



THRIFTY TREE SERVICE

18625 Topham St. Reseda, CA 91335 // Tel: (818) 996-4577 Fax: (818) 344-7125

www.thriftytreeservice.com

dave@thriftytreeservice.com

Certified Arborist WE8454-A // Qualified Applicator License #124805
CTSP Certification # 1527

Protected Tree Report

Dekel Bitton
6107 Rhodes Ave.
North Hollywood,
Ca 91606

PREPARED BY:

Leonardo Moran

Thrifty Tree Service Inc.

Registered Consulting Arborist (RCA) # 660

Certified Arborist: WE-11356A

Qualified Applicator License (QAL) # 136278

Tree Risk Assessment Qualified

Tree and Plant Appraisal Qualification

(818) 996-4577

REVIEWED AND APPROVED FOR SUBMITTAL BY:

Dave Aviram
RCA # 682
Certified Arborist #WE-8454A
Thrifty Tree Service, Inc
18625 Topham St
Tarzana CA 91335
818-996-4577

May 2nd, 2004





**THRIFTY
TREE SERVICE**

asca | **RCA**
Registered Consulting Arborist®

05/01/2023

Dekel Bitton
6107 Rhodes Ave.
North Hollywood,
Ca 91606

Subject: Protected Tree Report for New Home Construction and Lot Split

APN# 2333011034

Dekel,

This tree report is to comply with the requirements by Los Angeles Urban Forestry Division that asks for property owners to identify any protected trees on a site that is being proposed for new construction or remodeling. Your property at 6107 Rhodes Ave. North Hollywood, Ca 91606 is to be split into two lots. The lot on the S side of the split has 1 large California Sycamore that must be protected. Off-site, passing the NW corner of the upper lot, there is an off-site Coast Live Oak tree not expected to receive any impact from development. There is an off-site Walnut near the North driveway apron with minimal encroachment that is also not expected to receive any construction impact.

Please don't hesitate to contact me with any further questions or if you need further clarification.

Sincerely,

Dave Aviram and Leonardo Moran

Registered Consulting Arborist #682
Certified Arborist # WE-8454A
Pest control license # 38192

Registered Consulting Arborist #660
Certified Arborist # WE-11356A
Tree Risk Assessment Qualified

Trees, being natural systems, can never be fully assessed or inspected in the same way that engineers can inspect man-made structures. For instance, full inspection of interior decay would require cutting or drilling into the tree which would negatively impact the health of the tree. For this reason, written reports regarding tree condition are largely based on the opinion and experience of the inspector. A tree deemed to be safe by a professional arborist today could experience failure tomorrow; such is the nature of dealing with natural systems.

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Summary

Bekel Bitton, owner of the subject property, has plans to divide the existing lot into 2 parcels, each with a proposed new single-family home construction plan. The North parcel will be 'Lot A' and the South parcel will be 'Lot B'. The upper Lot 'A' only has 2 'offsite' protected trees that are outside of the construction impact zone and will not affect the project. The lower Lot 'B' has a large (37" DBH) California Sycamore (*Platanus racemosa* Tag #1) growing in the front. The tree is to be preserved. There is a proposed paver walkway and driveway that would go underneath the tree's 'drip-line'. These permeable hardscape features will be installed in a manner that preserves the tree's underlying roots.

The condition of the California Sycamore tag #1 is questionable; the growth form of the tree is unusual and the canopy is imbalanced. The trunk has a significant lean towards the street and the trunk has a large cavity at the base. The root flare is unusually shallow and trees with this growth anomaly often have underlying decay or root issues. The tree has significant Sycamore borer infestation and also struggles with Anthracnose foliar disease.

No mitigation is required since no protected tree removals are proposed.

Introduction

Background:

Dekel Bitton, owner of the property, requested the services of Thrifty Tree Service Inc. with regards to preparation of a tree report to comply with Sections 12.21, 17.02, 17.05, 17.06, 17.51, 46.00, 46.01, 46.02, 46.03, 46.04, and 46.06 of the Los Angeles Municipal Code (LAMC) to include the Mexican Elderberry (*Sambucus mexicana*) and Toyon (*Heteromeles arbutifolia*) shrubs in the class of protected trees and shrubs, and to update related regulations protecting such vegetation. These local ordinances of the City of Los Angeles Municipal Code are related to Protected Trees and with the standards of the City of Los Angeles and the International Society of Arboriculture. It is the intent of the Protected Tree Ordinance to preserve and maintain healthy native trees in the development process. Unless allowed by a Protected Tree Permit, no protected tree shall be removed or relocated. This includes any act that will cause a protected tree to die, including but not limited to acts that inflict damage upon the root system or other part of the tree by fire, application of toxic substances operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk. Protected Trees include specimens of the following species:

- All native oak trees (*Quercus* spp.) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- California sycamore (*Platanus racemosa*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- California bay (*Umbellularia californica*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- California black walnut (*Juglans californica*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- Mexican Elderberry (*Sambucus mexicana*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade
- Toyon (*Heteromeles arbutifolia*) which exceed 4 inches in diameter when measured at a point 4-1/2 feet above natural grade

Assignment:

I was contracted to document on-site findings from ground-level visual analysis of subject lot and immediately adjacent lots. Assess the potential impacts from proposed construction activities on protected trees within the pertinent vicinity. Provide recommendations for tree preservation or removal permit application. Make suggestions for maintenance or treatment strategies to ensure optimal tree health and to minimize stress experienced by protected trees.

ObservationsSite Observations:

The subject site is located in a residential neighborhood in between Valley Glen and North Hollywood. The area is flat, located in the San Fernando Valley and has good soil capable of supporting large trees. The existing home was built in 1954. This means that the subject Sycamore in the front yard of this property is most likely at least this old, ~70 years.

The large lot has a roundabout driveway, and the single story, single-family home is setback from the street by about 70 feet leaving a large open front yard enclosed by an ornamental post and rail fence. The open space was a lawn area and now is full of annual weeds. The outer perimeter of the property has planter beds.

The house has a detached garage that has a drive through portico leading to the fenced in backyard. There is a pool and surrounding hardscape in the back. There are a few ornamental trees and palms in the backyard. Peering over the rear corner of the yard, looking past the fronds of a young Canary Island Date Palm.

Lot Total: 16,956.3 sqft

1st Floor Footprint LOT A: ~1,962 sqft

1st Floor Footprint LOT B: ~1,999 sqft

Tree Descriptions/Conditions:

Tag#	Tree Species	Common Name	Dia	Height	Spread	Grade	Comments
#1	<i>Platanus racemosa</i>	California Sycamore	37"	35'	55'	C-	Leaning, cavity
OS1	<i>Juglans</i> spp.	Walnut	21"/22"	25'	30'	D	Broken trunks
OS2	<i>Quercus agrifolia</i>	Coast Live Oak	N/A	35'	30'	B	No impact

Recommendations

Based on the review of the site and provided proposed plans, the subject project can be completed with preservation of protected tree#1 (California Sycamore). In order to accomplish this, the installation of the permeable driveway paver stones shall adhere to root preservation protocols. The tree will have a large area of its root zone undisturbed as it will remain vegetative area, but protecting the connecting roots that radiate from the trunk is important to the continued health and stability of the tree. In addition, it is recommended that the tree have a canopy reduction and crown balancing pruning to help center the trees load over its base and compensate for the leaning trunk.

Paver installation: Many newly available ‘tree root protection cells’ are on the market and designed to limit the impact of construction over the root zone of trees. The Geocells help distribute loads, avoid digging and compacting soil, prevent roots from being cut, aid in lateral movement of air and water under hardscape, nutrient migration into soil, water infiltration, and root growth. Permeable concrete blends are also available and provide similar benefits. The drip-line of the Sycamore shall be treated as a ‘no-dig’ area.

Canopy trimming: The Sycamore has a sprawling shape where the canopy spread is much wider than the tree is tall. The trunk of the tree is also leaning towards the street. In order to provide some short-term mitigation of some degree of tree failure risk, it is recommended that the tree have a canopy reduction pruning. The goal of this type of pruning would be to shorten the reach of the over-extending lateral branches to force the tree to remain compact and exerting less leverage of the trunk and on the branch attachments.

Impact Analysis and Specific Recommendations:

Total number of protected trees listed on map (4" diameter and larger) On-Site	1
Total number of protected trees listed on map (4" diameter and larger) Off-site	2
Total number of dead protected trees/uprooted at site	0
Total number of protected trees to remain	3
Total number of protected trees to be impacted by construction (within drip lines)	1
Total number of protected trees, to be removed	0

Native Tree Preservation Guidelines During Construction:

1. Pre-construction meeting between involved parties should take place in order to address tree preservation requirements such as: proper planning of access routes for machinery avoiding tree root zones, staging material-drop off locations outside of protected root zone, addressing equipment rinsing protocols, and locating an area for tool storage.
2. Fencing shall be installed to protect encroachment and damage to the tree root system. Fencing should be high visibility material attached to stakes driven into the ground. The fence should not be easily moveable to prevent tampering. The fencing should also contain periodic

signage warning of penalties imposed upon violators of the tree protection zone restrictions. The fencing should cover the critical root zone which is generally defined as the 'drip-line' of the tree.

3. Pruning to allow for machinery access and other clearance needs should be performed by a tree care professional according to ANSI A300 Standards – Part 1 Pruning and according to the best management practices set forth by the International Society of Arboriculture.
4. The tree protection zone shall be restricted against unlawful entrance and against prohibited activities such as:
 - a. Using the trunk or branches of a protected tree to fasten wires, stakes, nails, screws, cables, turnbuckles, anchors, pulleys or any other intrusive or potentially damaging device.
 - b. Trenching, digging, grading, removing topsoil, compacting or any other activities that disturb the ground and underlying root system.
 - c. Storing materials, parking vehicles, portable toilet, or chemicals.
 - d. Washing equipment such as cement mixers or painting equipment.
 - e. Routing utilities in a way that would require damage roots or trunk.
5. Any root cuts performed shall be made using a sanitized and sharp pruning saw to leave the cleanest possible cut with the smallest possible surface area. Roots shall not be torn or shredded by blunt tools of excavation equipment.
6. Any work needed to be performed within the tree protection zone shall be supervised by an arborist.
7. A designated arborist should monitor the health of the tree during and after the construction process to detect any changes in health or vigor. This shall include special attention to changes in site conditions that while not symptomatic, may be causing unnecessary stress to the tree (such as grade changes or addition of lawn).

Native Tree Maintenance:

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

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

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

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

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

Wound Seal - Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A healthy tree will create wound wood over a proper pruning cut to reduce the possibility of pathogen entry.

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

Watering - If supplemental water is required, a low volume soaker hose could be utilized. Apply the water at various locations, just outside the drip line of the tree. A total of 15 to 20 hours of low volume application should suffice. Repeat this watering cycle every one to two months as needed. Water should generally not be applied in the summer except under severe drought conditions, as native trees have evolved without summer water.

Fertilization - Fertilizer can be applied along with the water but as general rule is unnecessary and could be harmful. Consult a qualified arborist for a specific recommendation if a nutrient deficiency is suspected. If fertilization is recommended, follow the manufacturer's directions carefully. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. Over-fertilization can be deadly.

Diseases and Insects - Effective pest control starts with observation by the property owner. Changes, such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed and expert inspection is required. Homeowners should be very careful when using pesticides around California native trees. Herbicides should never be utilized within one hundred feet of a native tree, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

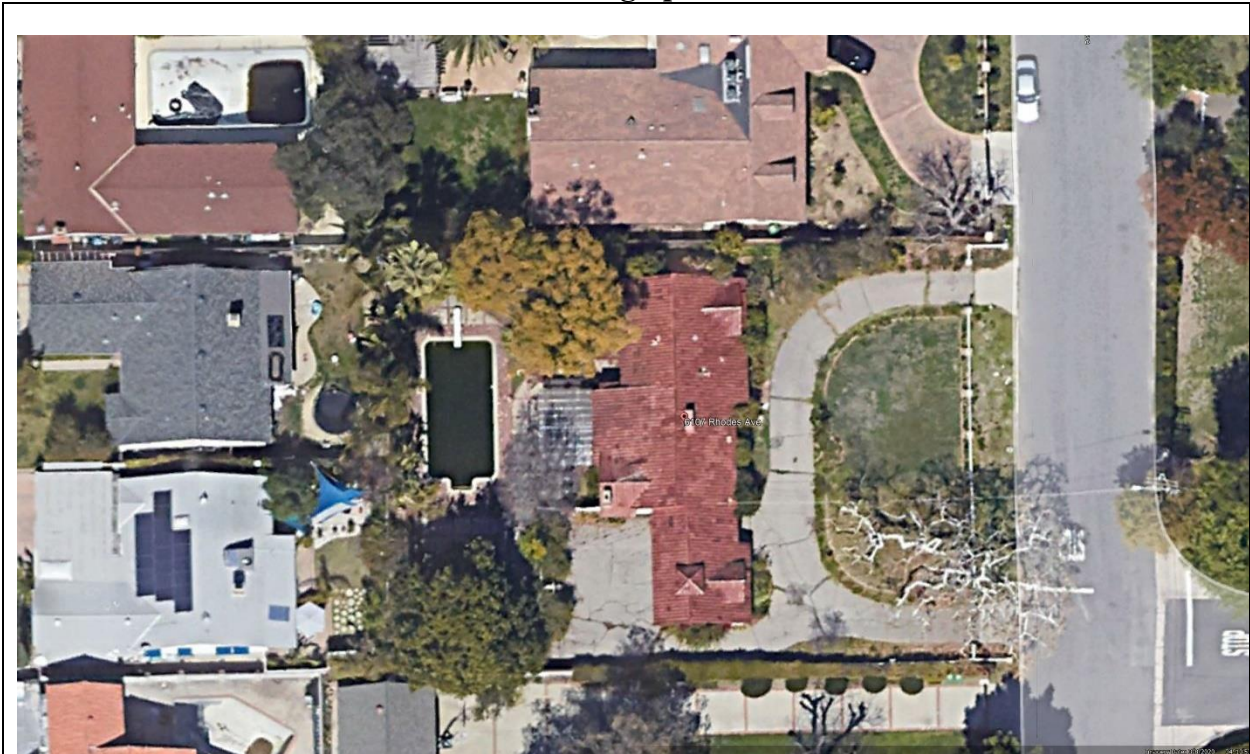
Grade Changes - Any change to the grade at the root crown of a California native tree can have a negative impact. As little as six inches can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If fill soil exists, use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

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

Mitigation

The on-site protected tree, a California Sycamore is to be preserved! Therefore, there will be no mitigation required.

Photographs



Google Earth Pro Satellite View 3D



Inspection photo of subject property from Rhodes Ave. (4/28/2023)

Sycamore tree #1 visible here.



California Sycamore Tree #1 tag and DBH



Tree#1 has a significant lean towards the street



Tree #1 has a significantly deep cavity at the base of the trunk. It also has a very shallow root buttress. Trees with this unusual root flare sometimes are very shallow rooted and do not have a deep penetrating root system.



Alt view of cavity and root flare. Also noticeable is the substantial 'frass' and borer activity at the base of the tree (below).





View of cavity interior with fungal fruiting body.



Significant Borer activity not only in the lower trunk but also in the upper scaffold branches and branch unions.



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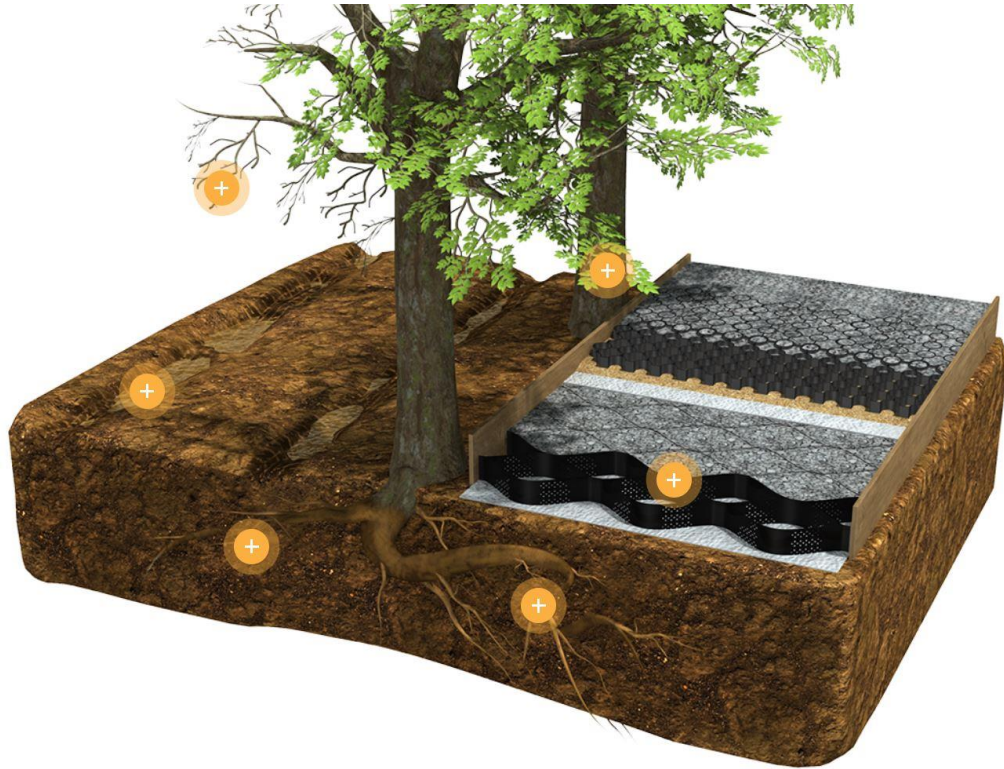


Signs of decay in branch elbows, staining, and borer entry holes visible.



Leaves are severely affected by Anthracnose fungus which is weakening the tree by depleting photosynthesis.





NO DIG SOLUTION

Example of tree root preservation with no digging while allowing for pavers to be installed over roots. A technique like this or similar is proposed for implementation to preserve the tree.

<https://www.tcs-geotechnics.co.uk/tree-root-protection/>



Neoloy Soil Protection

The Neoloy 3D cellular confinement system is ideal soil protection and ground reinforcement solution for tree protection zones. Not only does Neoloy provide physical protection for the root layer. Neoloy Tough-Cells also increase the soil bearing capacity and distributes traffic loads laterally.

By reducing stresses to the subsurface soil structure, Neoloy prevents soil compaction and damage to tree roots. Neoloy Tough-Cell confinement also maintains the integrity of uncompacted infill, preventing abrasion and erosion of fines, thereby limiting degradation of the surface layer.

Neoloy can be used for temporary ground reinforcement for construction vehicles to prevent soil compaction during project construction; or used as a permanent and permeable green surface for trails, paths, driveways, access roads, road shoulders and parking lots for long-term soil and tree root protection.

<https://www.prs-med.com/market-sectors/prs-neoloy-for-tree-protection/>



Protective root zone fencing installed.



Protective root zone fencing installed.

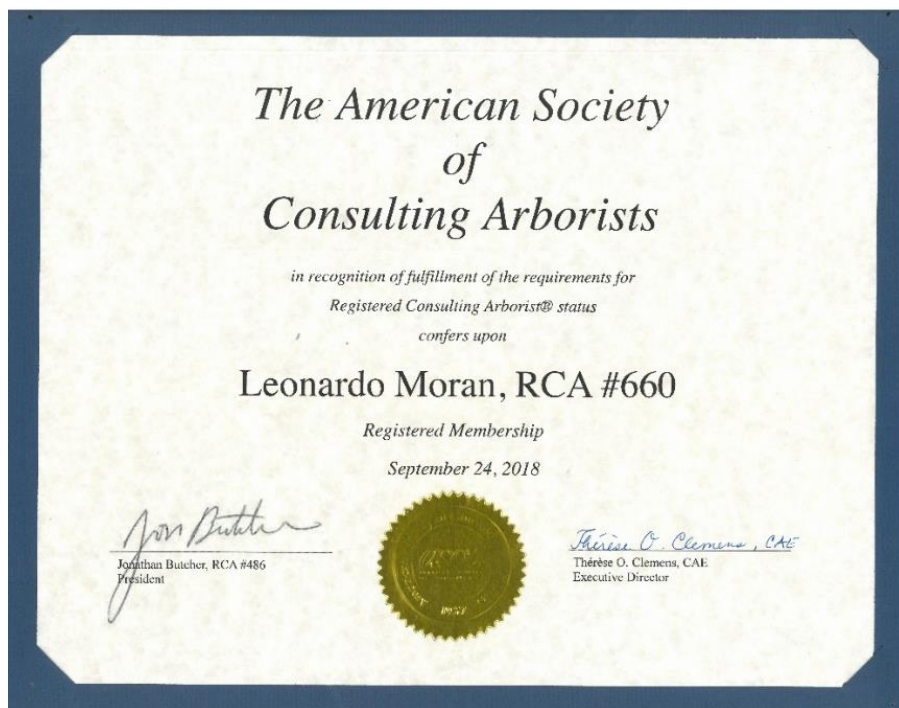


Off-site Walnut tree has fencing to protect any encroaching roots.



Off-site Coast Live Oak well out of construcion impact area. NW rear corner.

Credentials



Assumptions & Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data had been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others
2. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. This report represents the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any findings to be reported.
6. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be so construed as engineering or architectural reports or surveys.
7. Unless expressed otherwise, information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Certification of Performance

I, Leonardo Moran, certify that:

1. I have personally inspected the tree and property referred to in this report and have stated my findings accurately.
2. I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to me, except as indicated within the report.
6. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of twelve years.

Signed:

A handwritten signature in blue ink that reads "Leonardo Moran". The signature is written in a cursive, flowing style.

Dated: 05/01/2024

Leonardo Moran, Registered Consulting Arborist

Thrifty Tree Service Inc.