

INDIGENOUS TREE REPORT

for

Master Plan Project at
Twelve Oaks Senior Living
2820 Sycamore Avenue
Glendale, CA 91214

Prepared for:

Sharon Pewtress
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Prepared by:

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November 22, 2023

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Enclosures

- Indigenous Tree Plan (24" x 36")
- Indigenous Tree Photos (41 total, digital files)

Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Pruning and Hazard Evaluation, Disease and Pest Diagnosis

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11/22/23

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SUBJECT: Indigenous Tree Report for Master Plan Project at Twelve Oaks Senior Living, 2820 Sycamore Avenue

REFERENCES:

- 1) Glendale Municipal Code Chapter 12.44 – Indigenous Trees
- 2) Proposal for Indigenous Tree Report, dated 7/11/23, Lancaster

BACKGROUND

The applicant is proposing a “master plan” project at an existing senior living facility located on Sycamore Avenue in the City of Glendale. There are protected indigenous trees on the property, thus requiring an indigenous tree inventory, report, and plan to satisfy the Glendale Municipal Code Chapter 12.44 – Indigenous trees.

I visited the site on April 25, 2023, and inventoried all protected indigenous trees on and near the property. The indigenous tree report below is based upon my site visit, discussion with the applicant’s project team, and the proposed site plan that was provided to me.

ASSIGNMENT

I agreed to complete the following work:

Tree Inventory

1. Inventory all indigenous trees (native oaks, California bay laurel, western sycamore) located on the property, or within 20 feet on adjacent properties, that are at least 6 inches in trunk diameter (or combined diameter of any two trunks of at least 8 inches).
2. Place a numbered tag on each tree.
3. Identify trees by tag number on a topographic survey map provided by client.
4. Create an inventory table with the following information:
 - Tree number
 - Species
 - Trunk diameter(s)
 - Height
 - Canopy spread
 - Health rating and suggested treatment(s), if any
 - Structural rating and suggested treatment(s), if any
 - Disposition (impacted, no impacts, removal)

Indigenous Tree Report

Create an Indigenous Tree Report and Indigenous Tree Plan addressing all protected trees that will be removed and any protected trees that may be impacted. The Report and Plan will include all information necessary to satisfy the Glendale Indigenous Tree Program requirements.

OBSERVATIONS

Site description:

The site is an existing senior living facility located on Sycamore Avenue in the City of Glendale. It is an irregularly shaped property, with its longest axis oriented close to northwest-southeast, that is bordered by Sycamore Avenue and residential properties to the northeast, La Crescenta Avenue and residential properties to the east, more residential properties to the south and west, and Crescenta Valley Water District property to the northwest. There are several buildings, asphalt driveways and parking areas, and concrete walkways and patio spaces throughout the site – but there are also large areas of the site that are “naturalized” and park-like. Vegetation on the site includes varying ages of native and non-native trees and shrubs, non-native vines like ivy and cape honeysuckle, and native and non-native perennials, grasses, and wildflowers. Most of the site is bordered by an assortment of block perimeter walls and chainlink or wire fences.

Project description:

The proposed project is for a master plan revision of the senior living facility. The project will include demolition of all existing buildings, interior roads, and other site features. A new 104-unit facility will be constructed that includes multiple stories, underground parking, and an off-set “wing” at the southwest corner of the building. The project will also include construction of new interior roads in compliance with current fire code, additional outdoor parking spaces, and walkways, patios, and other outdoor use spaces. Lastly, there will be minor landscape changes throughout the site.

Tree description:

There are a total of 49 protected indigenous trees on and near the site, two of which are western sycamores (*Platanus racemosa*) and the remainder of which are coast live oaks (*Quercus agrifolia*). Four of the coast live oaks are located on property lines, while nine other coast live oaks are located nearby on adjacent properties. The indigenous tree locations and canopies are mapped on the enclosed Indigenous Tree Plan. Details about each indigenous tree can be reviewed on the attached Indigenous Tree Inventory Data sheets. Photos of the indigenous trees are enclosed with this report.

Tree safety:

I have not evaluated trees on or near the site 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.

IMPACTS

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. All Tree Protection Measures in this report will be followed carefully as described.
2. I have a complete and correct understanding of the proposed project.
3. The proposed project design will not change significantly, except as recommended in the Tree Protection Measures below.
4. I have correctly identified where the property lines are.
5. All indigenous trees are mapped correctly.

SUMMARY OF PROTECTED INDIGENOUS TREE DISPOSITIONS

Total number of indigenous trees listed on Plan	49
On-site trees	36
Property line trees	4
Off-property trees	9
Total number of indigenous trees proposed for removal	3
Total number of indigenous trees expected to be impacted by the project	39
Total number of indigenous trees not expected to be removed or impacted	7

Proposed indigenous tree removals:

The project team is proposing removal of Trees 5 and 34 to accommodate new interior roads in compliance with fire code, and removal of Tree 14 to accommodate the new building footprint.

Expected impacts:

There is potential for major demolition and construction impacts to

Trees PL7, 8, 11, 17, 22, 36, 37, 38, 39, and 40

The remainder of indigenous trees that could be impacted by demolition and construction activities are only expected to sustain minor to moderate impacts. Demolition and construction activities that could impact the indigenous trees are as follows. All of these described impacts should be reduced or minimized if the Tree Protection Measures outlined later in this report are followed carefully.

Note: Before removing or impacting any tree that is on or near a property line it is the owner's responsibility to discuss this with the adjacent property owners; I advise that they be notified in writing before doing anything that may affect jointly-owned or off-property trees.

Demolition of existing facilities, roads, and other features- If all demolition work is not done carefully, it could result in mechanical injury to the roots, trunks, or canopies of

Trees 6, 8 (major), PL9, 11 (major), 12, 13, 36 (major), 37 (major),
38 (major), 39 (major), 40 (major), OP41, OP45, and PL46.

Clearance pruning- To accommodate the new facility and associated construction scaffolding, there may be clearance pruning required for

Trees 17, 26, 27, 35, 36, and 37

Construction of new facility- If construction work is not done carefully, it could result in soil compaction, unnecessary root damage, or other mechanical injury to the roots, trunks, and canopies of

Trees 17 (major), 22, 26, 27, 35, 36 (major), 37 (major),
38 (major), 39 (major), and 40 (major)

Storm drains and other utilities- There will be excavation for new storm drains and utilities that could result in root pruning of

Trees 19, 20, 22 (major), 23, 24, 25, 35, and 38 (major)

Interior roads and outdoor parking- There will be excavation for the new interior roads and outdoor parking spaces if they require base layers underneath, curbs with footings, or grading. Excavation for the interior roads and outdoor parking, if required, could result in root pruning of

Trees 2, 3, 4, 6, PL7 (major), 12, 13, and OP44

Walkways, patios, and other outdoor use spaces- There will be excavation for any walkways, patios, and other outdoor use spaces that require footings, base layers, or are otherwise not designed on true grade. Excavation for these site features, if required, could result in root pruning of

Trees 2, 3, 6, 12, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25,
26, 27, 32, 33, 35, and OP49

Landscape changes- There will be minor, drought-tolerant, oak-compatible landscape changes throughout the site that are expected to have minimal impact on the root systems and long-term health of indigenous trees.

MITIGATION

The project team is proposing to plant six replacement coast live oaks in at least 24"-box size as mitigation for the three proposed indigenous tree removals. The actual replacement tree quantity, species, size, and locations shall be determined by the project team in coordination with the City of Glendale's Urban Forestry Department and shown on the project landscape plan.

Replacement trees shall be provided with a drip irrigation system to each tree, a basin for water around each tree, and mulch to 4" deep around each tree.

TREE PROTECTION MEASURES

Specific tree protection measures:

Contractor responsibility- The project team will ensure that all contractors have read and are familiar with the requirements laid out in these tree protection measures. A copy of this document and the Indigenous Tree Plan shall be kept on site at all times. It is the contractors' responsibility to become familiar with all protection measures described below and to adhere to them as they apply to their portion of the work.

Project Arborist- There are certain situations where the ***Project Arborist is required to be on-site***. It is the project team's responsibility to engage a ***Project Arborist*** that will be present for project milestones as indicated in this report. I will 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. It is also the project team's responsibility to notify the ***Project Arborist*** when those milestones requiring arborist presence are reached.

72-hour notice- The ***Project Arborist*** shall be notified at least 72 hours before:

- the property is to be cleared or graded;
- digging, excavating, trenching, or building within the protected zone of an indigenous tree commences (defined in the municipal code as the "area within the drip line of a protected indigenous tree and extending to a point one foot outside the drip line");
- pruning of an indigenous tree's canopy or roots takes place;
- commencement of any other activity within the protected zone of an indigenous tree.

Design change recommendations- The grading and drainage plan for the master plan project shows underground infiltration systems to be installed between Trees 15, 16, and 17, as well as on the northwest side of Tree 25. The project team should move these two underground infiltration systems to different locations outside of indigenous tree protected zones.

Order of operations- The following order of operations shall be consulted and followed in order to ensure best implementation of these protection measures:

1. Before any demolition or construction on the site begins, Phase 1 protective fencing shall be installed as shown on the enclosed Indigenous Tree Plan and according to the "Protective fencing" measure below.
2. After Phase 1 protective fencing is installed and verified by the ***Project Arborist***, demolition activities ***outside*** the protective fencing areas may commence.
3. After all demolition activities outside the protective fencing areas are complete, and before any construction activities begin, the Phase 2 protective fencing modifications shown on the enclosed Indigenous Tree Plan shall be made.
4. After Phase 2 protective fencing changes are made and verified by the ***Project Arborist***, construction activities ***outside*** the protective fencing areas may commence.
5. Only after all demolition and construction ***outside*** the protective fencing areas is complete, protective fencing may be removed and work ***inside*** the protective fencing areas may commence. This includes final demolition and construction of walkways, patios, and other outdoor use spaces, as well as landscape changes.

Protective fencing- Phase 1 protective fencing shall be installed as shown on the enclosed Indigenous Tree Plan before any demolition or construction activities begin on the site. Phase 2 protective fencing modifications shall be made after all demolition activities outside the fencing areas is complete, and before any construction activities begin. The **Project Arborist** shall inspect **both phases** of protective fencing before demolition and construction continue. If the project team has questions or issues regarding protective fencing locations in either phase, the **Project Arborist** shall be consulted before proceeding.

If it is done properly, protective fencing around trees in construction zones is the best possible means of minimizing root zone impacts related to construction. **Protective fencing shall be installed prior to any demolition, grubbing, grading, or other construction activities. Fencing will be chain-link, at least 5 feet high, and held in place by steel stakes driven directly into the ground.**

There shall be no easy access into the protective fencing areas. If a gate in the protective fencing is necessary, it shall be padlocked during construction activities with limited, authorized access only. Durable signs shall be securely affixed to the fencing that read:

<p style="text-align: center;">PROTECTED INDIGENOUS TREE This fence shall not be moved or entered without authorization [insert appropriate project contact information]</p>

No workers shall enter the protective fencing areas. No storage, waste disposal, equipment clean-out, outhouse, or vehicle parking is allowed within the protective fencing areas.

Protective fencing shall remain in place throughout all demolition and construction activities, and shall only be removed once all work outside the protective fencing areas is complete and work inside the protective fencing areas will begin.

Ingress/egress for construction of southwest wing- In order to reduce root zone impacts to Trees 35, 36, 37, 38, 39, and 40 during construction of the southwest wing, the recommend path of ingress/egress shown on the enclosed Indigenous Tree Plan should be followed.

Demolition of existing facilities, roads, and other features- The contractors responsible for demolition shall take extra not to damage the roots, trunks, or canopies of any indigenous trees during all activities and phases of their work. No equipment, tools, or materials shall be allowed to bump, cut, or otherwise damage indigenous trees. There shall not be dumping or spillage of concrete, paint, or other chemicals, nor equipment and tool clean-out, within the protected zone of any indigenous tree.

Demolition within the protected zones of indigenous trees shall be completed using **hand tools only** (no machinery), to the extent possible. Buildings, roads, and other features shall always be demolished and removed in the direction away from the trunks of indigenous trees, with extra care taken to minimize disturbance of soil and roots underneath. Foot traffic and equipment movement in newly exposed soil areas within the protected zone of indigenous trees shall be limited to the extent possible.

Clearance pruning- Clearance pruning of indigenous trees shall only be scheduled once the project team is certain what clearance is actually required for construction to continue; then, only the minimum amount of clearance required for work to continue shall be applied. The **Project Arborist** must be consulted prior to any pruning. All pruning shall be carried out by an ISA Certified Arborist, or under the oversight of the **Project Arborist**. All pruning shall conform to ANSI A-300 standards at a minimum.

Construction of new facility- The contractors responsible for construction shall take extra not to damage the roots, trunks, or canopies of any indigenous trees during all activities and phases of their work. No equipment, tools, or materials shall be allowed to bump, cut, or otherwise damage indigenous trees. There shall not be dumping or spillage of concrete, paint, or other chemicals, nor equipment and tool clean-out, within the protected zone of any indigenous tree.

Any excavation or grading work necessary for construction within the protected zone of an indigenous tree shall be completed using **hand tools or an AirSpade only** (no machinery). **No roots measuring two inches diameter or larger shall be cut or removed without first consulting the Project Arborist.** Smaller roots shall 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.

Storm drains and other utilities- All utility trenches shall be routed outside the protected zone of indigenous trees wherever possible. Where utility trenching is unavoidable within an indigenous tree's protected zone, the **Project Arborist** must be consulted **before** trenching activities begin. Any utility trenching work within a protected zone **shall be done using hand tools or an AirSpade only** (no machinery), and efforts shall be made to tunnel utilities under tree roots wherever possible. **No roots measuring two inches diameter or larger shall be cut or removed without first consulting the Project Arborist.** Smaller roots shall 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.

Interior roads and outdoor parking- Base layers, curb footings, and grading shall be avoided or minimized to the greatest extent possible within the protected zone of indigenous trees. Where excavation or grading is necessary within the protected zone of an indigenous tree, the work shall be completed using **hand tools or an AirSpade only** (no machinery). **No roots measuring two inches diameter or larger shall be cut or removed without first consulting the Project Arborist.** Smaller roots shall 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.

Walkways, patios, and other outdoor use spaces- Footings, base layers, and grading shall be avoided or minimized to the greatest extent possible within the protected zone of indigenous trees. Where excavation or grading is necessary within the protected zone of an indigenous tree, the work shall be completed using **hand tools or an AirSpade only** (no machinery). **No roots measuring two inches diameter or larger shall be cut or removed without first consulting the Project Arborist.** Smaller roots shall 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.

Landscape changes- When designing and installing landscape around existing indigenous trees, the following guidelines should be followed:

- The best approach is to minimize changes and disturbance within the protected zones of indigenous trees wherever possible. Wherever existing landscape can be preserved as-is, it should remain intact.
- If any brush or trees will be removed within 10 feet of an indigenous tree trunk, the work shall be completed using **hand tools only** (no machinery). Care shall be taken not to damage the roots, trunks, or canopies of nearby indigenous trees during removal activities. The removal contractor shall fell trees away from the indigenous trees, or remove the trees in pieces that are rigged and lowered to the ground. No removal debris shall be allowed to fall onto indigenous trees, and no removal equipment or tools shall be allowed to bump, cut, or otherwise damage them.
- No planting of any type, irrigation, or irrigation overspray shall occur within 10 feet of any indigenous tree trunk;
- Only drought tolerant or native plants shall be planted within 20 feet of any indigenous tree trunk;
- No lawn or groundcover requiring frequent irrigation shall be planted within the canopy dripline of any indigenous tree;
- Three to four inches of organic mulch (freshly chipped tree trimmings) should be maintained within 20 feet of all indigenous tree trunks;
- Underground irrigation lines shall be kept out of indigenous tree protected zones to the extent possible, or shall be installed (when they are necessary within the protected zone) without doing any root damage to the indigenous tree. **Irrigation trenching within the protected zone of any indigenous tree shall be done using hand tools only.**

General tree protection measures:

The following additional measures should be applied where they are relevant. If there is a conflict between the Specific tree protection measures for this project (see above) and any of these general tree protection measures, the Specific tree protection measures supersede.

1. All work conducted in the ground within the protected zone of any indigenous tree should be accomplished with hand tools only. The protected zone is defined as the area of the tree's canopy dripline plus one foot.
2. Where structural footings are required and major roots will be impacted, the footing depth should be reduced to 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 tree 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 indigenous trees as construction permits. At no time during or after construction shall soil be in contact with the trunk of an indigenous tree above natural grade.
5. In areas where grade will be lowered, or where footings will be dug, some root cutting may be unavoidable. Cuts should be made cleanly with a sharp saw or pruning tool, far enough behind the damage that all split and cracked root portions are removed. The cut should be made at right angles to the root 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 pavement, as little disruption of soil as necessary should be attempted. This may mean using hand tools within the protected zone of indigenous trees. It may also mean removing the pavement in a backwards direction away from the trunks of indigenous trees, while keeping personnel and equipment on the pavement as it is removed.
7. Pruning of indigenous trees should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. All pruning should be done in accordance with ANSI A300 pruning standards.
8. To minimize soil compaction, keep all activity and traffic to a minimum within the root protection zone.
9. It is important that the root protection zone 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 the root protection zone.
10. In general, it is best to minimize the amount of environmental change that indigenous 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 indigenous tree trunks, root crowns, or lower scaffold branches 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.

CONCLUSIONS

There are 49 protected indigenous trees on and near the subject site. The applicant's project team is proposing to remove three of the indigenous trees as part of their proposed master plan project, and to mitigate the removals with six replacement tree plantings. The proposed master plan project is expected to have major impacts on 10 indigenous trees and varying minor to moderate impacts on another 29 indigenous trees. There are no expected impacts for the remaining seven indigenous trees as a result of the proposed project. Assuming that the Tree Protection Measures included in this report are followed carefully, then all expected impacts should be reduced or minimized.

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



Attached: Indigenous Tree Inventory Data sheets
Site Location Map
Arborist Disclosure Statement
Arborist Qualification Certificate

Enclosed: Indigenous Tree Plan (24" x 36")
Indigenous Tree Photos (41 total, digital files)

Date: 4/25/23

Property: Twelve Oaks Senior Living **INDIGENOUS TREE INVENTORY DATA**

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Disposition
1	Quercus agrifolia	25,20	30	22/19/16/16	fair	fair	impact
2	Quercus agrifolia	31	40	22/20/25/32	fair	fair	impact
3	Quercus agrifolia	27.5	45	22/27/29/27	fair	good	impact
4	Quercus agrifolia	28	40	21/18/23/19	fair	fair	impact
5	Quercus agrifolia	12	25	10r	good	fair	remove for road
6	Quercus agrifolia	20.5,17.5,17,12 @ 4'	25	15/17/23/28	fair	fair	impact
PL7	Quercus agrifolia	20,20	35	26r	good	fair	impact
8	Quercus agrifolia	18 @ 2'	30	12r	fair	fair	impact
PL9	Quercus agrifolia	~22	40	~15/~18/23/6	good	fair	impact
PL10	Quercus agrifolia	10.5	25	10r	fair	fair	no impact expected
11	Quercus agrifolia	11.5	25	12/12/7/14	fair	fair	impact
12	Quercus agrifolia	36 @ 2'	40	24/28/26/24	fair	good	impact
13	Quercus agrifolia	29,28 @ 2'	35	25/26/37/27	fair	fair	impact
14	Quercus agrifolia	19.5,13 @ 4'	35	25/13/15/21	fair	fair	remove for building
15	Quercus agrifolia	26.5 @ 3'	40	18/16/21/20	fair	fair	impact
16	Quercus agrifolia	21,12.5,11.5 @ 3'	35	15/10/18/20	good	poor	no impact expected
17	Quercus agrifolia	34	45	30/29/16/30	fair	fair	impact
18	Quercus agrifolia	25,21,19	40	21/30/22/23	fair	fair	impact
19	Platanus racemosa	23	45	16r	fair	poor	impact
20	Platanus racemosa	27.5	60	18r	poor	fair	impact
21	Quercus agrifolia	26,19 @ 2'	50	24/22/22/10	fair	fair	impact
22	Quercus agrifolia	11	30	9/4/10/18	good	fair	impact
23	Quercus agrifolia	26.5	35	23/27/28/25	fair	fair	impact
24	Quercus agrifolia	29 @ 3.5'	35	37/23/25/29	fair	fair	impact
25	Quercus agrifolia	18	25	39NW	fair	poor	impact
26	Quercus agrifolia	20,18	30	3/12/25/12	good	fair	impact
27	Quercus agrifolia	19	30	23/24/19/—	good	fair	impact
28	Quercus agrifolia	24,18	45	5/11/35/34	fair	fair	impact
29	Quercus agrifolia	31	45	9/31/27/34	fair	fair	impact
30	Lost tag						
31	Quercus agrifolia	21	40	16/20/12/22	fair	fair	impact
32	Quercus agrifolia	35	50	28/31/19/32	good	good	impact
33	Quercus agrifolia	15,12	35	—/11/24/29	good	fair	impact
34	Quercus agrifolia	~22	40	27SW	good	fair	remove for road
35	Quercus agrifolia	60 @ .5'	40	37/33/40/33	fair	fair	impact

Date: 4/25/23

Property: Twelve Oaks Senior Living **INDIGENOUS TREE INVENTORY DATA**

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Disposition
36	<i>Quercus agrifolia</i>	24,23	35	20/7/16/24	fair	fair	impact
37	<i>Quercus agrifolia</i>	19,19 @ 4'	30	4/18/24/27	fair	fair	impact
38	<i>Quercus agrifolia</i>	14	40	10r	good	fair	impact
39	<i>Quercus agrifolia</i>	18	40	13r	fair	fair	impact
40	<i>Quercus agrifolia</i>	11	35	17NE/12SE	fair	fair	impact
OP41*	<i>Quercus agrifolia</i>	~20	45	10, wall	fair	fair	impact
OP42*	<i>Quercus agrifolia</i>	~25	45	3, wall	fair	fair	no impact expected
OP43*	<i>Quercus agrifolia</i>	~40	40	7, property line	fair	good	no impact expected
OP44*	<i>Quercus agrifolia</i>	~25	30	13, property line	good	fair	impact
OP45*	<i>Quercus agrifolia</i>	~15	30	14, property line	good	fair	impact
PL46*	<i>Quercus agrifolia</i>	6	20	6r	good	fair	impact
OP47*	<i>Quercus agrifolia</i>	~6	20	at property line	fair	fair	no impact expected
OP48*	<i>Quercus agrifolia</i>	~20	40	at property line	fair	fair	no impact expected
OP49*	<i>Quercus agrifolia</i>	~30,20,20	35	30, wall	fair	fair	impact
OP50*	<i>Quercus agrifolia</i>	~20, 15	50	10, wall	fair	fair	no impact expected

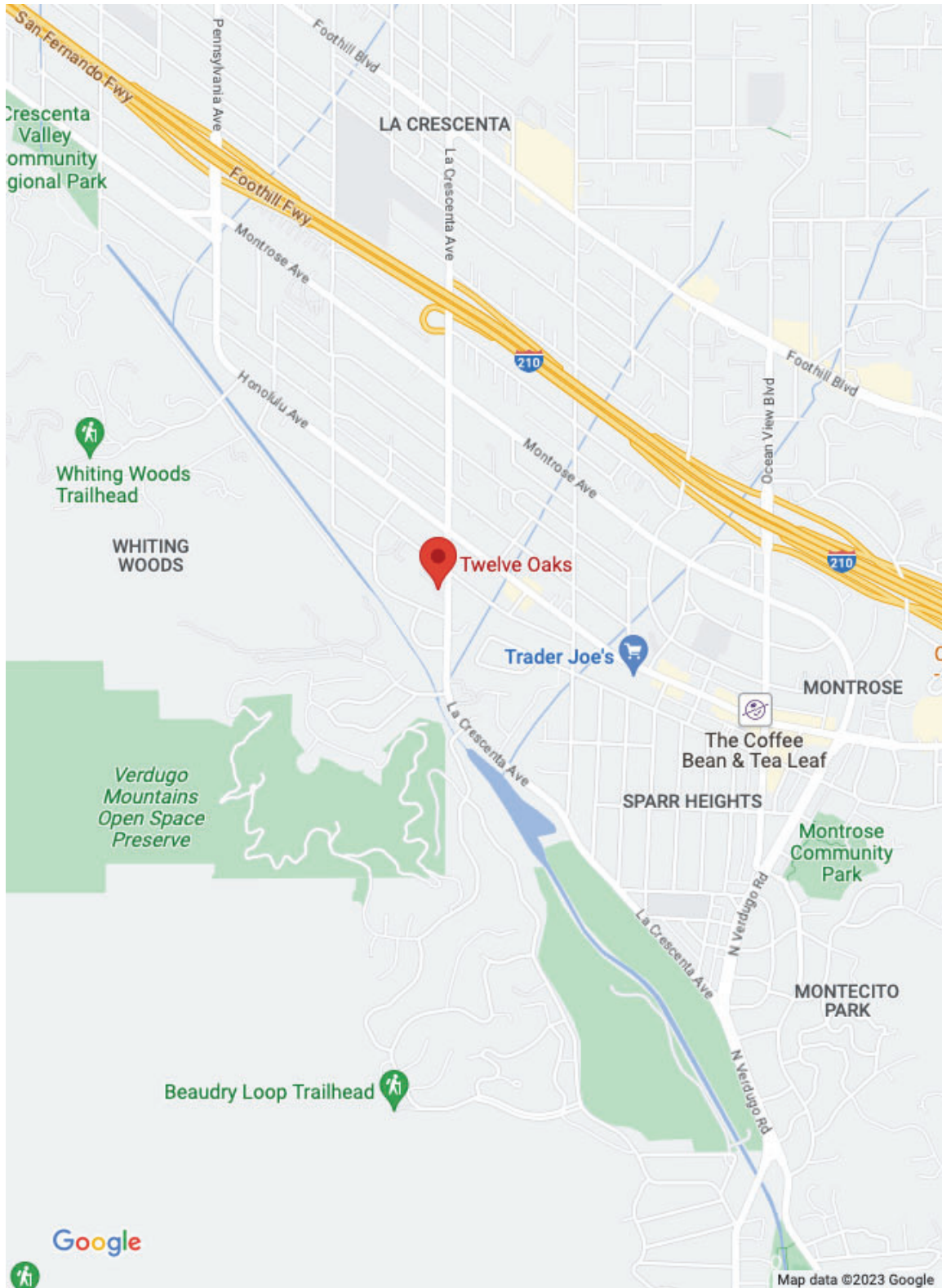
* No tag.

** Diameter is measured at standard height of 4.5-feet above grade, unless otherwise specified.

*** Height is estimated in feet.

**** Spread is the canopy distance estimated in feet to the North/East/South/West, an average canopy radius "r" estimated in feet, or for OP trees - a distance in feet for canopy overhanging a feature (like property line or perimeter wall) into the subject property.

Site Location Map



Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Pruning and Hazard Evaluation, Disease and Pest Diagnosis

1744 Franklin Street Unit B
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(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:

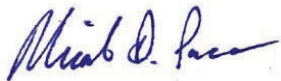
- You should never authorize or do any work on any tree unless you are certain of that tree's ownership, and you have confirmed that you solely own the tree, or that anyone else having a claim to the tree has given you permission in writing authorizing your proposed action.
- Before removing a tree, 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.

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

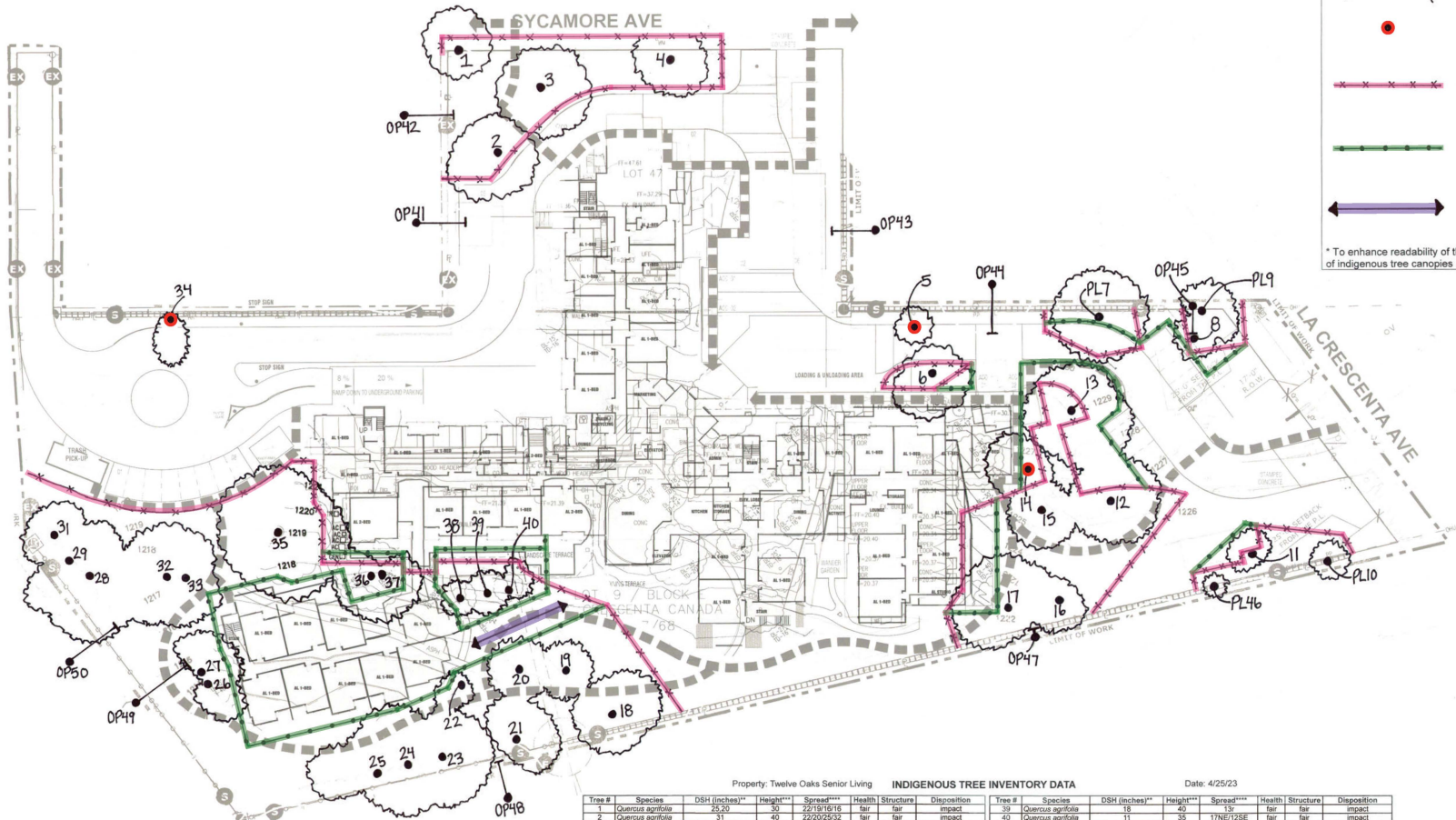
asca | RCA
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INDIGENOUS TREE PLAN

SOME TREE LOCATIONS ARE APPROXIMATE
TWELVE OAKS SENIOR LIVING - MASTER PLAN
 2820 SYCAMORE AVENUE

KEY

-  Indigenous tree location
 -  Indigenous tree canopy
 -  Proposed indigenous tree removal
 -  Protective fencing - Phase 1
To be installed before any demolition or construction begins
 -  Protective fencing - Phase 2
Modifications to be made after demolition, before construction begins
 -  Recommended path of ingress/egress
- * To enhance readability of this plan, only the outermost edge of indigenous tree canopies is shown where they overlap.



Property: Twelve Oaks Senior Living INDIGENOUS TREE INVENTORY DATA Date: 4/25/23

Tree #	Species	DBH (Inches)**	Height***	Spread****	Health	Structure	Disposition	Tree #	Species	DBH (Inches)**	Height***	Spread****	Health	Structure	Disposition
1	Quercus agrifolia	20.20	40	22/18/16/16	fair	fair	impact	39	Quercus agrifolia	19	40	13'	fair	fair	impact
2	Quercus agrifolia	31	40	22/20/25/32	fair	fair	impact	40	Quercus agrifolia	11	35	17/6/12/5E	fair	fair	impact
3	Quercus agrifolia	27.4	45	23/22/26/27	fair	good	impact	OP41*	Quercus agrifolia	~20	45	10' wall	fair	fair	impact
4	Quercus agrifolia	28	40	21/18/23/19	fair	fair	impact	OP42*	Quercus agrifolia	~25	45	3' wall	fair	fair	no impact expected
5	Quercus agrifolia	25	18		wood	fair	remove for road	OP43*	Quercus agrifolia	~40	40	7' property line	fair	good	no impact expected
6	Quercus agrifolia	20.5, 17.5, 17, 12 @ 4	25	15/11/23/28	fair	fair	impact	OP44*	Quercus agrifolia	~25	30	13' property line	good	fair	impact
PL7	Quercus agrifolia	20.20	35	28'	good	fair	impact	OP45*	Quercus agrifolia	~15	30	14' property line	good	fair	impact
PL8	Quercus agrifolia	18 @ 2	30	17'	fair	fair	impact	OP46*	Quercus agrifolia	6	20	0'	good	fair	impact
PL9	Quercus agrifolia	~22	40	~15'-18/23/6	good	fair	no impact	OP47*	Quercus agrifolia	~6	20	at property line	fair	fair	no impact expected
PL10	Quercus agrifolia	11.5	25	18'	fair	fair	no impact expected	OP48*	Quercus agrifolia	~20	40	at property line	fair	fair	no impact expected
11	Quercus agrifolia	19 @ 2	30	17'	fair	fair	impact	OP49*	Quercus agrifolia	~30-20-20	35	~35' wall	fair	fair	impact
12	Quercus agrifolia	36 @ 2	40	24/28/28/24	fair	good	impact	OP50*	Quercus agrifolia	~20, 15	50	10' wall	fair	fair	no impact expected
13	Quercus agrifolia	29 @ 2	35	23/28/27/27	fair	fair	impact								
14	Quercus agrifolia	19.5 @ 4	35	25/13/15/21	fair	fair	remove for building								
15	Quercus agrifolia	26.5 @ 2	40	18/22/18/30	fair	fair	impact								
16	Quercus agrifolia	21, 12.5, 11.5 @ 3	35	15/10/16/20	good	poor	no impact expected								
17	Quercus agrifolia	~14	45	30/24/16/30	fair	fair	impact								
18	Quercus agrifolia	25, 21 @ 2	40	21/20/22/24	fair	fair	impact								
19	Platanus racemosa	33	45	18'	fair	poor	impact								
20	Quercus agrifolia	27.5	60	34/22/22/10	fair	fair	impact								
21	Quercus agrifolia	26.19 @ 2'	50	24/22/22/10	fair	fair	impact								
22	Quercus agrifolia	11	30	8/4/10/18	good	fair	impact								
23	Quercus agrifolia	26.5	35	23/22/26/25	fair	fair	impact								
24	Quercus agrifolia	29 @ 3.5'	35	31/23/25/29	fair	fair	impact								
25	Quercus agrifolia	18	25	~8WV	fair	poor	impact								
26	Quercus agrifolia	20, 18	30	31/22/5/12	good	poor	impact								
27	Quercus agrifolia	19	30	23/24/19	good	fair	impact								
28	Quercus agrifolia	24, 18	45	21/20/22/24	fair	fair	impact								
29	Quercus agrifolia	31	45	8/15/27/34	fair	fair	impact								
30	Lot flag														
31	Quercus agrifolia	21	40	16/20/12/22	fair	fair	impact								
32	Quercus agrifolia	35	50	28/31/19/32	good	good	impact								
33	Quercus agrifolia	19, 12	35	~11/24/29	good	fair	impact								
34	Quercus agrifolia	~22	40	27 SW	good	fair	remove for road								
35	Quercus agrifolia	6 @ 2'	40	31/30/34/33	fair	fair	impact								
36	Quercus agrifolia	24, 23	35	20/7/16/24	fair	fair	impact								
37	Quercus agrifolia	19, 19 @ 4	30	4/18/24/27	fair	fair	impact								
38	Quercus agrifolia	14	40	~10'	good	fair	impact								



Alison Lutz
 #WE-12464B

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11/22/23



0 15 30 60
 SCALE: 1" = 30'