# Appendix 4.1-3

Oak Tree Survey Report

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# Oak Tree Survey Report

## Hope Gardens Sequoia Building Project

**September 2020 (Updated December 2022)**


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# 1. Introduction

This report includes results of a focused oak tree survey conducted by South Environmental for a redevelopment project at Hope Gardens Family Center, a Union Rescue Mission Facility located at 12249 Lopez Canyon Road in an unincorporated area of Los Angeles County, California. The project includes the demolition of the Sequoia building, a housing facility at the Hope Gardens, and the construction of a new building on top of the existing footprint, new driveways and parking areas. The purpose of this report is to support the filing of the required oak tree permit application (Oak Tree Permit No. RPPL2020000706) concurrently with the conditional use permit (CUP) application (CUP No. RPPL2020000694) with the County of Los Angeles for Environmental Assessment No. RPPL2020003232. The scope of this report includes a description of the proposed project and survey area, methods used to survey and assess the oak trees, and a discussion of the project's potential impacts to oak trees.

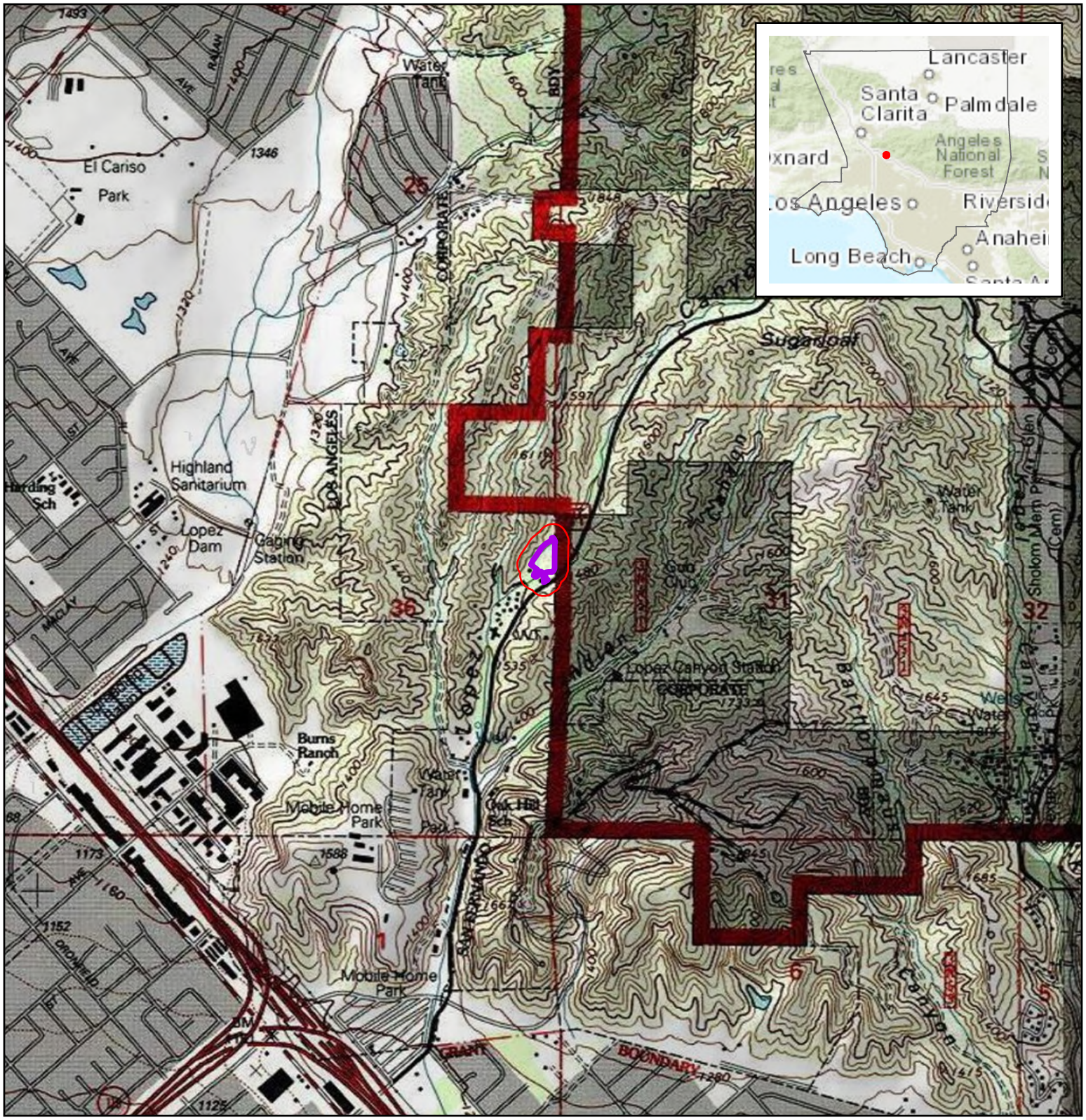
## 1.1 Project Description

### Location and Setting

As shown in Figure 1 below, the project is in unincorporated Los Angeles County approximately 1.0 mile north of Interstate 210 and the Sylmar neighborhood of the City of Los Angeles. The project is within the U.S. Geological Survey (USGS) San Fernando 7.5 Minute Topographical Quadrangle, and within Section 36 of Township 03 North (03N) and Range 15 West (15W), and Section 31 of Township 03N and Range 14W. As shown in Figure 2 below, the development site is set within a canyon along Lopez Canyon Road and the Hope Gardens facility is within a woodland of mature native and landscaped trees. The areas adjacent to the east and west of Hope Gardens include undeveloped native coastal scrub and non-native grassland habitats on steep mountain slopes. The survey area includes a 200-foot buffer around the development site, and the eastern portion is within the Angeles National Forest, which occurs immediately adjacent to the east of the Sequoia building and approximately 400 feet north.

### Proposed Development

The project includes the demolition of the Sequoia building and the construction of a new building, additional driveways and parking areas, and an enhancement of the landscaping. The proposed development areas are shown in Figure 2 below and in the Site Plan in Appendix C. The development will occur largely in areas that are currently developed with the Sequoia building, driveways, and parking areas. Construction of the new building will be on top of the existing




Source: ESRI USA Topo Maps and World Topo Map 2022

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# Figure 1. Project Location

Development Site

Survey Area (200-Foot Buffer)

0 1,000 2,000 Feet

Scale: 1:24,000

N

Project Site is within unincorporated, California, in Los Angeles County on the USGS San Fernando 7.5-minute quadrangle map in Section 31 of Township 03 North and Range 14 West and Section 36 of Township 03 North and Range 15 West

Center Coordinate (Decimal Degrees):
Latitude: 34.3027184N Longitude: -118.3969850W

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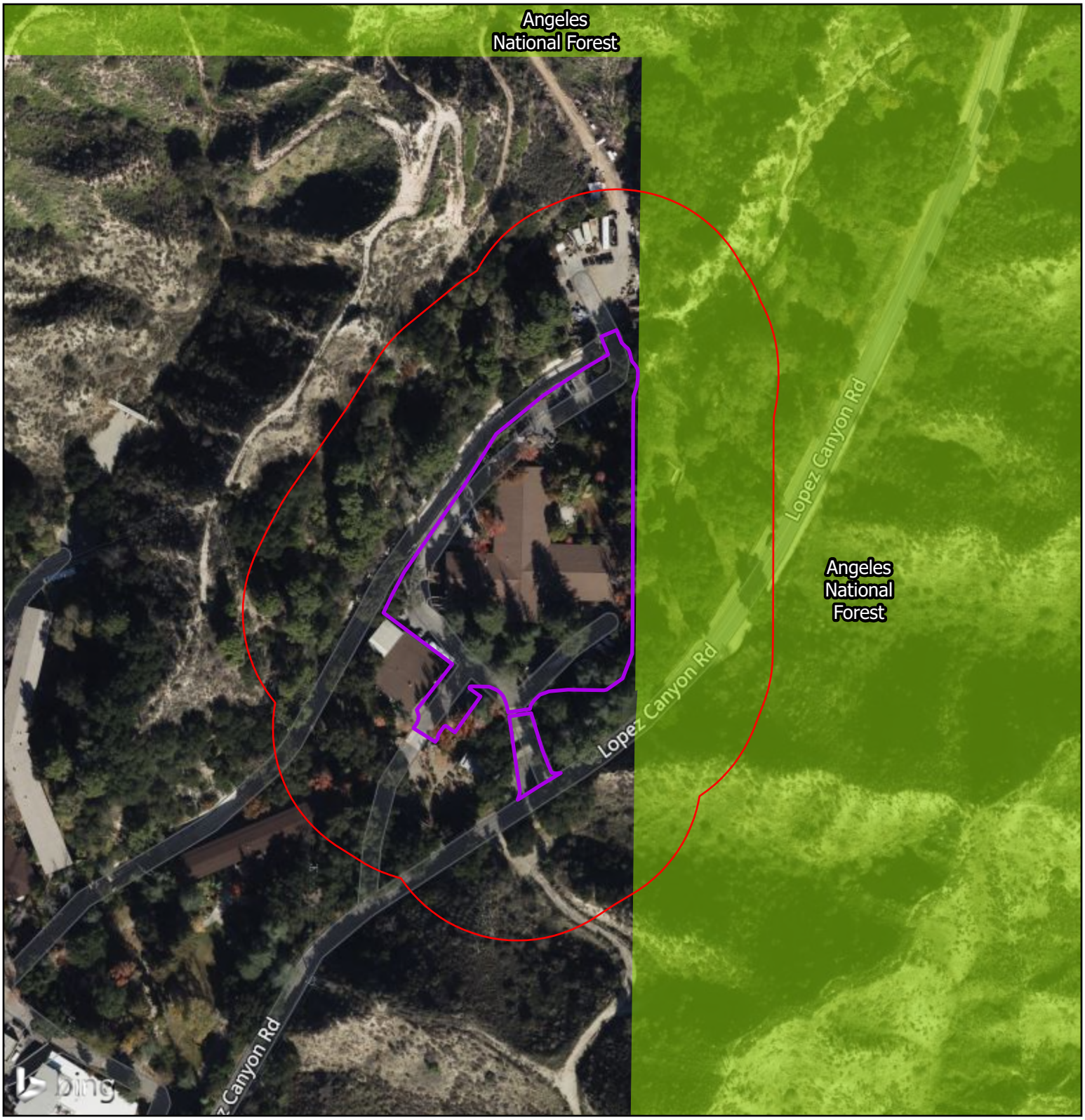


Source: BING Aerial Imagery 2022

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# Figure 2. Project Vicinity

- Development Site
- Survey Area (200-Foot Buffer)
- California Protected Areas Database (CPAD)

0 115 230 Feet

Scale: 1:2,300

N

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developed area, and the existing development will be reconstructed and expanded with the new development, paving, and landscaping. The roads will be widened to 28-feet and resurfaced.

# 1.2 Methodology

## Field Survey

South Environmental certified arborist Matthew South (ISA#: WE-12564A) conducted a survey of each tree of the genus *Quercus* with a trunk diameter of 8 inches or greater or with two trunks with diameters totaling at least 12 inches when measured at 4.5 feet above grade (protected oak) that is within 200-feet of proposed construction. The survey was conducted on May 2, 2019 and adhered to the guidelines outlined in the County of Los Angeles Oak Tree Ordinance. During the survey, each protected oak was marked on the north side with a unique identification number and the location of the trunk was recorded using a Trimble R1 high-accuracy (sub-meter) GPS unit. The arborist evaluated the physical structure and health of each protected oak, and a photograph was taken of each tree surveyed. Another survey was conducted on June 11, 2020 at the request of Los Angeles County foresters, to confirm the trunk diameters of oaks proposed for impacts. The development site was revisited on October 18 2022 to confirm the location and size of the oak trees remained the same following an update to the development site Plan (attached).

### *Structural Evaluation*

An evaluation of the physical structure of each protected oak included the following:

- **Trunk diameter at breast height (dbh)** was measured at 4.5 feet above grade using a diameter tape,
- **Canopy measurements** were taken in eight separate directions from the trunk: north, northeast, east, southeast, south, southwest, west, and northwest. The arborist used a tape measure to measure the first 3 trees canopies to calibrate the distance, and then estimated the remainder of the measurements,
- **Aesthetic assessment** of each tree included describing the visual structure of the tree such as the symmetry, unbalanced crown, broken branches, and excessive horizontal branching,

### *Health Assessment*

An evaluation of the health of each protected oak included the following:

- **Disease** – evidence such as slime flux, heart rot, crown rot, root fungus, exfoliation, leaf scorch, and exudates,

- **Pests** – evidence such as galls, twig girdling, borers, termites, pit scale, and plant parasites,
- **Vigor** – signs used to evaluate vigor include new tip growth, leaf color, abnormal bark, dead wood, and crown thinning among other signs,
- **Health Rating** – each protected oak received a single number health rating based on its similarity to an archetypal oak of the same species:
    - 5 – Maximum health: 99-100% like archetype of same species
    - 4 – Good health: minor crown thinning and reduced shoot growth
    - 3 – Fair health: some dead twigs in outer crown and increased crown thinning, and little shoot growth
    - 2 – Poor health: many dead branches and little shoot growth
    - 1 – Dead/dying: large dead branches, bark loss, advanced decline (no recovery), or dead
- **Recommendations** for improving the structure or health of the tree, when possible, were included.

# Oak Tree Mapping

## *Trunk and Canopy*

The trunk locations recorded during the field survey were mapped using ESRI ArcGIS Pro mapping software. The canopy of each tree was digitized using the same software by creating a vertex at the appropriate distance from the trunk in each of the 8 directions per the canopy measurements recorded during the field survey, and then creating a polygon that connects each of the vertices. The newly created polygon represents the boundaries of the canopy. The arborist adjusted the digitized trunk location and canopies to align appropriately with the aerial photographs.

## *Tree Protected Zone*

Per the Oak Tree Ordinance, the Tree Protected Zone (TPZ) includes the area within 5-feet extended from the trees canopy or 15-feet from the trunk, whichever is greater. The TPZ was also digitized using ESRI ArcGIS Pro mapping software by creating a polygon that is a 5-foot buffer from the tree canopies described above and another polygon that is 15-foot buffer from each trunk location. The two polygons were merged and dissolved to create a single polygon representing the TPZ that encompasses the outer edges of the 5-foot canopy buffer and the 15-foot buffer from the trunk, whichever is the greatest.

# Impact Analysis

Impacts to protected oaks were assessed by digitizing the proposed development area (the Sequoia building) and overlaying them onto the digitized tree trunks, canopies, and TPZs. Intersection of a protected oak trunk with the project features would result in removal of the tree and intersection of the project features with the TPZ would result in encroachment. The level of encroachment to a single protected oak is reported as a percent of that oak's entire TPZ expected to be impacted by the development. The oak trunks and canopies are also shown in the Site Plan in Appendix C.

# 2. Protected Oaks

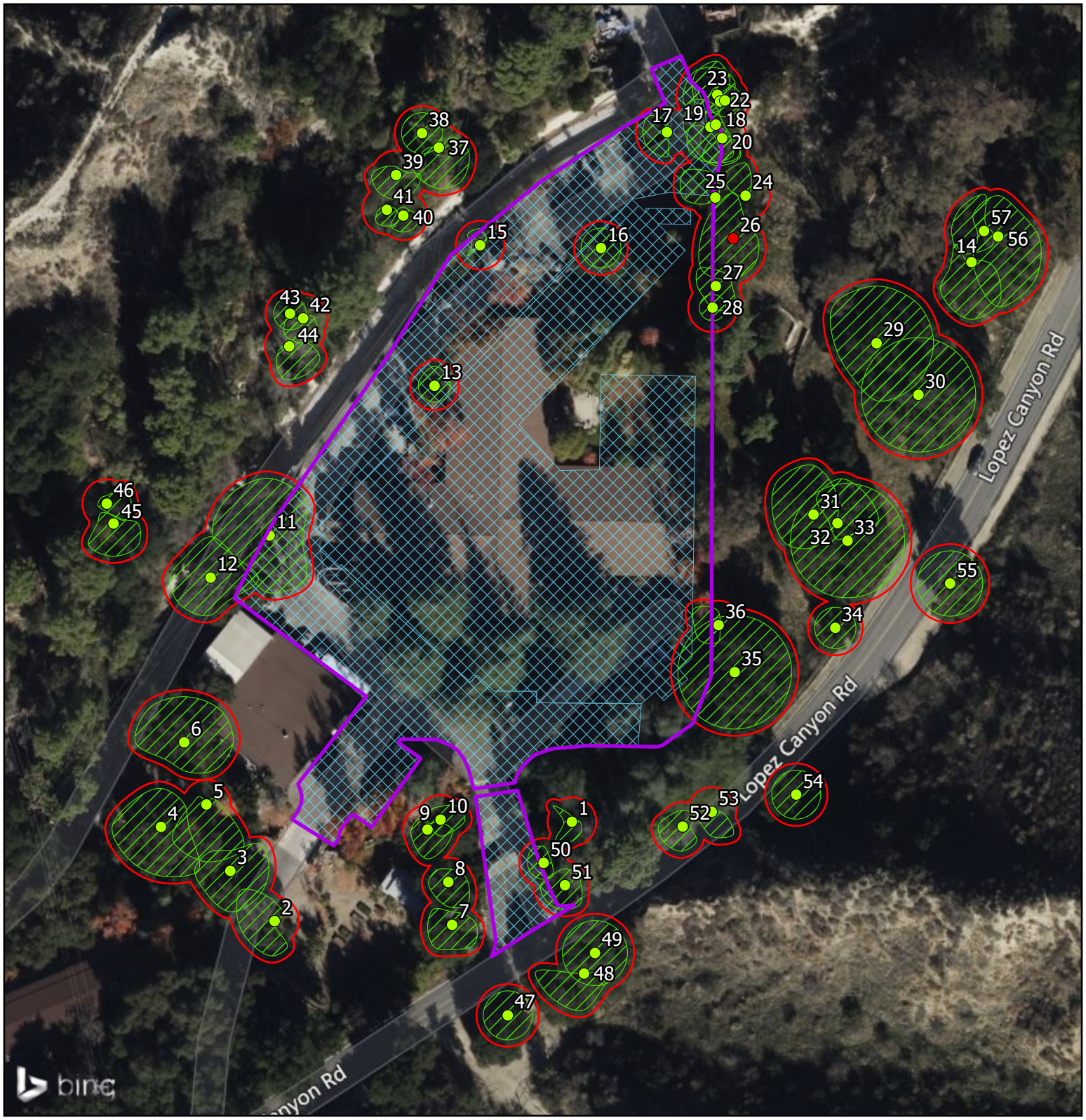
A total of 57 protected coast live oak (*Quercus agrifolia*) were identified in the survey area and marked with an identification number (ID#s 1-57), including one heritage oak[1] (#26). The locations of the trunks, canopies, and the TPZs for all trees surveyed are shown in Figure 3. Appendix A includes a summary table of the data collected for each tree and an image of each tree is in Appendix B.

## 2.1 Structure and Health

Overall structure and health of trees is good. A total of 35 trees (61%) scored a 4 or 5 for symmetry, and no tree scored lower than 2 for symmetry. A total of 47 trees (82%) scored 4 or 5 for health, eight trees scored 3 for health, and two trees (#15 and #26) scored 1 for health because they were nearly dead. Tree #15 has two large trunks that are beneath a power line and were topped to reduce the conflict. One of the trunks is dead and the other is showing new growth, however, the position beneath the utility line requires future growth be pruned to reduce the conflict. Tree #26 was burned and has a hollow trunk (see photos in Appendix B), it is losing large limbs and showing severe decline. Tree #26 is not likely to survive due to the severe damage. The trees surveyed in the northwest area on the opposite side of a concrete drainage west of the Sequoia building are on a steep slope in a densely vegetated area and have poor symmetry as a result.

The oak trees in the survey area are managed differently depending on location and land ownership. The oak trees within the Hope Gardens facility receive regular care from an onsite groundskeeper that includes irrigation, pruning, and fertilization. The oak trees that occur in the National Forest east of the eastern edge of the Sequoia building and those that are on the edge of Lopez Canyon Road do not receive care. All the trees showed new growth, and trees that are on National Forest were recently burned on the trunks and lower limbs.

[1] A 2019 version of this Oak Tree Report identified 13 heritage oaks due to errors with adding multi-trunk trees stem diameters together creating incorrect findings of heritage oaks. This 2019 report was updated in 2020 to correct these errors to report only a single heritage oak (#26). The 2020 version of the report was certified by the County Forester in 2020 and the 2019 version was not a certified or finalized report. The 2019 version of the report was used in support of planning documents in error and the 2020 version was the correct version certified by the County that had the correct information regarding heritage oaks, but was not included in the planning documents for this project due to error.




Source: BING Aerial Imagery 2022

Hope Gardens Sequoia Building Project

# Figure 3. Oak Tree Survey

0 60 120 Feet

N

Scale: 1:1,200

- Oak Tree
- Heritage Oak
- Canopy
- Tree Protection Zone
- Proposed Development Footprint
- Development Site

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## 2.2 Structure and Health Recommendations

Oak #15 is recommended for removal due to the poor health from being topped and the trees position beneath utility lines. Oak #26 on National Forest Land is not likely to survive, and the hollow trunk indicates that it is likely to lose more large limbs soon. Fencing exists to keep people from going near the tree from the Hope Gardens facility. To maintain the current low risk situation, South Environmental recommends the barrier remain in place.

# 3. Impact Analysis

The proposed redevelopment of the Sequoia building would result in the removal of 4 protected oak trees, and encroachment into the TPZ of 12 oaks. No heritage trees will be removed or encroached. The tree removals are necessary for the upgrades to roads and buildings proposed by the project. These results are summarized below in Table 1 below and shown in Figure 3.

**Table 1. Summary of Impacts to Oaks**

| Tree # | Health Rating | Heritage Oak | Trunk distance to Construction (ft) | Impact |
|---|---|---|---|---|
| #11 | 4 | N | 0 | Removal |
| #12 | 4 | N | 23 | ~10% TPZ Encroachment |
| #13 | 5 | N | 0 | Removal |
| #15 | 1 | N | 0 | Removal |
| #16 | 5 | N | 0 | Removal |
| #17 | 4 | N | 3 | ~98% TPZ Encroachment |
| #18 | 4 | N | 6 | ~50% TPZ Encroachment |
| #19 | 4 | N | 2 | ~60% TPZ Encroachment |
| #20 | 4 | N | 5 | ~40% TPZ Encroachment |
| #22 | 4 | N | 13 | ~20% TPZ Encroachment |
| #23 | 3 | N | 12 | ~20% TPZ Encroachment |
| #25 | 4 | N | 2 | ~75% TPZ Encroachment |
| #35 | 4 | N | 33 | ~ 3% TPZ Encroachment |
| #36 | 4 | N | 19 | ~ 5% TPZ Encroachment |
| #50 | 5 | N | 3 | ~50% TPZ Encroachment |
| #51 | 4 | N | 12 | ~20% TPZ Encroachment |

Of the 4 oaks that will be removed, 3 of them (#11, #13, and #16) are in good health (4, or 5 health rating). Oak #15 is dead/dying (health rating of 1) and we recommend it be removed to avoid any future conflicts. Heritage Oak #26 will not be impacted by the project because it is off the project site and not in jeopardy from project activities.

The project proposes asphalt resurfacing and fencing installation on the eastern edge of the project that encroaches within the TPZ of 12 oaks. Resurfacing of asphalt would compact soils in the TPZ and in the potential root zone of the oaks and installation of fencing could damage the root zones during installation. Asphalt resurfacing would also occur within the TPZ and within 15-feet of the trunks of oaks #17, #18, #19, #20, #22, #23, #25, #50, and #51. Asphalt resurfacing would also occur within the TPZ, but beyond 15-feet of the trunks of oaks #12, #35, and #36. For the purposes of this report, encroachment of 30% or greater into the trees TPZ or excavation or

grading within 15-feet of the trunk of an oak has the potential to result in the death or significant decline of the tree.

- The trunk of Oak #17 is within 3-feet of proposed road improvement and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 98% of the trees TPZ. These impacts are from removal of existing asphalt and then resurfacing the same area. These impacts have the potential to result in death or significant decline of the tree.

- The trunk of Oak #18 is within 6-feet of proposed road improvements and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 50% of the trees TPZ. These impacts are from removal of existing asphalt and then resurfacing the same area. These impacts have the potential to result in death or significant decline of the tree.

- The trunk of Oak #19 is within 2-feet of proposed road improvements and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 60% of the trees TPZ. These impacts have the potential to result in death or significant decline of the tree.

- The trunk of Oak #20 is within 5-feet of proposed road improvements and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 40% of the trees TPZ. These impacts have the potential to result in death or significant decline of the tree.

- The trunk of Oak #22 is within 13-feet of proposed road improvements and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 20% of the trees TPZ. These impacts have the potential to result in death or significant decline of the tree.

- The trunk of Oak #23 is within 12-feet of proposed road improvements and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 20% of the trees TPZ. These impacts have the potential to result in death or significant decline of the tree.

- Oak #25 is within 2-feet of proposed road improvements and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 75% of the trees TPZ. These impacts have the potential to result in death or significant decline of the tree.

- Oak #50 is within 3.0-feet of proposed road improvements and the root zone has the potential to be significantly impacted. In addition, the proposed impacts would encroach approximately 50% of the trees TPZ. These impacts have the potential to result in death or significant decline of the tree.

- Oak #51 is within 12 feet of proposed asphalt resurfacing and project encroachment into the TPZ is at approximately 20%. Using the methods described in the ISA's Managing Trees During Construction Second Edition (ISA 2016) for calculating Critical Root Zone (CRZ) of trees, this oak is a mature tree with a high tolerance to construction damage and a CRZ diameter of 8.6-feet. Although the tree is within 12-feet of construction the CRZ is not within the impact area based on the above calculation and the encroachments into the TPZs of less than 20% indicates that this tree will not be significantly impacted by the construction.

- The remaining oaks that will be encroached (oaks #12, #25, and #36) would result in impacts to less than 30% of the TPZ and the tree trunks are further than 15-feet from proposed construction. It is unlikely that less than 30% encroachment will result in the loss/death of these oaks and no significant impacts are expected to occur.

# 4. Recommendations

Construction and staging of equipment will occur within the TPZ of 12 oaks that will remain on the property and within proximity to several other oaks in the survey area. The Los Angeles County recommendations for tree protected during construction provided below are designed to ensure impacts to oaks that are encroached are minimized and no impacts to other oaks would occur during construction.

## Mitigation for Impacts to Oaks

According to the Los Angeles County Oak Tree Ordinance, the applicant will be required to replace the trees that are removed with the same species, and mitigation planting will be determined by the hearing officer, the director, or the commission. The proposed project will result in removal of 4 protected oaks and encroachment into the TPZ of 12 additional protected oaks. However, 3 of the oaks will be encroached into less than 30% of the TPZ and the trunks are greater than 15-feet from the and unlikely to result in death or significant decline. Oak #51 was determined to be far enough away from construction to avoid damage to the Critical Root Zone and the project is unlikely to result in death or decline of that oak. A total of 8 Oaks (#17, #18, #19, #20, #22, #23, #25, and #50) were assessed with the potential for death or significant decline due to the project from either the trunk being located within 15-feet of the construction or greater than 30% of the TPZ to be encroached. South Environmental makes the following recommendations to mitigate the removal and encroachment impacts to protected oaks:

- A total of 8 replacement oaks should be planted to replace oaks removed. This includes 8 oaks for the removal of 4 of protected oaks at a 2:1.

- A total of 8 Oaks were assessed with the potential for death or significant decline due to the project from either the trunk being located within 15-feet of the construction or greater than 30% of the TPZ to be encroached. These Oaks (#17, #18, #19, #20, #22, #23, #25, and #50). These trees shall be properly cared for and monitoring for a period of 2-years and replaced at a 2:1 by the permittee if mortality or significant decline (Health assessed at a 1 or 2) occurs within that period.

- Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ration of 2:1. Each replacement tree shall be at least 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The hearing officer, director or commission may, in lieu of this requirement, require the substitution of one larger

container specimen for each oak tree to be replaced, where, in its opinion, the substitution is feasible and conditions warrant such greater substitution.

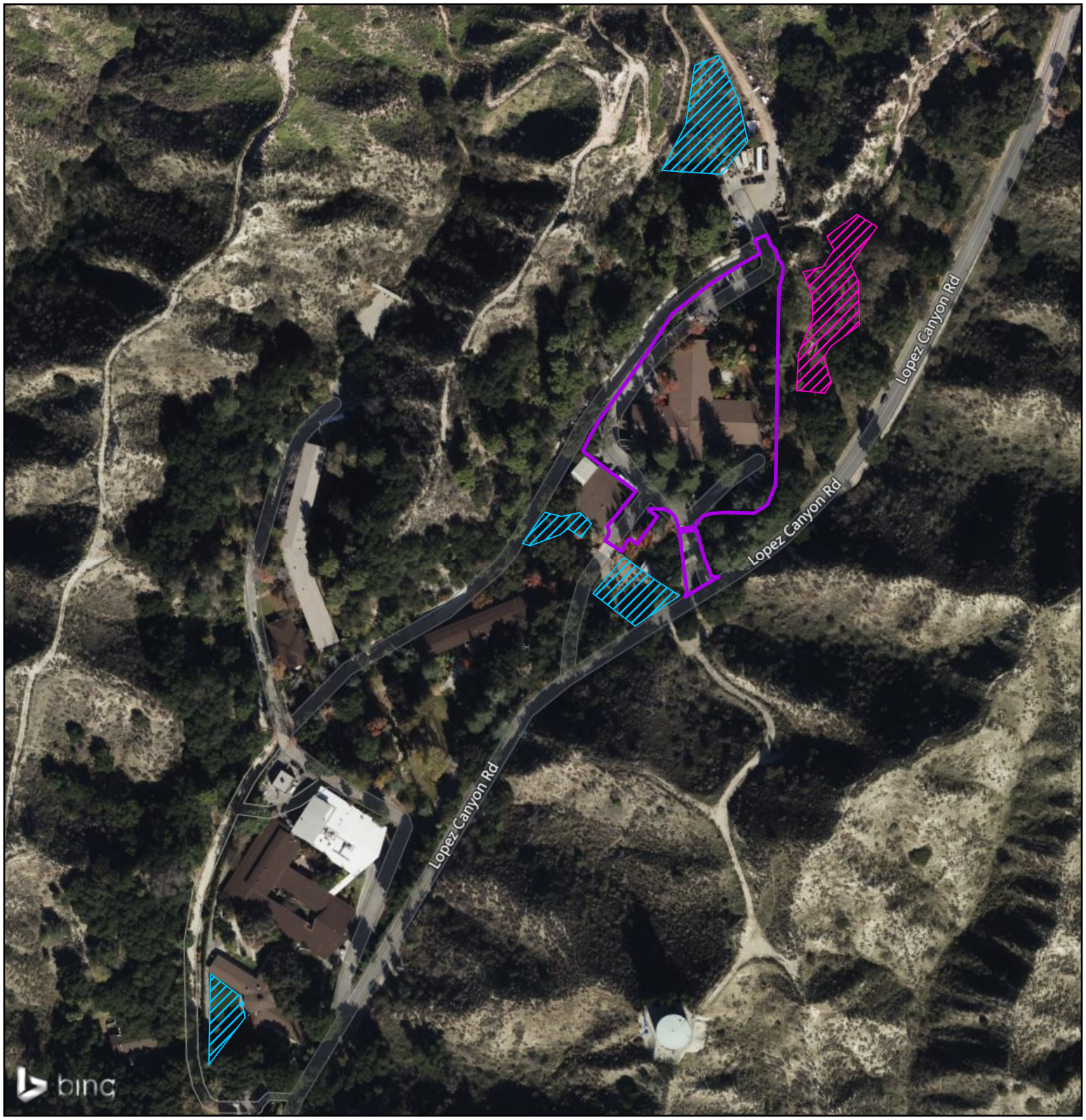
- Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the permittee if mortality occurs within that period.

- Where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles and Ventura Counties.

- Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed. The process of replacement of oak trees shall be supervised in the field by a person who, in the opinion of the county forester and fire warden, has expertise in the planting, care and maintenance of oak trees.

- Potential planting sites on the property are shown in Figure 4 below. Replacement plantings should be incorporated into proposed landscaping for the new construction to the extent possible. Additional plantings can be in the areas shown in Figure 4 that were chosen because they are currently free of trees or native vegetation and are contiguous with existing forested landscaping on the property. If enough suitable areas for mitigation plantings are not found on the property, potential additional areas for replacement plantings include along Lopez Canyon Road and in the open areas of Angeles National Forest immediately east of the proposed project. Coordination with federal land managers would be required for plantings in the National Forest and coordination with state land managers would be necessary for plantings in the roadway.

- If no suitable areas for replacement plantings is found, payment into the oak forests special fund could be an alternative mitigation. The payment amount would be equivalent to the oaks that are impacted as determined by a qualified arborist, and the amount would require approval from the County forester.




Source: BING Aerial Imagery 2022

Hope Gardens Sequoia Building Project

# Figure 4. Potential Mitigation Planting Sites

0 120 240 Feet

Scale: 1:2,449

N

Development Site

## Potential Mitigation Planting Area

Onsite

Offsite

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# Tree Protection During Construction

The Los Angeles County Oak Tree Ordinance recommends a plan for protecting oak trees during construction shown in Figure 5 below and using the following measures:

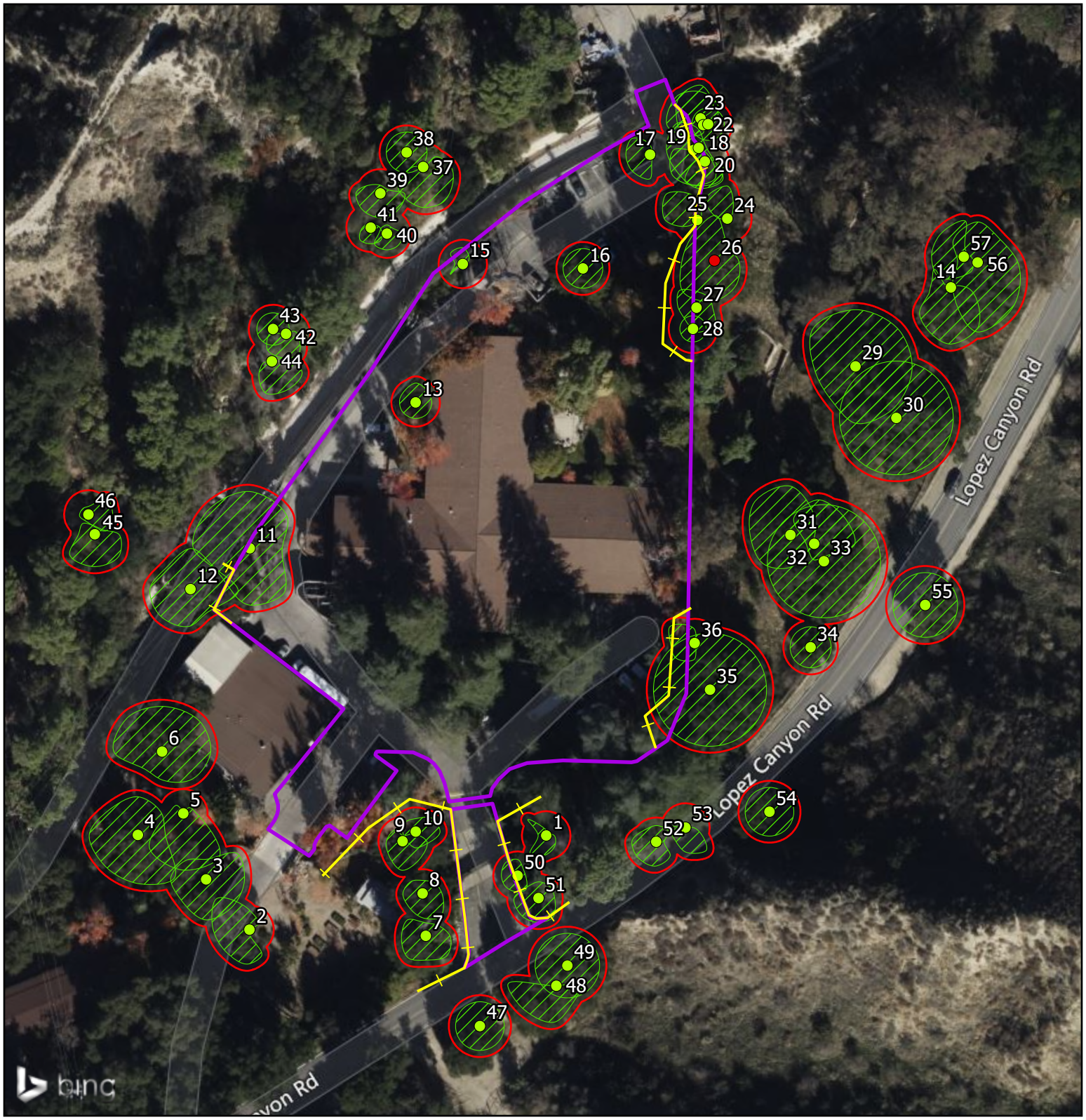
- The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden. The proposed fencing plan is shown if Figure 5 below.
- Tree protective fencing should include an access gate at least 4-feet high with 2x6-inch steel posts installed under the observation of a qualified arborist to ensure tree roots are avoided. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,

- No excavation or grading should occur in the protected zone of oak trees without the prior permitting from the County forester. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment. Fencing proposed on the eastern edge of the project should be placed 15-feet away from the trunk of protected oaks when possible.

- Avoid mechanical injury and compaction to roots, root flares, trunks and branches. Break and lift off asphalt and concrete by hand or using small equipment under the dripline of any tree to be retained. A qualified arborist is recommended be present to observe the area with the roots exposed, prior to undertaking any root pruning or grading. Root pruning should be avoided if possible.

- The tree protection zone of oaks that will be encroached should be irrigated to keep the tree in good health and vigor before, during and after construction. Trees should be soaked so that water reaches a depth of 2-3 feet monthly, starting a minimum of one-month prior to construction. Apply root biostimulants, mulch and compost around the street trees once every 6 months during construction.

- Equipment should not idle under trees and materials should be staged outside the tree protection zone.




Source: BING Aerial Imagery 2022

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# Figure 5. Protective Fencing Plan

0 50 100 Feet

N

Scale: 1:998

- Oak Tree
- Heritage Oak
- Proposed Protective Fencing
- Canopy
- Tree Protection Zone
- Development Site

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- Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit.

- No excavation or grading should occur in the protected zone of oak trees without the prior permitting from the County forester. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment. Fencing proposed on the eastern edge of the project should be placed 15-feet away from the trunk of protected oaks when possible.

- Trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction.

- Trees on the site plan must be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a non-corrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director,

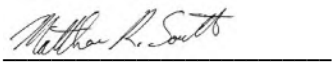
- Corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions, and, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

- At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required (pruning, staging within TPZ, etc.) unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site. (Ord. 93-0018 § 2, 1993; Ord. 88-0157 § 8, 1988: Ord. 85-0195 § 12 (part), 1985; Ord. 82-0168 § 2 (part), 1982.

# 5. Certification Statement

The signature below certifies that the information provided regarding protected oak trees within this report is true and accurate to the best of my knowledge and is based on the results of a survey of each tree that was conducted by qualified arborist Matthew South on May 2, 2019, June 11, 2020, and October 18, 2022. If you have questions regarding the methodology or findings of the report you can contact me by email at msouth@southenvironmental.com.

Sincerely,



Matthew South
Principal Biologist
South Environmental
Mobile: 303.818-3632

# Appendix A:
# Oak Tree Data

**Table A-1. Oak Tree Data**

| ID# | Species | Height ft. | DBH in. | Canopy Measurements (feet) | | | | | | | | Sym | Aesth | Disease | Pest | Vigor | Health | Recommendations and Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | NE | E | SE | S | SW | W | NW | | | | | | | |
| 1 | Coast | 25 | 11 | 3 | 2 | 5 | 8 | 12 | 15 | 5 | 15 | 3 | UC | | | | 4 | |
| 2 | Coast | 35 | 30 | 12 | 6 | 0 | 18 | 21 | 20 | 23 | 28 | 3 | UC | | | | 4 | |
| 3 | Coast | 35 | 26 | 12 | 25 | 24 | 24 | 25 | 20 | 22 | 18 | 3 | UC | | | | 4 | |
| 4 | Coast | 35 | 23,20 | 24 | 20 | 18 | 35 | 30 | 28 | 30 | 24 | 4 | | | | | 5 | 2 large trunks |
| 5 | Coast | 40 | 35 | 1 | 5 | 8 | 35 | 35 | 30 | 10 | 6 | 3 | UC | | | | | 2 trunks<br>1 dead |
| 6 | Coast | 45 | 21,18,17,15 | 28 | 30 | 30 | 25 | 18 | 15 | 30 | 30 | 5 | | | | | 5 | up against building, 4 main trunks |
| 7 | Coast | 26 | 17 | 8 | 10 | 15 | 18 | 15 | 18 | 15 | 15 | 4 | | | | | 4 | |
| 8 | Coast | 25 | 15 | 8 | 10 | 12 | 18 | 15 | 12 | 12 | 10 | 4 | | | | Bark | 4 | included bark at branch union |
| 9 | Coast | 30 | 15 | 4 | 8 | 15 | 15 | 18 | 12 | 10 | 8 | 4 | | | | | 4 | |
| 10 | Coast | 25 | 13 | 8 | 13 | 15 | 10 | 10 | 8 | 8 | 8 | 4 | | | | | 4 | other plants growing at the base |
| 11 | Coast | 35 | 33,28,24 | 35 | 30 | 20 | 35 | 35 | 25 | 35 | 35 | 3 | UC | | | | 4 | mirrors installed on trunk |
| 12 | Coast | 35 | 22,21 | 25 | 20 | 28 | 18 | 23 | 25 | 25 | 20 | 4 | | | | | 4 | 2 large trunks |
| 13 | Coast | 25 | 15 | 12 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 5 | | | B | | 5 | |
| 14 | Coast | 15 | 19 | 0 | 1 | 10 | 30 | 35 | 25 | 12 | 15 | 3 | UC, HB | HR | | Bark, Dead, thinning | 3 | underneath the canopy of 2 other oaks |
| 15 | Coast | 12 | 27,26 | 10 | 5 | 1 | 0 | 0 | 10 | 5 | 10 | 1 | BB,UC,HB | | | NTG, Dead, thinning | 1 | topped, 2 huge trunks, 1 is dead, other has new growth but poor health, beneath power lines |
| 16 | Coast | 18 | 14 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 5 | | | | | 5 | near parking lot |
| 17 | Coast | 22 | 15 | 6 | 2 | 2 | 2 | 15 | 15 | 15 | 15 | 4 | | | | | 4 | |
| 18 | Coast | 30 | 22 | 12 | 5 | 5 | 25 | 25 | 20 | 20 | 20 | 4 | | | | | 4 | |
| 19 | Coast | 8 | 13 | 0 | 0 | 5 | 20 | 22 | 20 | 12 | 0 | 2 | UC,HB | | | thinning | 3 | |

| ID# | Species | Height ft. | DBH in. | Canopy Measurements (feet) | | | | | | | | Sym | Aesth | Disease | Pest | Vigor | Health | Recommendations and Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | NE | E | SE | S | SW | W | NW | | | | | | | |
| 20 | Coast | 18 | 9 | 3 | 2 | 10 | 15 | 15 | 18 | 6 | 3 | 3 | UC | | | | 4 | |
| 21 | Coast | 22 | 8 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 4 | | | | | 5 | |
| 22 | Coast | 22 | 11 | 20 | 15 | 5 | 2 | 5 | 10 | 22 | 24 | 4 | | | | | 4 | |
| 23 | Coast | 20 | 16 | 22 | 10 | 0 | 0 | 5 | 15 | 15 | 20 | 3 | UC | HR | | | 3 | position was corrected in database on 9/29/2020 to show trunk location outside of the impact area. Verified by the attached photogaphs. |
| 24 | Coast | 15 | 10 | 20 | 5 | 3 | 2 | 1 | 1 | 5 | 18 | 3 | UC | | | | 4 | likely burned on bark |
| 25 | Coast | 25 | 13 | 12 | 4 | 3 | 1 | 1 | 5 | 20 | 25 | 3 | UC | | | | 4 | |
| 26 | Coast | 28 | 60 | 28 | 12 | 15 | 20 | 25 | 28 | 20 | 20 | 5 | BB | CR,HR | | Bark, thinning, Dead, LC | 1 | hollow inside, burned throughout won't survive, heritage oak |
| 27 | Coast | 22 | 15 | 10 | 10 | 10 | 15 | 15 | 10 | 12 | 15 | 4 | BB | | | Bark, Dead | 3 | burned |
| 28 | Coast | 28 | 9 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 4 | | | | Dead, thinning | 3 | burned |
| 29 | Coast | 45 | 34,31,30 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 5 | BB | | | Dead, thinning | 4 | burned |
| 30 | Coast | 40 | 28,20 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 5 | BB | | | Dead | 4 | burned |
| 31 | Coast | 45 | 22,20 | 30 | 20 | 15 | 15 | 20 | 25 | 25 | 30 | 4 | BB | | | | | burned |
| 32 | Coast | 40 | 19 | 28 | 25 | 25 | 10 | 10 | 5 | 5 | 20 | 4 | | | | | 4 | |
| 33 | Coast | 45 | 26,24 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 5 | | | | thinning | 4 | |
| 34 | Coast | 20 | 13 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 5 | | | Parasite | | 4 | on a fence at the road edge vine growing through it |
| 35 | Coast | 40 | 29,28,25,23 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 5 | HB | | | | 4 | burned |
| 36 | Coast | 25 | 10 | 8 | 2 | 2 | 2 | 10 | 15 | 15 | 18 | 3 | UC | | | | 4 | |

| ID# | Species | Height ft. | DBH in. | Canopy Measurements (feet) | | | | | | | | Sym | Aesth | Disease | Pest | Vigor | Health | Recommendations and Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | NE | E | SE | S | SW | W | NW | | | | | | | |
| 37 | Coast | 15 | 18 | 0 | 10 | 18 | 25 | 25 | 20 | 5 | 0 | 2 | UC | | | | 4 | |
| 38 | Coast | 40 | 15 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 4 | | | | | 4 | |
| 39 | Coast | 25 | 10 | 5 | 5 | 15 | 15 | 15 | 15 | 15 | 5 | 4 | | | | | 4 | vine on trunk |
| 40 | Coast | 25 | 9 | 5 | 5 | 10 | 10 | 10 | 10 | 5 | 5 | 4 | | | | | 4 | |
| 41 | Coast | 20 | 8 | 2 | 2 | 5 | 10 | 10 | 10 | 5 | 2 | 3 | UC | | | | 4 | vines |
| 42 | Coast | 20 | 8 | 0 | 0 | 0 | 5 | 15 | 15 | 10 | 0 | 2 | UC | | | | 4 | |
| 43 | Coast | 30 | 9 | 10 | | | | | | | | 5 | | | | | 5 | |
| 44 | Coast | 20 | 10 | 0 | | | | 20 | | | | 3 | UC | | | | 4 | |
| 45 | Coast | 30 | 20 | 5 | | | 20 | 20 | 20 | 10 | 10 | 4 | | | | | 4 | |
| 46 | Coast | 25 | 10 | 5 | 15 | 15 | 15 | 5 | 0 | 5 | 5 | 3 | UC | | | Bark | 3 | burned and wounded trunk |
| 47 | Coast | 30 | 29 | 15 | | | | | | | | 4 | | | | | 4 | 2 trunks |
| 48 | Coast | 30 | 24 | 0 | 0 | | 15 | 22 | 25 | 30 | 0 | 3 | UC | | | | 4 | |
| 49 | Coast | 35 | 25,13,12 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 5 | | | | | 4 | |
| 50 | Coast | 20 | 10 | 10 | 5 | 5 | 10 | 10 | 10 | 10 | 10 | 4 | | | | | 5 | |
| 51 | Coast | 20 | 11 | 10 | 10 | 10 | 15 | 15 | 15 | 15 | 10 | 4 | | | | | 4 | |
| 52 | Coast | 30 | 13 | 10 | 10 | 5 | 12 | 15 | 15 | 15 | 10 | 3 | | | | | 4 | |
| 53 | Coast | 25 | 8 | 0 | 0 | 5 | 18 | 15 | 10 | 10 | 0 | 3 | UC | | | | 4 | |
| 54 | Coast | 25 | 15 | 15 | | | | | | | | 5 | | | | | 3 | on road edge on cliff, exposed roots up to 6 ft |
| 55 | Coast | 30 | 21 | 20 | | | | | | | | 4 | | HR | | | 4 | |
| 56 | Coast | 45 | 28,25,13 | 25 | 20 | 25 | 35 | 40 | 20 | 12 | 20 | 4 | | | | Dead, thinning | 4 | burned, included bark |
| 57 | Coast | 30 | 22 | 22 | 3 | 5 | 10 | 12 | 20 | 20 | 20 | 3 | | HR | | dead, thinning | 3 | burned, root rot and heart rot visible |

# Appendix B:
# Photograph Exhibit

# Oak #1

# Oak #2

# Oak #3

# Oak #4

# Oak #5

# Oak #6

# Oak #7

# Oak #8

# Oak #9

# Oak #10

# Oak #11

# Oak #12

# Oak #13

# Oak #14

# Oak #15

# Oak #16

# Oak #17

# Oak #18

# Oak #19

# Oak #20

# Oak #21

# Oak #22

# Oak #23

# Oak #24

# Oak #25

# Oak #26 (Hollow Trunk)

# Oak #26

# Oak #27

# Oak #28

# Oak #29

# Oak #30

# Oak #31

# Oak #32

# Oak #33

# Oak #34

# Oak #35

# Oak #36

# Oak #37

# Oak #38

# Oak #39

# Oak #40

# Oak #41

# Oak #42

# Oak #43

# Oak #44

# Oak #45

# Oak #46

# Oak #47

# Oak #48 (on R off photo)

# Oak #49

# Oak #50

# Oak #51

# Oak #52

# Oak #53

# Oak #54

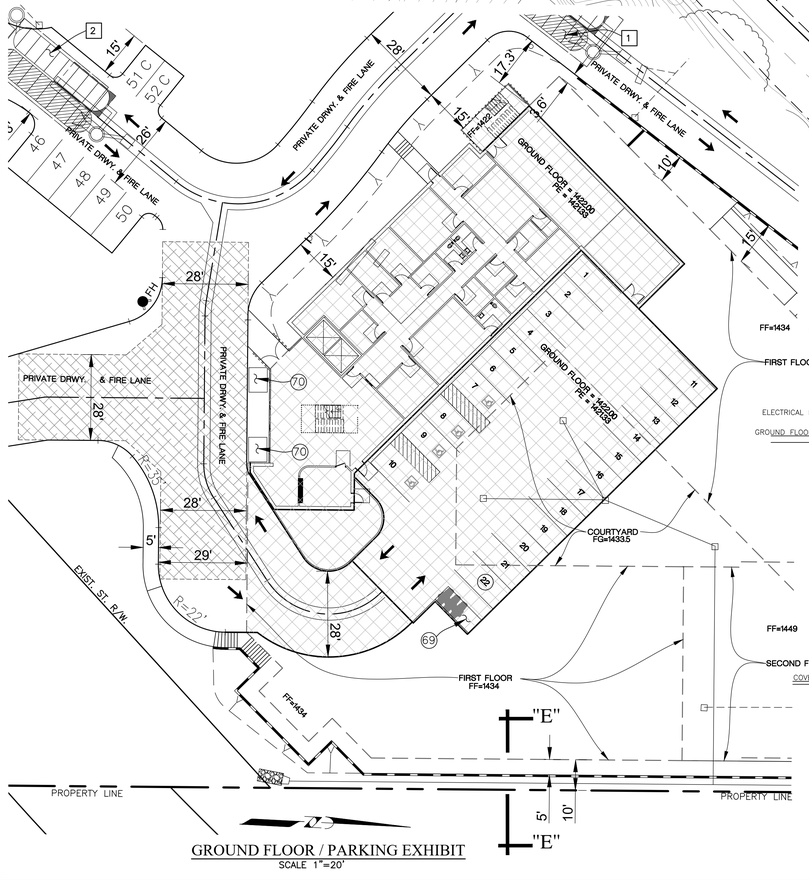
# Oak #55

# Oak #56

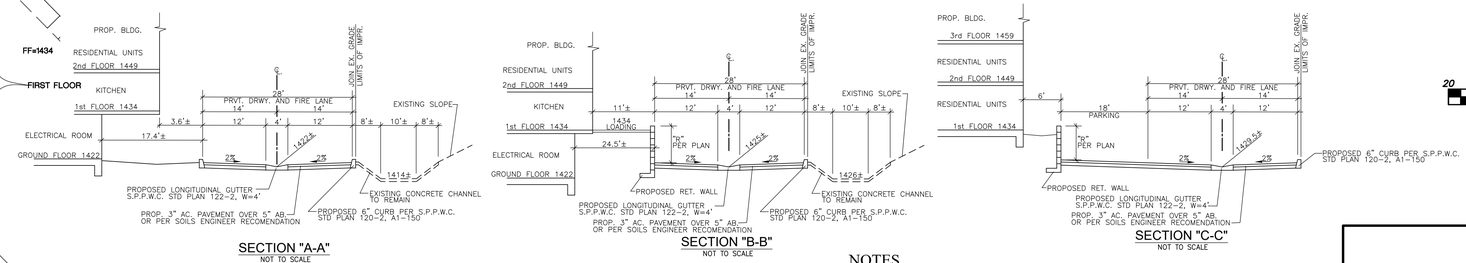
# Oak #57

# Appendix C:
# Site Plan

# PROPOSED SITE PLAN / UNDERGROUND PARKING / L.I.D.

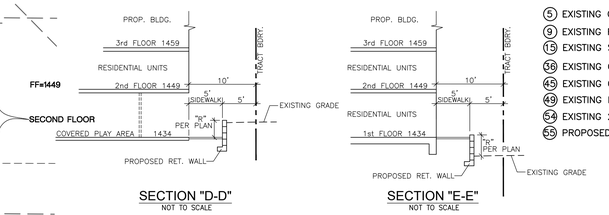

GROUND FLOOR / PARKING EXHIBIT
SCALE 1"=20'




SECTION "A-A"
NOT TO SCALE

SECTION "B-B"
NOT TO SCALE

SECTION "C-C"
NOT TO SCALE




SECTION "D-D"
NOT TO SCALE

SECTION "E-E"
NOT TO SCALE

## NOTES

(5) EXISTING CHAIN LINK FENCE
(9) EXISTING FIRE HYDRANT
(15) EXISTING SIGNAGE
(36) EXISTING CATCH BASIN
(45) EXISTING CONTAINER STORAGE AREA
(49) EXISTING FIRE HYDRANT TO BE RELOCATED
(54) EXISTING 24' WIDE GATE TO BE WIDEN TO 28'
(55) PROPOSED RETAINING WALL
(56) PROPOSED 28' WIDE PRIVATE DRIVEWAY AND FIRE LANE SEE DETAIL ON SHEET 1
(57) PROPOSED 26' WIDE PRIVATE DRIVEWAY AND FIRE LANE SEE DETAIL ON SHEET 1
(58) PROPOSED FIRE APPARATUS TURNAROUND
(59) PROPOSED DELIVERY RAMP
(60) PROPOSED CATCH BASIN
(61) PROPOSED STORM DRAIN LINE
(62) PROPOSED STORM DRAIN OUTLET/RIP-RAP
(63) WIDEN EXISTING CULVERT AS REQUIRED
(64) PROPOSED 28' WIDE DRIVEWAY WIDENING
(65) EXISTING DRAINAGE CULVERT TO REMAIN
(66) PROPOSED "NO PARKING FIRE LANE" SIGN
(67) PROPOSED RELOCATED FIRE HYDRANT
(68) PROPOSED SIDEWALK
(69) INSTALL 6-SHORT TERM BICYCLE PARKING SPACES (RACKS)
(70) INSTALL 11-LONG TERM ENCLOSED BICYCLE SPACES (BIKE LOCKER STORAGE) INTENDED FOR RESIDENTS ONLY

## L.I.D. NOTES:

BMPs 1 & 2 BELOW COMPRISE OF STORMTECH MC-4500 CHAMBERS AND END CAPS IN CONFIGURATIONS AS NOTED :

[1] TWO ROWS OF 6 CHAMBERS EA. (12 TOTAL) W/ 2 END CAPS EA. ROW, WITH 12" STONE BASE.
[2] TWO ROWS OF 8 CHAMBERS EA. (16 TOTAL) W/ 2 END CAPS EA. ROW, WITH 12" STONE BASE.

GRAPHIC SCALE ( IN FEET )
1 inch = 20 ft.

**OWNER/DEVELOPER:**

UNION RESCUE MISSION
545 S. SAN PEDRO ST. LOS ANGELES, CA 90013
Ph: (213) 347-6300

**LEGAL DESCRIPTION:**

A.P.N. 2846-001-017, 2846-001-018
A.P.N. 2846-001-019, 2846-001-020

# CUP EXHIBIT "A"
# HOPE GARDEN SEQUOIA BUILDING
# UNION RESCUE MISSION
# 12249 LOPEZ CANYON ROAD

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

| DRAWN BY | DATE | | VERSION |
|---|---|---|---|
| LDC | 12/07/2020 | | VERSION 2 |
| CHECKED BY | | | |
| S.H. | | | |
| DESIGNED BY | | | |
| LDC | | | |
| | DATE CHANGED | CHANGED BY | REVISION |

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-23 CIVIL STATE OF CALIFORNIA


**PREPARED BY:**

LAND DESIGN CONSULTANTS, INC.
*Land Planning, Civil Engineering, Surveying & Environmental Services*
800 Royal Oaks Dr., Suite 140, Monrovia, California 91016
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

Robert R Sims, R.C.E. No. 21649

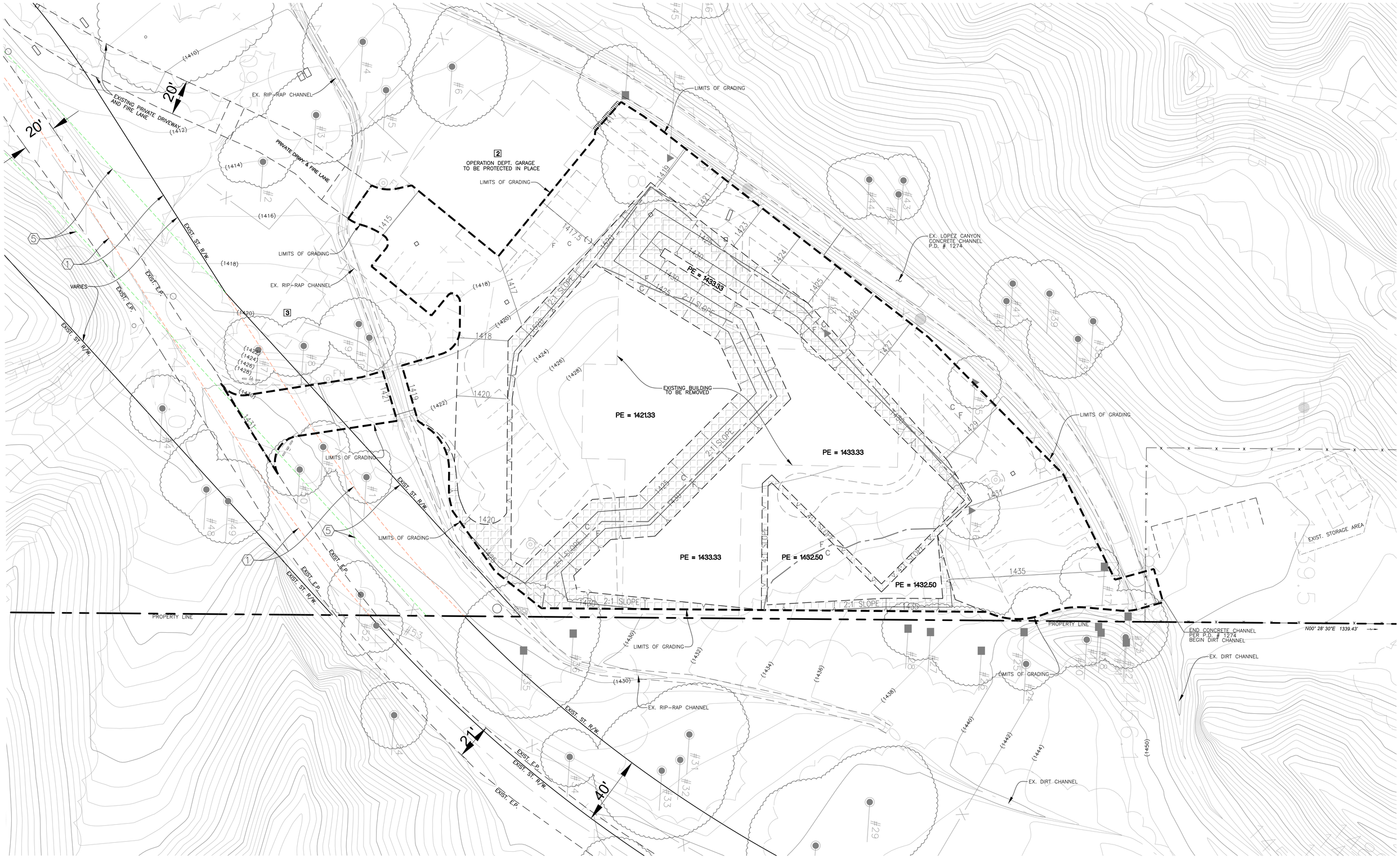

09/26/2022
DATE

LDC

Project. No. 17019-005

SHEET 3 OF 6

# PROPOSED SITE PLAN / ROUGH GRADING




20 0 10 20 40 80

GRAPHIC SCALE ( IN FEET )
1 inch = 20 ft.

OWNER/DEVELOPER:

UNION RESCUE MISSION
545 S. SAN PEDRO ST. LOS ANGELES, CA 90013
Ph: (213) 347-6300

LEGAL DESCRIPTION:

A.P.N. 2846-001-017, 2846-001-018
A.P.N. 2846-001-019, 2846-001-020

## CUP EXHIBIT "A"
## HOPE GARDEN SEQUOIA BUILDING
## UNION RESCUE MISSION
## 12249 LOPEZ CANYON ROAD

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

| | | | |
|---|---|---|---|
| DRAWN BY: LDC | 12/07/2020 | | VERSION 2 |
| CHECKED BY: S.H. | | | |
| DESIGNED BY: LDC | | | |
| | DATE CHANGED | CHANGED BY | REVISION |

REGISTERED PROFESSIONAL ENGINEER
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Robert R Sims, R.C.E. No. 21649

09/26/2022
DATE

LDC

Project. No. 17019-005

SHEET 4 OF 6

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