

LITHIA MOTORS INC.
KYLE WILKINS
PROJECT MANAGER (DESIGN & CONSTRUCTION)
150 NORTH BARTLETT ST.
MEDFORD, OR 97501
541-821-3454

WARE MALCOMB
ADRIAN HELTON
915 WILSHIRE BLVD
STE. #2150
LOS ANGELES, CA 90017
310-903-4003

IMEGCRP
KARL PENNING
LEAD STRUCTURAL ENGINEER
263 SHUMAN BOULEVARD SUITE 550
NAPERVILLE, IL 60563
630-753-8551

IMEGCRP
ARUN GARG
PROJECT MANAGER/ LED ELECTRICAL ENGINEER
263 SHUMAN BOULEVARD SUITE 550
NAPERVILLE, IL 60563
214-739-8880

CDR WEST
A.J. CALABRESE
PROJECT MANAGER
695 TOWN CENTER DRIVE STE. 110
COSTA MESA, CA 92626
949-751-9231



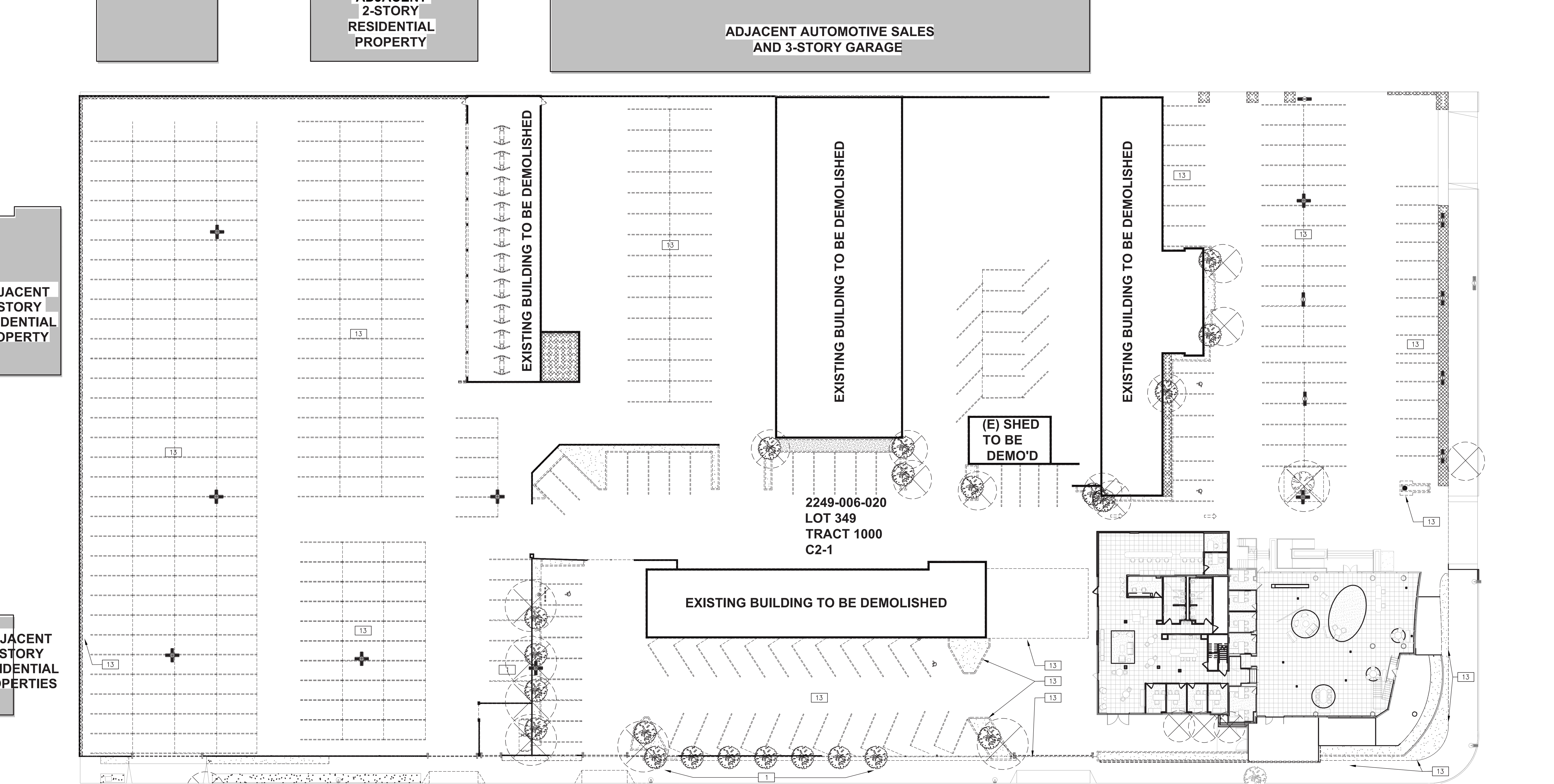
5201 VANS NUYS BOULEVARD
LOS ANGELES, CA

LAX24-0110
11.07.2025

DISCLAIMER: THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE AND/OR BUILDING INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE PROJECT MIGHT BE DEVELOPED. SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT MUNICIPAL CODE COMPLIANCE.



WARE MALCOMB



SITE PLAN NOTES

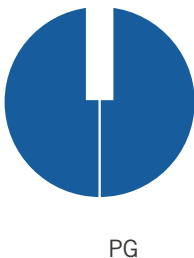
- 1 EXISTING TREE TO BE REMOVED.
- 2 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 3 EXISTING CURB TO BE MODIFIED TO ACCEPT NEW ADA ACCESSIBLE RAMP.
- 4 ROUNDED EDGES OF CONCRETE WALK TO BE SQUARED OFF AT 90 DEGREES. MATCH EXISTING CONCRETE. PATCH AND REPAIR AS REQUIRED.
- 5 PORTION OF SIDEWALK TO BE REMOVED.
- 6 EXISTING SITE WALL TO BE REMOVED.
- 7 DEMOLITION OF CURB FOR NEW CURB RAMPS AND ADA COMPLIANT PATH TO STREET.
- 8 REMOVE GRASS AND RE-GRADE AS REQUIRED.

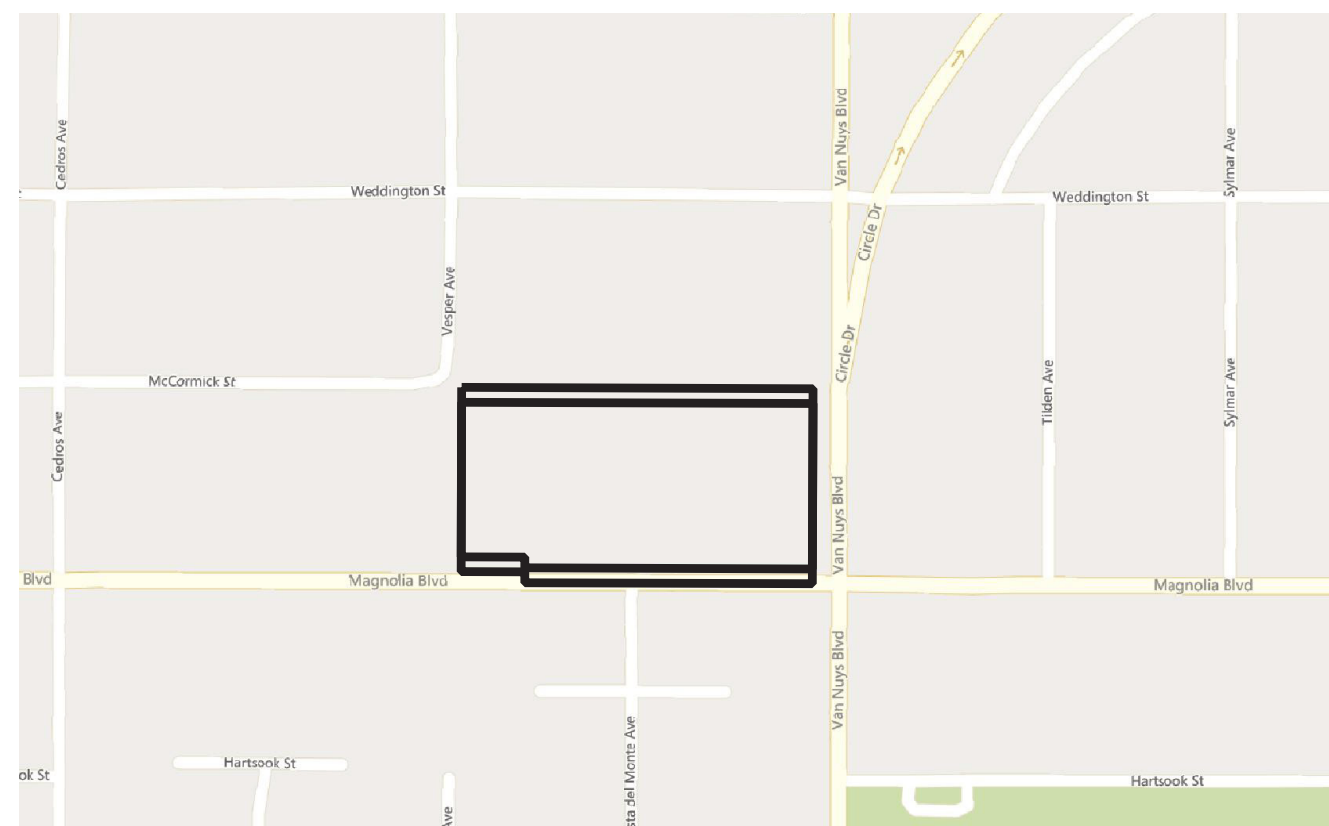
DEMOLITION SUMMARY TABLE

EXISTING SQUARE FOOTAGE	36,537 SF
EXISTING SERVICE SHOP DEMOLITION	5,551 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SERVICE SHOP DEMOLITION	8,582 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SERVICE SHOP DEMOLITION	3,905 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SERVICE SHOP DEMOLITION	4,016 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SHOWROOM (TO REMAIN)	14,483 SF
TOTAL DEMOLITION	22,054 SF

SITE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED





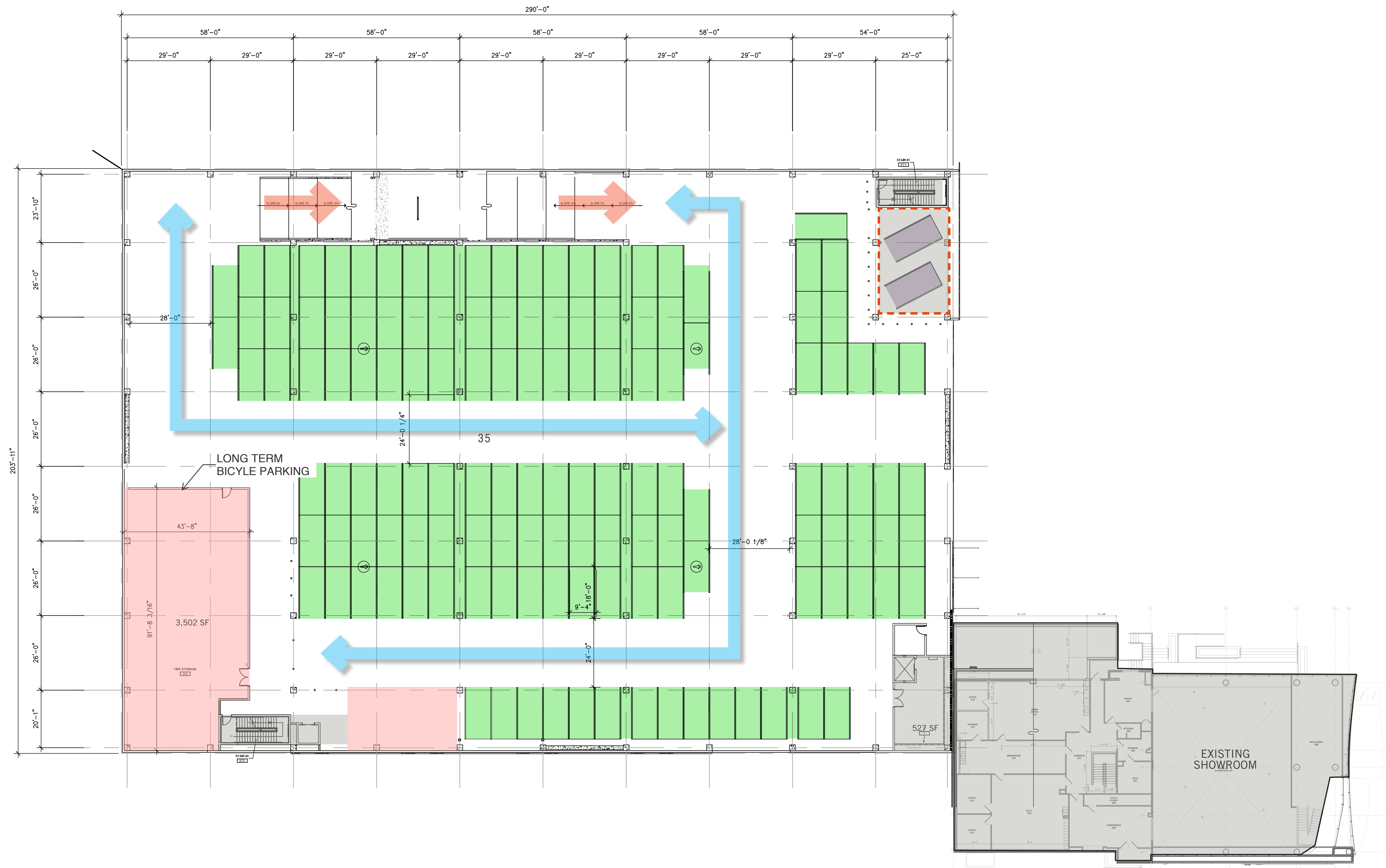
BUILDING	LEVEL	PROPOSED SQUARE FOOTAGE
ADMINISTRATION		
VESTIBULE	SECOND LEVEL	553
EQUIPMENT	SECOND LEVEL	1270
TIRE STORAGE	SECOND LEVEL	3502
EQUIPMENT	SECOND LEVEL	417
TOTAL SECOND FLOOR WITH DEDUCTION		5,742

BUILDING	LEVEL	PROPOSED SQUARE FOOTAGE
ADMINISTRATION		
VESTIBULE	THIRD LEVEL	533 SF
BUILDING AREA TOTAL		533
TOTAL THIRD FLOOR WITH DEDUCTION		533

TOTAL BUILDING AREA AFTER		39,705
---------------------------	--	--------

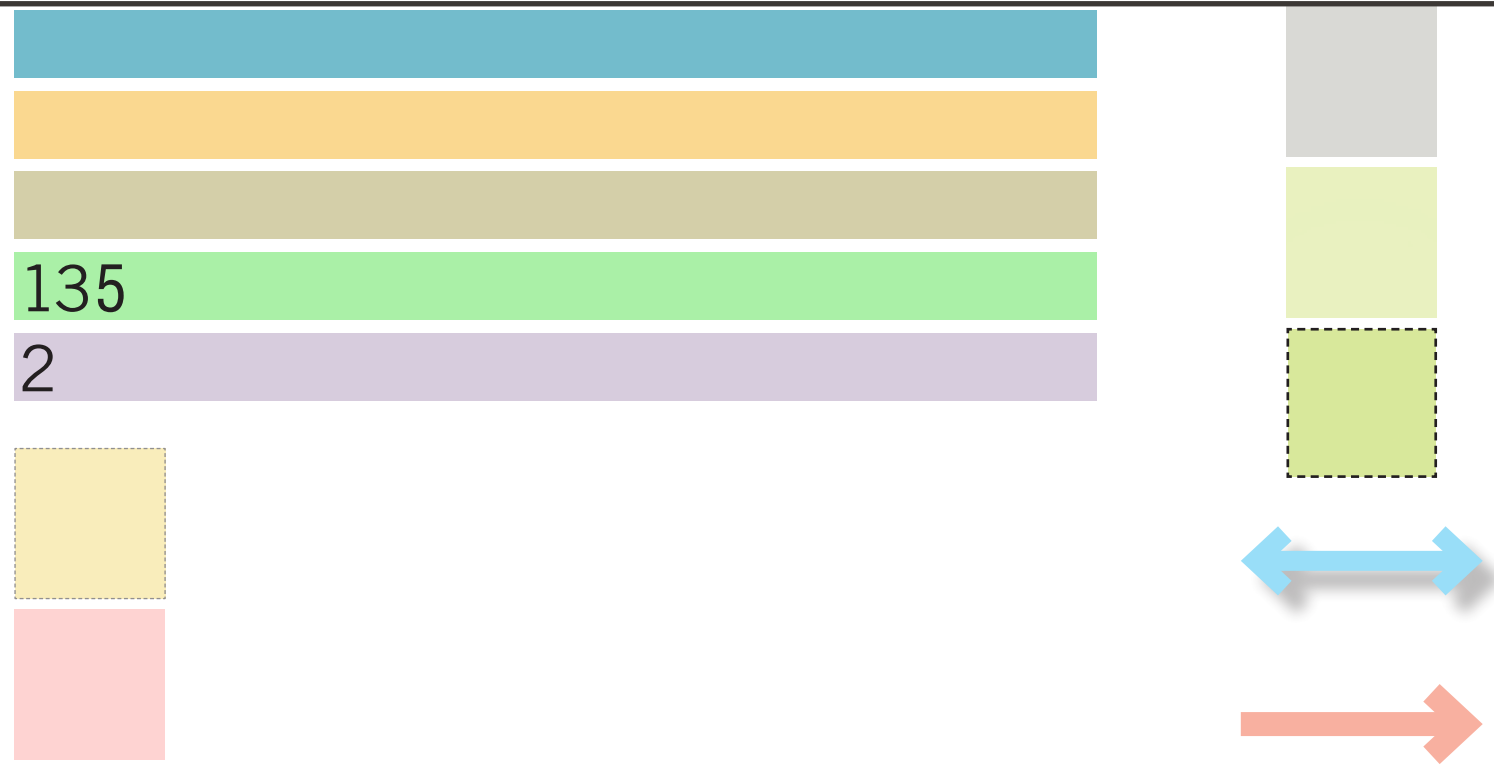
1. None for commercial. Same as R4 Zone for residential uses at lowest residential story
2. 1 Per 2,000 of Outdoor vehicles sales area (min. 2 stalls) + parking as required for the building
3. Varies depending on stall width see L.A.M.C. 12.21A5 DOCUMENT NO.: P/ZC 2023-001 for details
4. In parking areas or garages containing 10 or more spaces for other than dwelling uses, up to 40% of the total required parking spaces and 100% of the non-required parking spaces may be compact. For dwelling uses, all parking stalls in excess of one stall per unit may be compact. Unless specified otherwise, required guest parking spaces may be compact spaces.
5. 1/500 for the first 10,000 plus 1/5000 thereafter

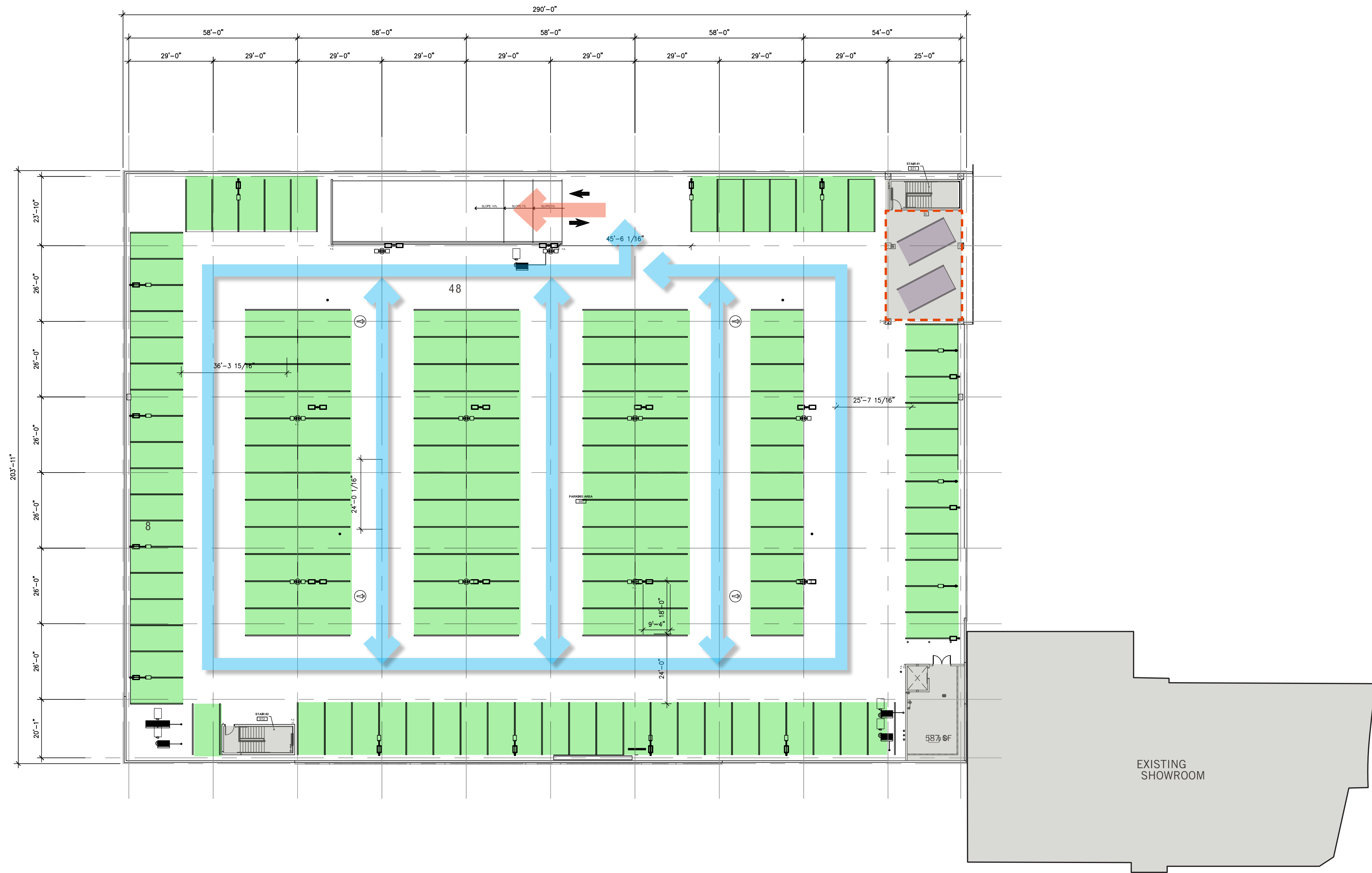




SERVICE BAYS PROPOSED 54 (14' X 24')

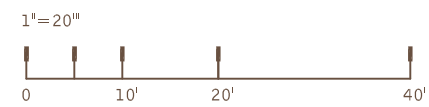
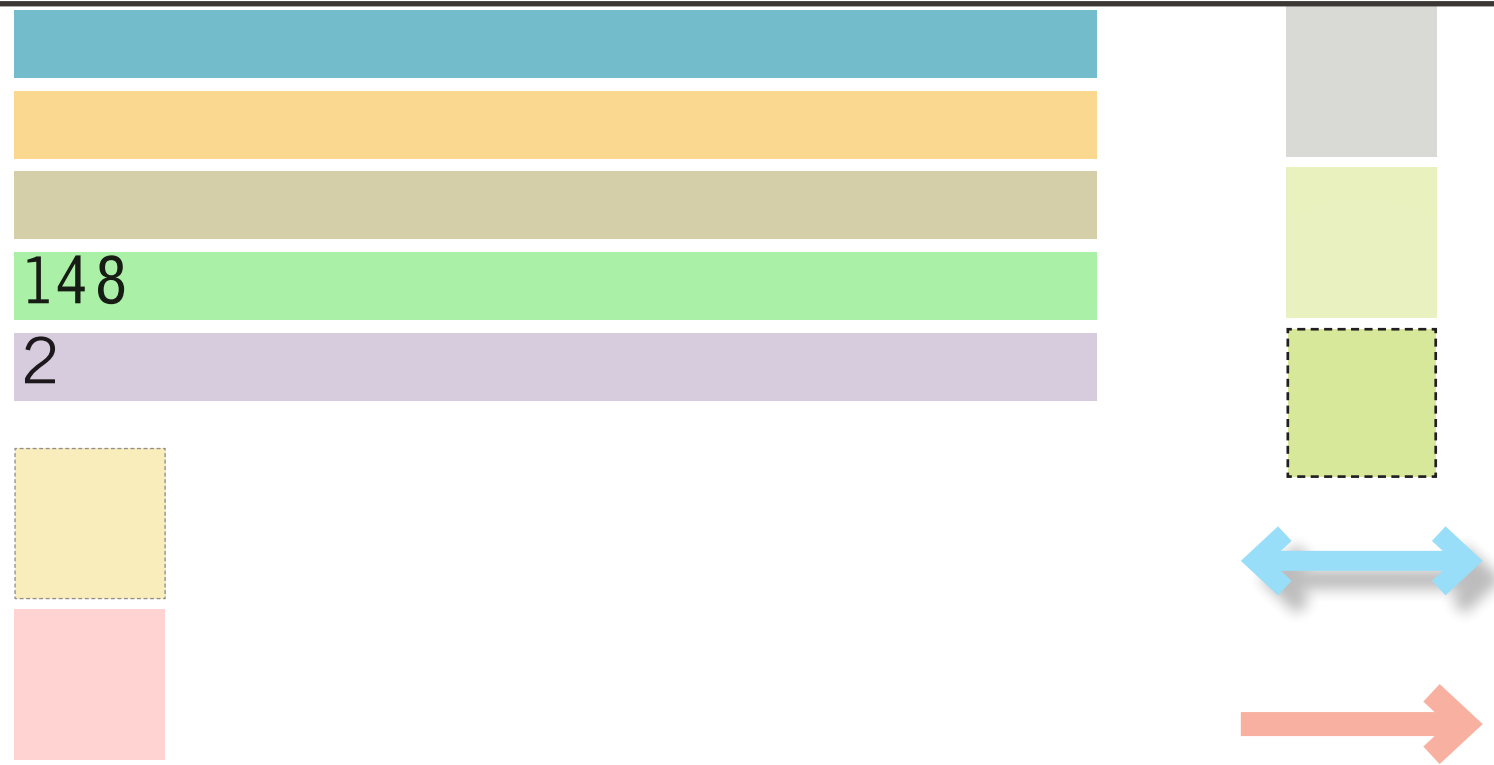
GROUND FLOOR 178
 SECOND FLOOR 137
 THIRD FLOOR 150
 465

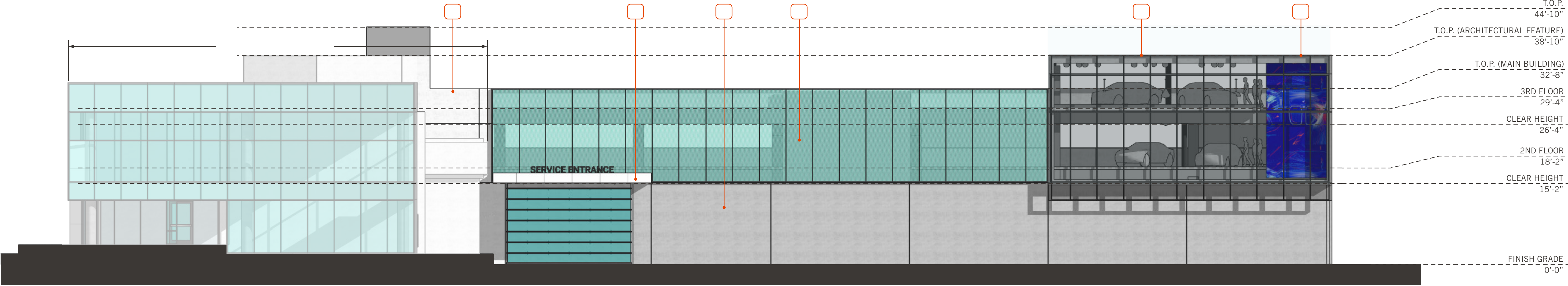




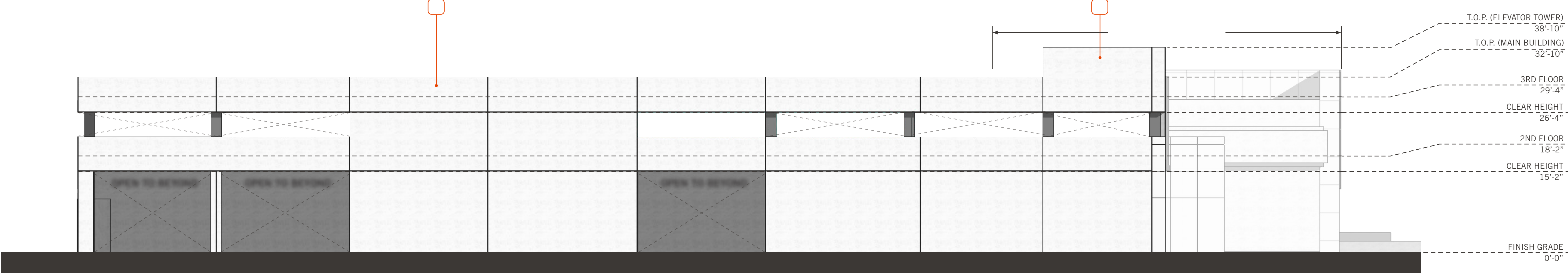
SERVICE BAYS PROPOSED 54 (14' X 24')

GROUND FLOOR 178
SECOND FLOOR 137
THIRD FLOOR 150
465








SCALE: 1" = 10'-0"





SCALE: 1" = 10'-0"

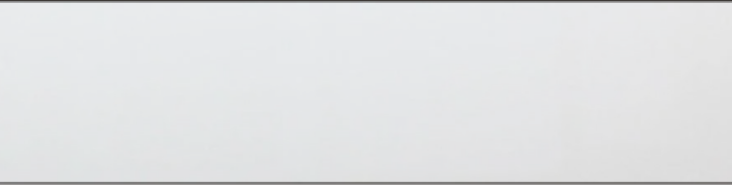
 COLOR TO MATCH RAL 9010 "PURE WHITE"
FINISH: SUPER SMOOTH



 COLOR TO MATCH SW - GRAY TO BE SELECTED
FINISH: SUPER SMOOTH





 WITH CLEAR ANNODIZED MULLIONS



 MCNICHOLS - PERFORATED METAL
ROUND, CARBON STEEL
MATCH SW 6937 TANTALIZING TEAL

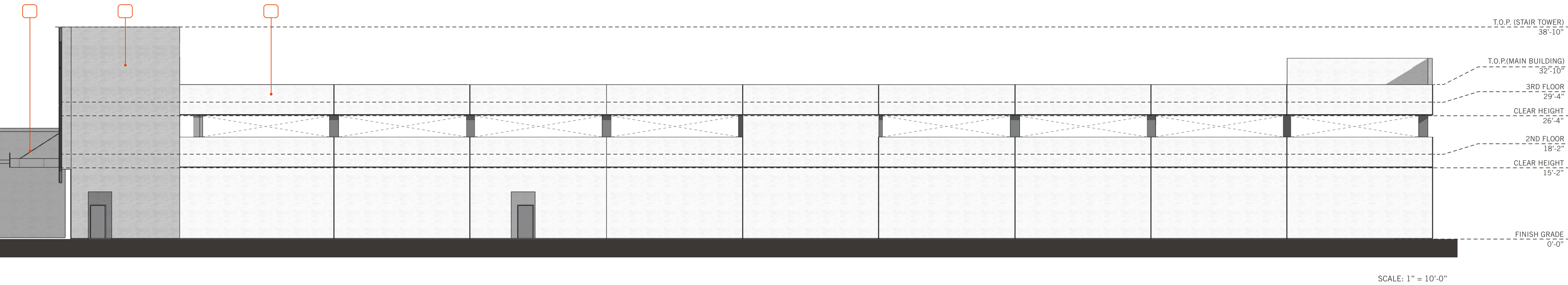
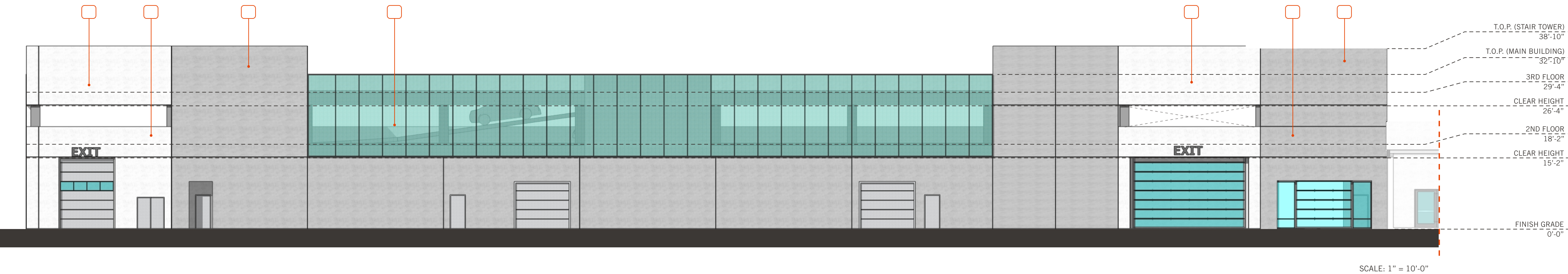



 PREFINISHED KYNAR ALUMINUM
COLOR: BONE WHITE







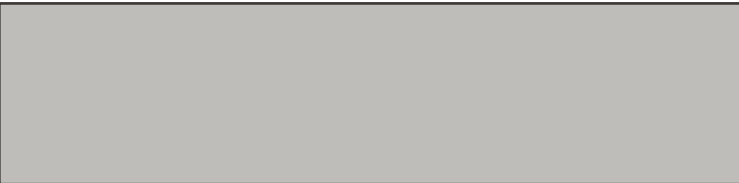




 COLOR TO MATCH RAL 9010 "PURE WHITE"
FINISH: SUPER SMOOTH



 COLOR TO MATCH SW - GRAY TO BE SELECTED
FINISH: SUPER SMOOTH





 WITH CHARCOAL MULLIONS



 MCNICHOLS - PERFORATED METAL
ROUND, CARBON STEEL
MATCH SW 6937 TANTALIZING TEAL



 PREFINISHED KYNAR ALUMINUM
COLOR: BONE WHITE

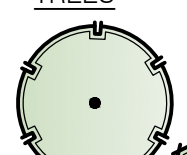
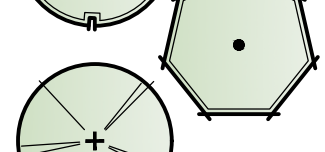
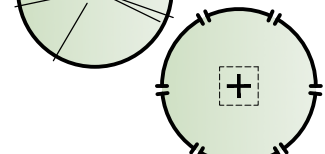
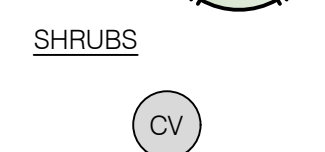

















PLANT LEGEND

TREES	QTY.	BOTANICAL / COMMON NAME	SIZE	FORM / COMMENTS	WATER USE	DETAIL REF.	NATIVE TO LA	SIZE (HxW)
	17	SEARSIA LANCEA AFRICAN SUMAC	24" BOX	STANDARD	LOW		NO	H: 25' - 30' W: 20' - 30'
	20	PODOCARPUS GRACILIOR FERN PINE	24" BOX	STANDARD	MEDIUM		NO	H: 40' - 50' W: 25' - 35'
	13	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	STANDARD	MEDIUM		NO	H: 40' - 50' W: 25' - 35'
	9	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	STANDARD	LOW		NO	H: 10' - 20' W: 10' - 20'
SHRUBS	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE		NATIVE TO LA	SIZE (HxW)
		CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	3'-6" O.C.	LOW		NO	H: 3' - 5' W: 4' - 6'
		LEUCADENDRON 'RISING SUN' RISING SUN CONE BUSH	5 GAL.	3'-6" O.C.	LOW		NO	H: 4' - 6' W: 4' - 6'
		BUXUS M. JAPONICA 'GREEN BEAUTY' JAPANESE BOXWOOD	5 GAL.	3'-6" O.C.	MEDIUM		NO	H: 3' - 5' W: 3' - 5'
ACCENT SHRUBS	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE		NATIVE TO LA	SIZE (HxW)
		DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	2'-6" O.C.	LOW		NO	H: 2' - 3' W: ±2'
		LANTANA CAMARA 'RADIATION' ORANGE-RED BUSH LANTANA	5 GAL.	3'-0" O.C.	LOW		NO	H: 3' - 5' W: 3' - 5'
GROUND COVER	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE		NATIVE TO LA	SIZE (HxW)
	-	ARCTOSTAPHYLOS ED. 'CARMEL SUR' CARMEL SUR MANZANITA	1 GAL.	3'-6" O.C.	LOW		NO	H: 1' - 2' W: 4' - 6'
	-	MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	1 GAL.	3'-6" O.C.	LOW		NO	H: 1' - 2' W: 7' - 9'
	-	CARISSA MACROCARPA 'TUTTLE' TUTTLE NATAL PLUM	1 GAL.	3'-0" O.C. / MATCH EXISTING VARIETY	LOW		NO	H: 2' - 3' W: 3' - 5'
		GREVILLEA LANIGERA 'COSTAL GEM' COSTAL GEM GREVILLEA	1 GAL.	3'-0" O.C.	LOW		NO	H: ±1' W: 4' - 5'

HYDROZONE INFORMATION TABLE

REFERENCE ETO: 51.7		NON-RESIDENTIAL: 0.45					
HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS							
LOW	0.3	DRIP	0.81	0.37	10,145	3,757	120,440
TREE - MED	0.5	DRIP	0.81	0.62	990	611	19,589
				TOTALS	11,135	4,369	140,028
SPECIAL LANDSCAPE AREAS							
				1			
				1			
				SLA TOTALS	0	0	0
ESTIMATED TOTAL WATER USE (ETWU) TOTAL							140,028
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							160,615

ETWU (ANNUAL GALLONS REQUIRED) = ETO X 0.62 X ETAF X AREA
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA (ANNUAL GALLONS ALLOWED) = (ETO) (0.62) [(ETAF X LA) + ((1 - ETAF) X SLA)]

WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR; LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET; SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS

MAWA =

(51.7)(0.62)[(0.45 x 11,135) + (1-0.45 x 0)]

(32.054)[5,010.75 + 0]

(32.054)(5,010.75)

160,615 (GALLONS PER YEAR)

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		ALL LANDSCAPE AREAS	
TOTAL ETAF x AREA	4,369	TOTAL ETAF x AREA	4,369
TOTAL AREA	11,135	TOTAL AREA	11,135
AVERAGE ETAF	0.39	SITEWIDE ETAF	0.39

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS

LANDSCAPE LEGEND

KEY	COMMENTS
A	NEW LANDSCAPE AREA WITH AMENDED SOIL
B	NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE

CONSULTANT REFERENCE LEGEND (LANDSCAPE PLAN) R#

R1	NEW CONCRETE CURB / CURB & GUTTER - REFER TO ARCHITECTURE PLANS
R2	NEW PEDESTRIAN CONCRETE PAVING AND/OR PAVERS - REFER TO ARCHITECTURE PLANS
R3	NEW VEHICULAR PAVING - REFER TO ARCHITECTURE PLANS
R4	NEW LIGHT POLE - REFER TO ARCHITECTURE PLANS
R5	NEW PARKING STRUCTURE - REFER TO ARCHITECTURE PLANS
R6	NEW EV / BATTERY STORAGE - REFER TO ARCHITECTURE PLANS
R7	PARKING SPOT DESIGNATION - REFER TO ARCHITECTURE PLANS E = EMPLOYEE PARKING G = GUEST PARKING S = SERVICE / PARTS PARKING P = VEHICLE INVENTORY D = VEHICLE DISPLAY
R8	NEW BIKE RACKS - REFER TO ARCHITECTURE PLANS
R9	NEW TRASH ENCLOSURE - REFER TO ARCHITECTURE PLANS
R10	NEW ELECTRICAL TRANSFORMER / SWITCH GEAR - REFER TO ARCHITECTURE PLANS

LANDSCAPE & IRRIGATION NOTES


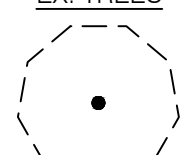


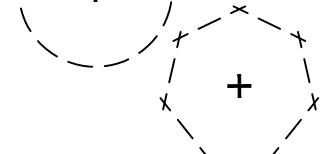
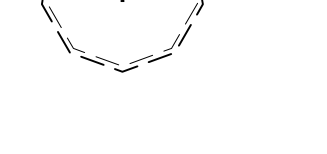
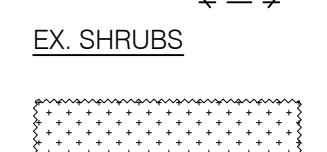

- A 3" DEEP LAYER OF ORGANIC PLANTING MULCH SHALL BE INSTALLED IN ALL LANDSCAPE AREAS (EXCLUDING TURF AREAS).
- ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES AS SHOWN ON PLANTING PLANS AND/OR WHEN INSTALLED WITHIN 5'-0" OF UTILITIES, CONCRETE PAVING, CURB OR OTHER FLATWORK. ROOT BARRIERS SHALL BE A MINIMUM OF 10'-0" IN LENGTH AND CENTERED ON THE TREE TRUNK.
- ALL IRRIGATION SYSTEMS SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER UTILIZING EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL HAVE MANUAL SHUT OFF VALVES.
- ALL IRRIGATION COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- SIGNIFICANT MASS GRADING IS PLANNED. A SOILS REPORT SHALL BE PREPARED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS ARE CONDUCTED AND PRIOR TO THE INSTALLATION OF LANDSCAPE MATERIALS.
- A 3 FEET (MINIMUM) CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE PROTECTION EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), POST-INDICATOR VALVES (PIV), AND BACK FLOW PREVENTER FOR THE FIRE SPRINKLER SYSTEM (OS&Y). (CFC §507.5.5 & §509.2)
- TREES SHALL BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (MINIMUM) FROM ALL FIRE LANES. (CFC §503.2.1)

AREA CALCULATIONS

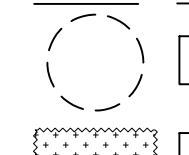
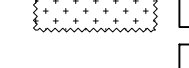

- TOTAL LANDSCAPE AREA: 11,135 SF. / TOTAL LOT AREA: 179,612 SF.:
 - 11,135 / 179,612 = .062 (6.2%)
- 1 TREE FOR EVERY 500 SQ.FT. OF LANDSCAPE AREA (*GUIDELINE C.1.a):
 - 11,135 SQ.FT. LANDSCAPE AREA / 500 = 22 TREES. 15 EXISTING + 14 NEW = 29 SHOWN ON PLANS
- 1 TREE FOR 4 NEW PARKING STALLS (*GUIDELINE K.1.a):
 - NEW PARKING STALL COUNT: 41 (105 TOTAL STALLS - 65 EXISTING STALLS = 40 NEW PARKING STALLS REQUIRING SHADING. 43 / 4 = 10 (19 SHOWN ON PLANS))
- 1 TREE FOR 25 LF OF BUFFER BETWEEN LOT LINE USES - NORTH PROPERTY LINE (*GUIDELINE K.7.a):
 - 595 LF / 25 = 24 TREES. 24 SHOWN ON PLANS
- 1 TREE FOR 25 LF OF BUFFER BETWEEN LOT LINE USES - WEST PROPERTY LINE (*GUIDELINE K.7.a):
 - 287 LF / 25 = 12 TREES. 12 SHOWN ON PLANS

*CITY OF LOS ANGELES LANDSCAPE ORDINANCE (NO.170.978)


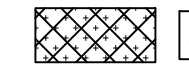

EXISTING PLANT LEGEND

EX. TREES	BOTANICAL / COMMON NAME	EX. TREES	BOTANICAL / COMMON NAME
	CALLISTEMON SP. BOTTLEBRUSH		MELALEUCA SP. MELALEUCA
	FICUS SP. FIG TREE		PYRUS SP. PEAR TREE
	LIQUIDAMBAR SP. SWEET GUM		ULMUS SP. ELM TREE
	MAGNOLIA SP. MAGNOGLIA		
EX. SHRUBS	BOTANICAL / COMMON NAME		
	VARIOUS SPECIES: DIETES SP., LIGUSTRUM, ROSA SP.		

LANDSCAPE PROTECTION LEGEND P#

SYMBOL	KEY	COMMENTS
	P1	EXISTING TREE - PROTECT IN PLACE.
	P2	EXISTING SHRUBS / GROUND COVER - PROTECT IN PLACE
	P3	EXISTING VINES GROWING ON WALLS - PROTECT IN PLACE

LANDSCAPE DEMOLITION & REMOVAL LEGEND D#

	D1	EXISTING TREE - TO BE REMOVED
	D2	EXISTING SHRUBS / GROUND COVER - TO BE REMOVED / CLEAR AND GRUB
	D3	EXISTING VINES GROWING ON WALLS - TO BE REMOVED / CLEAR AND GRUB

CONSULTANT REFERENCE LEGEND (EX. CONDITIONS PLAN) R#

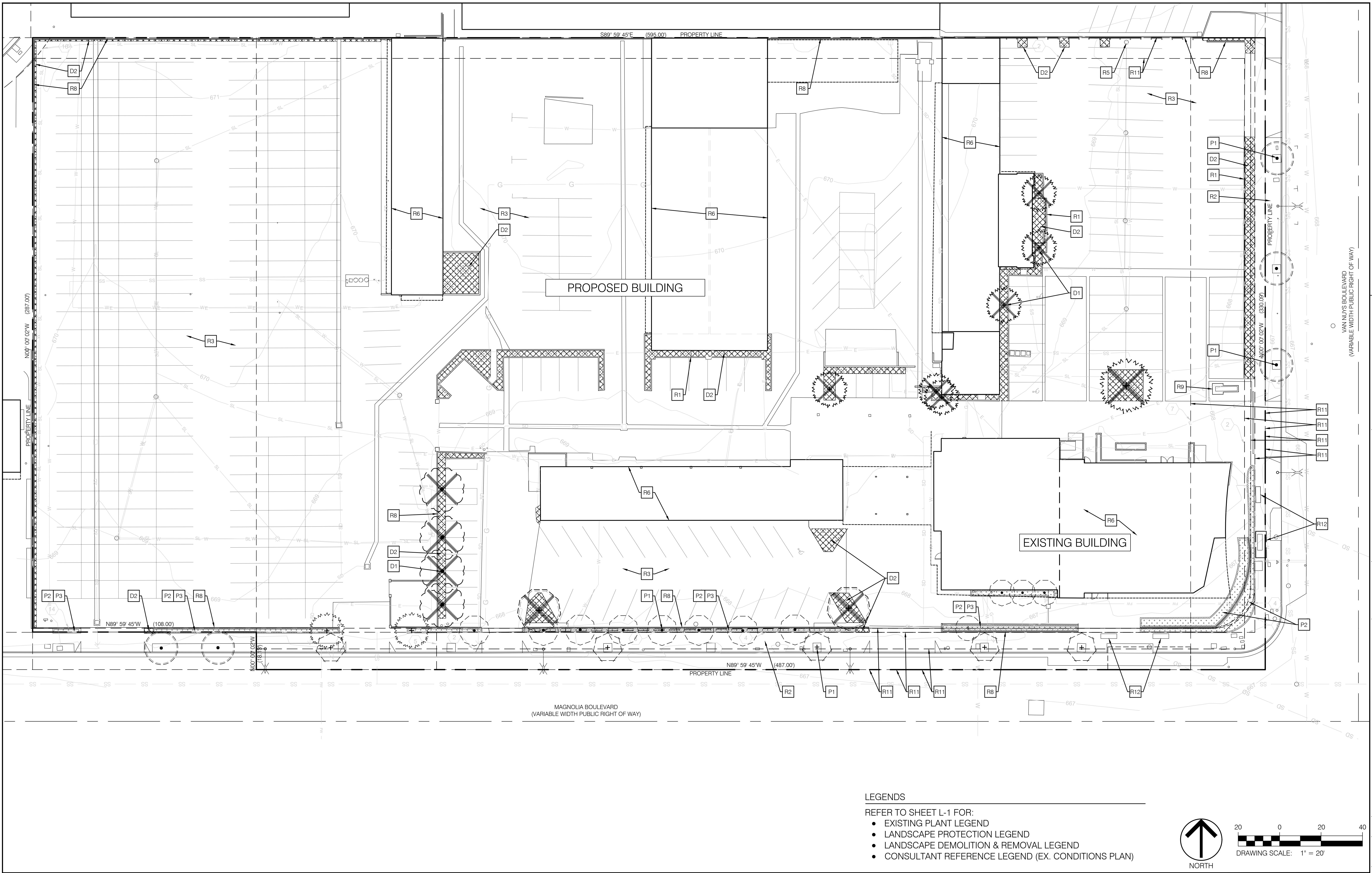
R1	EXISTING CONCRETE CURB / CURB & GUTTER - REFER TO ARCHITECTURE PLANS
R2	EXISTING PEDESTRIAN CONCRETE PAVING - REFER TO ARCHITECTURE PLANS
R3	EXISTING ASPHALT PAVING - REFER TO ARCHITECTURE PLANS
R4	EXISTING TRANSFORMER / SWITCH GEAR - REFER TO ARCHITECTURE PLANS
R5	EXISTING LIGHT POLE - REFER TO ARCHITECTURE PLANS
R6	EXISTING BUILDING - REFER TO ARCHITECTURE PLANS
R7	EXISTING FIRE HYDRANT - REFER TO ARCHITECTURE PLANS
R8	EXISTING FREESTANDING WALL - REFER TO ARCHITECTURE PLANS
R9	EXISTING SIGNAGE - REFER TO ARCHITECTURE PLANS
R10	EXISTING TUBE STEEL FENCE - REFER TO ARCHITECTURE PLANS
R11	EXISTING EASEMENT - REFER TO ARCHITECTURE PLANS
R12	EXISTING BUS STOP & BENCHES - REFER TO ARCHITECTURE PLANS

SHEET INDEX

- | | |
|-----|---------------------------|
| L-1 | LANDSCAPE LEGENDS |
| L-2 | EXISTING CONDITIONS PLAN |
| L-3 | LANDSCAPE PLAN |
| L-4 | ARBORIST REPORT |
| L-5 | ARBORIST REPORT |
| L-6 | ARBORIST REPORT |
| L-7 | ARBORIST REPORT |
| L-8 | TREE DISCLOSURE STATEMENT |

LANDSCAPE ARCHITECT CONTACT INFO

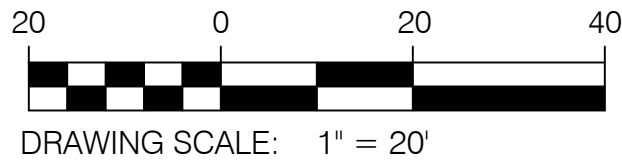
COMMERCIAL DEVELOPMENT RESOURCES
BRANDON HANNA, RLA
695 TOWN CENTER DR., SUITE 110
COSTA MESA, CA 92626
BHANNA@CDRWEST.COM

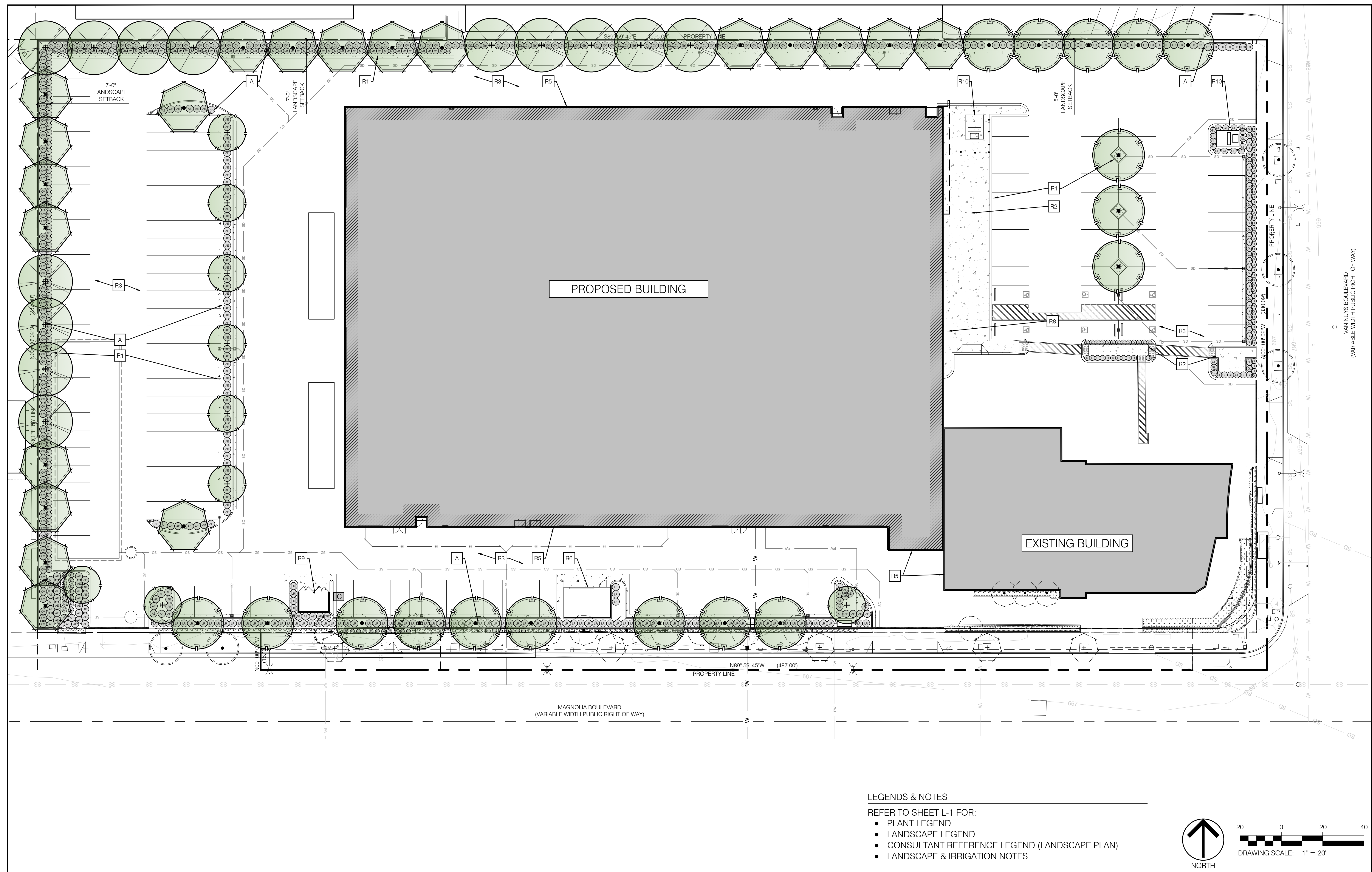


LEGENDS

REFER TO SHEET L-1 FOR:

- EXISTING PLANT LEGEND
- LANDSCAPE PROTECTION LEGEND
- LANDSCAPE DEMOLITION & REMOVAL LEGEND
- CONSULTANT REFERENCE LEGEND (EX. CONDITIONS PLAN)





Landscape Evaluation Report

For: BMW Sherman Oaks, Los Angeles
APN: 2249-006-020, Lot 379, Tract 1000

Project Name Address: BMW of Sherman Oaks,
5201 Van Nuys Blvd, Sherman Oaks 91401
Community Plan: Van Nuys - north Sherman oaks,
Council District: CD 4
Related Entitlement: CPC-2013-1001-ZC-BU-ZV; ENV-2013-
1002-MND; DIR-2023-5202-CLQ
Applicants Name: Lithia Real Estate, Inc.
Contact: Kyle Wilkins, Lithia Real Estate, Inc.
Address: 150 N. Bartlett St., Medford, OR 97501
Phone: (541) 776-6401

Prepared for: Mr. Brandon Hanna
Director of Landscape Architecture
CDR West
695 Town Center Drive, Suite 11
Costa Mesa, CA 92626

Prepared by: Arborgate Consulting, Inc.
Greg Applegate, ASCA, ASLA
1131 Lucinda Way
Tustin, CA 92780
714/ 731-6240

Dated: 3/24/2025

Table of Contents

LIST OF FIGURES AND TABLES.....	1
INTRODUCTION.....	2
EXECUTIVE SUMMARY.....	2
SCOPE OF WORK.....	2
PLANT LOCATION MAP.....	3
AREA MAP.....	4
LANDSCAPE PLAN.....	5
OBSERVATIONS.....	8
PROJECT OVERVIEW.....	8
MATRIX OF FINDINGS.....	6
STREET TREE MATRIX.....	11
RATING SYSTEM.....	6
PHOTOGRAPHIC DOCUMENTATION.....	7
ANALYSIS OF OPTIONS.....	10
TRANSPLANTING.....	10
PROTECTING IN PLACE.....	10
RECOMMENDATIONS.....	11
REMOVALS.....	11
NEW STREET TREES.....	11
MATRIX OF RECOMMENDATIONS.....	12
TESTING & EVALUATION.....	12
VISUAL ANALYSIS OF PLANT CONDITION.....	13
ASSUMPTIONS AND LIMITING CONDITIONS.....	13
APPENDIX.....	15
A. Resume.....	16
B. Credentials.....	17
C. Glossary.....	20
DISCLAIMER.....	22
CERTIFICATION.....	23

List of Figures and Tables

TREE LOCATION / FUTURE SITE MAP.....	3
AREA MAP.....	4
PLOT PLAN.....	5
PLANTING PLAN.....	6
GRADING PLAN.....	7
PROJECT DESIGN TEAM INFORMATION.....	7
MATRIX OF FINDINGS.....	9
STREET TREES MATRIX.....	11
PHOTOGRAPHIC DOCUMENTATION.....	13-31
MATRIX OF RECOMMENDATIONS.....	33

Introduction

Executive Summary

Lithia Real Estate, Inc. is planning to remodel the car dealership at 5021 Van Nuys Blvd, in Sherman Oaks, Los Angeles. The existing property is an open and operating car dealership. Most of the site is paved. The site is 179,612 square feet. The square footage of floor space in the new building is 68,497 square feet. The planned project will be a new sales and service building, surrounded by parked cars for sale. To build the proposed project will require the removal of the existing building, paving and 2 trees shown to be removed in the public ROW, one along Magnolia (south-west corner of the site), and one along Van Nuys (east part of the site, centered)

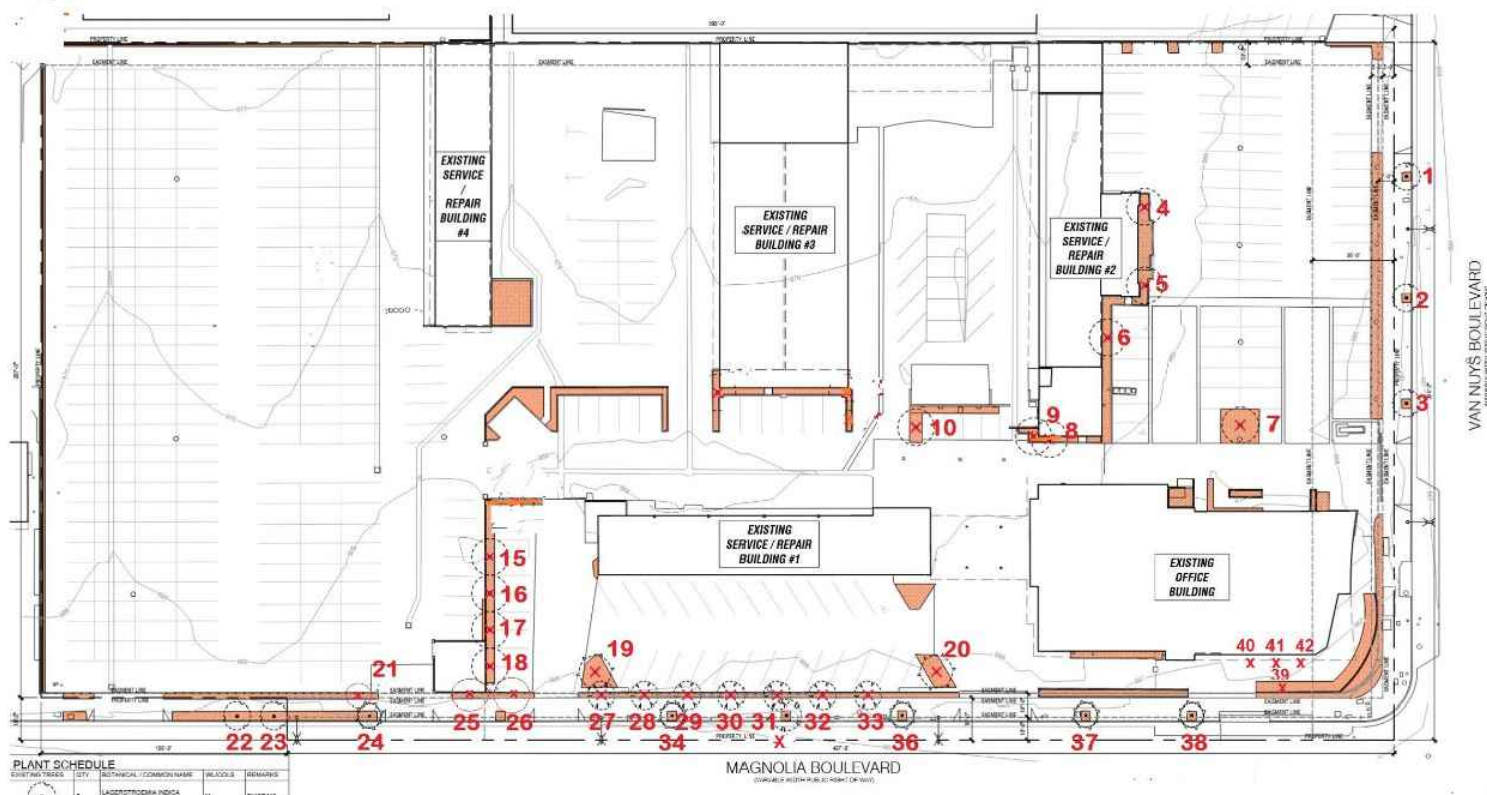
The two main conditions impacting the health and condition of the trees are related to the focus of the business. Like the street trees, little root space was provided for large fast growing trees, and heavy pruning to control their size.

This report is an update of a previous tree declaration done in 2023. At that time there were no public trees impacted by plans. In this iteration one street tree needs to be removed and mitigated. Also, since that time two street trees died, one of which was removed. There are now 27 trees on site and 10 public trees. Little grading will be necessary, but all the existing plants and trees on site will be removed. No transplanting or tree preservation is planned.

Scope of Work

Arborgate Consulting was asked to submit a proposal to review and arboricultural evaluation of 27 site trees' and 10 public trees' health and condition, professional opinions and report as appropriate for City of Los Angeles Urban Forestry.

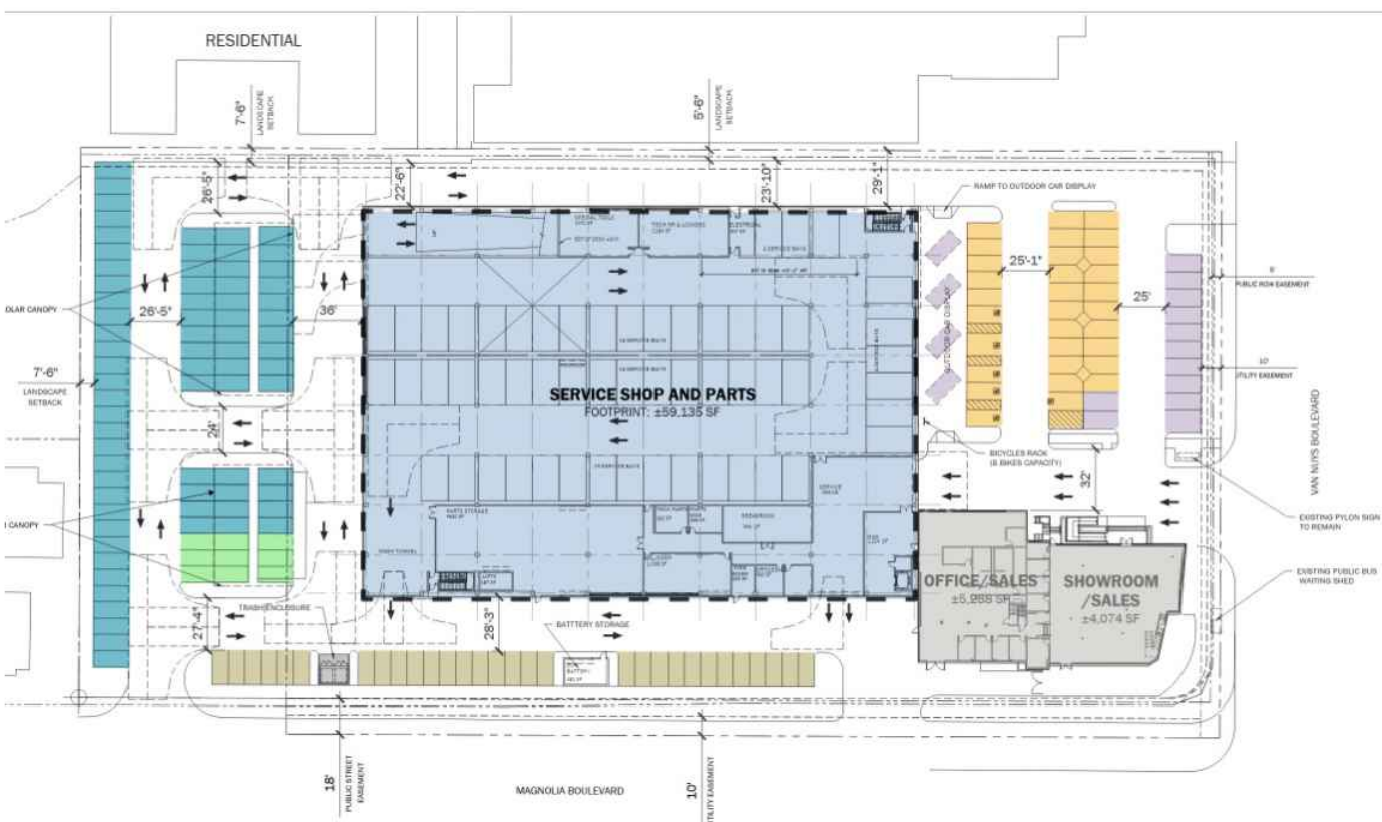
Tree Location / Future Site Map



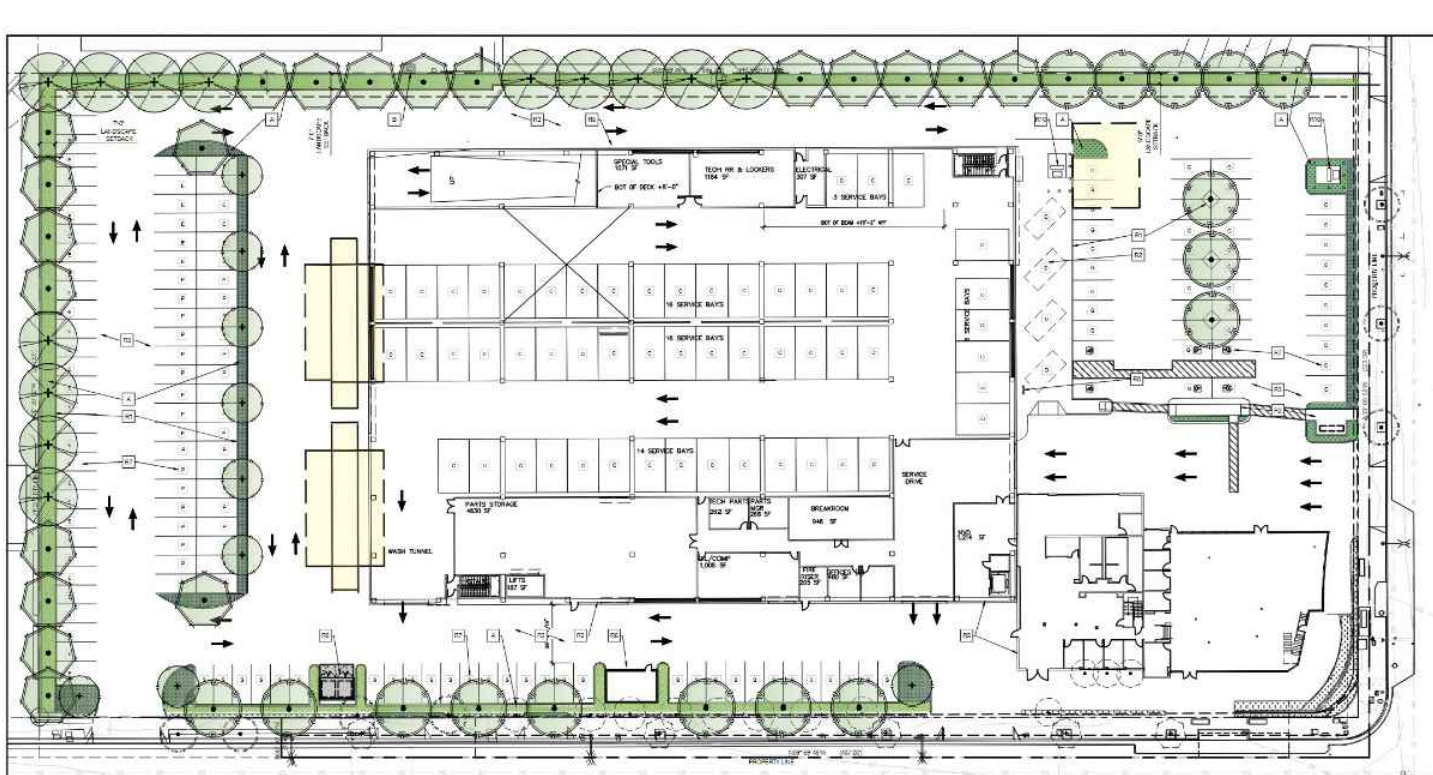
Area Map



Plot Plan



Planting Plan



Project Design Team Information

OWNER CONTACT INFORMATION:

ULTRA MOTORS INC.
KYLE WILKINS
PROJECT MANAGER DESIGN & CONSTRUCTION
150 NORTH BARTLETT ST.
MEDFORD, OR 97501
541-803-3664

ARCHITECT

WARE MALCOMB
ADRIAN HELTON
315 WILSHIRE BLVD
STE. #2150
LOS ANGELES, CA 90017
310-903-4003

STRUCTURAL ENGINEER

INGESCOP
KARL PERINIS
LEAD STRUCTURAL ENGINEER
963 SHAWAN BOULEVARD SUITE 550
NAPERVILLE, IL 60563
630-753-8551

MEP ENGINEER

INGESCOP
ARIAN SAAD
PROJECT MANAGER LED ELECTRICAL ENGINEER
203 SHAWAN BOULEVARD SUITE 550
NAPERVILLE, IL 60563
224-739-8880

CIVIL ENGINEER

CDR WEST
A.J. CALABRES
PROJECT MANAGER
695 TOWN CENTER DRIVE STE. 110
COSTA MESA, CA 92626
949-753-9231

Observations

Project Overview

Please see the above Tree Map, and Site Plan. The car dealership will be located near the intersection of Sepulveda Boulevard and the 118 Freeway. The site is currently mostly a parking lot for the post office. The affected trees are listed and described on page 7.

Purposes: This report is needed to satisfy the City of Los Angeles requirements in ordinance 9186783. The report is to satisfy the requirements of the Urban Forestry Division, specifically for the street trees, but also as information about the non-protected tree on site.

This site contains 27 site trees, and they will all be removed. There are no protected, rare, endangered, or native trees. There are 10 street trees were found. Five trees were removed since the last site visit in 2023. No plant species were found that are listed as federally threatened or endangered by the USFWS; or State listed as threatened or endangered or considered sensitive by the CDFW; and/or, are CNPS List 1A, 1B, or 2 the species, recognized in the CNPS's Inventory of Rare and Endangered Vascular Plants of California.

The last site inspection and original numbering was done on April 28, 2023. This inspection was performed on March 18, 2025. Most trees appear to be in fair to good health, but there are considerable structural deficiencies. There were no pest or disease issues, other than fire blight on evergreen pears, a common issue in spring.

Matrix of Overall Findings

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Canopy space	Root space	Comments -
1 as	Pyrus kawakami	10	B	D	Cr 4x4 co	St tree	OH wires	Cr	Tiny Topd Hd cod epi Sp gaffed
2 as	Pyrus kawakami	11	B	D	Cr 4x4 co	St tree	OH wires	Cr	NC Topd Hd cod epi Sp gaffed
3 as	Pyrus kawakami	11	B	D	Cr 4x4 co	St tree	OH wires	Cr	Tiny Topd Hd cod inc epi Sp gaffed
4	Afrocarpus falcatus	10.5	B	D	Cr 4x4 co	planter	by bldg	Cr	Li topd Hd Sp FC
5	Liquidambar styraciflua	12	B	D	narrow	planter	by bldg	Cr	Li topd Hd Sp
6	Cupaniopsis anacardioides	17" @ 3'	B	D	Sh	planter	by bldg	Cr	Topd Hd epi cod inc LB gaffed
7	Pyrus kawakami	11	B	D	narrow	planter		Cr	Topd Hd cod Sp gaffed
8	Pyrus kawakami	11.8	B	D	narrow	planter		Cr	Topd Hd cod Sp gaffed
9	Cupaniopsis anacardioides	11.2	C	D	Sh Cr	island		Cr	Sp Hd Lt cod Tiny gaffed
11	REMOVED								
12	REMOVED								
13	REMOVED								
14	REMOVED								
15	Ficus m. Nitida	19	C	D	narrow	planter		Cr	Sp Hd Lt cod CrS gaffed
16	Ficus m. Nitida	18	C	D	narrow	planter		Cr	Sp Hd Lt cod CrS gaffed
17	Ficus m. Nitida	17	C	D	narrow	planter		Cr	Sp Hd Lt cod CrS gaffed
18	Ficus m. Nitida	18	C	D	narrow	planter		Cr	Sp Hd Lt cod CrS gaffed
19	Ulmus parvifolia	13	B	C-	mCr	end isl		mCr	Sp Hd Lt cod CrS
20	Ulmus parvifolia	14	B	C-	mCr	end isl		mCr	Sp Hd Lt cod CrS gaffed
21	Callistemon viminalis	11	C	D	narrow	planter		Cr	Topd Hd cod Sp

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Canopy space	Root space	Comments -
22 as	Pyrus kawakami	6 @ 2'	F	F	Dead	St tree	OH wires		Cod LB @ 18" fire blight dead
23 as	Pyrus kawakami	2.7	C	C-	Okay	St tree	OH wires	Okay	Cod leans epi mFire blight
24 as	Magnolia grandiflora	11.5	C	D	Cr DK	St tree	OH wires	Cr	Tiny Dk Db epi
25	Callistemon viminalis	14	C	D	narrow	planter		Cr	Cod inc epi T-seam
26	Melauea quinquenervia	5.7	D	D	narrow	planter		Cr	Topd Hd Xing Sp
27	Melauea quinquenervia	12	C-	D	narrow	planter		Cr	Cod inc Topd Hd Sp epi
28	Melauea quinquenervia	14" @ 2'	C-	D	narrow	planter		Cr	Cod inc Topd Hd Sp epi
29	Melauea quinquenervia	13" @ 2'	C-	D	narrow	planter		Cr	Cod inc Topd Hd Sp epi
30	Melauea quinquenervia	11.5	C-	D	narrow	planter		Cr	Cod inc Topd Hd Sp epi
31	Melauea quinquenervia	14" @ 3'	C-	D	narrow	planter		Cr	Cod inc Topd Hd Sp epi
32	Melauea quinquenervia	13	C-	D	narrow	planter		Cr	Cod Topd Hd Sp epi
33	Melauea quinquenervia	10	C	D	narrow	planter		Cr	Cod Topd Hd Sp epi
34 as	Magnolia grandiflora	10.2	D	D	Cr 4x4 co	St tree	OH wires	Cr	DKT Db Sp
35 as	REMOVED								Was dead and bare last time
36 as	Magnolia grandiflora	10	D	D	Cr 4x4 co	St tree	OH wires	Cr	Cod Db epi Sp
37 as	Magnolia grandiflora	14.3	C	C	Cr 4x4 co	St tree	OH wires	Cr	Cod Db epi
38 as	Magnolia grandiflora	14	B	C	Cr 4x4 co	St tree	OH wires	Cr	Cod CrS epi
39	Liquidambar styraciflua	8	C	D	narrow	planter	topd	Cr	Topd Hd Sp
40	Melauea quinquenervia	4+6+7+9	B	D	narrow	planter	make up	Cr	Cod inc Topd
41	Melauea quinquenervia	9+10+5	C	D	narrow	planter	make up	Cr	Cod inc Topd
42	Melauea quinquenervia	8	C	D	narrow	planter	make up	Cr	Topd

Street (public) Tree Matrix

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Canopy space	Root space	Comments -
1 as	Pyrus kawakamii	10	B	D	Cr 4x4 co	Street tree	OH wires	Cr	Tinj Topd <u>11d</u> cod epi Sp gaffed
2 as	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	OH wires	Cr	NC Topd <u>11d</u> cod epi Sp gaffed
3 as	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	OH wires	Cr	Tinj Topd <u>11d</u> cod inc epi Sp gaffed
22 as	Pyrus kawakamii	6 @ 2'	F	F	Dead	Street tree	OH wires		Cod LB @ 18" fire blight dead
23 as	Pyrus kawakamii	2.7	C	C	Okay	Street tree	OH wires	Okay	Cod leans epi m fire blight
24 as	Magnolia grandiflora	11.5	C	D	Cr Dk	Street tree	OH wires	Cr	Tinj Dk Db epi
34 as	Magnolia grandiflora	10.2	D	D	Cr 4x4 co	Street tree	OH wires	Cr	DKT Db Sp
35 as	REMOVED								Was dead bare last time
36 as	Magnolia grandiflora	10	D	D	Cr 4x4 co	Street tree	OH wires	Cr	Cod Db epi Sp
37 as	Magnolia grandiflora	14.3	C	C	Cr 4x4 co	Street tree	OH wires	Cr	Cod Db epi
38 as	Magnolia grandiflora	14	B	C	Cr 4x4 co	Street tree	OH wires	Cr	Cod CrS epi

Rating System

The rating system works like school grades. A is excellent, B is good, C is average (not good but not declining), D is poor, and F is dead or close to. In structure, A is without visible defect, B is few minor defects, C is some correctible defects, and D is correctible with overly severe pruning. See abbreviation explanation to follow.

Avoidance and Minimization Measures

The site is and will remain mostly covered in asphalt with a larger building on it. There will be more biological resources when this project is built out than exist now, if the planters are enlarged. However, this has not been designed to grow trees or minimize impacts on biological resources. It is a place to sell cars.



#5 Fern pine #6 Sweet gum, is topped and headed back.



#19 Chinese elm is topped, headed and gaffed. #20 Chinese elm.

Common abbreviations in the following matrix include:

1s=one-sided
1sRF = one-sided root flare
2long = too long
Binj = basal injury
CO = cut out
Cod=codominant
Cr=crowding or crowded
CrS = crowded scaffolds
CS = cracked limb
Db =dieback
DKT = decayed trunk
DL =dogleg.
DLT = dogleg trunk
EH=end heavy
epi = epicormic shoots
FC=flask cut
Hd = headed
"m" preceding an abbreviation indicates a minor problem. Underlined ones are more severe.

In=included bark
Inj = injury, T-inj = trunk injury
LB = low branched
Li = lion-tailed
NC = narrow crotch
OH =overhead (wires)
OL = over-lifted
OP = over-pruned
OS = off site
Sh = shallow roots
Sp=sparse foliage
T = trunk
T-bow = bowed trunk
Tinj = trunk injury
TO = tear out
Topd = topped
Xing = crossing branches

Common Name Cross-reference

Afrocarpus falcatus Fern pine
Callistemon viminalis Weeping bottlebrush
Cupaniopsis anacardioides Carrotwood
Ficus m. Nitida Indian laurel
Liquidambar styraciflua Sweet gum
Magnolia grandiflora Southern magnolia
Melaleuca quinquenervia Paperbark
Pyrus kawakamii Evergreen pear
Ulmus parvifolia Chinese elm



#7 Carrotwood is low branching #8 & 9 Evergreen pears

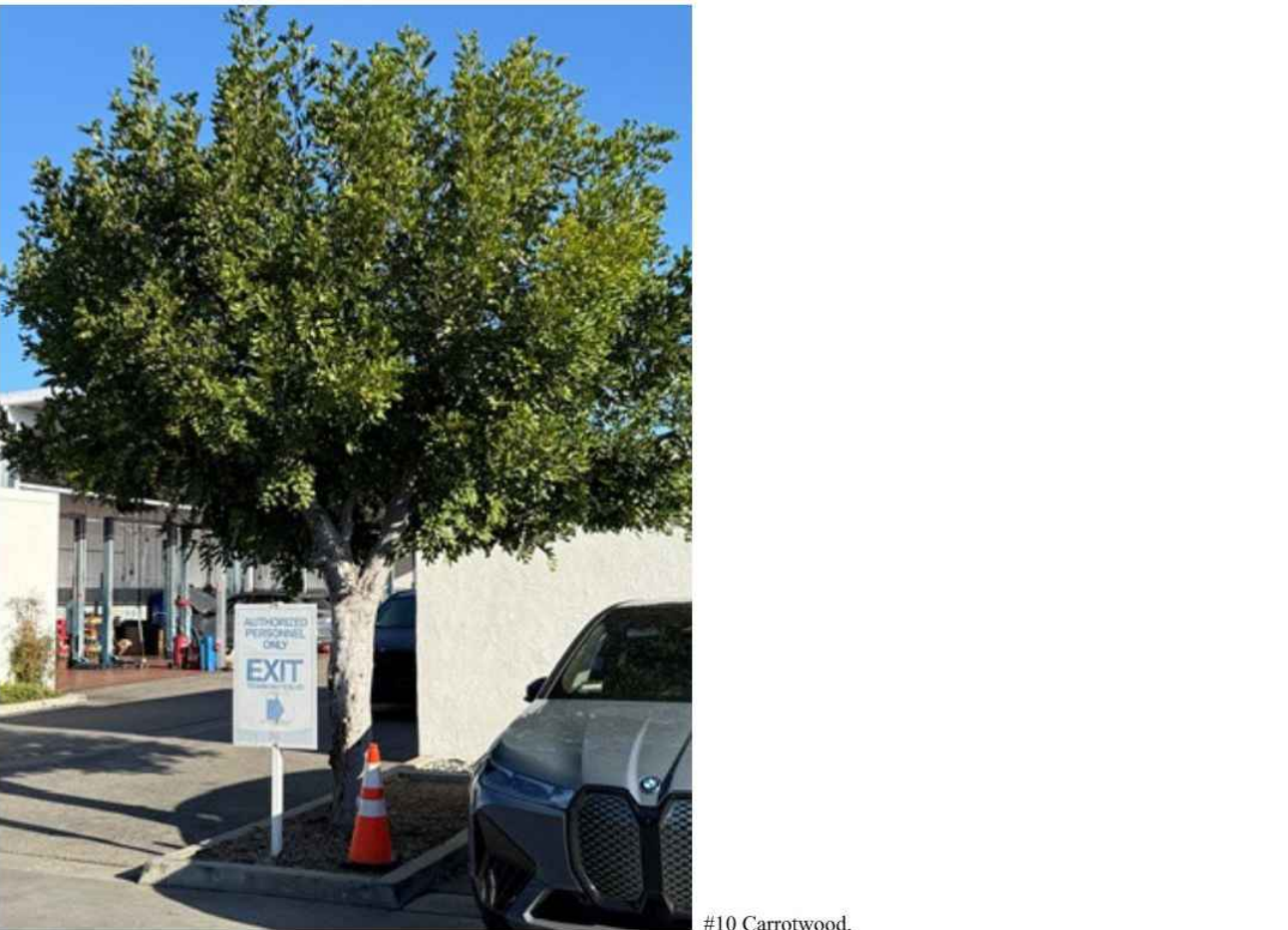


#21 Weeping bottlebrush in a very narrow planter. #22 "Evergreen" pear is dead.

Photographic Documentation



#1 Evergreen pear, street tree – note topping for power lines #2 Evergreen pear – street tree



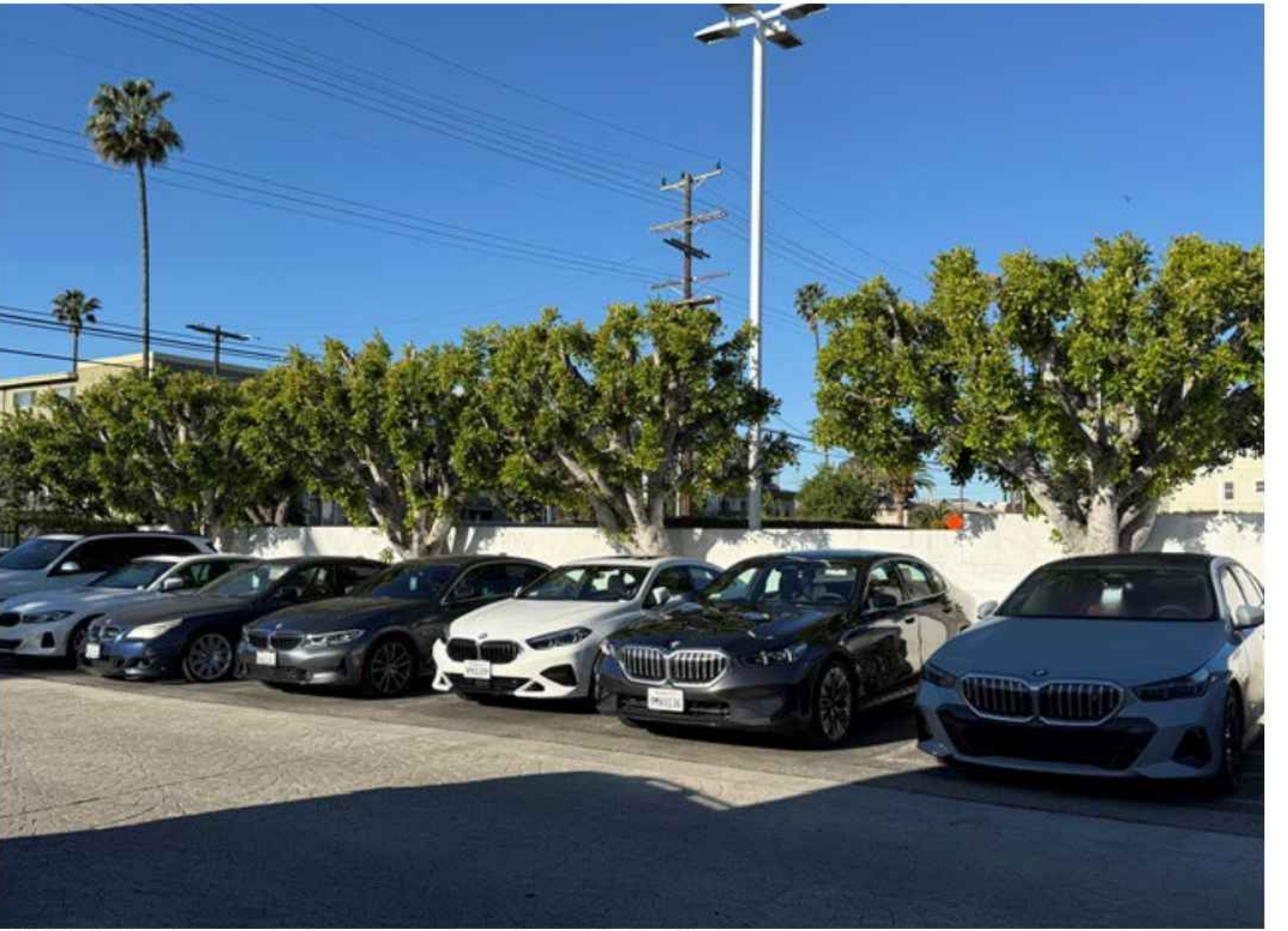
#10 Carrotwood.



#23 Evergreen pear is leaning. #24 Southern magnolia is very decayed.



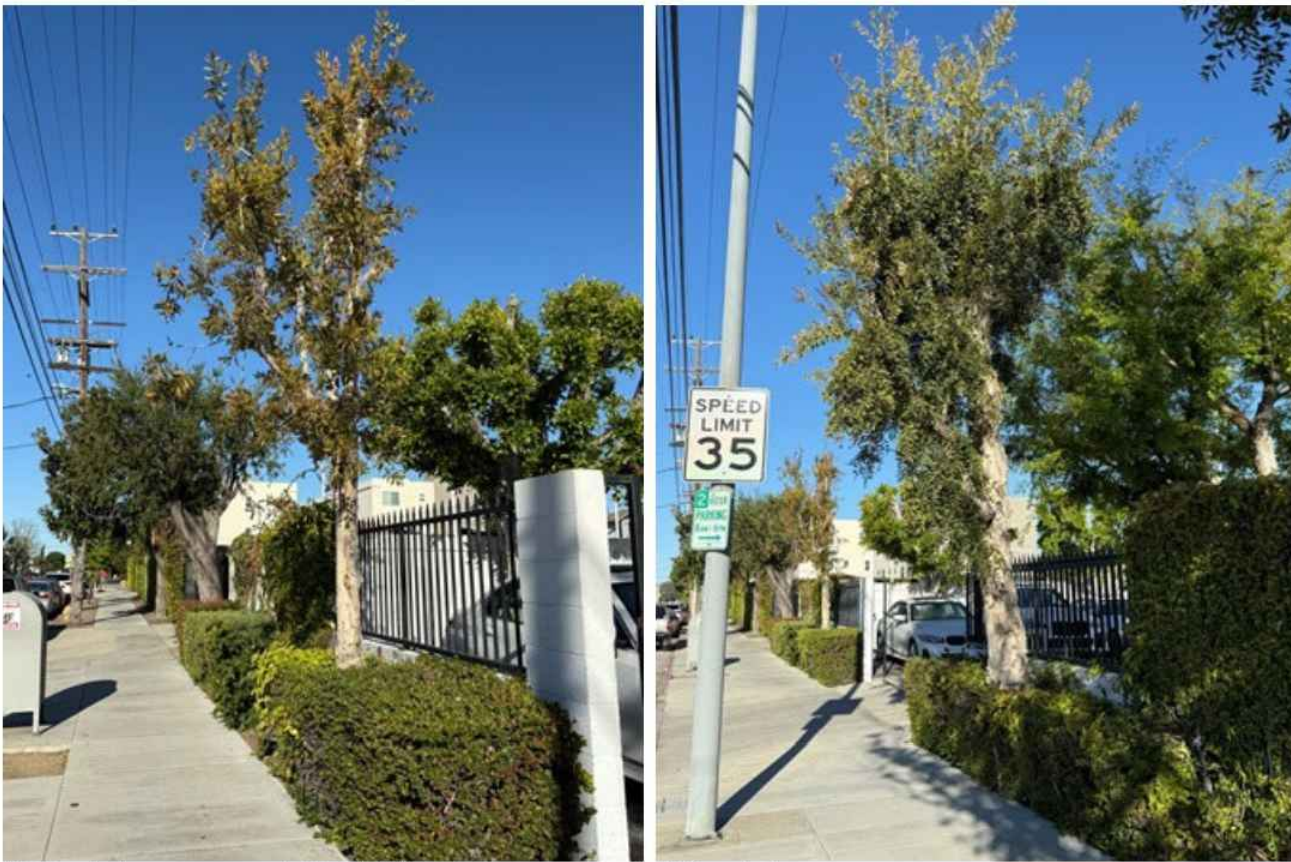
#3 Evergreen pear – street tree #4 Fern pine – note the back side is against the building and bare



#15-18 Indian laurels are growing in a narrow planter way too small for any Ficus.



#24 Southern magnolia seen from the other side. #25 Weeping bottlebrush in a very narrow planter



#26 Paperbark – note sparse and chlorotic foliage
#26 Paperbark



#26 Paperbark
#26 Paperbark



#26 Paperbark
#26 Paperbark



#26 Paperbark
#26 Paperbark



#34 Southern magnolia
#34 Southern magnolia has a very decayed trunk.



#35 Southern magnolia died and was removed
#36 Southern magnolia



#37 Southern magnolia
#37 Southern magnolia



#38Southern magnolia
#39 Sweet gum



#40-42Paperbark melaleucas

Analysis of Options

Transplanting

There are no trees of sufficient health, condition or value to justify transplanting. Transplanting removes about 90% of a trees roots, and a 10" caliper tree can take over a dozen years to fully recover. Better choices can be made and this is an opportunity to plant trees of smaller stature that need less severe pruning.

Protecting in Place

Building a new building and covering this site with new paving, utilities and new landscaping will occupy the entire site. There should be new trees on a new site. The existing trees are not desirable for the new site, so other than street trees, there is no reason to protect them in place either.

Recommendations

Removals

The existing site trees will all be removed. No mitigation requirement is anticipated. No transplanting is justified or recommended.

If the removed trees were run through a chipper, the chips would be useful for mulching the future planters. However, there are no locations *known* that would be suitable for storage until after planting time. The project manager may know the proposed scheduling and be able to work out such details.

New Street Trees

Two street trees need to be replaced due to changes in the site access. Mitigation is normally 2:1. The City of Los Angeles Urban Forestry Division will decide what and how many street trees are required, and what species of trees will be required. The hope is that the site use will be considered when it comes time to make that decision.

Matrix of Recommendations

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Remove?	Justification	Comments -
1 os	Pyrus kawakamii	10	B	D	Cr 4x4 co	Street tree	No	N/A	Tinj Topd Hd cod epi Sp
2 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	No	N/A	NC Topd Hd cod epi Sp
3 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	No	N/A	Tinj Topd Hd cod inc epi Sp
4	Afrocarpus falcatus	10.5	B	D	Cr 4x4 co		Yes	Construction	Lt topd Hd Sp FC
5	Afrocarpus falcatus	11	B	D	Cr 6x4 co		Yes	Construction	Lt topd Hd Sp
6	Liquidambar styraciflua	12	B	D	narrow planter		Yes	Construction	Topd Hd epi
7	Cupaniopsis anacardioides	17" @ 3'	B	D	Sh planter		Yes	Construction	Topd Hd epi cod line LB
8	Pyrus kawakamii	11	B	D	narrow planter		Yes	Construction	Topd 1x Hd cod Sp
9	Pyrus kawakamii	11.8	B	D	narrow planter		Yes	Construction	Topd Hd cod Sp
10	Cupaniopsis anacardioides	11.2	C	D	Sh Cr island		Yes	Construction	Sp Hd Lt cod Tinj
11	REMOVED								
12	REMOVED								
13	REMOVED								
14	REMOVED								
15	Ficus m. Nitida	19	C	D	narrow planter		Yes	Construction	Sp Hd Lt cod CrS
16	Ficus m. Nitida	18	C	D	narrow planter		Yes	Construction	Sp Hd Lt cod CrS
17	Ficus m. Nitida	17	C	D	narrow planter		Yes	Construction	Sp Hd Lt cod CrS
18	Ficus m. Nitida	18	C	D	narrow planter		Yes	Construction	Sp Hd Lt cod CrS
19	Ulmus parvifolia	13	B	C-	mCr end island		Yes	Construction	Sp Hd Lt cod CrS
20	Ulmus parvifolia	14	B	C-	mCr end island		Yes	Construction	Sp Hd Lt cod CrS
21	Callistemon viminalis	11	C	D	narrow planter		Yes	Construction	Topd Hd cod Sp

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Remove?	Justification	Comments -
22-08	Pyrus kawakami	6 @ 2"	F	F	Dead	Street tree	Yes	death	Cod LB @ 18" fire blight
23-08	Pyrus kawakami	2-7	C	C-	Okay	Street tree	No	N/A	Cod leans ep m'fire blight
24-08	Magnolia grandiflora	11.5	C	D	Cy Dk	Street tree	No	N/A	Tinj Dk Db epi
25	Callistemon viminalis	14	C	D	narrow	planter	Yes	Construction	Cod inc epi T-steam
26	Melaleuca quinquenervia	5-7	D	D	narrow	planter	Yes	Construction	Topd Hd Xing Sp
27	Melaleuca quinquenervia	12	C-	D	narrow	planter	Yes	Construction	Cod inc Topd Hd Sp epi
28	Melaleuca quinquenervia	14" @ 2"	C-	D	narrow	planter	Yes	Construction	Cod inc Topd Hd Sp epi
29	Melaleuca quinquenervia	13" @ 2"	C-	D	narrow	planter	Yes	Construction	Cod inc Topd Hd Sp epi
30	Melaleuca quinquenervia	11.5	C-	D	narrow	planter	Yes	Construction	Cod inc Topd Hd Sp epi
31	Melaleuca quinquenervia	14" @ 3"	C-	D	narrow	planter	Yes	Construction	Cod inc Topd Hd Sp epi
32	Melaleuca quinquenervia	13	C-	D	narrow	planter	Yes	Construction	Cod Topd Hd Sp epi
33	Melaleuca quinquenervia	10	C	D	narrow	planter	Yes	Construction	Cod Topd Hd Sp epi
34-08	Magnolia grandiflora	10.2	D	D	Cy-4x4 co	Street tree	Yes	condition	DKT Dk Sp
35-08	REMOVED								Was Dead here last time
36-08	Magnolia grandiflora	10	D	D	Cy-4x4 co	Street tree	Yes	condition	Cod Db epi Sp
37-08	Magnolia grandiflora	14-3	C	C	Cy-4x4 co	Street tree	No	N/A	Cod Db epi
38-08	Magnolia grandiflora	14	B	C	Cy-4x4 co	Street tree	No	N/A	Cod CrS epi
39	Liquidambar styraciflua	9	C	D	narrow	planter	Yes	Construction	Topd Hd Sp
40	Melaleuca quinquenervia	4+6-7+9	B	D	narrow	planter	Yes	Construction	Cod inc Topd
41	Melaleuca quinquenervia	9+10+5	C	D	narrow	planter	Yes	Construction	Cod inc Topd
42	Melaleuca quinquenervia	8	C	D	narrow	planter	Yes	Construction	Topd

Testing & Evaluation

Visual Analysis of Plant Condition

All the subject trees were evaluated for structural condition and health, without dissection, on a visual basis only. The root crown was examined, as far as it was visible, without excavation. Trunk diameters were measured using calipers or a Biltmore stick, if the diameter was over 8-inches. Height and width were estimated.

The health was also evaluated on a visual basis. If there were no nutrient deficiency symptoms, the foliage was full and dense, the trunk normal or thicker, and there were no pest or disease symptoms, it was assumed that they were healthy. To the degree that symptoms or problems existed, the plants were rated for health on a five-point scale (A to F, F being dead).

The structural condition, i.e., limbs, branches, trunk and base were evaluated on a similar five-point scale. Likewise, near perfect structural condition is termed "A" or excellent. If there were only a couple minor problems or defects, the condition is called "B" or good. If the structure was such that the tree was not at risk of failure, but it was not good either, the condition is called "C" or fair. If the tree was at risk of some sort of failure, but might be corrected, the structural condition is called "D" or poor. "F" is dead or dangerous.

No laboratory testing has been performed, either in terms of pathology, pull testing or decay testing. Symptoms of nutrient deficiency or disease were based solely on visual indications. No lab testing was done to confirm either.

Assumptions and Limiting Conditions

- Any legal description provided to this consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in nature.
- It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- Care has been taken to obtain as much information as possible from reliable sources. Data has been verified insofar as possible. However, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
- This consultant shall not be required to give testimony or 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 or contract of engagement.
- Unless required by law otherwise, 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 and project to whom it is addressed, without the prior expressed written or verbal consent of this consultant.
- Unless required by law otherwise, neither all nor any part of this report or a copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written consent of this consultant - particularly as to the identity of the consultant, or any reference to any professional society or institute or to any initiated designation conferred upon this consultant as stated in his qualifications.
- This report represents the opinion of this consultant, and this consultant's fee is in no way contingent upon the reporting of a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purposes of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Arborgate Consulting as to the sufficiency or accuracy of said information.
- Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; conditions change and monitoring is needed to stay abreast of these changes, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.
- This report is the completed work product. Any additional work, including, e.g. production of a site plan, addenda and revisions, monitoring, or inspection of tree protection measures, must be contracted separately.
- Use of the report is dependent upon payment and non payment voids all legal use of the report. Ownership of any documents produced passes to the Client only when all fees have been paid.
- Loss or alteration of any part of this report invalidates the entire report.

Appendix

- A. Resume
- B. Documentation of Credentials
- C. Glossary

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Recommendations • 35

A. Resume	GREGORY W. APPLGATE, ASCA, ASLA emeritus
PROFESSIONAL REGISTRATIONS:	American Society of Consulting Arborists - Registered Consulting Arborist #365 American Society of Consulting Arborists - Tree & Plant Appraisal Qualified International Society of Arboriculture - Tree Risk Assessment Qualified International Society of Arboriculture - Certified Arborist # WE-180a
EXPERIENCE:	Mr. Applegate is an independent consulting arborist. He has been in the horticulture field since 1963, providing professional arboricultural consulting since 1984 within both private and public sectors. His expertise includes appraisal, tree preservation, diagnosis of tree growth problems, construction impact mitigation, environmental assessment, expert witness testimony, hazard evaluation, pruning programs, species selection and tree health monitoring. Mr. Applegate has consulted for insurance companies, major developers, theme parks, homeowners, homeowners' associations, landscape architects, landscape contractors, property managers, attorneys and governmental bodies. Notable projects on which he has consulted are: Disneyland Hotel, Disney/Seas-Tokyo, Disney's Wild Animal Kingdom, the New Tomorrowland, Disney's California Adventure, Disney Hong Kong project, Knott's Berry Farm, J. Paul Getty Museum, Tuscan Ranch, Newport Coast, Crystal Court, Newport Fashion Island Palms, Budy Ranch Country Club, Playa Vista, Laguna Canyon Road and Myford Road for The Irvine Company, MTA Expo Line, MWD-California Lakes, Paseo Westpark Palms, Loyola-Marymount campus, Cal Tech, Cal State Long Beach, Pierce College, The Irvine Concourse, UCI, USC, UCLA, LA City College, LA Trade Tech, Riverside City College, Cerritos Hills College, MTA projects, and the State of California review of the Landscape Architecture License exam (re: plant materials)
EDUCATION:	Bachelor of Science in Landscape Architecture, California State Polytechnic University, Pomona 1973 Arboricultural Consulting Academy (by ASCA) Arbor-Day Farm, Kansas City 1995 Continuing Education Courses in Arboriculture, required to maintain Certified Arborist status and for ASCA membership
PROFESSIONAL AFFILIATIONS:	American Society of Consulting Arborists (ASCA), Registered member International Palm Society, Full member International Society of Arboriculture (ISA), Certified member California Tree Failure Report Program, UG Davis, Participant Street Tree Seminar (STS), Member
COMMUNITY AFFILIATIONS:	Horticulture Advisory Committee, Saddleback College (1988-1999) Landscape Architecture License Exam, Reviewer, Cal Poly Pomona (1986-90) American Institute of Landscape Architects (AIA) Board of Directors (1980-82) California Landscape Architect Student Scholarship Fund - Chairman (1985) International Society of Arboriculture - Examiner-tree worker certification (1990) Guest lecturer at UCLA, Cal Poly, Saddleback College, & Palomar Junior College ASCA 2011 Nominations Committee and ASD appraisal update committee ASCA Industry definitions committee 2009-2010 ASCA web site, west coast tree question responder (2007-2016)

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Appendix • 39

C. Glossary

Arboriculture	The cultivation and care of trees and shrubs.
Arborist	professional who possesses the technical competence gained through experience and training to provide for or supervise the management of trees and other woody plants in residential, commercial or public settings.
Chlorotic	Lacking in chlorophyll, typically yellow or yellowish in color.
Compaction	(Soil Compaction) The compression of soil, causing a reduction of pore space and an increase in the density of the soil. Tree roots cannot grow in compacted soil.
Crown	The upper portions of a tree or shrub, including the main limbs, branches, and twigs.
DBH	Diameter of the trunk, measured at breast height or 54 inches above the average grade. Syn. = caliper.
Decline	Progressive reduction of health or vigor of a plant.
Dieback	Progressive death of buds, twigs and branch tissues, on individual limbs, or throughout the canopy.
Fire blight	fire blight - blight caused by a bacterial pathogen (can resemble fire injury)
Heading	Pruning techniques where the cut is made to a bud, weak lateral branch or stub
Root crown	Area at the base of a palm where the roots and stem merge (synonym - root collar).
Root system	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root zone	The area and volume of soil around the tree in which roots are normally found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.
Shrub	The name usually given to a relatively short (less than 15 feet) woody plant, with multiple stems arising near the ground.
Species	Taxonomic classification below genus. 1. A group of plants with common characteristics or consistent differences in morphology, ecology or reproductive behavior, distinct from others of the same genus. 2. The basic unit in plant taxonomy; the Latin binomial consisting of the genus and specific epithet; it is both singular and plural
Street tree	A tree growing adjacent to dedicated roadways and within the city's right of way.

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Appendix • 43

B. Credentials



The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Calvin Pothman

Calvin Pothman
CEO & Executive Director

28 July 1997

Issue Date

30 June 2027

Expiration Date

WE-0180A

Certification Number



ISA Certified Arborist

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Appendix • 40

Stress	"Stress is a potentially injurious, reversible condition, caused by energy drain, disruption, or blockage, or by life processes operating near the limits for which they were genetically programmed." Alex Shigo
Toppling	destructive tree height reduction, indiscriminate to nodes/laterals
Trunk	The main stem or axis of a tree that is supported and nourished by the roots and to which branches are attached
Urban forestry	The management of urban trees in mass vs. as individuals. Urban and community forestry involves the planting, care and management of the trees where we live. The trees and related vegetation in our cities are an important asset that needs to be managed in order to maintain community livability. The urban forest is the mosaic of the planted landscape and the remnant native forests left behind as our cities have developed
Value	Value is the present worth of future benefits. Value is not necessarily cost.

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Appendix • 44

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Testing & Evaluation • 37

The American Society
of
Consulting Arborists
in recognition of fulfillment of the requirements for
Registered Consulting Arborists® status
confers upon
Gregory W. Applegate, RCA #365
Registered Membership

Dr. James R. Clark
Dr. James R. Clark, RCA #957
President

Beth W. Palya
Beth W. Palya, FASAE,CAE
Executive Director

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Appendix • 41

Disclaimer

Good current information on tree preservation has been applied. However, even when every limb and root is inspected, inspection involves sampling, therefore some areas of decay or weakness may be missed. Weather, winds and the magnitude and direction of storms are not predictable and some failures may still occur despite the best application of high professional standards. Future tree maintenance will also affect the trees health and stability and is not under the supervision or scrutiny of this consultant. Continuing construction activity such as trenching will also affect the health and safety, but are unknown and unsupervised by this consultant. Trees are living, dynamic organisms and their future status cannot be predicted with complete certainty by any expert. This consultant does not assume liability for any tree failures involved with this property.

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Disclaimer • 45

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Appendix • 38



The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Calvin Pothman

Calvin Pothman
CEO & Executive Director

11 February 2013

Issue Date

24 February 2018

Expiration Date

Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Appendix • 42

Certification

I, Gregory W. Applegate, certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct. That the report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions. That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
That my compensation is not contingent upon the reporting of a predetermined conclusion, that favors the cause of the client, the attainment of stipulated result or the occurrence of a subsequent event.
That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards of arboricultural practice. As of this report date, I have completed the requirements of continuing education for Registered Consulting Arborist.
That my opinions are based on the information known to me at this time. No internal dissection or decay investigation was made.
That I have made a personal inspection of the trees that are the subject of this report. No one provided significant professional assistance to the person signing this report.
Furthermore, the opinions above are held with reasonable degree of professional certainty, predicated on over 50 years of experience in the nursery, landscape, and arboricultural industries and the documents and information provided me.
I do not authorize out of context quoting from or partial reprinting of this appraisal report. Neither all or any part of this report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the undersigned.

Arborgate Consulting, Inc.
Gregory W. Applegate
Registered Consulting Arborist #365

Gregory W. Applegate
Date 03-31-25



Landscape Evaluation Report © Arborgate Consulting - 3/31/2025 Certification • 46



APPLICATIONS

TREE DISCLOSURE STATEMENT



Los Angeles Municipal Code (LAMC) Section 46.00 requires the protection of specific trees/shrubs located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

In addition to the submittal of the Tree Disclosure Statement, the second portion of this form is the Tree Letter. If the Tree Disclosure Statement indicates the presence of protected trees/shrubs on the project site, including within the public right-of-way, that will not be removed or impacted by the project, then the Tree Letter will be required. When the Tree Letter is required, a Tree Expert will need to conduct an initial field analysis clarifying how the project will have no impact on protected trees/shrubs, including protected species within the public right-of-way. Additionally, as part of the Tree Letter, the Tree Expert will need to provide a Tree Plan which details the existing trees on site, as well as a list with photographs of all trees on site and within the public right-of-way. Instead of filing a Tree Report which details the level of impact to the trees on site, the Tree Expert will complete the Tree Letter when there will not be any impacts to trees/shrubs due to the proposed project. A copy of the form shall be submitted to the project's administrative files with Los Angeles City Planning.

If the Tree Disclosure Statement and/or the Tree Letter indicate that there are any protected trees/shrubs on the project site and/or protected tree/shrubs in the public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 5201 Van Nuys Blvd, Sherman Oaks, CA 91403

Date of Site Visit: 03/14/2025

Tree Disclosure Statement

Complete all the following fields below:

Does the property contain any of the following protected trees or shrubs?

As defined in the Protected Tree Ordinance (Ord. No. 186,873), the minimum size requirement for a protected tree is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree. The minimum size requirement for a protected shrub is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

For reference purposes only, additional guidance and species identification information can be found in the Photographic Guide to the City of Los Angeles Protected Trees and Shrubs: <https://streetsla.lacity.org/files/los-angeles-protected-trees-photo-guide-2024-script.pdf>

☐ Yes (Mark any that apply below)

- ☐ Oak, including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☒ No

☐ If unsure, please mark here. A Tree Expert may be required to inspect possible protected species at the discretion of the City Staff.

Does the property propose to remove any of the protected trees or shrubs listed above (per Ordinance No. 186,873)?

☐ Yes ☒ No

If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.

If No, a Tree Expert must complete the Tree Letter section below and provide all accompanying documentation.

Have any trees or shrubs been removed in the last two years?

☐ Yes ☒ No

If Yes, provide permit information: _____

Have any protected trees or shrubs been removed in the last two years (as listed in Ordinance No. 186,873)?

☐ Yes ☒ No

If Yes, provide permit information: _____

Does the property contain any street trees in the adjacent Public Right-of-Way?

☒ Yes ☐ No

Is the project proposing to remove any existing protected species of street trees in the adjacent Public Right of Way?

☐ Yes ☒ No

If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more in diameter at 4.5 feet above average natural grade at the base of the tree and/or is more than 35 feet in height?

☐ Yes ☒ No

Photo Index. Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

Tree Letter (If Applicable)

This section is to be completed only by a Tree Expert. For Tree Expert credentials, refer to page 6.

Will the project remove or possibly create a substantial effect on any of the above-marked protected trees, protected shrubs, and/or protected tree/shrub species within the public right-of-way?

☐ Yes. The project will require a Tree Report (CP-4068) by a Tree Expert.

Please describe which of the above-protected trees and/or protected shrubs may be affected by the project.

NONE

☐ No. The project site will not remove or possibly create a substantial effect on any of the listed protected trees and/or protected shrubs and will not need a Tree Report.

Please describe how the project will not remove or possibly create a substantial effect on the protected trees and/or shrubs. Include strategies and management practices to protect and maintain the species on site such as methods for avoiding soil compaction or mechanical damage:

NONE

Additional Information Attached:

☐ Yes

☐ No

APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the Tree Disclosure Statement can be accepted.

- I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmented a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- I understand that there is guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- I understand that if this application is denied, there is no refund of fees paid.
- I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgements or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

Photo Index. Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

Tree Plan. Provide a site plan identifying the locations and species of all existing trees and shrubs (protected and) onsite. Append an 11" x 17" or larger legible site plan to the Tree Report. The site plan should also include the following information:

- Topography
- Color-coded tree/shrub symbols:
 - Yellow: Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*)
 - Blue: Western Sycamore (*Platanus racemosa*)
 - Green: California Bay (*Umbellularia californica*)
 - Orange: Southern California black walnut (*Juglans californica*)
 - Pink: Mexican Elderberry (*Sambucus mexicana*)
 - Brown: Toyon (*Heteromeles arbutifolia*)
 - Purple: Significant Tree
- Approximate canopy extent (size and shape) and a Tree Protection Zone
- Locations of off-site trees that may be impacted by the project, if applicable
 - The footprint of any proposed buildings, walls, patios, pools, etc.
- The lot and proposed building(s) square footage

Tree Expert Credentials

Only to be completed by the Tree Expert of hire

Name of Tree Expert: Greg Applegate

Mark which of the following qualifications apply:

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☒ Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: WE-0180a RCA #365

Tree Expert Name and Signature: Greg Applegate Date: 11/14/2025

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer and/or County Assessor. In the case of partnerships, corporations, LLCs, or trusts, an officer of the ownership entity so authorized may sign as stipulated below.

- Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-7 below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - I understand if the application is approved, as part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - By my signature below, I declare under penalty of perjury under the laws of the State of California that foregoing statements are true and correct.

Property Owner's signature must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgment is available for your convenience on the following page.

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____ (Insert Name of Notary Public and Title)

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seal

(Signature)

