D	Remove	5422	1s topd CrR
14	Eucalyptus polyanthemos	21	22	12	C-	D	Remove	5422	1s topd CrR
15	Eucalyptus camaldulensis	18.7	30	18	C-	D	Remove	5422	Cod topd
16	Quercus agrifolia	7	32	16	B	C-	get permit to remove	5420	1s cod CrR
17	Platanus racemosa	6	16	16	B	C	get permit to remove	5420 front	Cod CrR
18	Ligustrum japonicum	18	26	15	D	D	Remove	5420	Cod inc Db CrR
19	Archontophoenix cunninghamiana	15+16'th	15+16'th	16	A	A	Remove	5418	2Ts clump
21	Archontophoenix cunninghamiana	20+22'th	20+22'th	20	A	A	Remove	5418	2Ts clump
23	Ficus m. Nitida	13.5	28	30	A	C	Remove	5418	Cod CrS Sh

Common abbreviations in the matrix above include:

1s = one-sided

Brk = broken branch

Cod = codominant

Cr# = crowds tree #xx

CrR = crowded roots

CrS = crowded scaffold limbs

Db = dieback

Dk = decayed

DLS = dogleg branches

DLT = dogleg trunk

Epi = epicormic shoots

Hd = headed

inc = included bark

LCR = live crown ratio

noRF = no visible root flare

OL = over-lifted

Sh = shallow rooted

Sp=sparse

Sup = suppressed

SW-lift=sidewalk lifted

Tinj = trunk injury

Topd = topped

T-bow = bowed trunk

Rating System

The rating system works like school grades. A is excellent, B is good, C is average (not good but not declining), D is poor, and F is dead or close to. In structure, A is without apparent defect, B is few minor defects, C is some correctible defects, and D is correctible only with overly severe pruning.

Common name / Botanic name Cross Reference

Species	Common name
<i>Agonis flexuosa</i>	Peppermint willow
<i>Archontophoenix cunninghamiana</i>	King palm
<i>Beaucarnia recurvata</i>	Bottle palm
<i>Eucalyptus camaldulensis</i>	Red gum
<i>Eucalyptus polyanthemos</i>	Silver mountain gum
<i>Ficus microcarpa</i> cv	Indian laurel cultivar
<i>Ligustrum japonicum</i>	Japanese privet
<i>Platanus racemosa</i>	California sycamore
<i>Quercus agrifolia</i>	Coast live oak
<i>Syzygium paniculatum</i>	Brush cherry

5430 Carlton Way



Observations

The apartments at 5430 Carlton Way will be demolished and replaced. The site has no trees, only the one large protected oak as a street tree. The tree has good health, but only fair structure. The trunk has a minor bow and has a codominant fork. The scaffold limbs are crowded together and the trunk stops there. The roots are lifting the sidewalk and the collar at the base is too small and is breaking up.

Recommendations

This tree cannot remain in place, due to demolition, construction and probably grading. Based on canopy and root size, it may have out-grown this space.

After getting a permit and removing the street tree, replace the street tree according to Urban Forestry instructions

5424 Carlton Way



#3 Street tree – note lop-sided head



#3 Street tree – note dogleg trunk and dogleg limbs.



#6 Coast live oak – note narrow planting space.



#7 Brush cherry – note topping for wires and narrow space.



#8 Silver Mountain gum – note small space.

Observations

The existing apartment buildings and trees at 5424 Carlton Way will be demolished and replaced. The site has three trees, and one protected oak as a street tree. The street tree has good health, but only fair to poor structure. The trunk has a minor dogleg, a codominant fork and dogleg scaffold limbs. The scaffold limbs are crowded together and have included bark between them.

There is one protected coast live oak (#6) on the site, in a narrow space. The canopy has been trimmed narrow for passing vehicles.

In the same narrow planter for the oak there is a topped brush cherry (#7), also kept narrow headed.

At the back edge of the property, there is a Silver Mountain gum (#8) that has received severe topping to keep it below the wires.

Recommendations

These trees cannot remain in place, due to demolition, construction and probably grading. Based on canopy size and necessary past pruning, the site trees should never been planted here, but now they all need to be removed.

After getting a removal permit and removing the street tree, replace the street tree according to Urban Forestry instructions.

5420 Carlton Way



#9 Brush cherry in the narrow side planter



#10 Indian laurel in narrow planter.



#11 Brush cherry – note narrow planter and lifted paving.



#12 Bottle palm, a somewhat unique form for this species.



#13 & 14 Silver Mountain gums – note severe topping and heading.



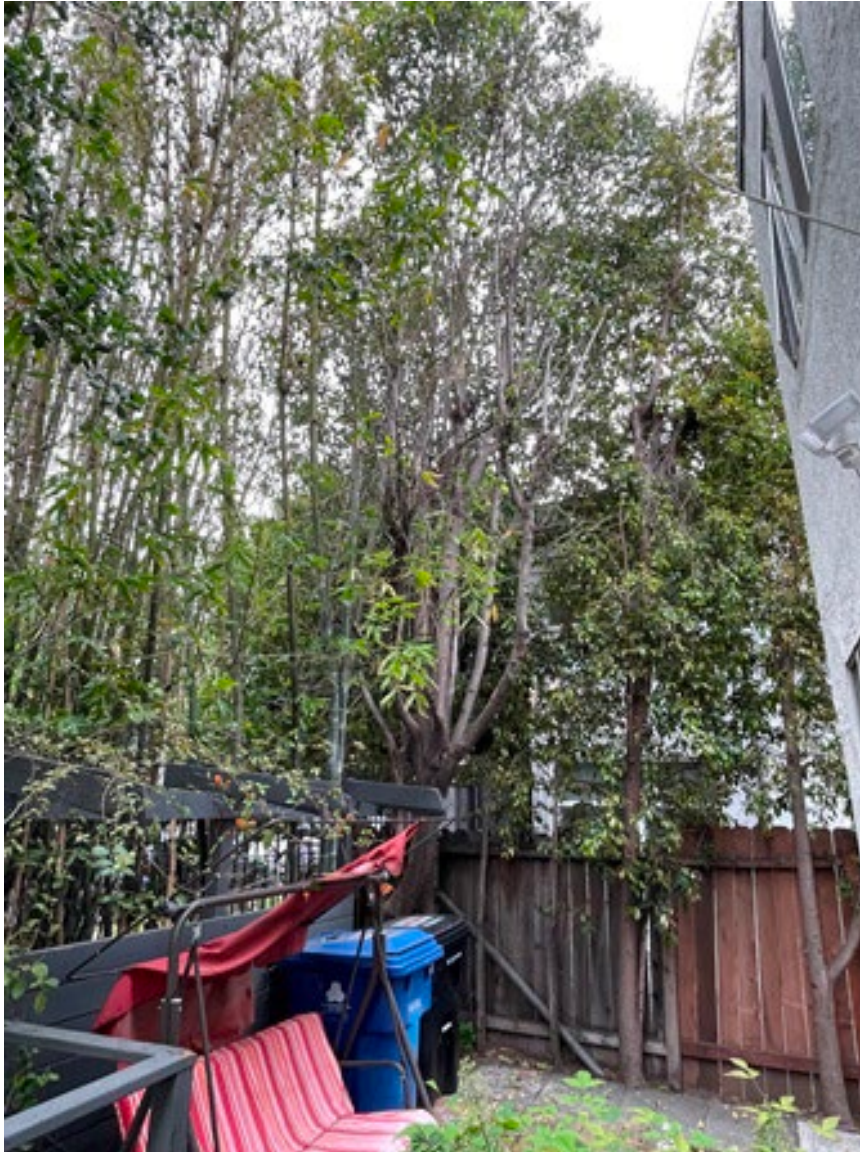
#15 Red gum – note severe topping and heading



#16 Coast live oak



#17 California sycamore



#19 Japanese privet, the top half is dead. Note bamboo crowding it.

Observations

The existing apartment buildings and trees at 5420 Carlton Way (and the sub-addresses) will be demolished and replaced. The site has eight trees, and two protected trees, an oak and a sycamore, but no street trees.

The one protected coast live oak (#16) is in front, near the building. It is tall, but skinny. The protected sycamore (#17) is small, and out near the sidewalk. The trunk is codominant. The canopy sparse and there is a small amount of anthracnose.

In the rear part of the site there are a few brush cherries, one (#9) is 8-inches at 2-feet up below the codominant fork. A second brush cherry is 13 inches at the base.

There are two moderate sized Silver Mountain gums in a narrow planter next to the central parking area. Both have been severely topped and headed.

A medium size red gum is in front of the 5420 building. It has also been topped and headed severely.

The front garden area is disorganized and crowded, but it contains the two protected trees and a large, but dying, Japanese privet, #18, shown at left.

Recommendations

Obtain removal permits for removal of protected trees, coast live oak #16 and California sycamore #17

5418 Carlton Way



#19 King palm cluster



#21 King palm cluster

⬅ #23 Indian laurel – note proximity to the building



Observations

The existing apartment building will remain and have general improvements. The palms and trees at 5418 Carlton Way *can* remain in place. The site has two clusters of two king palms, an Indian laurel and a peppermint willow street “tree”. There are no protected trees.

Recommendations

The #4 “tree” is not suitable as a street tree, and should be replaced. Obtain a permit from Urban Forestry before removing it, and replace it with the tree or trees they specify. This may be an opportune place to plant trees for mitigation of other protected trees or street trees that are being removed.

The Indian laurel tree in front is also not a suitable tree to be so close to the structure. It should be removed. The project landscape architects will recommend better tree or trees for this location.



⬅ #4 Peppermint willow

Discussion

Transplanting

There are no trees of sufficient health, condition or value to justify transplanting. The two oak street trees that need to be removed have limited value, if their structural condition and limited remaining life span is considered. Any tree of this oaks' potential size will have a limited life span in small sidewalk cutouts. King palms are very difficult to transplant successfully, and only move successfully during a short period of the year, and with larger rootballs. The tight spaces these trees are growing in will also make transplant very difficult and unreasonable. Their value does not come close to the cost of preservation. Other than the palms, there few spaces on site for these trees, and no room to store them during construction. The apartment building on the west end (5430) has no trees on site and no space for them.

Protecting in Place

Building large apartment buildings covering almost the entire site, requires removing everything, any previous infrastructure, paving, plants and maybe a large amount of soil. Even building a block wall between these lots would require removal many of these trees, and simply put, they should not remain in any case.

Recommendations

Protected Tree Removal Mitigation

All replacements will need to be replanted back on site, not in the ROW and in an adequate manner to ensure survivability. Ordinarily, mitigation is planting four trees for every one protected tree removed. However, these are all planted trees. As street trees mitigation is normally 2:1. A permit must be obtained from Urban Forestry before any protected tree or street tree removals. Oak #1 can probably be protected in place. Urban Forestry will decide if the Peppermint willow remains.

Street Tree Removal Mitigation

The City of Los Angeles Urban Forestry Division will decide if street trees are required in the new streetscape, and what species of trees will replace the four existing street trees that need to be removed. The hope is that the new site use and building will be considered when it comes time to make that decision. A tall narrow tree species, unlike the existing oak trees, seems to be what is called for. This street has sidewalk cutouts on the west end, and that may be best for the three new apartments (5430, 5424 & 5420). If new sidewalks are required, cutouts may also be called for there as well, and hopefully some provision for adequate root space below the sidewalk. Ordinarily, mitigation is planting two trees for every one street tree removed. A permit must be obtained from Urban Forestry before any street tree removals.

Testing & Evaluation

Visual Analysis of Plant Condition

All the subject plants were evaluated for structural condition and health. The structural condition of trees was evaluated without dissection on a visual basis only. The root crown was examined, as far as it was visible, without excavation. Shrubs and ground covers had no root inspection.

The health was evaluated on a visual basis. If there were no nutrient deficiency symptoms, the foliage was full and dense, the trunk normal or thicker, and there were no pest or disease symptoms, it was assumed that they were healthy. To the degree that symptoms or problems existed, the plants were rated for health on a five-point scale (A to F, F being dead).

For trees, the structural condition, i.e., foliage, limbs, branches, trunk and base were evaluated on a similar five-point scale. Likewise, the best structural condition is termed “A” or excellent. If there were only a couple minor problems or defects, the condition is called “B” or good. If the structure was such that a tree was not in jeopardy, but it was not good, the condition is called “C” or fair. If the tree was at risk of some sort of failure, but might be corrected, the structural condition is called “D” or poor. “F” is dead or dangerous.

No laboratory testing has been performed, either in terms of pathology, pull testing or decay testing. Symptoms of nutrient deficiency or disease were based solely on visual indications. No lab testing was done to confirm either.

Assumptions and Limiting Conditions

1. Any legal description provided to this consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in nature.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain as much information as possible from reliable sources. Data has been verified insofar as possible. However, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. This consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule or contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person and project to whom it is addressed, without the prior expressed written or verbal consent of this consultant.
6. Unless required by law otherwise, neither all nor any part of this report or a copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, new, sales or other media without the prior expressed written consent of this consultant - particularly as to the identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon this consultant as stated in his qualifications.
7. This report represents the opinion of this consultant, and this consultant's fee is in no way contingent upon the reporting of a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purposes of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Arborgate Consulting as to the sufficiency or accuracy of said information.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; conditions change and monitoring is needed to stay abreast of these changes, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.
10. This report is the completed work product. Any additional work, including, e.g. production of a site plan, addenda and revisions, monitoring, or inspection of tree protection measures, must be contracted separately.
11. Use of the report is dependent upon payment and non payment voids all legal use of the report. Ownership of any documents produced passes to the Client only when all fees have been paid.
12. Loss or alteration of any part of this report invalidates the entire report.

Appendix

A. Resume

B. Documentation of Credentials

C. Glossary

A. Resume

GREGORY W. APPEGATE, ASCA, ASLA emeritus

PROFESSIONAL REGISTRATIONS:

American Society of Consulting Arborists - Registered Consulting Arborist #365
American Society of Consulting Arborists – Tree & Plant Appraisal Qualified
American Society of Landscape Architects – emeritus member
International Society of Arboriculture - Tree Risk Assessment Qualified
International Society of Arboriculture - Certified Arborist # WE-180a

EXPERIENCE:

Mr. Applegate is an independent consulting arborist. He has been in the horticulture field since 1963, providing professional arboricultural consulting since 1984 within both private and public sectors. His expertise includes appraisal, tree preservation, diagnosis of tree growth problems, construction impact mitigation, environmental assessment, expert witness testimony, hazard evaluation, pruning programs, species selection and tree health monitoring.

Mr. Applegate has consulted for insurance companies, major developers, theme parks, homeowners, homeowners' associations, landscape architects, landscape contractors, property managers, attorneys and governmental bodies.

Notable projects on which he has consulted are: Disneyland, Disneyland Hotel, DisneySeas-Tokyo, Disney's Wild Animal Kingdom, the New Tomorrowland, Disney's California Adventure, Disney Hong Kong project, Knott's Berry Farm, J. Paul Getty Museum, Tustin Ranch, Newport Coast, Crystal Court, Newport Fashion Island Palms, Bixby Ranch Country Club, Playa Vista, Laguna Canyon Road and Myford Road for The Irvine Company, MTA Expo Line, MWD-California Lakes, Paseo Westpark Palms, Loyola-Marymount campus, Cal Tech, Cal State Long Beach, Pierce College, The Irvine Concourse, UCI, USC, UCLA, LA City College, LA Trade Tech, Riverside City College, Crafton Hills College, MTA projects, and the State of California review of the Landscape Architecture License exam (re: plant materials)

EDUCATION:

Bachelor of Science in Landscape Architecture, California State Polytechnic University, Pomona 1973
Arboricultural Consulting Academy (by ASCA) Arbor-Day Farm, Kansas City 1995
Continuing Education Courses in Arboriculture, required to maintain Certified Arborist status and for ASCA membership

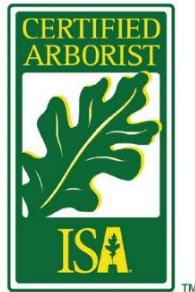
PROFESSIONAL AFFILIATIONS:

American Society of Consulting Arborists (ASCA), Registered member
International Palm Society, Full member
International Society of Arboriculture (ISA), Certified member
California Tree Failure Report Program, UC Davis, Participant
Street Tree Seminar (STS), Member

COMMUNITY AFFILIATIONS:

Landscape Architecture License Exam, Reviewer, Cal Poly Pomona (1986-90)
American Institute of Landscape Architects (L.A.) Board of Directors (1980-82)
California Landscape Architect Student Scholarship Fund - Chairman (1985)
International Society of Arboriculture - Examiner-tree worker certification (1990)
Guest lecturer at UCLA, Cal Poly, Saddleback College, & Palomar Junior College
ASCA 2011 Nominations Committee and A3G appraisal update committee
ASCA, Industry definitions committee 2009-2010
ASCA web site, west coast tree question responder (2007-2016)

B. Credentials



The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Certified Arborist ®

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

Caitlyn Pollihan
CEO & Executive Director

28 July 1997

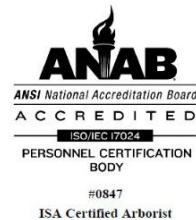
Issue Date

30 June 2024

Expiration Date

WE-0180A

Certification Number





The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Caitlyn Pollihan
CEO & Executive Director

11 February 2013

Issue Date

24 February 2028

Expiration Date



*The American Society
of
Consulting Arborists*

*in recognition of fulfillment of the requirements for
Registered Consulting Arborist® status*

confers upon

Gregory W. Applegate, RCA #365

Registered Membership



Dr. James R. Clark, RCA #357
President



Beth W. Palys, FASAE, CAE
Executive Director



The American Society of Consulting Arborists

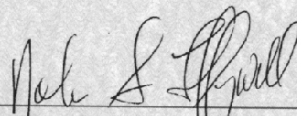
in recognition of fulfillment of specified requirements

confers upon

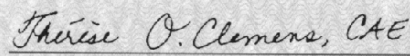
Gregory Applegate, RCA #365

Tree and Plant Appraisal Qualification

Effective December 7, 2019–December 7, 2024


John S. Leffingwell, RCA #442
President




Thérèse O. Clemens, CAE
Executive Director

C. Glossary

Arboriculture	The cultivation and care of trees and shrubs.
Arborist	professional who possesses the technical competence gained through experience and training to provide for or supervise the management of trees and other woody plants in residential, commercial or public settings.
Butt	lower stem and upper buttress root area of a tree
Compaction	(Soil Compaction) The compression of soil, causing a reduction of pore space and an increase in the density of the soil. Tree roots cannot grow in compacted soil.
Crown	The upper portions of a tree or shrub, including the main limbs, branches, and twigs.
DBH	Diameter of the trunk, measured at breast height or 54 inches above the average grade. Syn. = caliper.
Decline	Progressive reduction of health or vigor of a plant.
Dieback	Progressive death of buds, twigs and branch tissues, on individual limbs, or throughout the canopy.
Hedge	a living fence of shrubs (usually uniformly sheared)
Heading	Pruning techniques where the cut is made to a bud, weak lateral branch or stub
Palm	A tropical or subtropical monocotyledonous tree or shrub, usually having a woody, unbranched trunk and large, evergreen, fan or feather-shaped leaves at the top.
Perennial	plants that live several to many years
Phenology	the study of periodic biological processes, or the timing of natural processes and phenomena, such as onset of growth, bud swelling, root growth, shedding of leaves, etc.
Root crown	Area at the base of a palm where the roots and stem merge (synonym - root collar).
Root system	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root zone	The area and volume of soil around the tree in which roots are normally found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.

Shrub	The name usually given to a relatively short (less than 15 feet) woody plant, with multiple stems arising near the ground.
Species	Taxonomic classification below genus. 1). A group of plants with common characteristics or consistent differences in morphology, ecology or reproductive behavior, distinct from others of the same genus. 2). The basic unit in plant taxonomy; the Latin binomial consisting of the genus and specific epithet; it is both singular and plural.
Street tree	A tree growing adjacent to dedicated roadways and within the city's right of way.
Stress	"Stress is a potentially injurious, reversible condition, caused by energy drain, disruption, or blockage, or by life processes operating near the limits for which they were genetically programmed." Alex Shigo
Tree	large, woody perennial, with well-defined stem, height rarely under 15 feet.
Trunk	The main stem or axis of a tree that is supported and nourished by the roots and to which branches are attached.
Urban forestry	The management of urban trees in mass vs. as individuals. Urban and community forestry involves the planting, care and management of the trees where we live. The trees and related vegetation in our cities are an important asset that needs to be managed in order to maintain community livability. The urban forest is the mosaic of the planted landscape and the remnant native forests left behind as our cities have developed
Value	Value is the present worth of future benefits. Value is not necessarily cost.

Disclaimer

Good current information on tree preservation has been applied. However, even when every limb and root is inspected, inspection involves sampling, therefore some areas of decay or weakness may be missed. Weather, winds and the magnitude and direction of storms are not predictable and some failures may still occur despite the best application of high professional standards. Future tree maintenance will also affect the trees health and stability and is not under the supervision or scrutiny of this consultant. Continuing construction activity such as trenching will also affect the health and safety, but are unknown and unsupervised by this consultant. Trees are living, dynamic organisms and their future status cannot be predicted with complete certainty by any expert. This consultant does not assume liability for any tree failures involved with this property.

Certification

I, Gregory W. Applegate, certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct. That the report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That my compensation is not contingent upon the reporting of a predetermined conclusion, that favors the cause of the client, the attainment of stipulated result or the occurrence of a subsequent event.

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards of arboricultural practice. As of this report date, I have completed the requirements of continuing education for Registered Consulting Arborist.

That my opinions are based on the information known to me at this time. No internal dissection or decay investigation was made.

That I have made a personal inspection of the trees that are the subject of this report. No one provided significant professional assistance to the person signing this report.

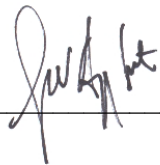
Furthermore, the opinions above are held with reasonable degree of professional certainty, predicated on over 50 years of experience in the nursery, landscape, and arboricultural industries and the documents and information provided me.

I do not authorize out of context quoting from or partial reprinting of this appraisal report. Neither all or any part of this report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the undersigned.

Arborgate Consulting, Inc.

Gregory W. Applegate

Registered Consulting Arborist #365



Date 3-9-24