

**LOS ANGELES CITY PLANNING FORM CP-4068
TREE REPORT**

Westport – San Vicente
4802-4828 W San Vicente Blvd
Los Angeles, CA 90019
Wilshire
Council District 10

Prepared for:

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Updated November 3, 2025

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Alison Lancaster Consulting Arborists LLC

Helping Angelenos Appreciate, Connect to, and Steward Their Trees Since 2021

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11/3/25

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SUBJECT:

Updated Los Angeles City Planning Form CP-4068 Tree Report for Westport – San Vicente at 4802-4828 W San Vicente Blvd, Los Angeles, CA 90019

EXECUTIVE SUMMARY

The project owner, applicant, and representative (hereafter “the project team”) are proposing to construct a self-storage facility at the project site located at 4802-4828 W San Vicente Blvd in the Wilshire area in Council District 10 of the City of Los Angeles.

In accordance with LA City Street Tree Ordinance #153500, LA City Protected Tree Ordinance #186873, and LA City Planning Form CP-4068 Tree Report Template, I completed a tree inventory at the project site on 7/15/25 and found 5 qualifying trees on or near the site – all are street trees of non-protected tree or shrub species.

On 9/24/25 I wrote a Tree Report discussing the project team’s proposed site plan design and how it would result in removal of one of the street trees plus minor to moderate construction impacts to the remaining 4 street trees.

Now in November 2025, the project team requested an updated report to account for an additional proposed street tree removal.

Thus, the following Tree Report documents 2 proposed street tree removals, required replacement planting with 4 new trees, and Best Management Practices for minimizing construction impacts to the remaining 3 street trees, including instructions for required protective fencing and recommendations for other specific and general tree protection measures.

PROJECT OVERVIEW

Purpose of Tree Report

This Tree Report is based upon the findings of my tree inventory visit, the proposed site plan design that was provided to me by the project team, and discussion with the project team regarding specific project and construction details. It documents the expected removal of 2 street trees, as well as expected construction impacts to 3 other street trees, and is intended for use by the project team in obtaining tree permits and environmental clearances accordingly. This Tree Report also provides Best Management Practices for construction around the remaining street trees, including suggestions for new street tree replacement planting, instructions for required protective fencing, and recommendations for other specific and general tree protection measures.

Project Information

The following project information was provided to me by the project team:

Project Name: Westport – San Vicente

Project APN: 5070004026 – 4802-4828 W San Vicente Blvd, Los Angeles, CA 90019

Project Entitlement(s) and/or Environmental Case Numbers:

CPC-2025-5194-HD-CU2-PR and ENV-2025-5195-EAF

Project Team Names and Contact:

Owner

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Applicant

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Representative

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Project Location

The project site is a developed commercial property located at 4802-4828 W San Vicente Blvd in the Wilshire area in Council District 10 of the City of Los Angeles. It measures 30,610 square feet, is triangular in shape, and is bordered by W San Vicente Blvd to the north, Longwood Avenue to the west, alleyway and commercial property to the south, and Tremaine Avenue at its shortest end to the east. The existing commercial building is a single-story warehouse measuring 23,151 square feet. It has an asphalt parking lot at the east end, asphalt storage and trash area along the west side, and asphalt walkway along the south side. The property is enclosed with wrought-iron and chainlink perimeter fencing. Vegetation on the site consists of non-native vines along the south perimeter fence and non-native weeds sprouting along the west and south sides.

TABLE 1. Project APN Square Footage

Project APN	Square Footage of Parcel
5070-004-026 – 4802-4828 W San Vicente Blvd	30,610 square feet
Combined Square Footage Total	30,610 square feet

A Project Location Map and Aerial Map of Project Site were provided to me by the project team and have been attached to this Tree Report as **FIGURE 1** and **FIGURE 2**.

Proposed Development

The proposed project consists of complete demolition of the entire project site followed by construction of a self-storage facility. The building will be 7 stories tall, spanning most of the buildable area between setbacks for a total square footage of 175,047, with the following features:

- 3-foot street widening along Longwood Avenue
- Office at the northwest corner of the site at the intersection of W San Vicente Blvd and Longwood Avenue
- Parking garage at the west side of the site with a new driveway entrance plus loading and trash areas
- Lobby room with 18 long term bike parking spaces and 2 elevators
- Stairways at the southwest and east corners of the site and a secondary entryway along W San Vicente Blvd
- Transformer pad with 18'x30' staging area at the southwest corner of the site
- 18 short term bike parking spaces in the parkway along Longwood Avenue

A Grading Plan was not available at the time of writing this Tree Report. Once the project team has a Grading Plan, they can attach it in the correct place at the end of this Tree Report as **FIGURE 3**.

A Protected Tree Plan [Landscape Plan, Plot Plan] showing existing trees has been created by Alison Lancaster Consulting Arborists LLC and attached to this Tree Report as **FIGURE 4**.

Tree Retention/Preservation Efforts

The project team's proposed site plan design avoids or minimizes impacts to street trees as follows¹:

- There will not be any changes to street, curbs, or sidewalks on W San Vicente Blvd.
- New landscape with drought tolerant plants will be installed around the remaining street trees on W San Vicente Blvd and is only expected to be a minor root zone impact to them.

A Project Schedule was provided to me by the project team and has been attached to this Tree Report as **FIGURE 5**.

¹ I have provided my observations of how the project team's proposed site plan design avoids or minimizes tree impacts. However, it is not the role of Tree Experts to "justify" or "advocate for" their client's proposed projects. Tree Experts are independent, objective observers who analyze and report on expected tree impacts based on our client's proposed site plan designs, and may make recommendations to clients for avoiding or minimizing those impacts, but are not responsible for the final proposed site plan design nor for justifying or advocating for the client's design.

TREE ASSESSMENT

Field Methodology

I completed a tree inventory at the project site on 7/15/25. The tree inventory visit began at 12:00PM and took 45 minutes. Weather during the tree inventory visit was sunny.

The tree inventory involved ground-level visual assessment of trees and shrubs on and near the site to the extent possible given site topography, walls and fences, and other obstructions, and was completed as follows per my agreement with the project team:

1. The tree inventory will include the following trees and shrubs that are located on or near² the project site:
 - **street trees** located in the parkway in front of the project site regardless of size
 - **protected native tree and shrub species** that are at least 4 inches diameter
 - **other tree species** that are at least 8 inches diameter
2. Place a round, numbered aluminum tag on each tree or shrub located on the project site.
3. Identify trees and shrubs by assigned number on a topographic survey provided by the project team.
4. Create tree inventory tables with the following information about each tree and shrub:
 - Tree #**
 - Status** – Street Tree, Protected Native Tree or Shrub, Other On-Site Tree, Other Off-Site Tree
 - Species** – scientific and common names
 - Diameter at Standard Height (DSH)** – measured in inches with a diameter tape
 - Height** – visually estimated in feet
 - Canopy** – measured in feet with a 3-foot walking stride
 - Physical Condition** – visually evaluated health and structure ratings
 - Natural or Ornamental** –opinion based on tree or shrub species and site context
 - Expected Disposition** – no impact, preserve, encroach, remove
 - Disposition Reason** – based on final site plan design provided by project team
 - Tree Replacement Ratio and Species** – based on last known replacement tree policies from LA City Urban Forestry Division and LA City Planning Department, subject to change
5. Photograph each tree and shrub.

Note on Tree Safety

Even though I have gathered physical condition ratings for the inventoried trees and shrubs, I have not evaluated any of them for safety. Without a thorough and focused “risk assessment,” it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an assessment, there are no guarantees that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe.

² A tree or shrub was considered “near” the project site if its canopy overhangs the project site, or if it is otherwise at risk of being impacted by the proposed project.

Data Analysis

There are 5 qualifying trees on or near the site – all are street trees of non-protected tree or shrub species as follows:

- 2 southern magnolias (*Magnolia grandiflora*) on Longwood Avenue
- 1 purple orchid tree (*Bauhinia variegata*) on W San Vicente Blvd
- 2 glossy privets (*Ligustrum lucidum*) on W San Vicente Blvd

There are no qualifying native or non-native trees or shrubs directly on the site, and no protected native trees or shrubs off-site on surrounding properties that could be impacted by the project team's proposed project.

Photos of the inventoried street trees have been attached to this Tree Report as a **PHOTO INDEX**.

Required information about all inventoried street trees can be reviewed on the Tree Inventory Table that has been attached to this Tree Report as **TABLE 2**.

Inventoried street tree locations and canopies can be reviewed on the Protected Tree Plan that has been attached to this Tree Report as **FIGURE 4**.

Expected Tree Impacts

The following section describes expected street tree removals and impacts as a result of the project team's proposed site plan design.

Impact Assumptions

The impact analysis that follows is based on several assumptions. Should these assumptions prove to be incorrect, additional impacts could result from the project.

1. I have correctly identified where the property lines are.
2. All street trees are mapped correctly.
3. I have a complete and correct understanding of the proposed project.
4. The proposed project design will not change significantly.
5. There will not be any changes to street, curbs, or sidewalks on W San Vicente Blvd.

Findings for Protected Tree Removal

The project team's proposed site plan design will result in removal of³:

- Tree ST1 to accommodate the required 18'x30' transformer staging area at the southwest corner of the site along Longwood Avenue.
- Tree ST2 to accommodate the 3-foot street widening along Longwood Avenue.

³ I have provided "explanations" for proposed street tree removals that are based on my discussion with the project team. However, it is not the role of Tree Experts to "justify" proposed tree removals as described in LA City Planning Form CP-4068 Tree Report Template. Tree Experts are independent, objective observers who analyze and report on expected tree impacts based on our client's proposed site plan designs, and may make recommendations to clients for avoiding or minimizing those impacts, but are not responsible for the final proposed site plan design nor for justifying the client's design.

It is my finding that:

X The removal of any tree will not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City;

AND

X It is necessary to remove the tree(s) because its continued existence at said location prevents the proposed⁴ development of the subject property;

OR

The tree shows a substantial decline from a condition of normal health and vigor, and restoration through appropriate and economically reasonable preservation procedures and practices is not advisable;

OR

Because of an existing and irreversible adverse condition of the tree, the tree is in danger of falling or failing;

OR

The presence of the tree interferes with utility services and/or roadways within or without the subject property and the only reasonable alternative to the interference is the removal of the tree;

OR

The tree has no apparent aesthetic value that will contribute to the appearance and design of the surrounding properties, or is not located with reference to other trees or Historical-Cultural Monuments in such a way as to acquire a distinctive significance at said location.

Tree Impacts

I expect minor construction impacts to Trees ST3, ST4, and ST5 as a result of the proposed project. These impacts should be minimized if all Required and Recommended Practices outlined under Best Management Practices later in this Tree Report are followed carefully.

⁴ It is beyond the purview of arborists to determine the “reasonableness” of a development.

PROJECTS WITHIN OVERLAYS

There are no applicable specific plans for the project site.

HABITAT INTEGRITY ANALYSIS

I am a qualified Tree Expert, but I am not a qualified biologist, therefore I cannot provide a habitat integrity analysis of the project site.

If a habitat integrity analysis is required for the proposed project, then the project team must hire a qualified biologist to complete the analysis of the project site according to LA City Planning Form CP-4068 Tree Report Template requirements, including designation of sensitive natural communities on and near the site, delineation of woodland boundaries, and analysis of potential project impacts to habitat integrity.

BEST MANAGEMENT PRACTICES

Required Practices

Tree Protection Zone (TPZ) and Protective Fencing

The TPZ is defined by LA City Planning Form CP-4068 Tree Report Template as the ground-level, circular zone around street tree trunks whose radius is equivalent in distance to 12 times the trunk diameter as measured at standard height of 4.5 feet above grade.

The best possible means of securing TPZs, thus minimizing root impacts to street trees as a result of construction-related activities, is with proper protective fencing that is installed before any demolition, excavation, grading, or other construction activities begin. **Protective fencing shall be chain-link, at least 5 feet high, and held in place by steel stakes driven directly into the ground.** Orange snow fencing, even when held by stakes in the ground, is not sufficient as protective fencing during construction.

A durable sign shall be securely affixed to the fencing that reads:

<p>STREET TREE</p> <p>This fence shall not be moved or entered without authorization [insert appropriate project contact information]</p>
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There shall be no access for workers or other personnel into protective fencing areas. No storage, waste disposal, equipment clean-out, outhouse, or vehicle parking is allowed within the protective fencing area. If a gate in the protective fencing is necessary, such as for project team access, it shall be padlocked during all working hours with limited, authorized access only.

All protective fencing shall remain in place throughout all demolition, excavation, grading, and other construction activities, and shall only be removed near the end of the project when landscape and other activities inside protective fencing areas will begin.

TPZs and recommended protective fencing locations⁵ are shown on the Protected Tree Plan that has been attached to this Tree Report as **FIGURE 4**. The project team shall consult with LA City Department of Public Works to ensure the recommended protective fencing locations satisfy their requirements for parkway visibility and pedestrian safety. In addition, the project team shall consult the **Project Arborist** if modifications to protective fencing locations are needed for site access or any other reasons.

LA City Planning Form CP-4068 Tree Report Template requires that all recommended protective fencing be installed and photographed, and that those photos be attached to this Tree Report, in order for the Tree Report submittal to be complete. Since protective fencing photos are outside my agreed scope of work, the project team is responsible for contracting installation and photographing of the recommended protective fencing, then attaching those photos in the correct place at the end of this Tree Report as **FIGURE 6**.

⁵ The project team and the City should be aware that the recommended protective fencing locations shown on the Protected Tree Plan are based on the project site topography and features, the project team's proposed site plan design, and the expected construction activities. Therefore, the protective fencing areas are as close as possible to, but may not always align with or fully encompass, the street tree TPZs.

Monetary Bonding

Requirements for monetary bonding, if applicable to the proposed project, shall be determined by the project team in coordination with the appropriate LA City departments.

Tree Monitoring and Inspection

Contractor responsibility- The project team shall ensure that all project contractors have read, are familiar with, and will adhere to all required and recommended practices laid out in this entire Best Management Practices section. A copy of this Tree Report and all of its associated attachments shall be kept on the project site at all times.

Project Arborist- There are certain situations where the **Project Arborist is required or recommended to be on the site**. It is the project team's responsibility to engage a **Project Arborist** that can be present for construction monitoring and project milestones as described in this Best Management Practices section. I can provide a **Project Arborist** agreement if requested by the project team, but they may hire any qualified arborist of their choosing to fulfill this role.

72-hour notice- It is the project team's responsibility to notify the **Project Arborist** when those milestones recommended for arborist presence are reached. The **Project Arborist** shall be notified at least 72 hours before:

- the project site is to be demolished;
- excavation, grading, or construction within the TPZ of a street tree commences;
- pruning of a street tree's canopy or roots takes place;
- commencement of any other activity within the TPZ of a street tree.

Monitoring during and after construction- It is the project team's responsibility to ensure that all construction and post-construction monitoring requirements, as outlined by LA City Protected Tree Ordinance #186873, relevant project permits, and project conditions of approval, are satisfied. This means hiring a **Project Arborist** for construction monitoring and notifying them of relevant dates and project milestones in a timely manner so they may be present on the site.

Recommended Practices

New Tree Planting

The project team's proposed site plan design will result in removal of 2 street trees – Trees ST1 and ST2. LA City Urban Forestry Division requires a replacement planting ratio of 2:1 for street tree removals, meaning 4 replacement street trees are required.

I suggest that the project team include 4 new street tree plantings, of City-approved species and sizes, along W San Vicente Blvd in their landscape design.

Please note that final determination of all New Tree Planting details (species, sizes, locations) shall be made by the project team in coordination with the appropriate LA City departments and then reflected on the project landscape plan.

Specific Tree Protection Measures

The following tree protection measures should be applied whenever they are relevant to construction activities around all remaining street trees.

Mechanical damage prevention at all stages of work- All demolition, construction, landscape, and other contractors working within the canopy dripline or TPZ of a street tree should take extra care not to damage their trunks, canopies, or roots during all activities and phases of their work. No equipment, tools, or materials should be allowed to bump, cut, or otherwise damage a street tree. There should not be dumping or spillage of concrete, paint, or other chemicals into the soil inside a TPZ, nor should there be equipment and tool clean-out inside a TPZ. ***If for some reason damage to a street tree occurs, or is unavoidable, work should stop and the Project Arborist should be consulted on how to proceed.***

Clearance pruning- If clearance pruning of a street tree is necessary for demolition, construction, equipment access, etc, then the pruning should only be scheduled once the project team is certain what clearance is actually required for the work to continue; and then, only the minimum amount of clearance required for work to continue should be applied. ***The Project Arborist should be consulted prior to any pruning.*** All pruning should be carried out by an ISA Certified Arborist, or under the oversight of the ***Project Arborist***, and should conform to ANSI A-300 standards at a minimum.

Utility trenching- No utility work is shown on the site plan design that was provided to me. However, in the event that trenching for underground utilities becomes necessary in the parkways in front of the site, then efforts should be made to route utility trenches outside of street tree TPZs. Whenever a utility trench must pass within a TPZ, the ***Project Arborist*** should be consulted before that work begins. Utility trenching within a TPZ should be done using ***hand tools only*** – no machinery – and efforts should be made to tunnel under tree roots. ***No roots measuring two inches diameter or larger should be cut or removed without first consulting the Project Arborist.*** Smaller roots should be cut cleanly with a sharp saw or pruning tool, at right angles to the root, and far enough behind any damage that all split and cracked portions are removed. Do not apply wound treatment to cuts.

Landscape- When designing and installing landscape and irrigation around all street trees, the following guidelines should be followed:

- Brush and trash removal within a TPZ should be completed using ***hand tools only*** – no machinery.
- There should not be any tilling, ripping, or amending of soil within street tree TPZs without first consulting the ***Project Arborist***.
- No planting of any type, irrigation, or irrigation overspray should occur within 5 feet of any street tree trunk.
- Planting holes within a TPZ should be ***dug manually***. If any roots measuring two inches diameter or larger are encountered, the planting hole should be moved. Smaller roots should be cut at the edge of the planting hole with sharp, clean pruning tools.
- Underground irrigation lines should be kept out of TPZs to the extent possible, or otherwise should be installed using ***hand tools only*** and without doing any root damage to the street trees.

General Tree Protection Measures

The following tree protection measures should be applied whenever they are relevant to construction activities around all street trees. If there is conflict between the Specific Tree Protection Measures described above, and any of these General Tree Protection Measures, then the Specific Tree Protection Measures supersede.

1. All work conducted in the ground within a TPZ should be accomplished with hand tools only.
2. Where structural footings are required and major roots will be impacted, the footing depth should be reduced to a maximum of 12". This may require additional "rebar" for added strength. An alternative would involve bridging footings over roots and covering each root with plastic cloth and 2-4" of Styrofoam matting before pouring concrete.
3. Any required trenching which has multiple trench path options should be routed in such a manner as to minimize root damage. Radial trenching is less harmful than tangential trenching because it runs parallel to roots, rather than diagonal or perpendicular to them. Whenever possible, trenching should work around roots rather than cutting them. Place pipes and cables below uncut roots, and utilize the same trench for as many utilities as possible.
4. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of all trees as construction permits. At no time during or after construction shall soil be in contact with the trunk of a tree above natural grade.
5. Whenever root pruning is necessary, the root pruning cuts should be made cleanly with a sharp saw or pruning tool, far enough behind any damage that all split and cracked portions are removed. The cuts should be made at right angles to the roots so that the wound is no larger than necessary. When practical, cut roots back to a branching lateral root. Do not apply any pruning wound treatment to cuts.
6. When removing hardscapes, as little disruption of soil as necessary should be attempted. This will mean using hand tools for all work within TPZs. It may also mean removing the hardscape in a backwards direction away from the trunks of trees, while keeping personnel and equipment on the hardscape as it is removed.
7. Pruning should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety. If limbs must be removed, pruning cuts should be made perpendicular to the branch to limit the size of the cut face. The branch bark collar should be preserved (i.e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree. All pruning should be done in accordance with ANSI A300 pruning standards. Do not apply any pruning wound treatment to cuts.
8. To minimize soil compaction, keep all activity and traffic to a minimum within TPZs.
9. It is important that TPZs not be subjected to flooding incidental to the construction work, or to disposal of construction debris such as paints, plasters, or chemical solutions. No equipment fueling or chemical mixing should be done within TPZs.

10. In general, it is best to minimize the amount of environmental change that trees will be subjected to. This includes drastic changes in watering practices from historic conditions, such as increases or decreases in the amount or frequency of water applied.

11. Care should be exercised not to allow equipment to physically damage tree trunks, root crowns, or lower limbs during construction. This includes but is not limited to 1) impact damage by scrapers, buckets, or hoes; or 2) damage by tires, wheels, or tracks from operating in close proximity to trees.

CONCLUSION AND RECOMMENDATIONS

There are 5 qualifying trees on or near the site – all are street trees of non-protected tree or shrub species as follows:

- 2 southern magnolias
- 1 purple orchid tree
- 2 glossy privets

The project team's proposed site plan design will result in removal of 2 of the street trees, and I expect will result in minor construction impacts to the remaining 3 street trees.

To replace for the street tree removals, I suggest 4 new street tree plantings in the parkway on W San Vicente Blvd. And if the Best Management Practices outlined in this Tree Report are followed carefully, then I expect construction impacts to the remaining street trees will be minimized.

In order to complete this Tree Report for submittal, the project team should address the following items:

- Once available, attach a Grading Plan in the correct place at the end of this Tree Report as **FIGURE 3**
- Contract the installation and photographing of recommended protective fencing, then attach those photos in the correct place at the end of this Tree Report as **FIGURE 6**.

In addition, if a habitat integrity analysis is required for the proposed project, then the project team must hire a qualified biologist to complete the analysis of the project site according to LA City Planning Form CP-4068 Tree Report Template requirements.

Please let me know if I can be of further assistance or if you have additional questions.

Sincerely,



Alison Lancaster
ASCA Registered Consulting Arborist #770
ISA Board Certified Master Arborist #WE-12464B



GLOSSARY OF TERMS AND ACRONYMS

Terms

Diameter at Standard Height (DSH) – Tree or shrub trunk diameter as measured at 4.5 feet above grade (or at other height as indicated).

Protected Native Tree or Shrub – Defined in LA City Protected Tree Ordinance #186873 as trees and shrubs of the following species which measure 4 inches or more cumulative DSH: all southern California native oaks (*Quercus species*) except scrub oak (*Quercus berberidifolia*); southern California black walnut (*Juglans californica*); western sycamore (*Platanus racemosa*); California bay laurel (*Umbellularia californica*); Mexican elderberry (*Sambucus mexicana*); and toyon (*Heteromeles arbutifolia*).

Other Off-Site Tree – A tree of any species which is not identified as a Protected Native Tree or Shrub, whose trunk measures 8 inches or more DSH, and that is growing on a neighboring property surrounding the project site.

Other On-Site Tree – A tree of any species which is not identified as a Protected Native Tree or Shrub, whose trunk measures 8 inches or more DSH, and that is growing on the project site.

Street Tree – Defined in LA City Street Tree Ordinance #153500 as a tree of any species which is not identified as a Protected Native Tree or Shrub, whose trunk measures any size, and that is growing in a City-owned parkway or other City-owned public space.

Tree Expert – Defined in LA City Protected Tree Ordinance #186873 as an individual who is an ISA Certified Arborist and holds any of the following licenses or qualifications: licensed as an agriculture pest control advisor; licensed as a landscape architect; qualified as an ASCA Registered Consulting Arborist.

Tree Protection Zone (TPZ) – Defined in LA City Planning Form CP-4068 Tree Report Template as the ground-level, circular zone around protected tree and shrub trunks whose radius is equivalent in distance to 12 times the trunk DSH. For protected trees and shrubs with multiple trunks, the TPZ is based on the diameter of the largest trunk.

Acronyms

A300 – American National Standard for Tree Care Operations

ANSI – American National Standards Institute

APN – Assessor Parcel Number

ASCA – American Society of Consulting Arborists

BCMA – ISA Board Certified Master Arborist

BMP – Best Management Practices

DSH – Diameter at Standard Height

ISA – International Society of Arboriculture

OP – Off-Property or Off-Site Tree

RCA – ASCA Registered Consulting Arborist

ST – Street Tree

TPZ – Tree Protection Zone

REFERENCES

City of Los Angeles Street Tree Ordinance #153500, dated 4/5/80

City of Los Angeles Protected Tree Ordinance #186873, adopted 2/4/21

City of Los Angeles Planning Form CP-4068 Tree Report Template, dated 7/13/23

Email Proposal for Tree Inventory at 4802-4828 W San Vicente Blvd, dated 7/11/25 at 7:31AM, Alison Lancaster to Myca Tran – Three6ixty

Proposal for LA City Planning Form CP-4068 Tree Report at 4802-4828 W San Vicente Blvd, dated 9/12/25

Los Angeles City Planning Form CP-4068 Tree Report for Westport – San Vicente at 4802-4828 W San Vicente Blvd, dated 9/24/25

Trees and Development: A Technical Guide to Preservation of Trees During Land Development, published 1998, Nelda Matheny and James R. Clark

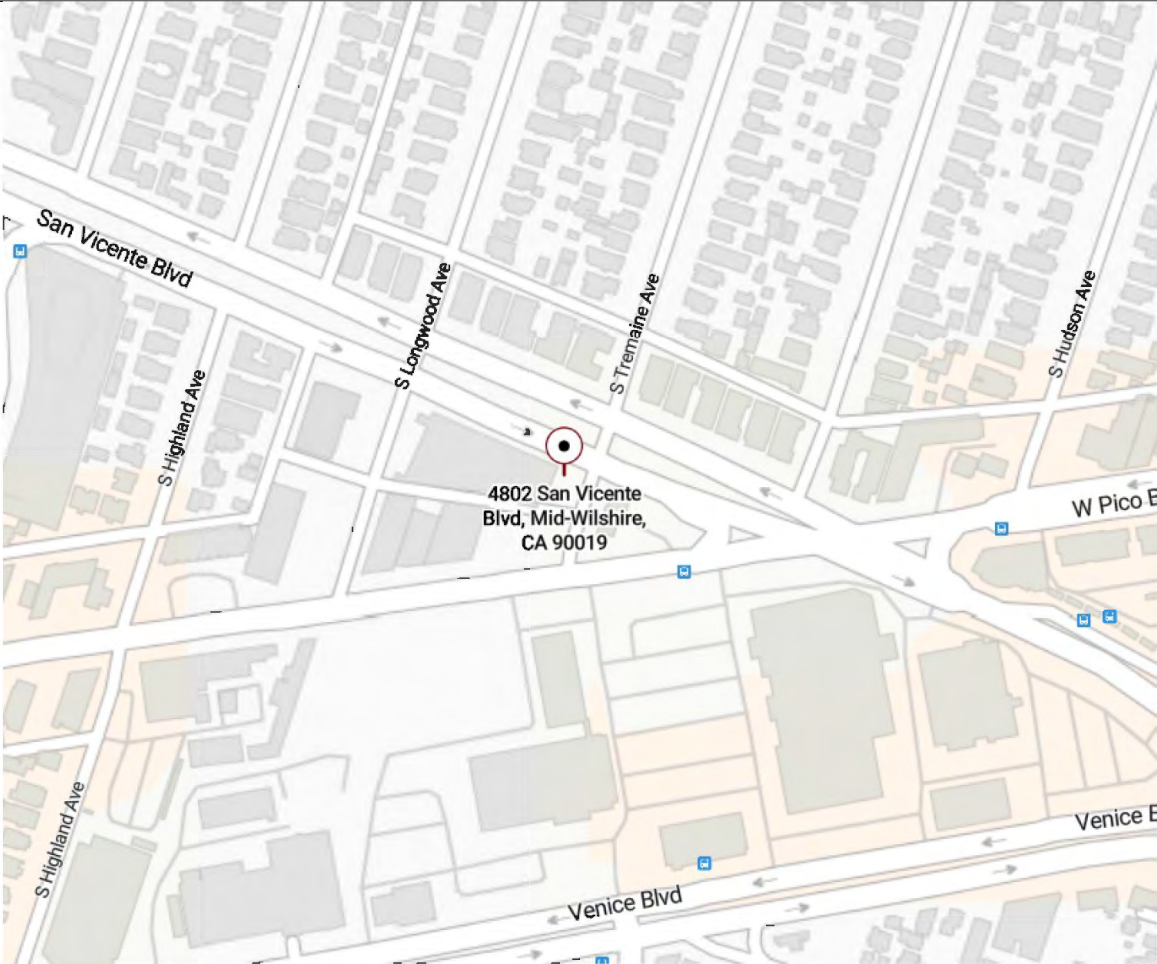
ANSI A300 (Part 5) Management of Trees and Shrubs During Site Planning, Site Development, and Construction, revised 2019

ISA Best Management Practices: Managing Trees During Construction, Second Edition, published 2016

FIGURE 1
PROJECT LOCATION MAP

Provided by the project team

Vicinity Map



Address: 4802-4828 SAN VICENTE BLVD


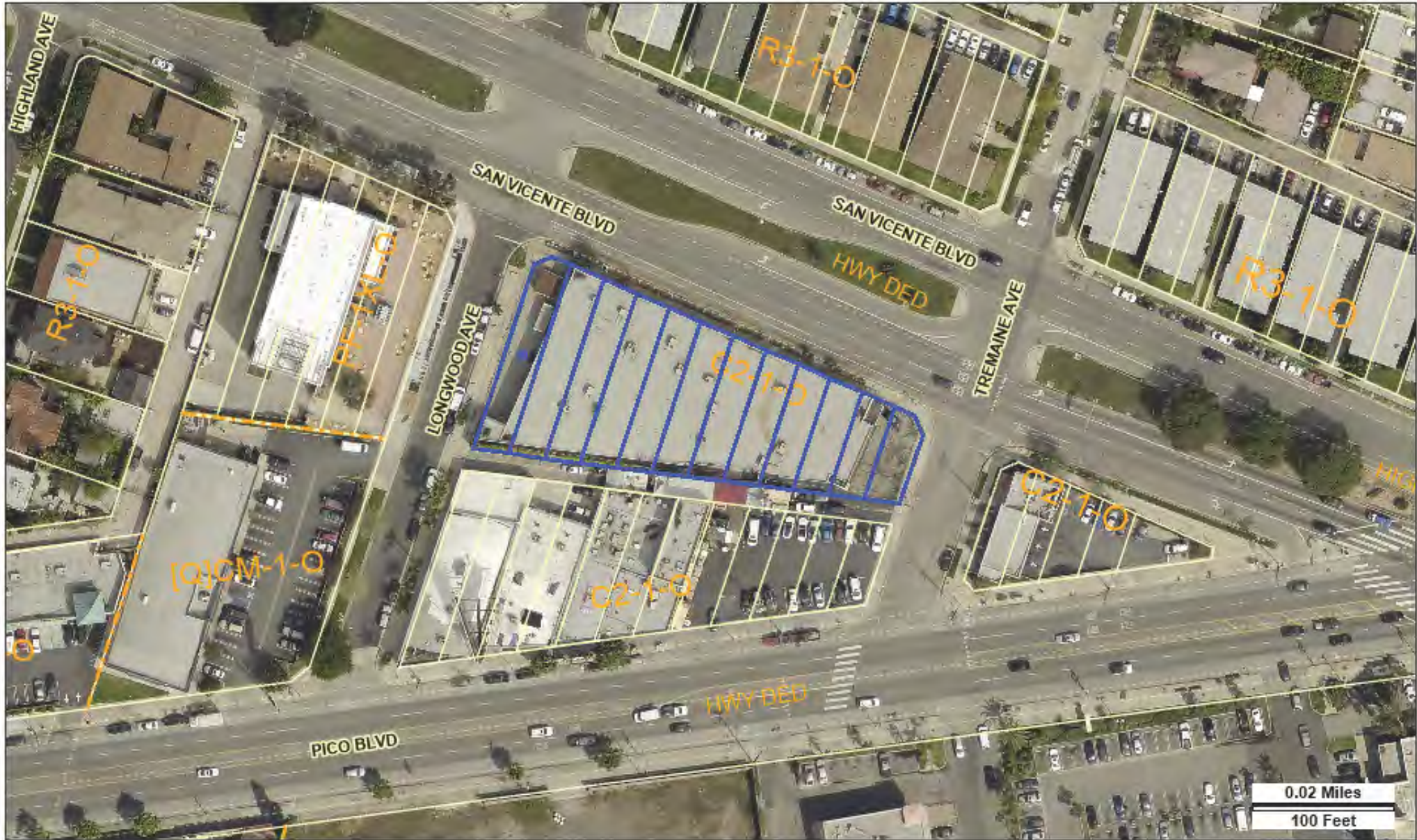
 # 25-119

FIGURE 2
AERIAL MAP OF PROJECT SITE

Provided by the project team



Address: 4828 W SAN VICENTE BLVD

APN: 5070004026

PIN #: 129B181 805

Tract: TR 4604

Block: None

Lot: FR 660

Arb: None

Zoning: C2-1-O

General Plan: Community Commercial



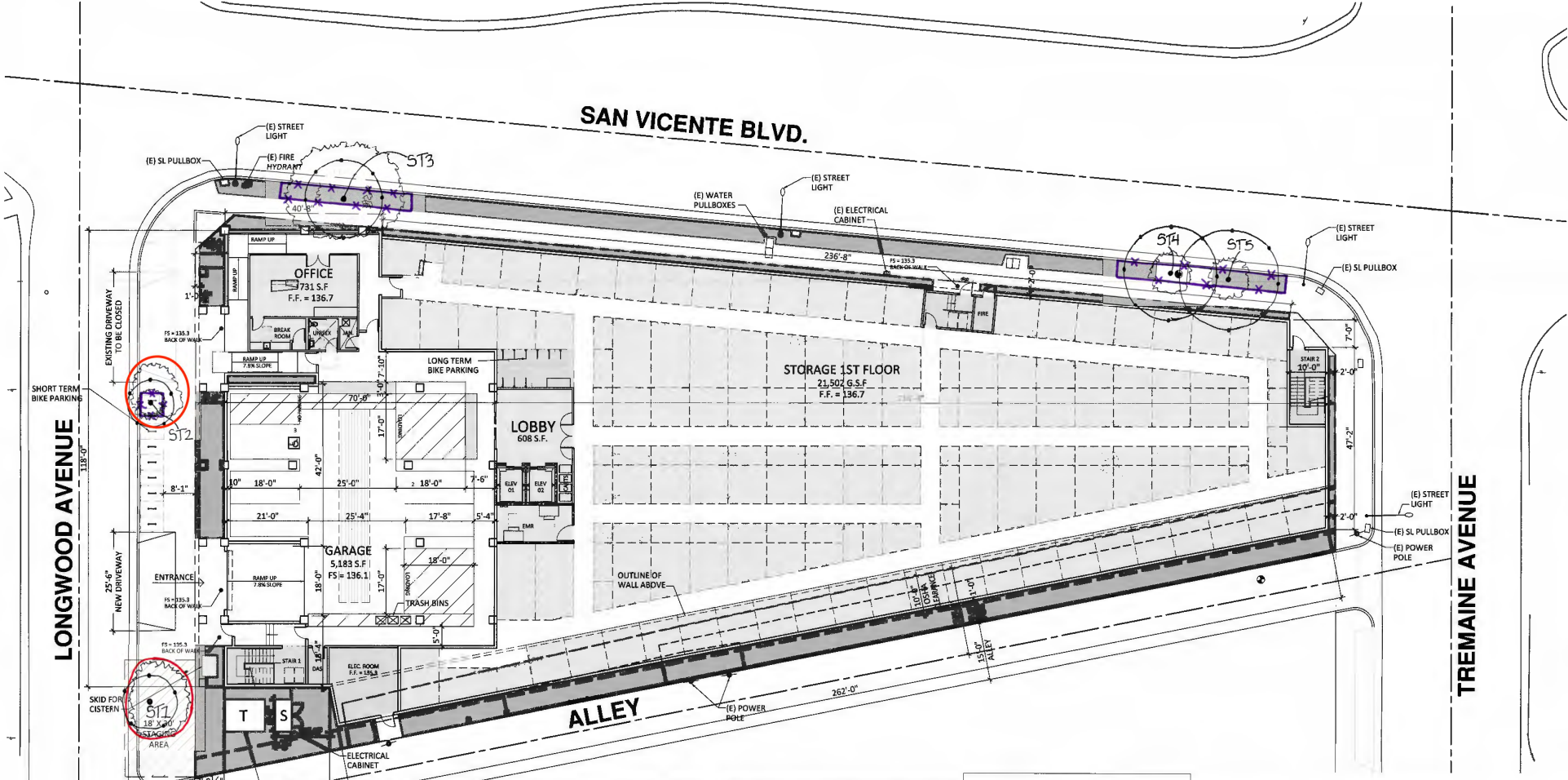
FIGURE 3
GRADING PLAN

Provided by the project team

FIGURE 4
PROTECTED TREE PLAN

Created by Alison Lancaster Consulting Arborists LLC
using the proposed site plan design provided by the project team

SAN VICENTE BLVD.



LONGWOOD AVENUE
118'-0"

TREMAINE AVENUE

PROTECTED TREE PLAN
WESTPORT - SAN VICENTE
4802-4828 W SAN VICENTE BLVD

PROTECTED TREE PLAN

SOME TREE LOCATIONS ARE APPROXIMATE
WESTPORT - SAN VICENTE
4802-4828 W SAN VICENTE BLVD

PROJECT DESCRIPTION
PROPOSED 7-STORY SELF-STORAGE BUILDING WITH RETAIL, OFFICE, AND SELF-SERVED PARKING AREA, ON-SITE WORKSHOPS, WALKER WARDENWAY AND LANDSCAPING, EXISTING BUILDING AND ALL SITE IMPROVEMENTS TO BE DEMOLISHED.

PROJECT INFORMATION
PROJECT ADDRESS: 4802-4828 W SAN VICENTE BLVD, L3D, PHASE 2L, CIVIC CENTER
CITY: WESTPORT
SITE AREA: 0.703 ACRES
OR 0.703 ACRES

LEGAL DESCRIPTION
P/N NO. 2019-0001 (SAC) (SAC)
TRUCKEE MISC. OR D
WESTPORT PARCEL NO. 1
TRACT 18
EDTS PR484871
MAP SHEET 12081818

JURISDICTIONAL INFORMATION
COMPLIANCE PLANNING: WILDFIRE
HEAVY TIMBER CONVERSION: CIVIC CENTER
NEIGHBORHOOD COUNCIL: OLYMPIC PARK
ZONING DISTRICT: CIVIC CENTER TRACT 1

NOTES
1. Zone Change Height District Change (2024), per LMC Chapter 14 Section 14.8.2.4, from the C2-2D zone to the C2-3D zone, in order to permit additional floor area to 3.72x the floor area of the current 1.5:1.
2. Class 2 Conditional Use Permit (CUP), per LMC Chapter 14 Section 14.8.2.2, for storage uses within 500 feet of an R Zone.
3. Project Review (PR), pursuant to LMC Chapter 14 Section 14.8.2.4, for a proposed development project that results in an increase of 50,000 gross square feet of residential floor area.
4. Work of Dedication and Improvement (WD&I), pursuant to LMC Chapter 5 Section 5.3.37, for all of them the requirement to dedicate and/or improve an additional 2.5 feet of the existing public alley.
5. California Environmental Quality Act (CEQA) Clearance - a summary Mitigation Negative Declaration (MND) to be determined in consultation with CEQA consultant.

PROJECT INFORMATION
ZONE (EXISTING): C2-3D
COMPLIANCE COUNCIL: C2-3D-G
ZONING OVERLAY: TRANSFORMER AREA IN THE CITY OF LOS ANGELES REDEVELOPMENT PROJECT AREA LAND CITY RECOVERY
ZONING OVERLAY: TRANSFORMER AREA

LOT COVERAGE ALLOWED: NO REQUIREMENTS

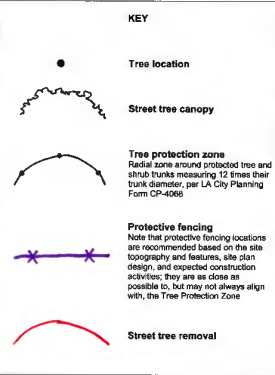
SETBACKS: 1.5:1
5.72 175,047 S.F. / 30,423 S.F.

SETBACKS PROVIDED: NONE REQUIRED

SETBACKS PROVIDED:
FRONT (LONGWOOD AVE): 7'-0"
SIDE (SAN VICENTE BLVD): 2'-0"
SIDE (ALLEY): 2'-0"
REAR (TREMAINE AVE): 2'-0"

BUILDING HEIGHT ALLOWED: UNLIMITED

BUILDING HEIGHT PROPOSED: 48'-4" (T.O. PARAPET)



Project Name: Westport - San Vicente
Address: 4802-4828 W San Vicente Blvd
Field Date: 7/8/25

TREE INVENTORY DATA

Tree #	Species	Scientific Name	Common Name	DBH"	Height'	Canopy'	Physical Condition	Number of Leaves	Expected Survival	Tree or Branch Removal Method	Remarks
ST1	Street Tree	Quercus agrifolia	California Oak	8.8	15	10'x10'	Very Poor	Very Poor	Remove	Remove	2.1 - City approved
ST2	Street Tree	Quercus agrifolia	California Oak	13.5	15	10'x10'	Very Poor	Very Poor	Remove	Remove	2.1 - City approved
ST3	Street Tree	Quercus agrifolia	California Oak	13.5	15	10'x10'	Very Poor	Very Poor	Remove	Remove	2.1 - City approved
ST4	Street Tree	Quercus agrifolia	California Oak	13.5	15	10'x10'	Very Poor	Very Poor	Remove	Remove	2.1 - City approved
ST5	Street Tree	Quercus agrifolia	California Oak	13.5	15	10'x10'	Very Poor	Very Poor	Remove	Remove	2.1 - City approved

* DBH is the diameter of the tree trunk at the point of measurement. The diameter of the trunk should be measured at a point where the trunk is free of buttresses, major limbs, or other irregularities. The diameter should be measured to the nearest 1/8" and rounded to the nearest 1/4".

** Height is the vertical distance from the ground to the highest point of the tree canopy. The height should be measured to the nearest 1/4" and rounded to the nearest 1/2".

*** Canopy is the horizontal distance from the trunk to the outer edge of the tree canopy. The canopy should be measured to the nearest 1/4" and rounded to the nearest 1/2".

**** Physical Condition is a subjective rating of the tree's overall health and vigor. The condition should be measured to the nearest 1/4" and rounded to the nearest 1/2".

***** Expected Survival is a subjective rating of the tree's ability to survive the proposed project. The survival should be measured to the nearest 1/4" and rounded to the nearest 1/2".

***** Tree or Branch Removal Method is a subjective rating of the method used to remove the tree or branch. The removal method should be measured to the nearest 1/4" and rounded to the nearest 1/2".

***** Remarks are any additional information regarding the tree or branch. The remarks should be measured to the nearest 1/4" and rounded to the nearest 1/2".

Square Footage

Lot	30,610	sq. ft.
Existing Structures	23,151	sq. ft.
Proposed Structures	175,047	sq. ft.



08.27.25



Abrie Jute
9/24/25
updated 11/3/25



SHEET 2



STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T: 949.363.5970 F: 949.363.3771

FIGURE 5
PROJECT SCHEDULE

Provided by the project team

Phase	Schedule	Days Per Week	Duration
Example	July 1, 2026 – July 31, 2026	5 days (M-F)	1 month
Demolition	December 1, 2026-December 30, 2026 1	5 days (M-F)	1 month
Site Preparation	January 01, 2027-January 15, 2027	5 days (M-F)	.5 month
Grading	January 15, 2027-February 07, 2027	5 days (M-F)	.75 month
Trenching	February 01, 2027-February 21,2027	5 days (M-F)	.75 month
Construction	February 01, 2027-April 01, 2028	5 days (M-F)	14 months
Architectural Coatings	February 01, 2028- April 30, 2028	5 days (M-F)	3 months

Demolition involves removing buildings or structures.

Site Preparation involves clearing vegetation (grubbing and tree/stump removal) and removing stones and other unwanted material or debris prior to grading.

Grading involves the cut and fill of land to ensure that the proper base and slope is created for the foundation.

Building Construction involves the construction of the foundation, structures, and buildings.

Trenching is associated with underground utilities, including gas, water, electricity, telecommunications.

Paving involves the laying of concrete or asphalt such as in parking lots, roads, driveways, or sidewalks.

Architectural Coating involves the application of coatings to both the interior and exterior of buildings or structures, the painting of parking lot or parking garage striping, associated signage and curbs, and the painting of the walls or other components such as stair railings inside parking structures.

Construction schedule, including start, end, and duration dates is estimate only.

Some overlap of phasing may occur.

PHOTO INDEX
OF INVENTORIED TREES AND SHRUBS

Collected by Alison Lancaster Consulting Arborists LLC and
annotated with Tree #, Status, Tree Name (common and scientific),
and Expected Disposition

TREE ST1

Street Tree – southern magnolia (*Magnolia grandiflora*)
Remove



TREE ST2

Street Tree – southern magnolia (*Magnolia grandiflora*)
Remove



TREE ST3

Street Tree – purple orchid tree (*Bauhinia variegata*)
Encroach



TREE ST4

Street Tree – glossy privet (*Ligustrum lucidum*)
Encroach



TREE ST5
Street Tree – glossy privet (*Ligustrum lucidum*)
Encroach



**TABLE 2. TREE INVENTORY TABLE
 STREET TREES**

Tree #	Status**	Species		DSH***	Height****	Canopy*****	Physical Condition		Natural or Ornamental	Expected Disposition	Tree or Shrub Removal Reason	Replacement Ratio and Species*****
		Scientific Name	Common Name				Health	Structure				
ST1*	Street Tree	<i>Magnolia grandiflora</i>	southern magnolia	6.5	15	10/10/9/5	fair	fair	ornamental	remove	transformer staging area	2:1 - City-approved street tree species
ST2*	Street Tree	<i>Magnolia grandiflora</i>	southern magnolia	6 @ 4'	15	10/8/4/5	fair	fair	ornamental	remove	street widening	2:1 - City-approved street tree species
ST3*	Street Tree	<i>Bauhinia variegata</i>	purple orchid tree	10	20	14/15/10/15	fair	poor	ornamental	encroach	—	—
ST4*	Street Tree	<i>Ligustrum lucidum</i>	glossy privet	~12 @ .5'	10	5r	fair	poor	ornamental	encroach	—	—
ST5*	Street Tree	<i>Ligustrum lucidum</i>	glossy privet	~13 @ grade	12	5r	fair	poor	ornamental	encroach	—	—

* No tag.

** Status is Street Tree (any size and species of tree located in the parkway), Protected Native Tree or Shrub (≥ 4" DSH - native oak, walnut, sycamore, bay, elderberry, toyon, located either on- or off-site), Other On-Site Tree (≥ 8" DSH - all other tree species located on-site), or Other Off-Site Tree (≥ 8" DSH - all other tree species located off-site)

*** Trunk diameter is measured in inches at standard height of 4.5 feet above grade, unless indicated otherwise.

**** Height is estimated in feet.

***** Canopy is the canopy spread estimated in feet to the North/East/South/West, or an average canopy spread radius "r" estimated in feet.

***** Replacement Ratio and Species is ONLY A SUGGESTION. Final determination of replacement tree and shrub species, size, and locations shall be made by the project team in coordination with the appropriate LA City departments and then reflected on the project landscape plan.

FIGURE 6
PROTECTIVE FENCING PHOTOS

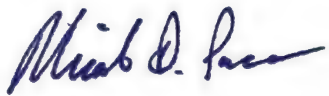
Provided by the project team

The American Society of Consulting Arborists®

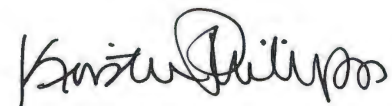
In recognition of fulfillment of the requirements for
Registered Consulting Arborist® status confers upon

Alison Lancaster, RCA #770

Registered Membership
June 15, 2022



MICAH PACE, RCA #607; PRESIDENT



KRISTEN PHILIPS, CAE; EXECUTIVE DIRECTOR

ASCA | RCA
Registered Consulting Arborist®

The International Society of Arboriculture

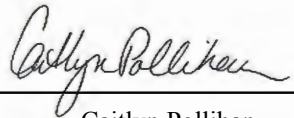
Hereby Announces That

Alison Lancaster

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

26 August 2022

Issue Date

31 December 2025

Expiration Date

WE-12464B

Certification Number



CERTIFICATIONS

08/26/22	Board Certified Master Arborist, ISA	#WE-12464B
06/15/22	Registered Consulting Arborist, ASCA	#770
10/30/19	Tree Risk Assessment Qualified, ISA	—
01/25/19	Certified Arborist, ISA	—

PROFESSIONAL EXPERIENCE

since 2021	Principal Arborist, Alison Lancaster Consulting Arborists LLC	Santa Monica, CA
2019-2021	Associate Arborist, Jan C. Scow Consulting Arborists, LLC	Santa Monica, CA
2016-2019	Assistant Arborist, Jan C. Scow Consulting Arborists, LLC	Santa Monica, CA
2016-2017	Assistant Arborist, Mellinger Tree Service, LLC	Santa Monica, CA
2015-2016	Intern, City of Pasadena Urban Forestry Department	Pasadena, CA

MEMBERSHIPS

since 2021	American Society of Consulting Arborists	—
since 2017	Western Chapter of International Society of Arboriculture	—
since 2017	International Society of Arboriculture	—

PRESENTATIONS GIVEN

since 2022	Theodore Payne Foundation – Bimonthly Speaker	Sun Valley, CA
	“Understanding Oaks”, “SoCal Native Trees”, and “Body Language of Trees”	
08/25/25	Descanso Gardens – Oak Walk and Talk for Docents	La Canada Flintridge, CA
05/02/24	90th WCISA Annual Conference – “Values Based Practice”	San Diego, CA
01/11/24	WTFD Annual Meeting – “Failure Archetypes”	San Rafael, CA
08/20/22	PTCA Annual Seminar and Field Day – “Entry to Arboriculture”	San Diego, CA
01/20/22	WTFD Annual Meeting – “Tree Failure Evaluation: A Virtual Approach”	Virtual

SEMINARS AND CONFERENCES ATTENDED

09/05/25	Overview of Tree Valuation and Risk Assessment, WCISA	Anaheim, CA
08/06/25	Quer-chaos: Oaks of the Southwest, WCISA	Virtual
07/31/25	From the Ground Up, STS	Arcadia, CA
06/04/25	Urban Pines, WCISA	Virtual
04/23/25	91st Annual Conference: Branching Out, WCISA	Tucson, AZ
03/22/25	Post-Fire Tree Assessment Workshop, UCANR	Altadena, CA
02/27/25	Arboricultural and Environmental Strategies, STS	Los Angeles, CA
02/05/25	Tree Inventory Workshop, WCISA	Los Angeles, CA
12/05/24	2024 ASCA Annual Conference, ASCA	Tucson, AZ
09/13/24	IOS Tour of California Oaks, International Oak Society	CA
08/12/24	2024 ISA Annual Conference – 100th Year, ISA	Atlanta, GA
08/07/24	Introduction to Prescription Pruning, WCISA	Virtual
04/30/24	90th Annual Conference: Cultivating Competence, WCISA	San Diego, CA

02/22/24	Seedling to Skyline, STS	Lakewood, CA
02/08/24	Trees and Construction, WCISA	Los Angeles, CA
02/07/24	Fruit Tree Primer, WCISA	Virtual
01/11/24	Western Tree Failure Database Annual Meeting, WCISA	San Rafael, CA
12/04/23	2023 ASCA Annual Conference, ASCA	Renton, WA
10/26/23	Tree Risk Assessment Qualification Renewal Course, ISA	Los Angeles, CA
09/21/23	Tree Architecture and Adaptive Growth, ASCA	Virtual
09/08/23	Pests and Diseases of Trees, WCISA	Anaheim, CA
07/27/23	After the Storm, STS	San Marino, CA
06/08/23	Who Owns Boundary Trees, ASCA	Virtual
05/09/23	89th Annual Conference: Innovative Arboriculture, WCISA	Olympic Valley, CA
02/01/23	Mycorrhizae with Christian Schwarz, WCISA	Virtual
01/24/23	Structural Pruning Workshop, WCISA	Los Angeles, CA
12/16/22	Annual Pest Fest, WCISA	Virtual
09/23/22	Best Practices Beyond the Standards, WCISA	Anaheim, CA
08/19/22	33rd Annual Seminar and Field Day, PTCA	San Diego, CA
07/14/22	Creative Approaches to Managing Trees, STS	San Marino, CA
05/03/22	88th Annual Conference: Innovative Arboriculture, WCISA	Oakland, CA
02/15/22	Consulting Academy, ASCA	Indianapolis, IN
01/20/22	Western Tree Failure Database Annual Meeting, WCISA	Virtual
09/22/21	Tree Preservation, WCISA	Anaheim, CA
08/19/21	32nd Annual Seminar and Field Day, PTCA	San Diego, CA
06/07/21	87th Annual Conference: Far Out Arboriculture, WCISA	Virtual
01/28/21	Western Tree Failure Database Annual Meeting, WCISA	Virtual
01/13/21	TCI Virtual Summit 2021, TCIA	Virtual
12/07/20	2020 ISA Annual Conference, ISA	Virtual
12/02/20	Field Soil Testing for Arborists, Tracey Tackeuchi	Virtual
11/09/20	86th Annual Conference: Reach Your Highest Peak, WCISA	Virtual
10/15/20	Understanding Soils in your Landscape, James Urban	Virtual
10/14/20	Advanced Pruning Concepts, Leslie Lyles	Virtual
10/08/20	Cable and Bracing Trees, Chris Francis	Virtual
10/07/20	Weeds and Soil, Igor Lacan, Ph.D.	Virtual
10/02/20	Shade Tree Diseases: 5 Part Webinar Series, Jim Downer, Ph.D.	Virtual
09/18/20	Trees and Water, WCISA	Virtual
09/02/20	Bare-root Pruning, Linda Chalker-Scott, Ph.D.	Virtual
08/27/20	Tools of the Trade, STS	Virtual
08/05/20	Utility Vegetation Management, Vince Mikulanis, Davey	Virtual
07/23/20	Identifying and Treating Pests in SoCal, STS	Virtual
06/03/20	Pest Update: Overview..., Igor Lacan, Ph.D.	Virtual
05/21/20	Mulches: Use of Tree Chips in Landscape, Jim Downer, Ph.D.	Virtual
04/20/20	The Botany of Trees: 5 Part Webinar Series, Matt Ritter, Ph.D.	Virtual
02/13/20	Trees and Infrastructure, STS	San Marino, CA
10/28/19	Tree Risk Assessment Qualification Course, ISA	Los Angeles, CA

10/07/19	Trees of the Chiricahua Mountains, UCCE	Portal, AZ
08/15/19	Soil School at Crooked Creek Research Station, WCISA	White Mountains, CA
07/04/19	Nat. History of the White Mountains, Channel Islands Rest.	White Mountains, CA
06/28/19	Eucalyptus Workshop, Matt Ritter, Ph.D. and Jenn Yost, Ph.D.	Arcadia, CA
03/28/19	Western Tree Failure Database Annual Meeting, WCISA	Fullerton, CA
02/26/19	Structural Pruning Workshop, WCISA	Los Angeles, CA
05/30/18	Advanced Arboriculture – Using Tree Biomechanics, WCISA	San Marino, CA
05/30/18	84th Annual Conference: Old Growth, New Growth, WCISA	Santa Rosa, CA
03/22/18	Pests, Fire, and Climate Change, STS	Los Angeles, CA
03/21/18	CTFRP Annual Meeting, WCISA	Fullerton, CA
02/15/18	The Urban Forest and You, STS	San Marino, CA
01/16/18	Landscape Disease Symposium, UCANR	Santa Paula, CA
10/12/17	Best Management Practices, WCISA	Santa Barbara, CA
10/09/17	TLC Wildlife Awareness Workshop, Sims Tree Learning Center	Irvine, CA
09/15/17	Protecting Trees in a Changing Environment, WCISA	Anaheim, CA
07/19/17	Extreme Urban Forestry, STS	Pomona, CA
06/27/17	Fabulous Landscape Fig Day, WCISA	Arcadia, CA
03/23/17	CTFRP Annual Meeting, WCISA	Fullerton, CA
12/06/16	Entomology Association of So. Cal. Winter Meeting, Various	Arcadia, CA
08/03/16	Wood Decay in Urban Trees, WCISA	San Marino, CA
06/30/16	Tough Trees Workshop, Matt Ritter, Ph.D. and Jenn Yost, Ph.D.	Arcadia, CA

EXTRACURRICULARS

since 2024	ASCA Ambassador, ASCA	—
since 2022	Vice President on WCISA Board serving 2022-2029, WCISA	—
since 2022	Women in Arboriculture Committee, WCISA	—
since 2022	TREE Fund Committee, WCISA	—
since 2020	Membership Committee, WCISA	—
since 2020	Wildland Resources and Forestry Advisory Committee, Citrus College	—
2025	Volunteer at Tree Circus at LA County Fair, WCISA	Pomona, CA
2025	Volunteer at Tree Circus and Girl Scout Tree Work Day, WCISA	Pomona, CA
2025	Consultant on “Roots and Branches” Exhibit, SMHM	Santa Monica, CA
2024	ISA Leadership Workshop, ISA	Atlanta, GA
2024	Volunteer at Tree Circus at LA County Fair, WCISA	Pomona, CA
2023	Volunteer in Horticulture and Sales, Theodore Payne Foundation	Sunland, CA
2023	Volunteer at Tree Circus at LA County Fair, WCISA	Pomona, CA
2022	Organizer for WIA Women’s Climbing Workshop, WCISA	Applegate, CA
2021-2022	Chair of Women in Arboriculture Committee, WCISA	—
2020-2022	Chair of TREE Fund Committee, WCISA	—
2022	Volunteer at Tree Circus at LA County Fair, WCISA	Pomona, CA
2022	Organizer for Women’s Chainsaw Workshop, WCISA	Applegate, CA
2019-2021	Co-Chair of Women in Arboriculture Committee, WCISA	—
2018-2020	Volunteer in Horticulture and Sales, Theodore Payne Foundation	Sunland, CA

2019	Assistant at WIA Women’s Climbing Workshop, WCISA	Applegate, CA
2019	Recipient of Young Professional Award, WCISA	—
2018	WIA Women’s Climbing Workshop, WCISA	Hollywood, CA
2017	TLC Wildlife Aware Graduate, Sims Tree Learning Center	Riverside, CA
2015	Teacher’s Assistant, Plant Identification Class at Citrus College	Glendora, CA
2015	PSHB Survey Volunteer, City of Pasadena Public Works	Pasadena, CA

EDUCATION

2014-2015	Citrus College – Associate of Science, Wildland Resources and Forestry Completed courses including Plant Identification, Forest Ecology, and Intro to GIS
2007-2011	University of California, Irvine - Bachelor of Arts, Political Science Completed courses including Statistics, General and Organic Chemistry, DNA to Organisms Biology, and Organisms to Ecosystems Biology

Alison Lancaster Consulting Arborists LLC

Helping Angelenos Appreciate, Connect to, and Steward Their Trees Since 2021

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance their health and structure, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. Even with complete and accurate information, arborists are not attorneys and cannot provide legal guidance on these issues. The person hiring the arborist accepts full responsibility for authorizing recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Please note the following important considerations:

- You should never authorize or do any work on any tree unless you are certain of that tree's ownership, and you have confirmed that you solely own the tree, or that anyone else having a claim to the tree has given you permission in writing authorizing your proposed action.
- Before removing a tree, be sure it is your tree to remove.
- Trees on property lines belong to both properties.
- Working on trees hanging into or over your yard that belong to a neighbor may result in "unreasonable damage" to their tree and could expose you to litigation.