

**Attachment A:  
Tree Report**

**TREE REPORT**

for

**7322-7340 N. Topanga Blvd.  
Canoga Park, CA 91303**

Owner:

**Brian Cornelius  
Alliant Strategic Development, LLC  
23901 Calabasas Road, Ste. 2092  
Calabasas, CA 91302**

Prepared by  
**Harmony Gardens**  
12224 Addison Street  
Valley Village, CA 91607  
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Shelley Sparks, RLA # 2896, ASLA  
ISA Certified Arborist #WE-10883A

August 3, 2020

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## **BACKGROUND**

According to Ordinance 177404 the following trees native tree species are protected: Oak trees including indigenous Oaks (*Quercus spp.*), Southern California Black Walnut (*Juglans californica*), Western Sycamore (*Platanus racemosa*) and California Bay Tree (*Umbellularia californica*). Trees that are to be retained on the site need to be protected during any grading process to within 5' of the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property, b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision.

Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree.

Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

## **STREET TREES**

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at 213-847-3077 and obtain a Street Tree Removal Permit from Board of Public Works. Should the trees require removal, removal of trees in the public right-of-way requires approval by the Board of Public Works. All replacement trees in the public right-of-way shall be provided per the current Urban Forestry Division standards."

## **LIMITS OF THE ASSIGNMENT**

The investigation is limited to visual inspection Level 1 of subject trees.

## **SITE CONDITIONS**

The site is 37,246.6 S.F. combination of three lots at 7322-7340 Topanga Canyon Blvd. containing a commercial office building. A 148-unit apartment building is proposed for the lot.

The tree survey was conducted on July 15, 2020. Trees found on site and in the public right of way are non-protected species. Species found were *Platanus americanus*, *Melaleuca quinquenervia*, and *Ficus microcarpa v. nitida*. All trees except for inaccessible Trees 12 and 13 were tagged. There aren't any trees in the public right-of-way. Adjacent properties contain



only non-protected trees including *Ulmus parvifolia*, *Eucalyptus cinerea*, and *Afrocarpus gracilior*. None of the trees offsite will be affected by this development.

### EXISTING TREES ON PRIVATE PROPERTY

Tree 1 is *Platanus occidentalis*, American Sycamore in fair condition with evidence of dieback, anthracnose and canker. It is 36' high by 22' wide with calipers of 13" and 19". Replacement value is 1 24"-box tree.



Tree 2 is *Melaleuca quinquenervia*, Cajeput Tree, in good condition. It stands 19' high by 9' wide, with calipers of 7" and 9". Replacement value is 1 24"-box tree.



Tree 3 is *Platanus occidentalis*, American Sycamore in good condition with evidence of canker. It is 36' high by 21' wide with a caliper of 20". Replacement value is 1 24"-box tree.



Tree 4 is *Melaleuca quinquenervia*, Cajeput Tree, in fair condition with poor pruning and yellowed foliage. It stands 17' high by 11' wide, with calipers of 9" and 11". Replacement value is 1 24"-box tree





Tree 5 is *Melaleuca quinquenervia*, Cajeput Tree, in good condition. It stands 27' high by 15' wide, with a calipers of 19". Replacement value is 1 24"-box tree



Tree 6 is *Platanus occidentalis*, American Sycamore in good condition. It is 38' high by 15' wide with a caliper of 28". Replacement value is 1 24"-box tree





Tree 7 is *Melaleuca quinquenervia*, Cajeput Tree, in fair condition with declining health and signs of dieback. It stands 24' high by 8' wide, with a caliper of 11". Replacement value is 1 24"-box tree



Tree 8 is *Platanus occidentalis*, American Sycamore in good condition. It is 23' high by 15' wide with a caliper of 16". Replacement value is 1 24"-box tree

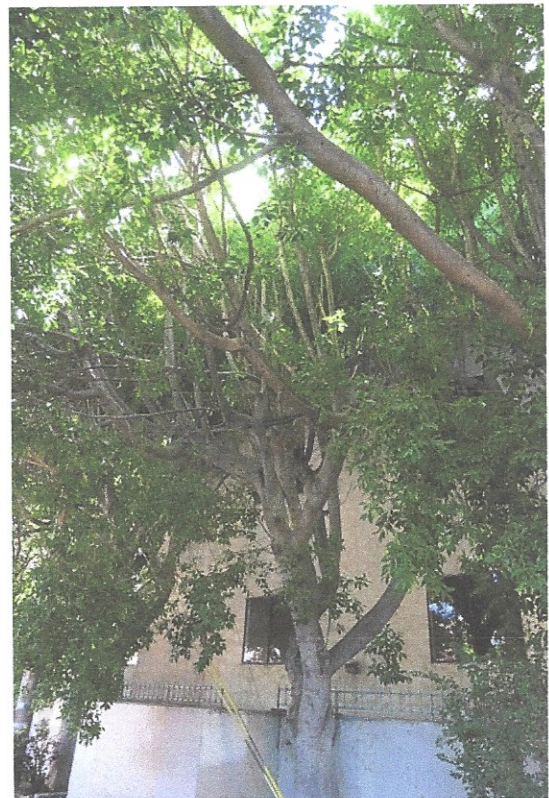




Tree 9 is *Ficus microcarpa v. nitida*, Indian Laurel in good condition. It stands 21' high by 21' wide, with a caliper of 32". Replacement value is 1 24"-box tree



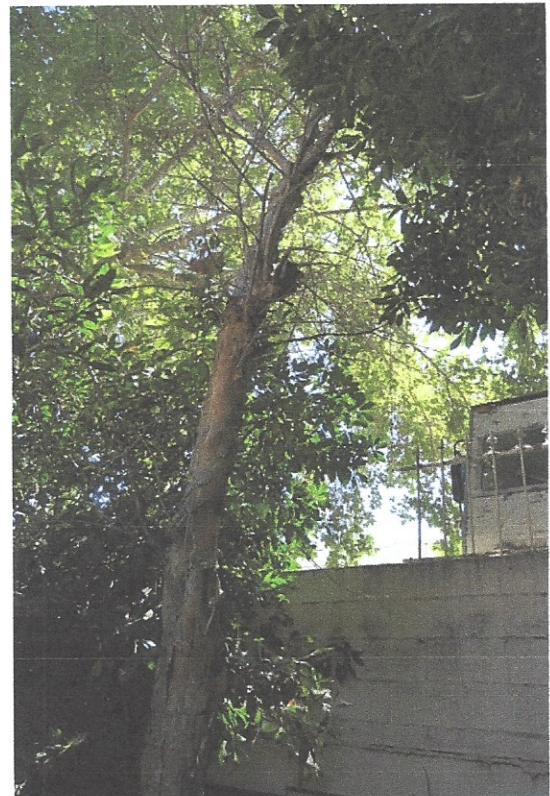
Tree 10 is *Ficus microcarpa v. nitida*, Indian Laurel in good condition. It stands 21' high by 21' wide, with a caliper of 21". Replacement value is 1 24"-box tree



Tree 11 is *Ficus microcarpa* v. *nitida*, Indian Laurel in good condition. It stands 22' high by 22' wide, with a caliper of 22". Replacement value is 1 24"-box tree



Tree 12 is *Platanus occidentalis*, American Sycamore in fair condition with declining health and poorly pruned. It is 18' high by 7' wide with a caliper of 18". Replacement value is 1 24"-box tree





Tree 13 is *Platanus occidentalis*, American Sycamore in fair condition with evidence of dieback, anthracnose and canker. It is 22' high by 24' wide with a caliper of 32". Replacement value is 1 24"-box tree.



Tree 14 is *Platanus occidentalis*, American Sycamore in fair condition. It is 22' high by 22' wide with a caliper of 16". Replacement value is 1 24"-box tree





Tree 15 is *Ficus microcarpa v. nitida*, Indian Laurel in good condition. It stands 24' high by 21' wide, with a caliper of 46". Replacement value is 1 24"-box tree

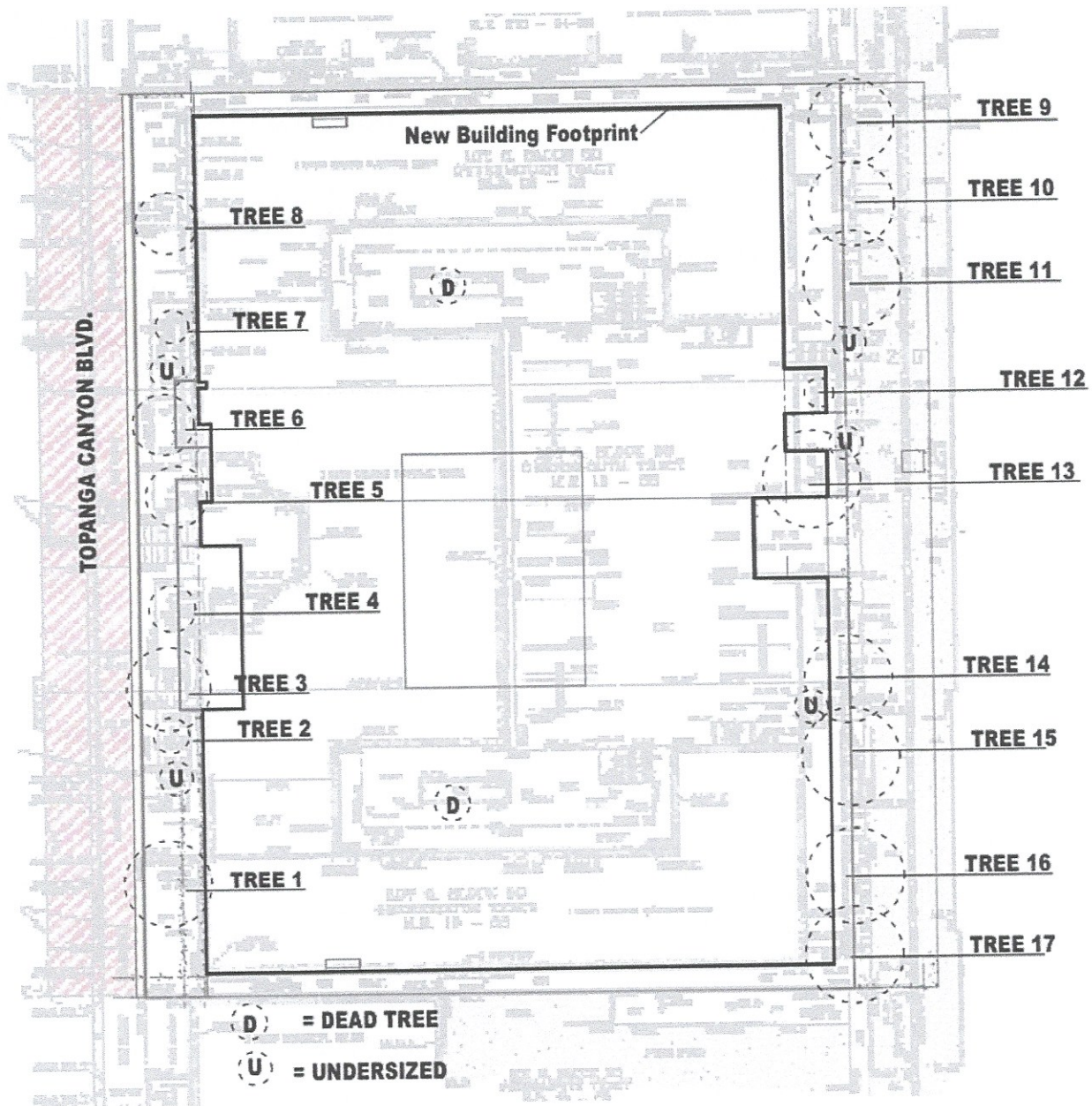


Tree 16 is *Ficus microcarpa v. nitida*, Indian Laurel in good condition. It stands 28' high by 24' wide, with a caliper of 30". Replacement value is 1 24"-box tree

Tree 17 is *Ficus microcarpa v. nitida*, Indian Laurel in good condition. It stands 28' high by 29' wide, with a caliper of 28". Replacement value is 1 24"-box tree



# SITE SURVEY





SUMMARY OF TREES							
Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected	Remove
<b>Trees on private property</b>						No	Yes
1	<i>Platanus occidentalis</i>	American Sycamore	Fair	Fair	AN, C, D	No	Yes
2	<i>Melaleuca quinquenervia</i>	Cajeput Tree	Good	Good		No	Yes
3	<i>Platanus occidentalis</i>	American Sycamore	Good	Good	C	No	Yes
4	<i>Melaleuca quinquenervia</i>	Cajeput Tree	Fair	Fair	PP, YL	No	Yes
5	<i>Melaleuca quinquenervia</i>	Cajeput Tree	Good	Good		No	Yes
6	<i>Platanus occidentalis</i>	American Sycamore	Good	Good		No	Yes
7	<i>Melaleuca quinquenervia</i>	Cajeput Tree	Fair	Fair	D, HD	No	Yes
8	<i>Platanus occidentalis</i>	American Sycamore	Good	Good		No	Yes
9	<i>Ficus nitida</i>	Indian Laurel	Good	Good		No	Yes
10	<i>Ficus nitida</i>	Indian Laurel	Good	Good		No	Yes
11	<i>Ficus nitida</i>	Indian Laurel	Good	Good		No	Yes
12	<i>Platanus occidentalis</i>	American Sycamore	Fair	Fair	D, HD	No	Yes
13	<i>Platanus occidentalis</i>	American Sycamore	Fair	Fair	AN, C	No	Yes
14	<i>Platanus occidentalis</i>	American Sycamore	Fair	Fair		No	Yes
15	<i>Ficus nitida</i>	Indian Laurel	Good	Fair		No	Yes
16	<i>Ficus nitida</i>	Indian Laurel	Good	Good		No	Yes
17	<i>Ficus nitida</i>	Indian Laurel	Good	Good		No	Yes

AN = Anthracnose, C= Canker, D= Dieback, HD = Health declining, TD= Trunk Damage, LP= Leaning Posture, PP= Poor Pruning, YL = Yellowed foliage





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CERTIFICATE NO. **2896** **Landscapist Architect**  
**SHELLEY E. SPARKS**  
**12224 ADDISON ST.**  
**VALLEY VILLAGE CA 91607**

EXPIRES **11/30/23**

Signature *Shelley Sparks* RECEIPT NO. **91628793**

Respectfully submitted,



Shelley Sparks, RLA #2896, ASLA  
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