

April 17, 2018

Simon Kaplan
Development Manager
Eco Tower LLC
865 South Figueroa Street, Suite 2760
Los Angeles, California 90021

VIA EMAIL
SKaplan@City-Century.com

Subject: Tree Evaluation Report for the 1201 South Grand Avenue Project Site, City of Los Angeles, California

Dear Mr. Kaplan:

Psomas is pleased to provide this Tree Evaluation Report for the property located at 1201 South Grand Ave in Los Angeles, California. The survey area includes Assessor's Parcel Numbers 5139-22-08 and 5139-22-09. This property (hereinafter referred to as the "project site") is owned by Eco Tower LLC and currently contains a three-story office building and adjacent surface parking lot. It is bound by South Grand Avenue to the southeast, West 12th Street to the northeast, and an unnamed alley to the northwest (Exhibit 1).

Psomas Certified Arborist Trevor Bristle (International Society of Arboriculture Certificate No. WE-10233A) visited the project site on December 14, 2015, to document the type, quantity, and condition of trees that exist at the project site. Each tree was individually numbered and the trunk, branches, and foliage were carefully examined. During the site visit, the following data were recorded: tree species, number of trunks, trunk diameter at breast height (dbh), tree height, and canopy diameter. The health and aesthetic quality of each tree were assessed and rated on a scale of 1 (poor) to 5 (excellent).

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing building and parking lot on the 25,436 square foot site and replacement with a 40-story high-rise mixed-use residential building. The new building will include up to 312 residential condominium units, 7,100 square feet of commercial, and related parking.

REGULATORY AUTHORITY

As a condition of tentative tract map submittals for the proposed project, the City of Los Angeles (City) requires a report that identifies the location of the following:

1. Trees that are designated as "protected trees" as defined by Section 17.02 of the City of Los Angeles Municipal Code. This category includes oak trees (*Quercus* spp.), Southern California black walnuts (*Juglans californica*), western sycamores (*Platanus racemosa*), and California bay laurels (*Umbellularia californica*) that have a trunk dbh at least four inches.
2. Any non-protected trees that have a trunk dbh of at least eight inches.

225 South Lake Avenue
Suite 1000
Pasadena, CA 91101

Tel 626.351.2000
Fax 626.351.2030
www.Psomas.com

EXISTING CONDITIONS

The project site is currently occupied by a structure and parking area that takes up approximately the northern third of the city block. One tree, an Indian laurel fig (*Ficus microcarpa nitida*), is located within the project site boundary adjacent to the parking area. Two street trees, both Canary Island pines (*Pinus canariensis*), are located adjacent to the subject property along South Grand Avenue (Exhibit 2). Table 1 provides a summary of tree data collected during the site visit.

No “protected trees”, as defined in the City’s Municipal Code, occur in the survey area.

TABLE 1
TREE DATA SUMMARY

Tree Number	Tree Species	dbh (in)	Tree Height (ft)	Canopy Width (ft)	Health Rating*	Aesthetic Rating*
Trees within Project Boundaries						
1	Indian laurel fig <i>Ficus microcarpa nitida</i>	15.1	40	35	3	2
Adjacent Street Trees that may be Impacted if Sidewalks are Replaced						
2	Canary Island pine <i>Pinus canariensis</i>	24.5	60	20	4	3
3	Canary Island pine <i>Pinus canariensis</i>	18.6	35	35	4	3
dbh: diameter at breast height; in: inches; ft: feet						
* Tree health and aesthetic quality was graded on a scale of 5 (excellent) to 1 (poor).						

DISCUSSION

Project implementation is expected to impact Tree 1. Trees 2 and 3 are street trees that will be protected in place during construction unless significant sidewalk repair or replacement is necessary as part of the project.

A brief description of the trees listed in Table 1 is provided below. Photographs of these trees are provided in Exhibits 3a and 3b.

- Tree 1 is an Indian laurel fig growing along the western boundary of the project site. This tree has a dbh of 15.1 inches and is 40 feet tall. The tree exhibits abnormal growth patterns, which are likely caused by an insufficient amount of rooting area and the effects of excessive shading by the adjacent building. The tree has long since outgrown its concrete cutout and has caused significant pavement damage to the surrounding area.
- Trees 2 and 3 are Canary Island pines and are growing along South Grand Avenue adjacent to the southeastern boundary of the project site. The trunk dbh of Trees 2 and 3 are 24.5 and 18.6 inches respectively and their heights range from 35 to 60 feet tall. These trees appear in excellent health, though the sidewalk cutouts provided for their root growth appear insufficient for their long-term health.

All of these trees are generally in good health with no conspicuous signs of stress or decay (e.g., trunk cavities, bleeding sap, signs of defoliation, or general lack of vigor). Evaluation of all trees on or adjacent to the project site was based on a visual assessment from the ground. Because no significant indicators of stress were observed, no samples were taken from the trees or soil.

All of these trees occur in limited planting basins and are therefore poor candidates for relocation. All trees are planted in small cutout areas, which likely have limited root development. Sidewalk removal would also likely damage whatever roots occur near the surface. Therefore, relocation is not recommended for any of the trees in the survey area.

RECOMMENDATIONS

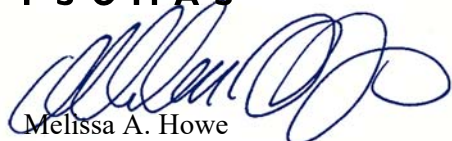
The following measures are recommended for tree establishment and maintenance at the project site:

1. The largest possible planting basin that the project site can accommodate should be provided for new trees. Larger planting basins are correlated with longer-lived trees, greater tree stability, and less sidewalk damage.
2. Once the new planting basins are constructed, soil samples should be collected from all planting locations and sent to a qualified soil laboratory for analysis. From each sampling location, one sample should be collected that represents the top 12 inches of the soil, along with a second sample that represents the soil from 12 to 24 inches deep. Any recommended soil amendments or treatments from the laboratory report should be implemented.
3. Newly planted trees should be allowed to develop as long as possible without pruning any of the branches (i.e., for at least two years). Young trees need the energy provided by the leaves to help establish a healthy root system for successful establishment.
4. Once planted, a one- to two-inch layer of mulch should be placed within the planting basin of each new tree. Mulch should not be allowed to be placed in contact with the trunk of the tree as this can lead to rot.

Please call Trevor Bristle at (626) 351-2000 with any questions related to this report.

Sincerely,

P S O M A S



Melissa A. Howe
Vice President, Resource Management



Trevor Bristle
Certified Arborist
International Society of Arboriculture
Certificate No. WE-10233A

Attachment A – Exhibits 1 through 3

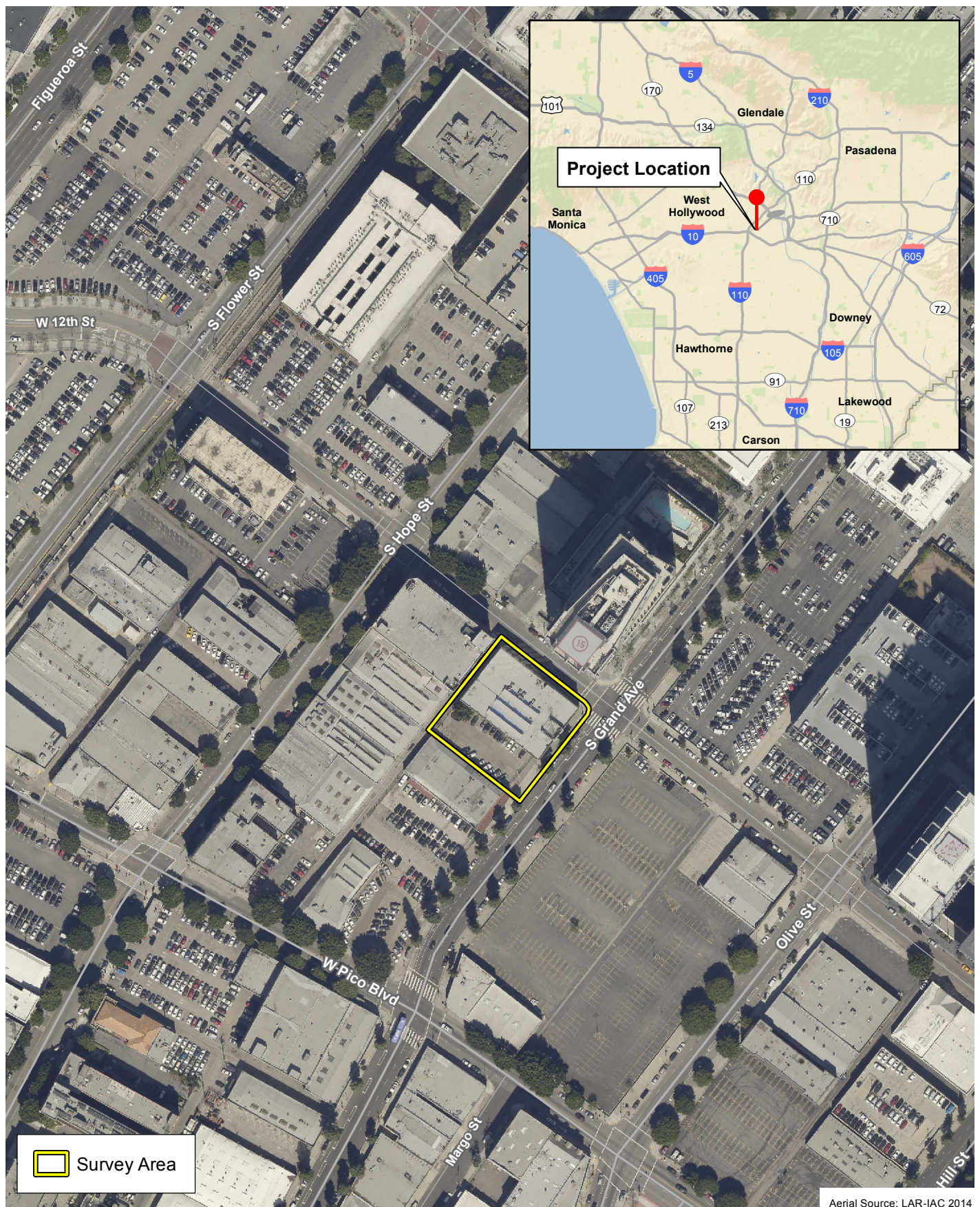
R:\Projects\1CIT\320100\Tree Evaluation Report-041718.docx

REFERENCE

Los Angeles, City of. 2015 (September, last amended). *Official City of Los Angeles Municipal Code*. Cincinnati, OH, American Legal Publishing for the City. [http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles_ca_mc](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc).

ATTACHMENT A
EXHIBITS 1 THROUGH 3

D:\Projects\10132011\MXD\Tree_Survey\Ex1_RL_LV_20151218.mxd



Project Location

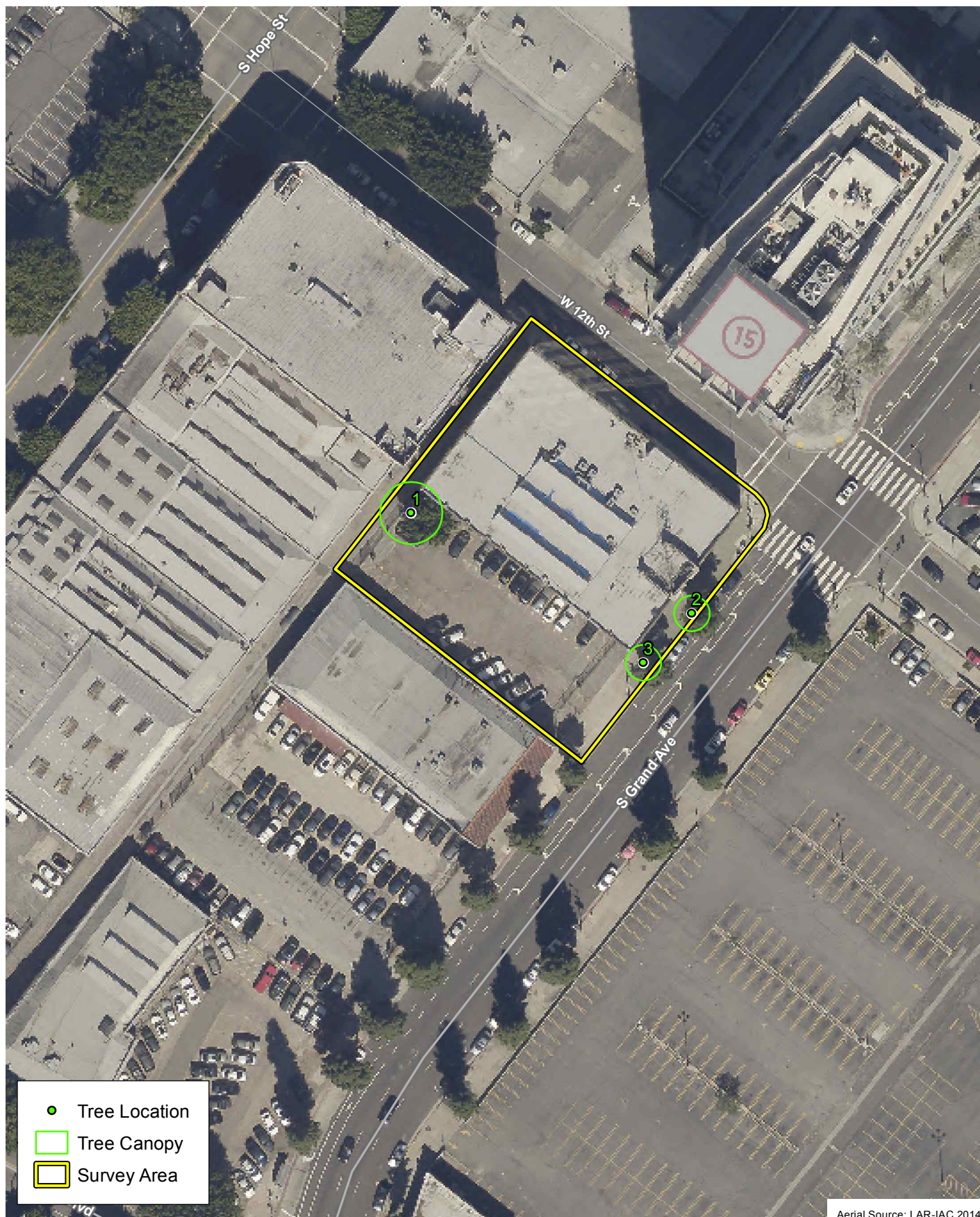
Tree Evaluation Report for the 1201 South Grand Ave Project Site, City of Los Angeles

Exhibit 1



(Rev: 01/21/2016 CJS) R:\Projects\10132011\Graphics\Tree_Survey\Ex1_RL_LV_20160121.pdf

D:\Projects\10132011\MXD\Tree_Survey\Ex_Tree_Locations_20151218.mxd

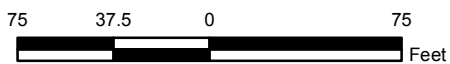


Aerial Source: LAR-IAC 2014

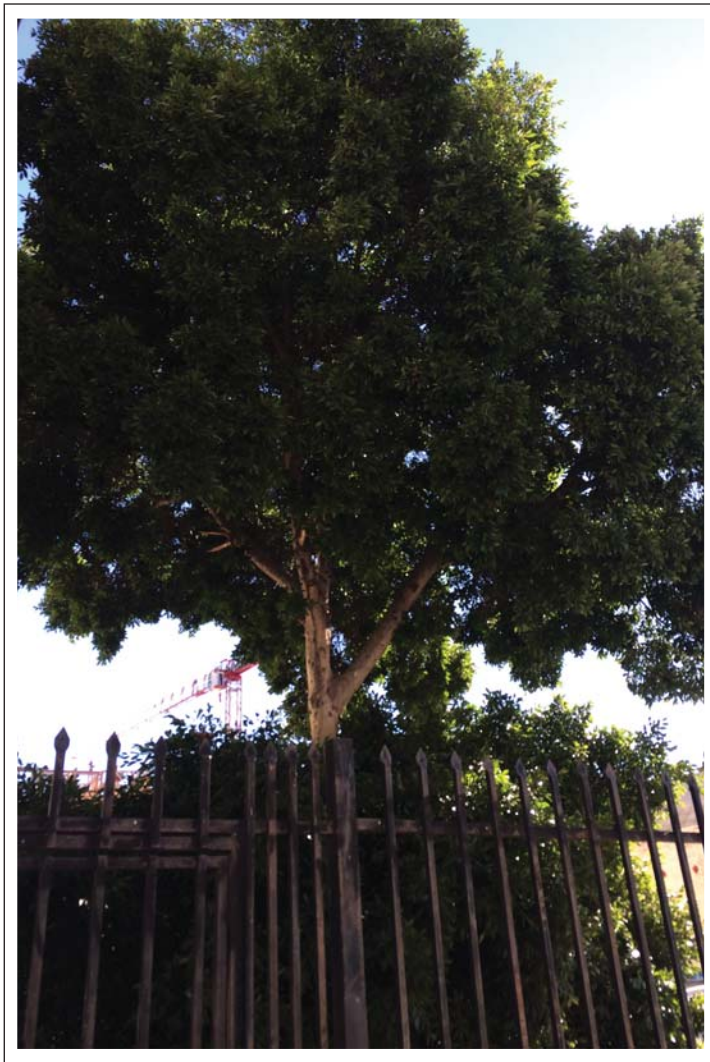
Project Location

Exhibit 2

Tree Evaluation Report for the 1201 South Grand Ave Project Site, City of Los Angeles



(Rev: 01/21/2016 CJS) R:\Projects\10132011\Graphics\Tree_Survey\Ex1_RL_LV_20160121.pdf



December 14, 2015. View of Tree Number 1



December 14, 2015. View of pavement damage from Tree Number 1

Site Photographs

Tree Evaluation Report for the 1201 South Grand Ave Project Site, City of Los Angeles

Exhibit 3a





December 14, 2015. View of Tree Number 2



December 14, 2015. View of Tree Number 3

Site Photographs

Tree Evaluation Report for the 1201 South Grand Ave Project Site, City of Los Angeles

Exhibit 3b

