

**INDIGENOUS TREE REPORT  
FOR  
RESIDENTIAL VACANT LAND**

**AT**

**ARCH PLACE  
GLENDALE, CA 91206  
(APN:5666-004-019)**

Prepared for:

**Mr. Arsen Agajanian**  
aadiscountinc@gmail.com

January 23, 2023

Prepared by:

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**Bardez Landscape Services, Inc.**

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## SUMMARY

I was contacted by Mr. Arsen Agajanian, owner of a residential vacant land, to prepare an Indigenous Tree Report (ITR), and assess the impact of a land development project on the indigenous trees.

As observed, there are various indigenous California Live oak (*Quercus agrifolia*) trees on site and other non-indigenous gum trees.

And according to the prepared design, the proposed single-family dwelling encroaches into two of the oak trees, one of which is completely dead. The other tree must be removed. Mitigation trees can be planted on site.

## **INTRODUCTION**

### **Background**

Mr. Ara Agajanian owner of a residential vacant land on Arch Pl., in Glendale, CA, (no address assigned yet), requested that I prepare an Indigenous Tree Report, because he has planned to build a house on the lot.

And because of the presence of indigenous oak trees on site, he requested that I evaluate the subject trees, assess the possible impact of the construction to them and give my professional opinion for their preservation.

After discussing my fees, I was retained to examine the trees and write a report of my findings.

### **Assignment**

I agreed to perform the following:

- Survey the property for indigenous trees.
- Inspect and evaluate the indigenous trees on site and on the abutting properties, in close proximity of the property lines.
- Submit a written report of my observations and findings.
- Make appropriate recommendations if needed, based on my findings.

### **Limits of the Assignment**

This report and the observations included herein are based on my visit to the site on January 4 and 20, 2023.

For this Indigenous Tree Report, the inspection and evaluation of the trees were limited to visual examination of accessible items without dissection or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

## **Purpose and Use of the Report**

The purpose of this report is to assess the condition of the existing indigenous trees on site and the possible impact to them from the proposed land development project. It is being proposed to build a two-story single-family dwelling on site. This report is intended for the exclusive use of the owner, Mr. Arsen Agajanian and his representatives. Upon submission, this report will become their property and its use will be at their discretion.

## **OBSERVATIONS**

### **General Site Observations**

The residential vacant land is located on a steep hill, on the west downhill side of Arch Pl., in the Glenoaks Canyon area of the City of Glendale, County of Los Angeles, California, 91206. No address has been assigned yet for the property.

The Assessor's Parcel Number (APN) is: **5666-004-019**, in an R1-R II Restricted Residential zoning area.

Access to the area is from either the Ventura (134) or Glendale (2) Freeways, off from Harvey Dr. or Holly Dr. exits. The property is at the end of the existing road. The closest cross-street is Hollister Terrace, and Glenoaks Blvd. is the nearby major road.

The vacant lot is located on the west side of the road. It has about 13,000 sq. ft. area, spread on the downhill side, with almost 80 feet grade difference between the highest point close to the street and the lowest point on the southwest side of the property.

Because of the steep terrain and the difficulty of movement due to the recent heavy rains, the western most strip of the land, measuring about 35-40 feet width, was not surveyed. Dense vegetation was observed in that area, with various trees and among them three or four California Live oak trees (*Quercus agrifolia*) of different sizes. This area is also quite far from the footprint of the proposed design and the possible construction encroachment.

I took several photographs of the lot and the trees (**Appendix II**), took measurements of the trees, and used the architect's site plan to locate the trees.

### **Tree Evaluation.**

According to City of Glendale Tree Ordinance (Title 12), "Protected indigenous tree" or "tree" means any tree with a trunk which is six (6) inches or more in diameter as

measured at a height of fifty-four (54) inches above the lowest point where the trunk meets the soil; or in case of a tree with more than one (1) trunk, whose combined diameter of any two (2) trunks is at least eight (8) inches in diameter as measured at a height of fifty-four (54) inches above the lowest point where each trunk meets the soil, which is one (1) of the following Southern California native tree species: California Live Oak (*Quercus agrifolia*), Scrub Oak (*Quercus berberidifolia*), Valley Oak (*Quercus lobata*), Mesa Oak (*Quercus engelmannii*), California Bay (*Umbellularia californica*), and the California Sycamore (*Platanus racemosa*) (12.44.020 Definitions).

According to this Ordinance, other than still visible **stumps** of various trees, there are four California Live oak trees on the surveyed area of the property. Three of these trees are completely dead. There are also two Sugar Gum (*Eucalyptus cladocalyx*) trees, one of which is also dead and is not included in the Tree Inventory (**Appendix I**), nor the Site Plan (**Appendix III**). Another four Gum trees are also included in this report, which are within the future road dedication area. Other California Live oak trees are visible on the abutting properties toward the north and west sides, but because of their distance, they should not be impacted.

I used a Lufkin diameter tape to measure the **DBH** (Diameter at Breast Height or at 54 inches from grade) of the trees. Tree height was estimated. **Canopy** spread and other dimensions were measured with a DEWALT measuring tape.

All the characteristics of the indigenous and Gum trees are included in the Tree Inventory. Canopy spread of only the indigenous trees is drawn to scale on the Site Plan (**Appendix III**).

### **Tree #1**

This California Live oak tree is located toward the northeast side of the property. It has two stems, one with 10 inch and the other with 15 inch DBH. The combined DBH of this tree is 18 inches.

The height of the tree **crown** is about 20 feet, and the canopy spread is of 27 feet. The stem with 15 -inch DBH has a major columnar **decay cavity**. This and boring beetle holes are the reasons why this tree has died.

This tree is far from the construction footprint and it could be removed or retained for wildlife habitat.

### **Tree #2**

This is a smaller California Live oak tree, located some 12 feet northeast of Tree #1.

The trunk has a DBH of 11 inches, and the overall tree height is about 15 feet.

The overall canopy spread is about 20 feet.

This tree also is completely dead; boring beetle holes on the **bark** are an indication of the possible cause.

This tree also is far from the construction footprint and it could be removed or retained for wildlife habitat.

### ***Tree #3***

Another mature California Live oak tree, located midway on the property. The main trunk divides to two stems, respectively with 14 and 15 inch DBH, and a combined DBH of 20.5 inches.

This tree has a substantial size crown, with an overall height of 25 feet and about 50 feet canopy spread.

This tree also is completely dead; probably boring beetles being the culprit.

This tree should be removed, because it is in conflict with the proposed dwelling.

### ***Tree #4***

This is the only live indigenous tree that was surveyed.

Two stems emerge from the main trunk flare, and they respectively have 11 and 19 inches DBH. The combined DBH is 22 inches.

The height of the crown is about 20 feet. Crown density is acceptable, and **foliage** looks healthy with no signs of disease.

There is no **included bark** at the **crotch** of the main stems and **scaffold branches**, an indication that the union is strong and not prone to failure. There are some decay cavities on the smaller main stem.

The overall **vigor** of this tree is acceptable.

On a 0 to 5 scale (0 being dead and 5 being excellent), the **condition rating** for this tree is 3 (Average).

This tree is in conflict with the proposed dwelling; therefore, it should be removed.

### ***Non-Indigenous and Off-Site Trees***

As indicated earlier, other than the four indigenous oak trees on site, there are also two Gum trees. One of them is completely dead, and stumps of other Gum trees in that vicinity indicate that other Gum trees have been removed from the site.

This Gum tree is identified as G1 in the tree inventory and the site plan.

Other live Gum trees are also found toward the north side, these are identified as G2, G3, G4 and G5, and they actually are outside the property lines, and eventually could be removed because of future street improvements. The characteristics of these five trees are included in the tree inventory.

## **CONSTRUCTION IMPACT**

As discussed above, it is being proposed to build a two-story single-family dwelling on the vacant land.

Other than already dead three indigenous oak trees, there is an additional live one (Tree #4), which because of its location, is in conflict with the possible design. Accordingly, this tree must be removed and mitigation trees can be planted on site.

## **TREE PRESERVATION PLAN**

The only tree that must be protected during the construction activities, is Tree G2, one of the Gum trees that is close to the northeast corner of the proposed house. Because it is a City of Glendale street tree, Urban Forestry will decide to have it removed for the future sidewalk, or the best plan for its preservation.

## **CONCLUSION**

As mentioned earlier, other than the four indigenous oak trees, there are others too toward the lowest grades of the property. Because of the property's topography, and to be able to reasonably develop the land, removal of Tree #4 is necessitated. And because the major portion of the land cannot be used, mitigation trees can be planted, to compensate for the loss of Tree #4.

This report will be reviewed by the Urban Forestry Department of the City of Glendale. The Department will have its input for the preservation of the off-site trees and the number and size of the mitigation trees.



## Appendix I

### TREE INVENTORY

ARCH PL., GLENDALE, CA 91206 (APN #: 5666-004-019)								
ARSEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233A), 818 669 6469, ARSENM@PACBELL.NET , JANUARY 23, 2023								
TREE #	SPECIES	DESIGNATION	DIAMETER (DBH)	HEIGHT	SPREAD	CONDITION RATING	IMPACT	STATUS
1	CALIFORNIA LIVE OAK ( <i>QUERCUS AGRIFOLIA</i> )	INDIGENOUS	18" (10" & 15")	20'	27'	0	N/A	REMOVE / RETAIN FOR WILDLIFE HABITAT
2	CALIFORNIA LIVE OAK ( <i>QUERCUS AGRIFOLIA</i> )	INDIGENOUS	11"	15'	20'	0	N/A	REMOVE / RETAIN FOR WILDLIFE HABITAT
3	CALIFORNIA LIVE OAK ( <i>QUERCUS AGRIFOLIA</i> )	INDIGENOUS	20.5" (14" & 15")	25'	50'	0	N/A	REMOVE
4	CALIFORNIA LIVE OAK ( <i>QUERCUS AGRIFOLIA</i> )	INDIGENOUS	22" (11" & 19")	20'	40'	3	HOUSE FOOTPRINT	REMOVE
G1	SUGAR GUM ( <i>EUCALYPTUS CLADOCALYX</i> )	NON-INDIGENOUS	18.8"(6", 11" & 14")	45'	25'	1	HOUSE FOOTPRINT	REMOVE
G2	SUGAR GUM ( <i>EUCALYPTUS CLADOCALYX</i> )	PUBLIC RIGHT-OF-WAY (STREET TREE)	19.5"	35'	35'	3	POSSIBLE IMPACT	CITY TO DECIDE
G3	SUGAR GUM ( <i>EUCALYPTUS CLADOCALYX</i> )	PUBLIC RIGHT-OF-WAY (STREET TREE)	13.5"	50'	20'	2	N/A	RETAIN
G4	SUGAR GUM ( <i>EUCALYPTUS CLADOCALYX</i> )	PUBLIC RIGHT-OF-WAY (STREET TREE)	13.5"	40'	35'	2	N/A	RETAIN
G5	SUGAR GUM ( <i>EUCALYPTUS CLADOCALYX</i> )	PUBLIC RIGHT-OF-WAY (STREET TREE)	29"	45'	30'	3	N/A	RETAIN
TREE CONDITION RATING: 0=DEAD, 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT								

## Appendix II

### PHOTOGRAPHS



**View of the property from the south side.**

(This and the following photographs were taken on January 20, 2023.)





**View of Tree #1 (in the front) and Tree #2 (in the rear) seen from the street.**





**Decay column on Tree #1.**





**Tree #2.**





**Tree #3.**





**Tree #4.**

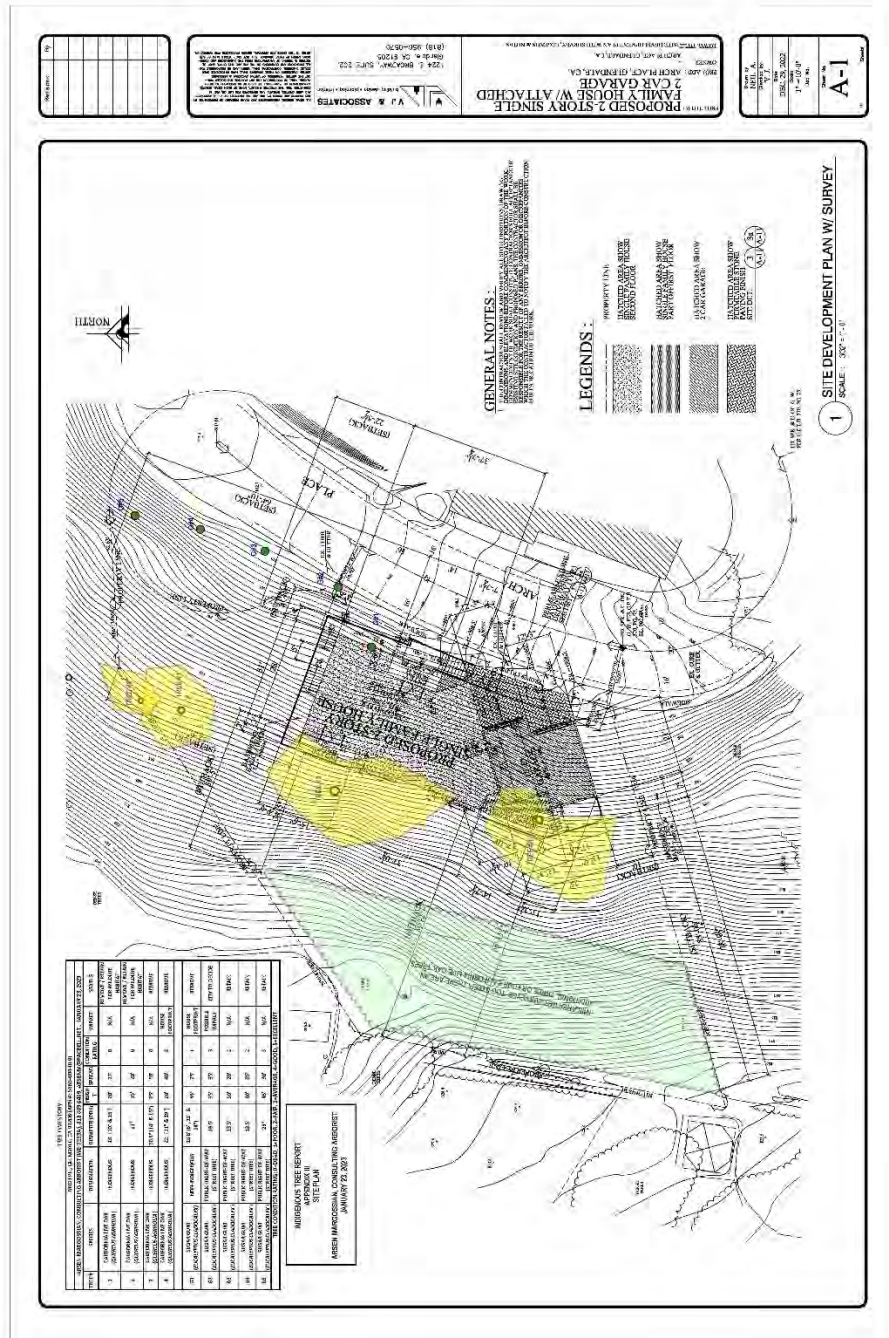




**The Gum trees seen from the south side.**



Appendix III  
SITE PLAN  
(See Attached Architectural Plan)



## Glossary

<b>Bark</b>	Protective covering over branches and stem that arises from cork cambium; the outermost layer.
<b>Canopy</b>	The aboveground portion of a tree, including the outer layer of leaves.
<b>Cavity</b>	An open wound or hollow within a tree, associated usually with decay.
<b>Condition Rating</b>	The condition of a tree expressed as percentage of ideal for that species.
<b>Crotch</b>	The area of a tree at which a main branch joins the trunk.
<b>Crown</b>	Parts of the tree above the trunk that includes the leaves and branches.
<b>Decay</b>	The process by which sound wood is decomposed by the action of wood-destroying fungi and other microorganisms, resulting in softening, progressive loss of strength and weight, and often changes in texture and color.
<b>Diameter at Breast Height (DBH)</b>	Basic measure of tree girth usually at 4.5 feet above ground level.
<b>Foliage</b>	The leaves in the canopy of the tree.
<b>Included Bark</b>	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.
<b>Scaffold Branch</b>	A permanent, main branch in the crown of a tree which supports many smaller branches and helps to form the shape of the crown.
<b>Stump</b>	That part of a felled or broken tree left in the ground.
<b>Vigor</b>	Overall health of a tree; the capacity to grow and resist physiological stress.

### **Assumptions and Limiting Conditions**

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

### **Certification of Performance**

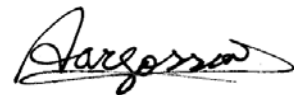
I, Arsen Margossian, certify:

- That I have personally inspected the trees and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of Assignment;
- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I am an ISA Certified Arborist (#WE-7233A), I hold ISA Tree Risk Assessment Qualification (TRAQ), I am California Licensed Pest Control Advisor (#71429) and California Licensed Forestry Pesticide Applicator (#121525). I also am a 2007 graduate of ASCA Academy.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and California Association of Pest Control Advisers (CAPCA).

Signed:



Date: January 23, 2023.

## Copies of Licenses



### The International Society of Arboriculture

Hereby Announces That

*Arsen Margossian*

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

*Caitlyn Polliban*

Caitlyn Polliban  
CTO & Executive Director

5 March 2005

Issue Date

30 June 2023

Expiration Date

WE-7233A

Certification Number



### The International Society of Arboriculture

Hereby Announces That

*Arsen Margossian*

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

*Caitlyn Polliban*

Caitlyn Polliban  
CTO & Executive Director

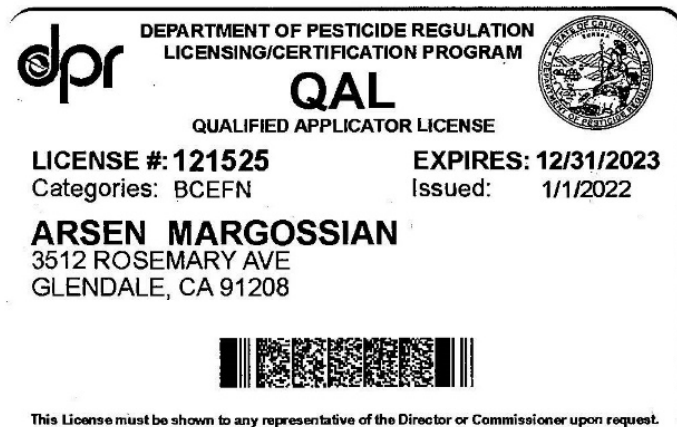
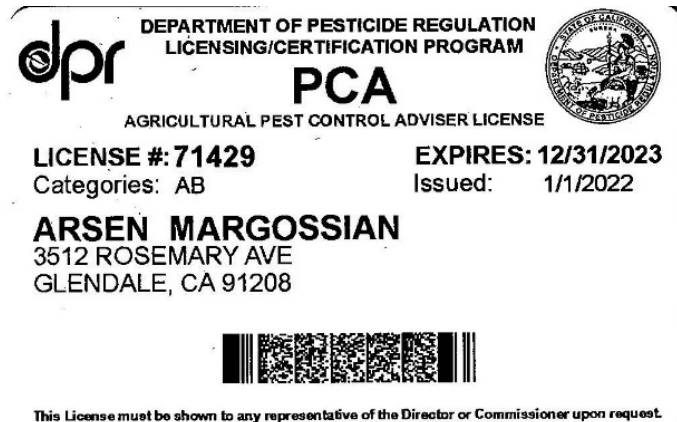
1 February 2013

Issue Date

31 December 2026

Expiration Date

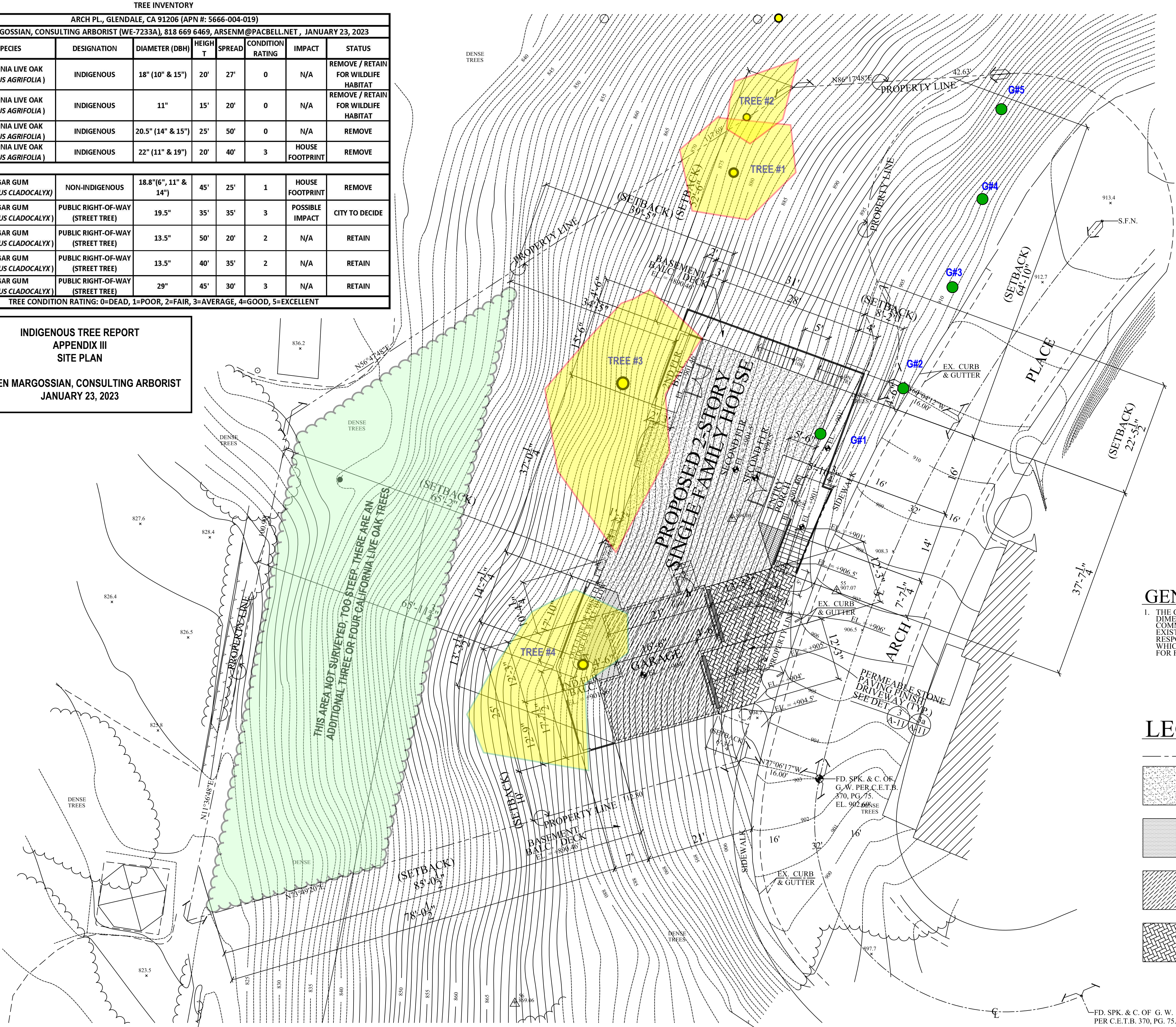






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INDIGENOUS TREE REPORT  
APPENDIX III  
SITE PLAN  
  
ARSEN MARGOSSIAN, CONSULTING ARBORIST  
JANUARY 23, 2023



### GENERAL NOTES :

1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.

### LEGENDS :

	PROPERTY LINE
	HATCHED AREA SHOW SINGLE FAMILY HOUSE SECOND FLOOR
	HATCHED AREA SHOW SINGLE FAMILY HOUSE PART OFFIRST FLOOR
	HATCHED AREA SHOW 2 CAR GARAGE
	HATCHED AREA SHOW PERMEABLE STONE PAVING FINISH SEE DET.

1 SITE DEVELOPMENT PLAN W/ SURVEY  
SCALE : 3/32" = 1' - 0"

Revisions	By

ALL IDEAL DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS SET OF DRAWINGS ARE THE PROPERTY OF V J & ASSOCIATES. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF V J & ASSOCIATES IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH CONSTRUCTION.

**V J & ASSOCIATES**  
building design • planning • interior  
1224 E. BROADWAY, SUITE 202,  
GLENDALE, CA 91205  
(818) 956-0570

PROJ. TITLE: **PROPOSED 2-STORY SINGLE FAMILY HOUSE W/ ATTACHED 2 CAR GARAGE**  
PROJ. ADD: ARCH PLACE, GLENDALE, CA.  
OWNER: ARCH PLACE, GLENDALE, CA.  
DRWG. TITLE: SITE DEVELOPMENT PLAN WITH SURVEY, LEGENDS & NOTES

Drawn by NEIL A.
Checked by V. J.
Date DEC. 29, 2022
Scale 1" = 10'-0"
Job No.
Sheet No. <b>A-1</b>
of Sheets