BOARD OF PUBLIC WORKS
MEMBERS

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

OFFICE OF THE
BOARD OF PUBLIC WORKS

TJ KNIGHT
ACTING EXECUTIVE OFFICER

200 NORTH SPRING STREET
ROOM 361, CITY HALL
LOS ANGELES, CA 90012

TEL: (213) 978-0261
TDD: (213) 978-2310
FAX: (213) 978-0278

http://bpw.lacity.org

May 15, 2024 BPW-2024-0168

City Council

SUBJECT:

Transmitted herewith are the Adopted, forthwith documents on Case No. BPW-2024-0168 on the appeal hearing for 8461 West Grand View Drive to be reviewed for Council consideration.

Sincerely,

TJ KNIGHT,
Acting Executive Officer, Board of Public Works

TK:lc

*AMENDED TO WITHOLD ISSUANCE OF BUILDING PERMITS FOR A PERIOD OF TWO YEARS FOR THE REMOVAL OF PROTECTED TREE(S) AND/OR SHRUB(S) IN VIOLATION OF THE LAMC SECTION 46.00 AND WORK WITH MR. CROSBY ON A REPLANTING PLAN THAT WOULD BRING THE PROPERTY INTO A 4:1 COMPLIANCE WITH REGARD TO TREE REPLANTING.

AS AMENDED*

BPW-2024-0168

ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California

MAY 06 2024

Executive Officer
Board of Public Works

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
URBAN FORESTRY ADJUDICATION DIVISION
HEARING EXAMINER REPORT/NOTICE OF DECISION

Misha Crosby
8461 Grand View Drive
Los Angeles, CA 90046

Hearing Location: 1149 South Broadway
4th Floor Conference Rm
Los Angeles, CA 90015
Date: October 27, 2023 at 9:30am - 12:30 pm

Witnesses:
David Monroe, Crosby's Attorney
Kelly Lewis, Arborist
Bryan Ramirez, Urban Forestry Street Tree Superintendent I
Adena M. Hopenstand, Deputy City Attorney
Ted Jordan, Assistant City Attorney
Albert Vera, Tree Surgeon Supervisor II
Chief David Rivera, Hearing Examiner
Ayelet Feiman, Assistant City Attorney
Gisela Cardines, Principal Clerk

Exhibits:
[Exhibit 1]Notice of Admin Hearing
[Exhibit 2]Notice Affecting real property
[Exhibit 3]Notice Affecting Real prop. Recorded
[Exhibit 4]Grand/Deed proof of ownership
[Exhibit 5]Tax Search/proof of ownership
[Exhibit 6]Sale record, opportunity to build
[Exhibit 7] Geo soils letter Misha Crosby
[Exhibit 8] Screenshots of Video removal 06/28/23
[Exhibit 9]Previous tree removal application 2018
[Exhibit 10]Screenshots of Google street view
[Exhibit 11]Inspection photos of removed trees
[Exhibit 12]Owner's formal Statement
[Exhibit 13]UFD tree inventory
[Exhibit 14]Number of trees - Owner's statement
[Exhibit 15]Proof of mailing
[Exhibit 16]Community statements
[Exhibit 17]Date of tree removals
[Exhibit 18]Constituent statement of advisement
[Exhibit 19]UFD Inspection findings
[Exhibit 20]Species information indicating age
[Exhibit 21]Email correspondence attachments, including the map highlighted in green and an additional map marked up by my designer, who highlighted the trees in orange/red coincidentally.
[Exhibit 22]The site plan map for my home provided by my designer. I would not that my land is zoned R1 HRC for a residential family home.
[Exhibit 23]Email to the 2nd contractor with the attachment map marked in yellow. For your reference the email attached as Exhibit 23 is also marked as Exhibit J to my statement, which is marked as Exhibit 12 in the City's packet. Only the top of the map with the yellow marking was on Exhibit J. I note that on the next page, Exhibit K, shows that California Tree Design, in their job description, stated, "Removal of selected trees and shrubs in highlighted area per the PDF map provided...California Tree Design Inc. will not remove the oak trees or any other protected trees on the lot.
[Exhibit 24]Blue Workbook
[Exhibit 25]Overhead Google Pictures
[Exhibit 26 &27]Miscellaneous Documents
[Exhibit 28] Video of Tree Removal 7/7/23

Specifications of the Allegations: Pursuant to LAMC 46.02, the Department alleges that the property owner at 8461 Grand View Drive, Los Angeles, California hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization.

Introduction: On August 25, 2023, the Los Angeles Department of Public Works sent out a Notice of Administrative Hearing date of September 27, 2023 regarding the allegations at the Urban Forestry Division Conference Room. The hearing was conducted by Chief David Rivera on September 27, 2023 at 9:30 am in Los Angeles, California, pursuant to the rights reserved under the LAMC, the City Charter, and other applicable law and regulation.

Hearing Examiner Determination: In determining the outcome of a disputed removal of protected trees, Hearing Examiner must follow the applicable law, most of which is contained in the LAMC Section 46.06 WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OR RELOCATION OF PROTECTED TREES AND SHRUBS.
Hearing Examiner assessed all evidence and made a decision based on a "preponderance of evidence."
Witness Testimony was heard and recorded. Comments were made by all parties involved.

Urban Forestry Recommendation: Pursuant to LAMC 46.06, Building and Safety will revoke and withhold of building permits from Misha Crosby at 8461 Grand View Drive, Los Angeles, CA 90046 for seven years.

Property Owner Recommendation: Pursuant to LAMC 46.04(a) (b), Property Owner would replace the trees that were removed and pay for the removal permit and removal fees.

Finding of Facts: The Hearing Examiner's decision for this case is not intended to establish a legal precedent for any other case. Each case is decided based upon its own unique set of facts, upon the evidence presented, and upon the Hearing Examiner's determination of the credibility of the evidence.

On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit 8 - Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. Misha Crosby received a Notice to attend an Administrative Hearing on August 25th, 2023 regarding the unauthorized removal of protected trees on July 7th, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27th, 2023 without the City of Los Angeles authorization. A total of eight protected trees were removed.

The hearing was held on September 27, 2023. Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018. Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.

Hearing Examiner determined that the Property Owner attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees. Although there were several documents indicating the protected trees on this property, this fact was disregarded by the Arborists in this case. There is also no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles.

Hearing Examiner Decision: Hearing Examiner has determined with careful consideration: The property owner, Misha Crosby, will not be allowed to apply for any City of Los Angeles building permits for any new development at the above location for four years from the date of decision. If you disagree with my decision, you may file an appeal with the Board of Public Works at 200 N. Spring St., Rm 361, Los Angeles, CA 90012.

Hearing Examiner's Signature: _____ **Date: 10/27/2023**

Chief David Rivera, Chief Street Services Investigator I
Investigation & Enforcement Division

DocuSign Envelope ID: 30BC4862-2E79-4324-A267-4A805766FA11

Exhibit 1

BOARD OF PUBLIC WORKS
MEMBERS

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES

KEITH MOZEE
EXECUTIVE DIRECTOR AND
GENERAL MANAGER

STEPHANIE CLEMENTS
SHIRLEY LAU
ANA TABUENA-RUDDY
ASSISTANT DIRECTORS

1149 SOUTH BROADWAY, STE 400
LOS ANGELES, CA 90015

REQUEST FOR SERVICE
TEL: (800) 996-CITY OR 3-1-1
FAX: (213) 847-3300
STREETSLA.LACITY.ORG

August 25, 2023

CERTIFIED MAIL

Mr. Misha B. Crosby
Datura enterprises, LLC
1260 N Flores Street Unit 1
West Hollywood, California, 90069
Attention: Mr.Misha B. Crosby

#1

NOTICE OF ADMINISTRATIVE HEARING

NOTIFICATION OF INTENT TO ACT PURSUANT TO THE LOS ANGELES MUNICIPAL CODE SECTION 46.06 - WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OF PROTECTED TREES

This notice requests your attendance at a mandatory administrative hearing regarding the illegal removal of trees protected by Los Angeles Municipal Code (LAMC) Section 46.00, et seq. The removal of protected trees occurred on or before July 7, 2023 on property located at 8461 West Grand View Drive, Los Angeles, California, 90046. LAMC Section 46.02 requires a permit from the Board of Public Works or its designated officer or employee to remove protected trees or shrubs.

LAMC Section 46.06 authorizes the Bureau of Street Services to request the Department of Building and Safety to withhold issuance of all building permits for a period of time up to ten years and/or to revoke existing permits on properties where it has been determined that unpermitted protected tree removals have occurred. **In accordance with LAMC 46.06, the Bureau of Street Services hereby notifies you, and any person holding a deed of trust, mortgage, or other security interest in the property, of its intent to act pursuant to that Section. Pursuant to LAMC 46.06, a copy of this Notice has also been recorded with the Los Angeles County Registrar-Recorder, along with a Notice Affecting Real Property.**

DocuSign Envelope ID: 30BC4862-2E79-4324-A267-4A805766FA11

Administrative Hearing

You are requested to appear for an administrative hearing regarding this matter on September 27, 2023 at 9:30 a.m.The administrative hearing will take place at the following location:

Urban Forestry Division Conference Room
1149 South Broadway, 4th Floor
Los Angeles, California 90015.

You may submit any evidence which you deem relevant on this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action pursuant to LAMC 46.06.

If you have any questions regarding this matter, you may contact Ana Tabuena-Ruddy, Assistant Director, at Ana.Tabuena-Ruddy@lacity.org.

Sincerely,

DocuSigned by:

CE9D8B57492A452...

KEITH MOZEE
Executive Director and General Manager
Bureau of Street Services

Exhibit 2

2

OFFICIAL BUSINESS
Document entitled to free recording per Government Code Sections 6103 and 27383

Recording Requested by and When Recorded Return to:

LOS ANGELES DEPARTMENT OF PUBLIC WORKS – BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION
1149 S. Broadway, Suite 400
Los Angeles, CA 90015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE AFFECTING REAL PROPERTY

(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows **(LEGAL DESCRIPTION)**: APN 4432-010-024 TRACT NO 798 LOTS 134 AND LOT 135 which property is located at and known as **(ADDRESS)**: 8461 GRAND VIEW DR LOS ANGELES CA 90046 , currently in the name(s) of **(OWNER(S) OF RECORD)**: CROSBY,MISHA B

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto, and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday, September 27, 2023. This matter will be heard at 9:30 am in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 06 day of September, in the year 2023.

Bryan Ramirez, Street Tree Superintendent I
Urban Forestry Division
Department of Public Works – Bureau of Street Services.

CERTIFICATE OF ACKNOWLEDGMENT

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 Los Angeles) ss.

On September 6, 2023 before me Varouj Asdourian, Notary Public,
a notary public, personally appeared BRYAN RAMIREZ,
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.

Signature: _____ (Seal)

VAROUJ ASDOURIAN
Notary Public - California
Los Angeles County
Commission # 2370915
My Comm. Expires Sep 5, 2025

Exhibit 3

This page is part of your document - DO NOT DISCARD

20230614544

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

09/14/23 AT 04:15PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00

LEADSHEET

202309140750017

00023772340

014275936

SEQ:
01

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E528330

OFFICIAL BUSINESS
Document entitled to free recording per Government Code Sections 6103 and 27383

Recording Requested by and When Recorded Return to:

LOS ANGELES DEPARTMENT OF PUBLIC WORKS – BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION
1149 S. Broadway, Suite 400
Los Angeles, CA 90015

09/14/2023
20230614544

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEW FORM

Recording to correct document # 20230594468 recorded on September 06, 2023 to correct APN # 4432-010-024.
The correct APN # is: 5556-017-004

NOTICE AFFECTING REAL PROPERTY
(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows **(LEGAL DESCRIPTION)**: APN 5556-017-004 Tract NO 798 LOTS 134 AND LOT 135, which property is located at and known as **(ADDRESS)**: 8461 GRAND VIEW DR LOS ANGELES CA 90046 currently in the name(s) of **(OWNER(S) OF RECORD)**: CROSBY, MISHA B.

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto (Exhibit 1), and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday September 27, 2023. This matter will be heard at 9:30 a.m. in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 14th day of September, in the year 2023.

Dyni J. Miranda, Management Analyst
Urban Forestry Division
Department of Public Works – Bureau of Street Services.

CERTIFICATE OF ACKNOWLEDGMENT

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 Los Angeles) ss.

On September 14, 2023 before me Alex Rubalcava Martel / Notary Public, a notary public, personally appeared Dyni J. Miranda, 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.

Signature: [signature] (Seal)

ALEX RUBALCAVA MARTEL
Notary Public - California
Los Angeles County
Commission.# 2451867
My Comm. Expires Jun 29, 2027

Exhibit 4

This page is part of your document - DO NOT DISCARD

20211279005

Pages: 0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

08/20/21 AT 08:00AM

FEES:	25.00
TAXES:	672.00
OTHER:	0.00
PAID:	697.00

LEADSHEET

202108200230034

00021045269

012578425

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

318053

Requested By: L.Lynch, Printed: 9/12/2023 12:20 PM

RECORDING REQUESTED BY:
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

MR. MISHA BENJAMIN CROSBY
1260 N FLORES STREET , UNIT 1
WEST HOLLYWOOD, CA 90069

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00318053 **Escrow No.:** 003948-RP
APN: 5556-017-004

GRANT DEED

THA 00067

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $ 132-
CITY TRANSFER TAX $ 540-

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROBERT L. GOPEN, TRUSTEE OF THE R.L.GOPEN TRUST DATED 3/11/1986 AS TO AN UNDIVIDED 66.667% INTEREST AND ROBERT GOPEN, TRUSTEE OF THE GOPEN IRREVOCABLE TRUST FBO ROBERT GOPEN AS TO AN UNDIVED 33.333% INTEREST.

hereby GRANT(s) to:

Misha Benjamin Crosby, a single man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 134 and 135 of Tract No. 798, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 16, Pages 34 and 35 of Maps, in the Office of the County Recorder of said County.

Also Known as: 8461 Grand View Drive (APN # 5556-017-004), Los Angeles, CA 90046

DATED: August 10, 2021

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 00318053 Escrow No.: 003948-RP AP#: 5556-017-004

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: August 10, 2021

R. L. Gopen Trust Dated 3/11/1986

By: Robert L. Gopen, Trustee
Robert L. Gopen, Trustee

Gopen Irrevocable Trust Fbo Robert Gopen

By: Robert L. Gopen, Trustee
Robert Gopen, Trustee
aka Robert L. Gopen

ACKNOWLEDGMENT

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~~ Massachusetts
COUNTY OF Middlesex
On August 11, 2021
before me, Tori A. Silva,
A Notary Public personally appeared
Robert L. Gopen

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.

Signature _____ (Seal)

TORI A. SILVA
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 4, 2027

TORI A. SILVA NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES MARCH 4, 2027

APN: 5556017004

Owner Name:	CROSBY,MISHA B	**Name Overflow:**	
Special Name:		**2nd Owner Name:**	
Situs Address:	8461 GRAND VIEW DR LOS ANGELES CA 90046	**Mailing Address:**	1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069
Census Tract:	194200	**Hazard City Key Code:**	
Census Block:	3006	**Hazard Info. No.:**	0000000000
Council District:	04	**Zone Code. No.:**	LAR1
Tax Area:	00067	**Land Use Code:**	010V
Agency No.:	000000	**Ownership Code:**	3
Tax Status Key Code :	0	**Doc. Reason Code:**	A
Delq Year:	0	**Parcel Area:**	0.1988
Recording Date:	2021-08-20	**Recorder's Doc. Key:** 1	**Recorder's Doc. Nbr:** 1279005

Parcel Sales Information

SALES_SEQ_NBR	SALES_DT_CD_TXT	SALES_AMT
3	2015-04-16	$0.00
2	2020-09-21	$0.00
1	2021-08-20	$120,001.00

Building Data

SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT

Legal Description

TRACT NO 798 LOTS 134 AND LOT 135

5

2020 Roll Value

	VALUE	YR	EXEMPTION INFORMATION			
LAND	$467,047.00	2020	**HOMEOWNER**	$0.00	**KEY**	000
IMPROVEMENT	$0.00	2020	**REAL ESTATE**	$0.00		
INVENTORY	$0.00		**INVENTORY**	$0.00		
FIXTURE	$0.00		**FIXTURE**	$0.00		
PERS PROP	$0.00		**PERS PROP**	$0.00		
			EX CLAIM TYPE CD			

5556	17 SHEET	P. A. 12-11 5556-20	TRA 67	REVISED 690827 740726	831205603-84 2004032403005001-09 2004032403005002-09	2012051006004001-09 2016022121002001-09			SEARCH NO 601		OFFICE OF THE ASSESSC COUNTY OF LOS ANGELE COPYRIGHT © 2002

Tax Search

Exhibit 5

TITLEPOINT

Los Angeles, California
Searched: 5556-017-004
Non-Order Search

Tax Year:	2022-2023
Tax Cover:	09/04/2023
Searched By:	LEE LYNCH
Searched On:	9/12/2023 3:16 PM

Company: CITY OF LOS ANGELES | PUBLIC WORKS | 01 | 03646-00000

APN:	**5556-017-004**
Described As:	**TRACT NO 798 LOTS 134 AND LOT 135**
Address:	**8461 GRAND VIEW DR**
City:	**LOS ANGELES CITY**
Billing Address:	**1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069**
Assessed Owner(s):	**CROSBY,MISHA B**
Search As:	**Lot 135 Map 16/34A (Tr 798)** **Lot 134 Map 16/34A (Tr 798)**

Tax Rate Area:	**00067**
Use Code:	**010V**
	SINGLE RESIDENTIAL
Region Code:	**CULVER CITY**
Flood Zone:	
Zoning Code:	**LAR1**
Taxability Code:	
Tax Rate:	**1.201975 %**
Bill #:	
Issue Date:	**10/15/2022**

Value	
Land:	**120,000.00**
Improvements:	
Personal Property:	
Fixtures:	
Inventory:	
Exemptions	
Homeowner:	
Inventory:	
Religious:	
Personal Property:	
All Other:	
Net Taxable Value:	**120,000.00**

Conveyance Date:	
Conveying Instrument:	
Date Transfer Acquired:	
Vesting:	
Year Built:	
Year Last Modified:	
Square Footage	
Land:	
Improvements:	
Tax Defaulted:	
Total Tax:	**1,442.3**

Installment	Amount	Interest	Due Date	Status	Payment Date	Balar
1st	**721.19**	**0.00**	**12/10/2022**	**PAID**	**10/12/2022**	**0.**
2nd	**721.18**	**82.11**	**4/10/2023**	**PAID**	**6/8/2023**	**0.**

Total Balance: **0.**

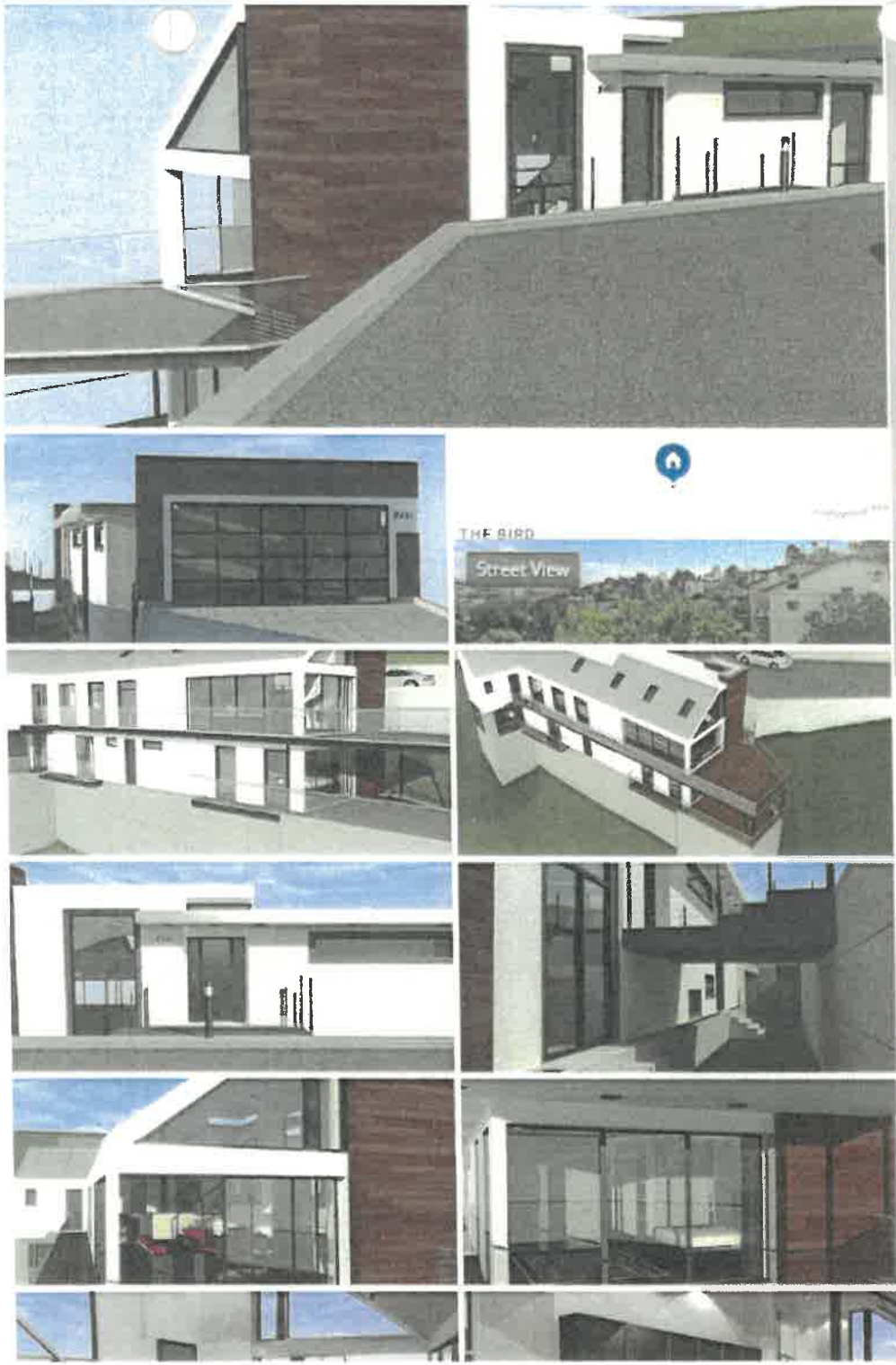
Special Liens

Account	Special Lien Description	Amount
03071	**LOS ANGELES COUNTY FLOOD CONTROL**	**1.71**
06111	**LOS ANGELES COUNTY WEST VECTOR CONTROL DIST**	**14.65**
06851	**MRCA·BRUSH FIRE CLEAR'G DIST #1**	**20.00**
18850	**LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1**	**6.03**
18869	**LOS ANGELES STORMWATER POLLUTION ABATEMENT**	**1.36**

1915 ACT BOND IS COLLECTED WITH TAXES

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

*****END OF REPORT*****



Zillow

Edit Save Share More

8,721 Square Feet

8461 Grand View Dr, Los Angeles, CA 90046

Sold: $120,000 Sold on 08/20/21 Zestimate®: None

Est. refi payment: $759/mo **Refinance your loan**

Home value | Owner tools | Home details | Neighborhood details

Great Hollywood Hills development opportunity to build a dream home with gorgeous canyon views. Architectural plans and structural engineering are completed. Here is your chance to build a sleek, contemporary, 4 bedroom, multilevel home on one of the best-known streets in the hills. Vacant lot with downward slope. Drive by for a preview of the lot and neighborhood. This can be a great opportunity for any one to build a custom home and live minutes away from Sunset Strip and Hollywood Blvd.

Facts and features

Edit

Type: VacantLand

Cooling: No Data

Heating: No Data

Parking: 0 spaces

Community and Neighborhood Details

Location

See more facts and features

Services availability

AT&T fiber - available in your area.

Exhibit 9.

Price and tax history

Price history

Date	Event	Price
8/20/2021	**Sold**	$120,000 -33%
Source: Public Record Report		
9/21/2020	**Sold**	$179,000 -57.9%
Source: Public Record Report		
11/14/2014	**Sold**	$425,000 +269.6%
Source: CLAW #14793837 Report		
6/27/2013	**Sold**	$115,000 +155.6%
Source: Public Record Report		
7/10/2012	**Sold**	$45,000 -85.5%
Source: Public Record Report		
1/31/2008	**Sold**	$311,000 +172.8%
Source: Public Record Report		
1/2/2004	**Sold**	$114,000
Source: Public Record Report		

Public tax history

Year	Property taxes	Tax assessment
2022	$1,442 -42.5%	$120,000 -42.9%
2021	$2,509 -60.1%	$210,000 -55%
2020	$6,293	$467,047 +2%

Exhibit 7

LK Geotechnical

LK Geotechnical Engineering, Inc.
10120 National Boulevard, Los Angeles, CA 90034
Engineer: 626.328.4346; Geologist: 310.866.8977

1

UPDATED SOILS AND ENGINEERING GEOLOGIC INVESTIGATION REPORT FOR PROPOSED TWO-STORY RESIDENCE, DRIVEWAY & RETAINING WALLS LOTS 134 & 135, TRACT 798 8457 & 8461 W. GRAND VIEW DRIVE LOS ANGELES, CALIFORNIA

January 27, 2023
LKGE Project No. 22-1202

FOR

Mr. Misha Crosby
8461 W. Grand View Drive
Los Angeles, CA 90046

January 27, 2023
LKGE Project No. 22-1202

Mr. Misha Crosby
8461 W. Grand View Drive
Los Angeles, CA 90046

Subject: **UPDATED SOILS AND ENGINEERING GEOLOGIC INVESTIGATION REPORT FOR PROPOSED TWO-STORY RESIDENCE, DRIVEWAY & RETAINING WALLS**
Lots 134 & 135, Tract 798
8457 & 8461 Grand View Drive
Los Angeles, California

Dear Mr. Crosby,

Pursuant to your request, LK Geotechnical Engineering, Inc. has completed an updated soils and engineering geologic investigation and prepared this report for the proposed residential development project. The primary objective of this investigation was to provide our best estimate of the geotechnical factors that pertain to the gross stability of the proposed improvements and to evaluate alternatives for a foundation system for the proposed structures.

The report includes a description and an evaluation of the earth materials and provides updated soils and engineering-geologic recommendations for construction of the proposed improvements. This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits.

Based on our findings, the proposed project is geotechnically feasible, provided that the recommendations in this report are incorporated into the design and are implemented during construction of the project.

If you have any questions regarding the information contained in this report, please feel free to call this office.

Sincerely,
LK Geotechnical Engineering, Inc.

Sean Lin, G.E. 2921
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
CHI HSIN LIN
No. 2921
GEOTECHNICAL
STATE OF CALIFORNIA

Mark Kruger, C.E.G. 2345
Principal Geologist

PROFESSIONAL GEOLOGIST
MARK KRUGER
No. 2345
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

SL/MK:mk

TABLE OF CONTENTS

Page

UPDATED GEOTECHNICAL INVESTIGATION

1. SCOPE OF WORK 1
   - 1.1. LITERATURE REVIEW 1
   - 1.2. FIELD RECONNAISSANCE 1
   - 1.3. ENGINEERING ANALYSIS AND REPORT PREPARATION 1
2. PROPOSED DEVELOPMENT AND SITE DESCRIPTION 1
   - 2.1. PROPOSED IMPROVEMENTS 1
   - 2.2. SITE DESCRIPTION 1
3. PREVIOUS GEOTECHNICAL DOCUMENTS 2
   - 3.1. SUBJECT SITE GEOTECHNICAL DOCUMENTS 2
   - 3.2. UPDATE 3
4. SITE GEOLOGY AND SUBSURFACE CONDITIONS 3
   - 4.1. REGIONAL GEOLOGY 3
     - 4.1.1. Artificial Fill (Af) 3
     - 4.1.2. Residual Soil (Rs) 4
     - 4.1.3. Bedrock – Granite (Kg) 4
     - 4.1.4. Geologic Planes of Weakness 4
   - 4.2. EXCAVATION CHARACTERISTICS 4
   - 4.3. GROUNDWATER 4
5. GEOLOGIC AND SEISMIC HAZARDS EVALUATION 5
   - 5.1. LANDSLIDES 5
   - 5.2. SLOPE STABILITY EVALUATION 5
     - 5.2.1. Gross Stability 5
   - 5.3. SEISMIC HAZARD EVALUATION 5
     - 5.3.1. Earthquake Fault Zone 5
     - 5.3.2. Soil Liquefaction Potential 6
   - 5.4. CBC SEISMIC DESIGN PARAMETERS 6
6. GEOTECHNICAL ENGINEERING RECOMMENDATIONS 7
   - 6.1. GEOTECHNICAL OVERVIEW 7
   - 6.2. FOUNDATION SETBACK 7
   - 6.3. EXISTING CAISSON FOUNDATIONS 8
   - 6.4. PROPOSED STRUCTURAL DRIVEWAY ACCESS 8
   - 6.5. BUILDING CLEARANCE 8
   - 6.6. SITE PREPARATION AND EARTHWORK 8
     - 6.6.1. Site Grading 9
     - 6.6.2. Over-Excavation and Subgrade Preparation 9
     - 6.6.3. Compaction 10
     - 6.6.4. Shrinkage/Bulking Due to Compaction 10
   - 6.7. TEMPORARY EXCAVATION 10

6.8. TEMPORARY SHORING 11
6.9. FRICTION PILES 13
6.10. SLAB-ON-GRADE 14
6.11. MOISTURE RETARDER 14
6.12. RETAINING WALLS 14
6.13. PATIO SLAB AND HARDSCAPE 15
6.14. DRAINAGE PROTECTION 15
6.15. PRE-CONSTRUCTION SURVEY 16
6.16. PREVENTIVE SLOPE MAINTENANCE 16
7. GENERAL INFORMATION 17
8. LIMITATIONS 20
9. REFERENCES 21

List of Plates

Plate 1 – Geotechnical Map
Plate CS-1 – Geologic Cross Section A-A'
Plate CS-2 – Geologic Cross Section B-B'
Plate CS-3 – Geologic Cross Section C-C'

List of Appendices

Appendix A – Engineering Calculations and Details
Appendix B – Referenced Logs, Shear Data & LADBS Approval Letter

UPDATED GEOTECHNICAL INVESTIGATION

1. SCOPE OF WORK

To prepare this report, we have performed the tasks described in the following subsections:

1.1. Literature Review

We reviewed geological literature including geologic maps, topographic maps and aerial photographs relevant to the subject site in preparation of this report. A list of literature reviewed is presented in the "References" section of this report.

1.2. Field Reconnaissance

We performed a site visit on December 9, 2022 to observe current site conditions.

1.3. Engineering Analysis and Report Preparation

We compiled all geological and geotechnical data obtained from literature review, previous field exploration and previous laboratory test results, and then prepared this updated report to present our findings and the geotechnical recommendations, including seismic considerations, grading, foundations, foundation setback, building clearance, slabs/ hardscape, temporary excavations, and drainage.

2. PROPOSED DEVELOPMENT AND SITE DESCRIPTION

2.1. Proposed Improvements

It is proposed to construct a two-story residence at the subject site. The residence will be partially built into and over the north- to northwest-facing descending slope. A new structural driveway will provide access to the residence. We recommend that the proposed structures be supported on a friction pile foundation system bearing into the underlying, firm bedrock. Depth to firm bedrock in the area of the proposed structures is anticipated to about 5- to 8-feet below existing grade. The depth to firm bedrock should be anticipated to vary across the site. The proposed structures are shown on our Geotechnical Map, Plate 1 and our Geologic Cross Sections A-A' through C-C', Plates CS-1 through CS-3.

2.2. Site Description

The project site is located at 8457 and 8461 W. Grand View Drive in the City of Los Angeles, California. The site is bounded by Grand View Drive on the south and west, vacant lots on the west and east and existing single-family residences on the north. The site is legally described as Lots 134 and 135 of Tract 798. The Assessor's Parcel Number for the property is 5556-017-004.

The site was recently visited by the undersigned geologist on December 9, 2022 to observe current site conditions. The site conditions remain essentially the same as discussed in the referenced geotechnical reports prepared by Garcrest Engineering and Construction, Inc. (See discussion below).

3. PREVIOUS GEOTECHNICAL DOCUMENTS

3.1. Subject Site Geotechnical Documents

The following is a summary of the available, pertinent documents and geologic conditions located during our research at the LADBS for the subject property at 8457 and 8461 Grand View Drive. For additional information not discussed herein, we refer you to the referenced reports on file with the LADBS.

8457 and 8461 Grand View Drive, Kovacs-Byer & Assoc., Inc. & The J. Byer Group, Inc.

The subject site at 8457 and 8461 Grand View Drive was explored by Kovacs-Byer and Associates, Inc. (KBA) in March 1979. The purpose of KBA's investigation was to evaluate the subsurface conditions with respect to the construction of a new single-family residence. KBA excavated six (6) exploratory test pits at 8457 and 8461 Grand View Drive to a maximum depth of 7-feet below grade. Artificial fill, soil and granitic bedrock were encountered in KBA's exploratory test pits. According to KBA, the descending slope was determined to be grossly and surficially stable. KBAs' referenced report dated April 3, 1979 was approved by the LADBS in their letter dated May 14, 1979. The geologic conditions encountered at 8457 and 8461 Grand View Drive by KBA in 1979 appear to be consistent with those encountered during our site observations and our review of available geologic data.

The subject site at 8457 and 8461 Grand View Drive was visited by The J. Byer Group, Inc. (JBG) in 2003. The purpose of JBG's investigation was to update the previous geotechnical reports prepared by KBA with respect to the construction of a new single-family residence. No additional exploratory test pits were excavated during their 2003 site visit. According to JBG, the descending slope was determined to be grossly and surficially stable, however, JBG stated the surficial soils are subject to downhill creep and erosion. JBG' referenced report dated October 9, 2003 was approved by the LADBS in their letter dated November 17, 2003 (Log No. 41648). The geologic conditions encountered at 8457 and 8461 Grand View Drive by JBG in 2003 appear to be consistent with those encountered during our recent site observations and our review of available geologic data.

8457 and 8461 Grand View Drive, Robles Engineering, Inc.

The subject site at 8457 and 8461 Grand View Drive was visited by Robles Engineering, Inc. (REI) in 2013. The purpose of REI's 2013 investigation was to update the previous geotechnical reports prepared by KBA and JBG with respect to the construction of a new single-family residence. No additional exploratory test pits were excavated during their site visit. The geologic conditions encountered at 8457 and 8461 Grand View Drive by REI in 2013 appear to be consistent with our recent site observations. A LADBS

approval letter for REI's referenced report dated August 9, 2013 was not located during our research of available records.

8457 and 8461 Grand View Drive, Garcrest Engineering & Construction, Inc.

The subject site at 8457 and 8461 Grand View Drive was visited by Garcrest Engineering and Construction, Inc. (GEC) in 2015. The purpose of GEC's investigation was to update the previous geotechnical reports prepared by KBA and JBG with respect to the construction of a new single-family residence. The property remains vacant and undeveloped. No additional exploratory test pits were excavated during their site visit. According to GEC, the descending slope was calculated to be grossly and surficially stable. The residence was recommended to be supported on friction piles bearing into the underlying bedrock. GEC's referenced report dated November 9, 2015 was denied by the LADBS in their letter dated December 4, 2015 (Log No. 90897). GEC provided the requested information and the project was subsequently approved by the LADBS in their letter dated December 16, 2016 (Log No. 90897-01). The geologic conditions encountered at 8457 and 8461 Grand View Drive by GEC in 2015 appear to be consistent with our recent site observations.

3.2. Update

This report is based on our recent site observations on December 9, 2022, the referenced geotechnical reports prepared by Kovacs-Byer and Associates, Inc. (KBA), The J. Byer Group, Inc. (JBG), Robles Engineering, Inc. (REI) and Garcest Engineering (GE). At the time of our recent site observations, surface conditions in the area of the proposed structures appeared to be essentially the same as those described in the referenced reports and we concur with their previous findings and analysis with respect to the proposed improvements at the subject site, addressed herein. Based on our recent site visit, it is our finding that the recommendations presented herein should be incorporated into the building and/or grading plans. LK Geotechnical Engineering, Inc. will provide geotechnical and engineering geologic services for the proposed structures at 8457 and 8461 W. Grand View Drive.

4. SITE GEOLOGY AND SUBSURFACE CONDITIONS

4.1. Regional Geology

According to available regional geologic maps and Mark Kruger Geology, Inc. (MKG) referenced report, the project site is underlain by artificial fill, residual soil and granitic bedrock. Please refer to the referenced reports for a description of the on-site earth materials.

4.1.1. Artificial Fill (Af)

According to Kovacs-Byer and Associates, Inc. (KBA), the artificial fill consists of clayey sand with gravel, mottled brown, slightly moist to moist and loose to moderately dense. The maximum observed thickness of the artificial fill at the site was approximately 3-feet. Artificial fill depths should be anticipated to vary across the site. The artificial fill is considered unsuitable for support of the proposed structures and/or for support of

structural compacted fill. Any onsite artificial fill slopes shall be trimmed to 2:1 (H:V) or flatter.

4.1.2. Residual Soil (Rs)

According to KBA, the soil consists of clayey sand, brown to dark brown, moist and moderately dense. The maximum observed thickness of the soil at the site was approximately 3-feet. Soil depths should be anticipated to vary across the site. The soil is considered unsuitable for support of the proposed structures and/or for support of structural compacted fill.

4.1.3. Bedrock – Granite (Kg)

The bedrock which underlies the artificial fill and/or residual soil at the site consists of granite of Cretaceous geologic age. The granitic bedrock is gray white to orange brown, moderately hard to hard, damp to slightly moist, coarsely crystalline, massive and weathered in the upper 1- to 2-feet. Firm bedrock at the site is considered suitable for foundation and slab support for the proposed structures and/or for support new compacted fill.

4.1.4. Geologic Planes of Weakness

The granitic bedrock at the site is generally massive. This geometric relationship is favorable from the standpoint of the gross stability of the proposed structures, provided that our recommendations are followed and integrated into the building and/or grading plans.

4.2. Excavation Characteristics

The artificial fill, residual soil and bedrock at the site were observed to be slightly loose to hard. It is anticipated that these materials can be excavated using standard excavation equipment, although jackhammering and/or coring may be required locally.

Specialized drilling/excavating equipment may be necessary for excavations into the underlying granitic bedrock. We recommend that the client retain an experienced hillside contractor/grader for the proposed excavations into the locally, very hard bedrock at the site.

4.3. Groundwater

No groundwater was observed on the site or in previous exploratory test pits to a maximum depth of about 7-feet below existing grade. The groundwater level appears to below the level of the proposed structures.

Based on our review of the State of California Seismic Hazard Zone report (California Department of Conservation, Division of Mines and Geology, 1998), the historically highest groundwater level is mapped at a depth of about 35-feet below grade. It should be noted that local fluctuations in groundwater levels may occur over time. The reported depth to groundwater is only valid for the date of our subsurface exploration. Changes may occur in

the groundwater level due to seasonal fluctuations or alterations in the existing groundwater recharge area (i.e. broken or leaking water pipes, changes in landscape irrigation rates, surface drainage, surface water infiltration conditions, seasonal variations in rainfall, etc.).

5. GEOLOGIC AND SEISMIC HAZARDS EVALUATION

5.1. Landslides

Ancient or recent landslides were not observed on the property. In addition, our examination of slopes on the property did not reveal the presence of past surficial slope failures.

5.2. Slope Stability Evaluation

5.2.1. Gross Stability

The gross stability of the site has been previously analyzed in the referenced reports. A factor of safety in excess of the minimum City of Los Angeles requirements was calculated for static and seismic conditions at the site and we concur with their previous findings and analysis. As discussed under the Site History Section above, the referenced reports were approved by the LADBS.

5.3. Seismic Hazard Evaluation

The southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along active faults. Ground shaking resulting from a moderate to major earthquake (Magnitude 6.0 or greater) can be expected during the lifespan of the existing and/or proposed structures. Property owners and the general public should be aware that any structure or slope in the southern California region could be subject to significant damage as a result of a moderate or major earthquake. The hazards associated with seismic activity in the vicinity of the site are discussed and evaluated in the following sections.

5.3.1. Earthquake Fault Zone

The State of California established the Alquist-Priolo Earthquake Fault Zoning Act in 1972 which went into effect in 1973. The purpose of this Act is to prohibit the construction of most structures for human occupancy across the traces of active faults and to mitigate the hazard of fault rupture. An "active fault" is defined by the State Mining and Geology Board as one which had surface displacement within the Holocene era (+/- 11,000 years) and is well defined at the surface. The term "sufficiently active" has been used if there is evidence of Holocene surface displacement along one or more of its segments or branches.

The Act was renamed the Alquist-Priolo Special Studies Zones Act in 1975 and then Alquist-Priolo Earthquake Fault Zoning Act in 1994. The original designation "Special Studies Zones" has been renamed "Earthquake Fault Zones". Under the Act, the State Geologist is required to delineate Earthquake Fault Zones (EFZ) along active faults in California. Development within these zones must include geologic investigations demonstrating that the sites are not threatened by surface displacement from future

faulting. The California Geologic Survey (CGS) is required to delineate active faults, compile maps of EFZs and submit such Official Maps to the public and continually review and revise EFZs based on new geologic and seismic data. EFZ boundaries on early maps were positioned about 660 feet (200 meters) away from the fault traces to accommodate imprecise locations of the faults and possible existence of active branches. The policy since 1997 is to position the EFZ boundaries about 500 feet (150 meters) away from major active faults and about 200 to 300 feet (60 to 90 meters) away from well defined, minor faults.

Based on our review of the State of California Seismic Hazard Zones map, the site is not located within an Earthquake Fault Zone. The closest known fault is the inferred trace of the Santa Monica Fault which located about 0.5-miles north of the site (NavigateLA). The Newport-Inglewood Fault is mapped about 0.5-miles south of the site (NavigateLA).

5.3.2. Soil Liquefaction Potential

Soil liquefaction occurs when the pore pressures generated within a soil mass approach the effective overburden pressure. Liquefaction of soils may be caused by cyclic loading such as that imposed by ground shaking during earthquakes. The increase in pore pressure results in a loss of strength, and the soil then can undergo both horizontal and vertical movements, depending on the site conditions. Other phenomena associated with soil liquefaction include sand boils, ground oscillation, and loss of foundation bearing capacity. Liquefaction is generally known to occur in loose, saturated, relatively clean, fine-grained cohesionless soils at depths shallower than approximately 50 feet. Factors to consider in the evaluation of soil liquefaction potential include groundwater conditions, soil type, grain size distribution, relative density, degree of saturation, and both the intensity and duration of ground motion.

Based on our review of the State of California Seismic Hazard Zones map, the site is not located within a Liquefaction Hazard Zone. The proposed structures should be supported on foundations bearing into the underlying bedrock. The bedrock at the site is not considered subject to liquefaction.

5.4. CBC Seismic Design Parameters

The future structures should be designed by the structural engineer in accordance with the applicable seismic building code. Based on our geotechnical investigation, the subject site is classified as Site Class C in accordance with the 2019 California Building Code that refers to the ASCE 7-16.

Per Section 11.4.8 of ASCE 7-16, structures shall be designed for the seismic response coefficient C_s determined by Eq. (12.8-2) for values of $T \leq 1.5\ T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for $T_L \geq T > 1.5\ T_s$ or Eq. (12.8-4) for $T > T_L$, where

T = the fundamental period of the building
$T_s = S_{D1}/S_{DS}$
T_L = long-period transition period

8466 Kirkwood Drive

Geotechnical Inspection Letter for 8466 W. Kirkwood Drive, Los Angeles, California; Prepared by Brian A. Robinson & Associates, Inc., J.O. 03270, Report dated April 21, 2005.

Preliminary Soils and Engineering Geologic Investigation for Proposed Addition and Retaining Walls, APN 5556-017-008, Lot 139, Tract 798, 8466 Kirkwood Drive, Los Angeles, California; Prepared by Mark Kruger Geology, Inc., MKG 14-1001, Report dated November 6, 2014.

City of Los Angeles, Department of Building and Safety, Grading Division, Rapid Screening Inspection Form, 8466 Kirkwood Drive, Los Angeles, California; Form dated February 28, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, Class II Slope Failure, 8466 Kirkwood Drive, Los Angeles, California; Case #: 134318, Order #: G-894701, Letter dated March 17, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 139, Tract 798, 8466 Kirkwood Drive, Los Angeles, California; Letters dated May 9, 2005 (Log No. 48129) and December 31, 2014 (Log No. 48129-01).

8470 Kirkwood Drive

Slope Stability Evaluation at 8470 Kirkwood Drive, Los Angeles, California; Prepared by AccuTest Soils Laboratory, Inc., Job #SS-7736-81, Report dated January 8, 1981.
Slope Stability Evaluation and Review of Referenced Report at 8470 Kirkwood Drive, Los Angeles, California; Prepared by Aako Geotechnical Engineering Consultants, Inc., Job #2534-SS1-81, Report dated August 26, 1981.

Evaluation of Slope Failure and Review of Referenced Soil Reports for 8470 Kirkwood Drive, Los Angeles, California; Prepared by California Geo/Systems, Inc., GS81-0287X, Report dated December 3, 1981 and Addendum dated October 18, 1982.

City of Los Angeles, Department of Building and Safety, Grading Division, Storm and Slope Failure Damage Report, 8470 Kirkwood Drive, Los Angeles, California; Report dated October 12, 1980 (date ?).

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, 8470 Kirkwood Drive, Los Angeles, California; Letters dated September 4, 1980 (J 49075) and October 7, 1980 (J 49094).

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 138, Tract 798; 8470 Kirkwood Drive, Los Angeles, California; Letters dated February 5, 1982 and January 13, 1983.

8476 Kirkwood Drive

Laboratory Testing Services, Lot 137, Tract 798, 8476 Kirkwood Drive, Los Angeles, California;

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Parcel B, Parcel Map 375, 8446 Kirkwood Drive, Los Angeles, California; Letters dated December 1, 1987 (Log No. 2137), March 19, 1988 (Log No. 3343), September 14, 2017 (Log No. 99611), November 20, 2017 (Log No. 99611-01) and February 13, 2018 (Log No. 99611-02).

8452 Kirkwood Drive

Preliminary Soils and Engineering Geologic Investigation Report, Proposed Residence, Retaining Walls, Swimming Pool & Spa, APN 5556-017-015 & 5556-017-016, Parcel A, Parcel Map 375, 8452 Kirkwood Drive, Los Angeles, California; Prepared by Mark Kruger Geology, Inc., MKG Project No. 19-0304, Report dated June 7, 2019.

City of Los Angeles, Department of Building and Safety, Grading Division, Review Letter for Parcel A, Parcel Map 375, 8452 Kirkwood Drive, Los Angeles, California; Letter dated August 23, 2019, Log No. 109506.

8454 and 8458 Kirkwood Drive and 8467 Grand View Drive

Preliminary Geologic Investigation Report for Proposed Modular Homes with Rear Yard Retaining Walls for Lots 145, 143, Tract 798, 8454, 8458 Kirkwood Drive, and Preliminary Geologic Report for a Proposed Single Family Residence, Lot 136, Tract 798, 8467 Grand View Drive, Los Angeles, California; Prepared by Frank E. Denison, Consulting Engineering Geology, Job No. 614, Report dated November 30, 2004.

Soil Engineering Report for Three Proposed Modular homes with Rear Yard Retaining Walls, Lots 145 and 143, Tract 798; 8454 and 8458 Kirkwood Drive, and a Proposed Single-Family Residence, Lot 136, Tract 798, 8467 Grand View Drive, Los Angeles, California; Prepared by Oro Engineering Corporation, Report dated December 5, 2004.

City of Los Angeles, Department of Building and Safety, Grading Division, Review Letter for Lots 145, 143, and 136, Tract 798; 8454 and 8458 Kirkwood Drive and 8467 Grand View Drive, Los Angeles, California; Letter dated January 13, 2006, Log No. 51175.

8464 Kirkwood Drive

Geotechnical Inspection Letter for 8464 W. Kirkwood Drive, Los Angeles, California; Prepared by Brian A. Robinson & Associates, Inc., J.O. 03285, Report dated April 21, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Rapid Screening Inspection Form, 8464 Kirkwood Drive, Los Angeles, California; Form dated February 28, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, Class II Slope Failure, 8464 Kirkwood Drive, Los Angeles, California; Case #: 134472, Order #: G-894706, Letter dated March 17, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Review Letter for Lot 140, Tract 798, 8464 Kirkwood Drive, Los Angeles, California; Letter dated May 9, 2005, Log No. 48134.

City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letter for Lot 136, Tract 798, 8467 Grand View Drive, Los Angeles, California; Letter dated December 1, 1965.

8484 Grand View Drive

Geotechnical Investigation, Proposed Garage and Apartment, M. Brera Property, 8484 Grand View Drive, Los Angeles, California; Prepared by Robert D. Cousineau, Consulting Geotechnical Engineer, Project No. 06-158, Report dated May 12, 2006 and Addendum dated June 14, 2007.

Engineering Geologic Investigation, Geotechnical Feasibility Study, Brera/Grand View New Garage and Retaining Walls, 8484 Grand View Dr., City of Los Angeles, California; Prepared by Schroeter Environmental, Environmental and Geological Consultants, Project Number: SE 1457-GS/RC # 06-158, Report dated May 15, 2006 and Addendum dated May 2, 2007.

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 382, Tract 798, 8484 Kirkwood Drive, Los Angeles, California; Letters dated February 15, 2007 (Log No. 56566) and May 16, 2008 (Log No. 56566-01).

8494 Grand View Drive

Remedial Slope Repair & Drainage Improvements, APN 5556-014-027, Tract: 798; Lot: 379, 8494 Grand View Drive, Los Angeles, California; Prepared by A.G.I. Geotechnical, Inc., Project No. 27-4527-01, Report dated May 10, 2017 and Addendum dated December 21, 2017 and February 12, 2019.

City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letters for Tract: 798; Lot: 379, 8494 Grand View Drive, Los Angeles, California; Letters dated July 6, 2017 (Log No. 98492) and March 27, 2019 (Log No. 107316).

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, Class I Slope Failure, 8494 Grand View Drive, Los Angeles, California; Order No: VM030117-570 A, Letter dated March 17, 2017.

8446 Kirkwood Drive

Soils and Engineering-Geologic Investigation for Proposed Addition to Single-Family Residence, 8446 Kirkwood Dr., Los Angeles, California; Prepared by California Geo/Systems, Inc., GS87-220, Report dated February 10, 1987 and Addendum dated December 28, 1987.c

Preliminary Soil Engineering Report for a Proposed Second-Story Addition to the Existing Residence and a Detached Garage, 8446 Kirkwood Dr., Los Angeles, California; Prepared by Oro Engineering Corporation, Report dated June 20, 2017.

Response to Department Review letter dated 11/20/2017, 8446 Kirkwood Dr., Los Angeles, California; Prepared by Sassan Geosciences, 7HAM235, Report dated January 22, 2018.

Report on Compacted Fill Placed Behind a Retaining Wall Located at 8460 Cole Crest Drive, Los Angeles, California; Prepared by Oro Engineering Corporation, Job No. PS006-2, Report dated June 22, 1993.

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Parcel B, Parcel Map 375, 8446 8458 Kirkwood Drive, Los Angeles, California; Letters dated December 1, 1987 (Log No. 2137) and March 19, 1988 (Log No. 3343).

8449 and 8451 Grand View Drive

Preliminary Soils & Geologic Investigation, Proposed Single-Family Residences, Lots 131 and 132, Tract 798, Grand View Drive (aka 8449 and 8451 Grand View Drive), Los Angeles, California; Prepared by Triad Foundation Engineering, Job # 84-208, Report dated August 7, 1984.

City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letter for Lots 131 and 132, Tract 798, 8449 and 8451 Grand View Drive, Los Angeles, California; Letter dated September 11, 1984.

8457 and 8461 Grand View Drive – Subject Site

Geologic and Soils Engineering Exploration Investigation, Proposed Single Family Residence, Lots 134 and 135, Tract 798, Grand View Drive (aka 8457 and 8461 Grand View Drive), Los Angeles, California; Prepared by Kovacs-Byer and Associates, Inc., KB 4677-G, Report dated April 3, 1979.and Addendum dated June 19, 1987.

Geologic and Soils Engineering Update, Proposed Residence, Lots 134 and 135, Tract 798; 8457 and 8461 Grand View Drive, Los Angeles, California; Prepared by The J. Byer Group, Inc., JB 19581-Z, Report dated October 9, 2003.

Update Letter and Acceptance as Geotechnical Engineer of Record, Proposed New Building, 8457 Grand View Drive, Los Angeles, California; Prepared by Garcrest Engineering and Construction, Inc., Project Number: G15-017/1, Report dated November 9, 2015 and Addendum dated September 1, 2016.

Update Geologic and Soils Engineering Report and Notice o9f Geotechnical Consultants for Proposed Residence at 8457 & 8461 Grand View Drive, Los Angeles, California; Prepared by Robles Engineering, Inc., RE 13-802, Report dated August 9, 2013

City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letters for Lots 134 and 135, Tract 798; 8457 and 8461 Grand View Drive, Los Angeles, California; Letters dated April 3, 1979, May 14, 1979, July 31, 1987, November 17, 2003 (Log No. 41648) and December 4, 2015 (Log No. 90897) and December 16, 2016 (log No. 90897-01).

8467 Grand View Drive

Lots 124, 125 & 136 – Tract 798, Grand View Drive (aka 8467 Grand View Drive), Los Angeles, California; Prepared by Geolabs, W.O. 1088-Z-65, Report dated October 12, 1965.

Dibblee, Thomas W. Jr., 1991, Geologic Map of the Beverly Hills and Van Nuys (S ½) Quadrangle, Dibblee Geological Foundation Map #DF-31, Scale 1"=2,000'.

Hoots, H. W. and Kew, W. S. W., 1931, Geology of the Eastern Part of the Santa Monica Mountains and Adjacent Areas, Los Angeles County, California; Professional Paper No. 165.

Southern California Earthquake Center, 1999, Recommended Procedures For Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California, 70 pages.

Southern California Earthquake Center, 2002, Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California, 132 pages.

State of California, Department of Conservation, Division of Mines and Geology, 1998, Seismic Hazard Evaluation of the Beverly Hills 7.5 Minute Quadrangle, Los Angeles County, California, Open File Report 98-14, 54 pages.

State of California, Department of Conservation, Division of Mines and Geology, Seismic Hazard Zones, Released March 25, 1999, Beverly Hills Quadrangle, California; Scale 1"=2,000'.

State of California, Seismic Hazard Evaluation of the Hollywood 7.5 Minute Quadrangle, Los Angeles County, California, 1998, Department of Conservation, Division of Mines and Geology, Open File Report 98-17, 52 pages.

State of California, Seismic Hazard Zones, Hollywood Quadrangle, California; Department of Conservation, Division of Mines and Geology, Released March 25, 1999, Scale 1=2,000'.

Yerkes, R.F., McCulloch, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, Geology of the Los Angeles Basin–An Introduction: United States Geological Survey Professional Paper 420-A, 57 pp.

https://navigatela.lacity.org/navigatela/

Research and review of the public record files, available geologic reports and review agency correspondence prepared for the subject site and nearby properties. Other geologic documents may be present for the subject site and area which could alter the findings presented herein. Research of the public record system is not a guarantee that all available geologic data was reviewed or present at the time of our research. The following files were provided to us.

8460 Cole Crest Drive

Geologic and Soils and Engineering Exploration, Proposed Addition and Retaining Walls, Lot 441, Tract 798, 8460 Cole Crest Drive, Los Angeles, California; Prepared by Parmelee-Schick and Associates, PS 1847-W, Report dated December 19, 1991 and Addendum dated February 20, 1992 and November 17, 1993.

Geotechnical engineering is characterized by uncertainty or is described as an inexact science or art. The conclusions and recommendations presented herein are partly based on; 1) the evaluation of technical data gathered by this firm, 2) standard of practice, 3) experience, and, 4) professional judgment. The conclusions and recommendations presented herein should be considered advice. Other geotechnical consultants could arrive at different conclusions and recommendations. This report has been prepared in accordance with generally accepted practice. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.

It should be understood that LKGE's services are limited to the disciplines of soils engineering and/or engineering geology. While LKGE may refer various professionals or outside services, working in associated disciplines, to their client's or client's representatives, LKGE is not responsible for the performance of work by third parties, which may include, but are not limited to, surveyors, civil or structural engineers, architects, contractors, etc. It should be clearly understood that LKGE is not a licensed surveyor, architect, civil or structural engineer or contractor. LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project shall not relieve third party professionals of their responsibility to perform their work in accordance with the applicable and/or approved geotechnical reports, plans, specifications, safety requirements, etc. It should be understood that LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project does not imply that LKGE is observing, verifying and/or approving all site work. LKGE will only make site inspections, per our approved work authorization agreement(s) and/or related to the appropriate geotechnical field services provided by LKGE and will not relieve others of their professional responsibilities.

Should the project be delayed beyond the period of one year after the date of this report, the site should be observed and the report reviewed to consider possible changed conditions.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

9. REFERENCES

Association of Engineering Geologists, 1982, Geologic Maps of the Santa Monica Mountains, Compiled by the City of Los Angeles, Sheet No. 178 & 200, Scale 1"=400'.

California Division of Mines and Geology, 1996, Probabilistic Seismic Hazard Assessment for the State of California, Open File-Report 96-08 and United States Geological Survey Open-File Report 96-706, 33 pp., Appendix A and B.

California Division of Mines and Geology, 1998, Seismic Hazard Evaluation of the Van Nuys 7.5 Minute Quadrangle, Los Angeles County, California, Open-File Report 98-20, 52 pp.

California Geological Survey, 2008, Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117A, 108 pp.

City of Los Angeles, 1960, Santa Monica Mountains Topographic Maps, Sheet No. 178 & 200, Scale 1"=100'.

8. LIMITATIONS

This report has been compiled for the exclusive use of the addressee(s) and their authorized representatives. It shall not be transferred to, or used by, a third party, to another project or applied to any other project on this site, other than as described herein, without the written consent and/or thorough review by this firm.

This report and the exploration are subject to the following conditions. Please read this section carefully, it limits our liability.

This report is based on the development plans provided to our office. In the event that any significant changes (from those discussed herein) in the design and/or location of the proposed structure(s) are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed by LKGE and the conclusions and recommendations are modified and/or approved by this firm after such review.

The conclusions and recommendations contained herein are based on the findings and observations made at the test pit, trench and/or boring locations. While no great variations in fill, soil and/or bedrock conditions are anticipated, if conditions are encountered during construction which appears to differ from those disclosed herein, this firm should be notified immediately, so as to consider the need for modifications or revised geotechnical recommendations. Compliance with the design concepts, specifications or recommendations during construction requires our review during construction which pertains to the specific recommendations contained herein.

The subsurface conditions, excavations, characteristics and geologic structure described herein and shown on the enclosed cross-section(s) have been projected from individual test pits, trenches and/or borings placed on the subject property. The subsurface conditions and excavation characteristics, and geologic structure shown should in no way be construed to reflect any variations which may occur between or away from these exploratory excavations. The projection of geologic data is based on available information and experience and should not be considered exact.

It should be noted that fluctuations in the level of the ground-water may occur at the site due to variations in rainfall, temperature, irrigation, water line leaks, sewage disposal and/or other factors not evident at the time of measurements reported herein. LKGE assumes no responsibility for groundwater variations which may occur across the site. High groundwater levels can be extremely hazardous and saturation of earth materials can cause subsidence, settlement and/or slippage at the site.

The intent of this report is to advise our client and/or client's representative(s) on soils and engineering geologic conditions at the site with respect to the proposed improvements. Implementation of the advice presented in the Recommendations Section of this report is intended to reduce the risk associated with the proposed project and should not be construed to imply total performance of the project. It should be understood that geotechnical consulting and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of this project, should be reported to this firm as soon as possible.

excavations should be observed by a representative of this firm. Should the observation reveal any unforeseen hazard, appropriate action will be recommended.

Representatives of LKGE will observe work in progress, perform tests on soil, and observe excavations and trenches. Excavation bottom observations should be requested before the placement of subdrains or compacted fill. The approved plans and permits should be on the job site and available for review by this office. The site inspections during construction will be billed on a time and material basis in accordance with our current fee schedule.

It is advised that the client contact LKGE at least 1 week in advance of commencing constructing and/or grading to allow for contractual agreements for geotechnical services during the construction phases of your project. Please advise this office at least 48 hours prior to any required verification or approval.

Construction Site Maintenance

It is the responsibility of the contractor to maintain a safe construction site and for the safe operation of all equipment. When excavations exist on the site, the areas should be secured by placing appropriate coverings, fencing, warning signs, etc. All excavations should be properly covered and secured. Excavation stock piles or spoil piles should either be removed from the site or be property compacted, in accordance with recommendations presented herein. Fill temporarily stock-piled on the site should be placed in stable or approved areas and away from slopes, excavations or improvements. Earth materials generated from grading should not be disposed of along slopes or other unapproved locations. Workers should not be allowed to enter any un-shored excavations over 5-feet in depth, or depth specified herein. Water should not be allowed to saturate open footing trenches. Temporary erosion control measures and proper drainage control should be followed, especially during the rainy season.

It should be understood that the project contractor or others shall supervise and direct the work and they shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work.

Periodic or continuous observation by LKGE is not intended to include verification of dimensions or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Final As-Built Reports

During or upon completion of the project or grading, the appropriate government reviewing agency or building department often requires interim or final as-built geotechnical reports prepared by this firm to document that foundations and/or fill placement were conducted per the recommendations addressed herein and/or the approved building and/or grading plans. Interim or final geotechnical reports are often required for placement of primary or secondary structural fill, retaining wall backfill, slope repairs, pile observations, etc. The interim or final geotechnical reports will be billed on a time and material basis, in accordance with our current fee schedule.

plans to our office for review and/or approval, prior to initiation of construction. Any change in the scope of the project, from that addressed herein, may require additional geotechnical services by LKGE. Formal plans should be reviewed and approved by LKGE, prior to initiation of construction. The appropriate government reviewing agency may require that the building and/or grading plans be signed by a licensed geotechnical engineer and/or a licensed engineering geologist, prior to initiation of construction. The plan review fees will be billed in accordance with our current fee schedule.

Government Reviewing Agency and Additional Geotechnical Services

This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits. The client or client's representative should submit the geotechnical reports to the appropriate government reviewing agency, unless specific arrangements are made with this office. It should be noted that the government reviewing agency has various fees for reviewing geotechnical reports, the fees for which are not included within our scope of work. If applicable, the report submittal fees will be billed in accordance with our current fee schedule. All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. It should be understood that the government reviewing agency may approve or deny any portion of the proposed development, which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan review and signature, construction observations, meetings, etc. The fees for generating additional reports, letters, exploration, analysis, etc. will be billed on a time and material basis, per our previously approved work acknowledgment or a pre-determined, agreed fee.

Site Observations during Construction

The appropriate government reviewing agency or building department requires that the geotechnical consultant of record provide site observations during grading and construction. The purpose of the site inspections is to verify site geotechnical and/or engineering geologic conditions and conformance with the intensions of the recommendations addressed herein. Although certain geotechnical and/or engineering geologic observations may not be required by the building department, the more site inspections typically reduce the risk for future problems. It is the client's or the client's representative(s) responsibility to contact the appropriate building department or building official regarding approval for all required inspections. Following is a general list of inspections required by this firm.

a) Pre-grade meetings
b) Foundation excavations for all structures (residence, retaining walls, pools, etc.)
c) Temporary excavations/shoring
d) Bottom excavations for primary and/or secondary structural fills
e) Keyway excavations
f) Compaction testing for primary and secondary structural fills
g) Compaction testing for retaining wall backfill and utility trenches
h) Subdrains for retaining walls, swimming pools or ponds

It is recommended that all foundation excavations be approved by this firm prior to placing forms, steel reinforcement and/or concrete. Any fill which is placed at the site should be tested for compaction, especially if used for engineering purposes. All cut-slopes and temporary

A vital part of slope maintenance is proper watering. This includes not only providing enough water to support plant life, but also monitoring the irrigation system so that over-watering does not occur.

Hillside properties are typically subject to potential geotechnical hazards including settlement, slope failures, slumping, spalling of slopes, erosion and concentrated slopes. It must be emphasized that responsible maintenance of these slopes, and the property in general, by the owner, using proper methods, can reduce the risk of these hazards significantly.

7. GENERAL INFORMATION

Accuracy of Provided Drawings

LK Geotechnical Engineering, Inc. (LKGE) investigation, analysis, findings and/or recommendations of a site, with respect to the proposed improvements, are often dependent on several factors or information provided to LKGE by the client and/or the client's representative(s). Provided information or Drawings may include topographic surveys, architectural drawings, engineering plans and/or grading plans. It is LKGE's assumption that the provided Drawings, to be utilized as part of our investigation, accurately depict topographic conditions, existing and/or proposed structures and grades, property lines, easements, etc. It should be understood that LKGE's use of the provided Drawings does not mean or confirm that the provided Drawings are accurate. If revisions are made to the site Drawings, these documents should be submitted to LKGE as soon as possible. Additional exploration, analysis and/or revised recommendations may be necessary depending upon our review of the revised Drawings, etc.

Environmentally Hazardous or Non-Hazardous Materials

It should be clearly understood that environmental geologic services are not within the scope of this study. Environmental geologic services may include the detection of hazardous or non-hazardous materials, wastes or substances existing on the site from research of available records, exploratory methods, sampling, laboratory analysis, etc. or the recommended treatment and/or disposal of these materials, wastes or substances. If hazardous or non-hazardous materials, wastes or substances are revealed by supplementary investigations or studies or are encountered during construction or grading operations, appropriate environmental investigation(s) and analysis may be required. In this case, mitigation and/or treatment of hazardous or non-hazardous materials, wastes or substances may be necessary. It should be understood that the property owner and potential future property owner(s) shall acknowledge and/or indemnify that LKGE has neither created or contributed to the creation or existence of any hazardous or non-hazardous materials, wastes or substances or otherwise dangerous conditions at the site. All site generated hazardous or non-hazardous materials, wastes or substances are the possession and responsibility of the property owner and potential future property owner(s).

Plan Review

This report is based on the development plans provided to our office. We recommend that the client's representative(s) provide a complete set of the construction, building and/or grading

Retaining walls with an ascending slope should be provided with a minimum freeboard of 12-inches. An open 12-inch-wide "V" drain should be placed behind the wall(s) so that all up slope flows are directed around the proposed structures to the street or other approved disposal area.

The California Building Code recommends a minimum 5 percent slope away from the perpendicular face of the building wall for a minimum horizontal distance of 10 feet. We recommend a minimum 5 percent slope away from the building foundations for a horizontal distance of 10 feet be established for any landscape areas immediately adjacent to the building foundations. In addition, we recommend a minimum 2 percent slope away from the building foundations be established for any impervious surfaces immediately adjacent to the building foundations for a minimum horizontal distance of 10 feet. Lastly, we recommend the installation of roof gutters and downspouts which deposit water into a buried drain system be installed instead of discharging surface water into planter areas adjacent to structures.

It is the responsibility of the contractor and ultimately the developer and/or property owner to ensure that all drainage devices are installed and maintained in accordance with the approved plans, our recommendations, and the requirements of all applicable municipal agencies. This includes installation and maintenance of all subdrain outlets and surface drainage devices.

It is recommended that watering be limited or stop altogether during the rainy season when little irrigation is required. Over-saturation of the ground can cause major subsurface damage. Maintaining a proper drainage system will minimize the shrink/swell potential of sub-soils.

6.15. Pre-Construction Survey

We recommend that the client's representative (or contractor) prepare a pre-construction site condition survey prior to commencement of construction in case of any disputes from the adjacent property owners (if applicable). The pre-construction survey should document existing site conditions and performance of offsite structures (i.e. existing cracks, damages, and etc.) prior to construction.

6.16. Preventive Slope Maintenance

To minimize sloughing on slope faces, it is recommended that a slope maintenance program shall be implemented as soon as possible. Slope maintenance may include proper drainage control, planting, irrigation and rodent control. Planting of approved deep-rooted shrubs and a dense lightweight ground cover is recommended for the upper portions of the ascending slope (if applicable). A landscape architect or landscape contractor experienced in this area should be consulted for appropriate slope planting recommendations.

To reduce the risk of problems relating to slope instability, a program of continual slope maintenance is necessary. This maintenance program should include but need not be limited to annual cleanout of existing drainage ways, sealing of any cracks, elimination of gophers and earth burrowing rodents, maintaining low water consumptive, fire retardant, deep rooted ground cover and proper irrigation.

the active condition. The lateral pressure due to adjacent vertical uniformly distributed loads may be considered lateral pressure equal to 50 percent (K_o = 0.50) of the vertical uniformly distributed loads for the at-rest condition.

The proposed retaining walls adjacent to streets, driveways or parking areas should be designed to resist a uniform lateral pressure of 100 psf (if applicable). If the traffic is located behind a 1:1 (H:V) surcharge plane projected upwards from the proposed retaining wall structure, then the traffic surcharge may be neglected.

All walls should be effectively waterproofed, provided with an adequate subdrainage system, and backfilled in accordance with the attached retaining wall backfill and subdrain details (Plate RWD-1) in Appendix C.

Where shoring will not allow the installation of a standard subdrain system outside the wall, installation of rock pockets through the wall may be utilized. The pockets should be a minimum of 12 inches in length, width and depth. The pocket should be filled with gravel and wrap with fabric and spaced no great than 8 feet on center.

The subdrainage system, including outlet locations, should be clearly shown on the building and/or grading plans. The contractor is responsible to ensure that all subdrain outlets are constructed per plan. While all backfill should be compacted to the required density, care should be taken when working close to new walls to prevent excessive lateral pressure.

Retaining wall waterproofing in preventing moisture intrusion is beyond our scope of work and not the responsibility of LK Geotechnical Engineering, Inc. We recommend you retain a waterproofing expert to provide waterproofing details, application methods or effectiveness and installations per the project design requirements (if applicable).

6.13. Patio Slab and Hardscape

Patios, steps, walkways, etc. are not normally subject to building code requirements for structural support. In order to reduce the potential for distress due to potential settlement, the hardscape should be supported by compacted fill, and it may be desirable to provide additional steel and concrete thickness determined by the project structural engineer. At a minimum, hardscape slab should be reinforced with a minimum of #4 rebar spaced at a maximum distance of 16 inches on center, each way. It should be noted that hardscape constructed to the preceding specification may be subject to distress over time. Periodic maintenance or replacement may be necessary.

6.14. Drainage Protection

We recommend that a comprehensive drainage improvement plan be implemented for the subject site. This would include transferring all upslope drainage to an approved area in non-erosive drainage devices. Proper site drainage will help mitigate but may not eliminate potential surface water hazards.

All pad and roof drainage should be collected and transferred to the street or an approved area in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall.

6.10. Slab-on-Grade

For structures supported on friction piles, we recommend that all new interior floor slabs be designed as a structural unit or raised wood floor which transfers all loads to the foundation system. Concrete slab-on-grade may be used for the proposed structures and should be supported on firm subgrade. A vertical unit modulus of subgrade reaction (k_1) of 150 pci based on a 1'x1' load plate can be assumed for structural design.

Concrete slabs should be at least 4 inches thick and should be reinforced with a minimum of #4 rebar spaced not exceeding 16 inches on center, each way. The project structural engineer should design the reinforcement of slab based on the design performance criteria.

6.11. Moisture Retarder

Concrete slabs to be covered with flooring should be protected by an acceptable plastic vapor retarder/barrier (minimum 10 mil thickness) placed underneath the slab. If moisture vapor transmission is a concern to the facility owner, an expert should be consulted to provide additional recommendations for the design and construction of slabs in moisture sensitive flooring areas.

6.12. Retaining Walls

Retaining walls are planned to achieve the desired grade for the proposed residence. The maximum individual retaining wall height is not anticipated to exceed 10-feet.

The proposed retaining walls should be designed using the lateral earth pressure in accordance with Plate RW-1 through RW-3 in Appendix C. Retaining walls greater than 6 feet in height should be designed considering the incremental seismic earth pressures (see Plates).

Retaining Wall Backslope Horizontal to Vertical	Active Equivalent Fluid Weight (pcf)	At-Rest Equivalent Fluid Weight (pcf)
Level	30	50
2:1	43	N/A
1.5:1	55	N/A

In addition to lateral earth pressures recommended above, any proposed retaining walls should be designed to resist the surcharge imposed by adjacent structures, proposed structures, footings, and/or by adjacent traffic surcharge.

Retaining walls with an ascending slope should be provided with a minimum freeboard of 12-inches (if applicable). An open 12-inch-wide "V" drain should be placed behind the wall(s) so that all upslope flows are directed around the proposed structures to the street or other approved disposal area.

The lateral pressure due to adjacent vertical uniformly distributed loads may be considered lateral pressure equal to 33 percent (K_a = 0.33) of the vertical uniformly distributed loads for

survey should be taken prior to the first level of excavation so that an accurate baseline may be established. We will be pleased to discuss this further with the design consultants and the contractor when the design of the shoring system has been finalized. Also, we should review the shoring plans and calculations to evaluate whether our recommendations have been incorporated into the design.

6.9. Friction Piles

The proposed structures should be supported on a friction pile foundation system that derives its capacity by friction from underlying bedrock. Piles should be a minimum of 24 inches in diameter and a minimum of 8-feet into bedrock or depth required to achieve foundation setback, whichever is deeper. The piles may be designed for an allowable skin friction of 800 psf for bedrock. Determined by the structural engineer, piles may be connected with grade beams and designed within a tolerable amount of deflection.

Static settlement of the foundation system is expected to occur on initial load application. The maximum settlement is expected to be ½-inch. Differential settlement is not expected to exceed ¼ inch within a span of 30-feet.

Resistance to lateral loading may be provided by passive earth pressure within the bedrock. Passive earth pressure may be computed as an equivalent fluid having a density of 400 pcf with a maximum earth pressure of 6,000 psf for bedrock. The piles may be assumed to be fixed at a point located 2 feet into bedrock or at the 1:1 (H:V) Foundation Setback Plane, whichever is deeper.

The bearing pressure given is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.

Friction piles on or adjacent to the descending slopes should be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to creep prone artificial fill and residual soil.

Pile group effects on axial behavior should be considered where the center-to-center spacing is less than three (3) times of the pile diameter. We recommend the following reduction factors to be applied if axial pile group effects should be considered:

$$P_g = \eta N P_a$$

$$\eta = \frac{2(m+n-2)S+4D}{\pi D m n} \leq 1$$

where P_g = allowable axial capacity of a pile group
η = group efficiency factor
N = number of piles in a group
P_a = allowable axial capacity of a single pile
m = number of rows of piles
n = number of piles per row
S = center-to-center spacing of piles
D = diameter of a single pile

soldier piles below the excavation, sand-cement slurry may be used above the excavation where lagging will be installed.

Drilling of the soldier pile shafts can be accomplished using conventional drilling equipment. In the event of soil caving, it may be necessary to use casing and/or drilling mud to permit the installation of the soldier piles. Drilled holes for soldier piles should not be left open overnight. Concrete for piles should be placed immediately after the drilling of the hole is complete.

The concrete should be pumped to the bottom of the drilled shaft using a tremie. Once concrete pumping is initiated, the bottom of the tremie should remain below the surface of the concrete to prevent contamination of the concrete by soil inclusions. If steel casing is used, the casing should be removed as the concrete is placed.

Due to the proximity of the excavation to existing improvements, some means of monitoring the performance of the shoring system is recommended. Monitoring should consist of periodic surveying of lateral and vertical locations at the tops of all soldier piles. We will be pleased to discuss this further with the design consultants and the contractor when the design of the shoring system has been finalized. Also, we should review the shoring plans and calculations to evaluate whether our recommendations have been incorporated into the design.

- **Lagging**

Continuous treated timber lagging should be used between the soldier piles. The lagging can be designed for the recommended lateral earth pressure but limited to a maximum of 400 psf with consideration of soil arching. If treated timber is used, the lagging may remain in place. To develop the full lateral resistance, provisions should be taken to assure firm contact between the soldier piles and the soils; for this, we recommend that at least 1.5-sack sand-cement slurry fill be used behind the lagging.

- **Deflections**

Certain amount of deflection of a shored embankment will occur. For design of shoring, the maximum deflection shall not exceed ½ inch at the top of the shored embankment where a structure is within 1:1 (H:V) plane projected up from the base of the temporary excavation and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 (H:V) plane projected up from the base of temporary excavation.

If greater deflection occurs during construction, additional bracing/anchoring may be necessary to minimize settlement and loss of support of adjacent buildings, streets and/or utilities in adjacent streets and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design.

- **Shoring Monitoring**

Due to the proximity of the excavation to existing improvements, some means of monitoring the performance of the shoring system is recommended. Monitoring should consist of periodic surveying of lateral and vertical locations at the tops of all soldier piles. An initial

It is recommended that a pre-excavation site meeting be attended by the grading contractor, the soils engineer and an agency representative to discuss methods and sequence of excavation.

6.8. Temporary Shoring

Retaining walls are planned to achieve the desired grade for the proposed residence. The maximum retaining wall height is not anticipated to exceed 10-feet. Due to the space constraint for sloped excavations, temporary shoring may be required. All shoring systems shall have lagging to support the cut face between soldier piles.

Shoring shall be designed by a California licensed engineer experienced in the design and construction of shoring under similar conditions. Once the final excavation and shoring plans are complete, the plans and the design should be reviewed by LKGE for conformance with the design intent and recommendations.

- **Lateral Earth Pressures**

The cantilevered or restrained shoring walls should be designed using the lateral earth pressure presented in the attached Plate SW-1 and the following table:

Shoring Type	Lateral Earth Pressure*	Pressure Distribution
Cantilevered Shoring	25H psf	Triangular Distribution

* H = wall height

- **Surcharge Loads**

Any surcharge (live, including traffic, or dead load) located within a 1:1 plane projected upward from the base of the shored excavation, including adjacent structures, should be added to the lateral earth pressures. The lateral contribution of a uniform surcharge load located immediately behind the temporary shoring may be calculated by multiplying the vertical surcharge pressure by 0.30. Lateral load contributions of surcharges located at a distance behind the shored wall may be provided once the load configurations and layouts are known. As a minimum, a 240 psf vertical uniform surcharge is recommended to account for nominal construction and/or traffic loads. More detailed lateral pressure and loading information can be provided, if needed, for specific loading scenarios as recognized through the design process.

- **Soldier Piles**

Soldier piles should be at least 18-inch in diameter and should be designed for an allowable passive resistance of 400 pcf (equivalent fluid weight). The passive resistance value can be doubled if pile spacing is greater than 2.5D on center where D is the diameter of the drilled shaft for the soldier piles. The downward axial capacity of soldier pile can be designed for an allowable skin friction of 700 psf. The upper 1.5D should be neglected when calculating the axial capacity below the excavated level. Structural concrete should be used for the

6.6.3. Compaction

For backfill of retaining walls, on-site materials are considered to be suitable for compaction, provided that all deleterious materials are removed from the site prior to compaction.

All new compacted fill should be supported on firm approved subgrade and compacted to at least 90 percent of the maximum dry density, as determined by the current ASTM D1557 and at about 2 percent above optimum moisture content. Fill should be placed in horizontal lifts of approximately 8 inches in loose thickness, and then compacted by mechanical methods, using sheepsfoot rollers, multiple wheel pneumatic tired rollers, or other appropriate compacting rollers.

It may be necessary to import soils to the site to be used as compacted fill. Imported materials should be a sandy type of material and approved by the geotechnical engineer prior to transporting to the job site. The sandy material should not have an Expansion Index which exceeds 20 and should not contain rocks larger than 8-inches maximum size.

6.6.4. Shrinkage/Bulking Due to Compaction

Based on our review of the in-situ soil density data, preliminary volumetric shrinkage on the order of 10 to 15 percent as a result of compaction of onsite soil may be assumed.

6.7. Temporary Excavation

The maximum recommended height of unsurcharged, temporary vertical excavations in the fill materials at the site is 4-feet. Excavations above this height should be trimmed to a 1:1 (H:V) ratio where the space is available or should be shored. Surcharge loads, including construction vehicles and materials, should not be placed within five (5) feet of the unsupported excavation edge.

Surcharged excavations may cause distress or damage to offsite structures if retaining wall excavations extend below a 1:1 (45°) surcharge plane projected downward from the base of offsite structures or offsite properties (if applicable). Excavations shall **not** remove the lateral support from a public way, from an adjacent property or from an existing structure.

All excavations shall be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health, (Cal/OSHA). These recommended temporary excavation slopes do not preclude local raveling and sloughing. Provided our recommendations are followed, the resulting temporary excavations are anticipated to be safe from a geotechnical standpoint for the proposed construction operations and should not expose workers to hazards due to cave-ins, provided that geologic conditions exposed by the excavations are as anticipated.

All temporary excavations at the site should be observed and monitored by our representative to verify soil conditions so that any necessary modifications can be made based on variations of soil encountered at the site. Surcharged temporary excavations and shoring should be continuously observed by our representative. If adverse conditions are encountered during excavations, additional recommendations will be provided.

6.6.1. Site Grading

Standard cut/fill grading may be necessary in order to achieve the desired grade for the proposed structures. All new compacted fill should be benched into firm older alluvium or native soil/alluvium and compacted in accordance with the recommendations presented in the "Compaction" section. All man-made debris should be removed from the site. Any fill not supported on firm older alluvium or native soil/alluvium should be considered non-structural fill, which is not suitable for interior or exterior floor or patio slabs.

Any fill slopes should be supported on a keyway which extends at least 3 feet into firm older alluvium or native soil/alluvium or by an engineered, toe of slope retaining wall (if applicable). The keyway width should be determined by our geologist or geotechnical engineer. Any new fill slopes should be 2:1 (H:V) or flatter.

Any fill slopes, over 5 feet in height (if applicable), should be provided with a subdrainage system unless reviewed and approved by the geotechnical engineer. Subdrains should be placed along the heel of all keyways and along benches at the base of the fill at 10 foot vertical intervals (where applicable). Subdrains should consist of 4-inch diameter perforated PVC pipe in 1 cubic foot per linear foot of 3/4-inch gravel or Caltrans Class II permeable material. If 3/4-inch gravel is used the gravel should be wrapped with filter fabric. If Caltrans Class II permeable material is used the pipe should be wrapped with filter fabric. Each subdrain should be provided with solid pipe outlets at 50-foot intervals.

6.6.2. Over-Excavation and Subgrade Preparation

The proposed structures should be supported on friction pile foundations bearing into the underlying, firm bedrock. Therefore, over-excavation and compaction is not recommended.

For any ancillary structures (i.e. property line fence walls, canopies, trash enclosure, etc.), footing may be supported on new compacted fill or firm bedrock depending on the final footing elevations. If footing is to be supported by compacted fill, we recommend over-excavate at least 1 foot below the footing bottom, or to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be equidistant to the thickness of fill below footing (where space permits).

For any hardscape (patios, steps, walkways, etc.), we recommend scarify at least 8 inches below the slab, or over-excavate to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be equidistant to the thickness of fill below hardscape (where space permits).

Any excavated bottoms to receive new compacted fill should be inspected and approved by a representative from LKGE. prior to compaction work. Deeper excavations may be required in areas where soft, saturated, or unsuitable materials, for example, tree root balls or undocumented fill are encountered.

maximum of 40-feet) from the surface of the descending slope or finished grade, whichever is deeper.

All other setbacks from the top or toe of slope should comply with the minimum requirements of the controlling governmental agency.

6.3. Existing Caisson Foundations

According to KBA's referenced report dated June 19, 1987, twelve (12) caissons were installed for the previously proposed residence in 1981. The caissons vary from about 8- to 16-feet deep. The existing caissons may not be utilized for support of the new residence and/or driveway. The existing caissons may be abandoned in place. However, portions of the caissons or grade beams may need to be removed in the area of the planned foundations, etc.

6.4. Proposed Structural Driveway Access

We understand that it is proposed to extend a driveway access from Grand View Drive to the new residence. Currently, the north and east side of the roadway are supported by a bulkhead. It appears that three (3) generations of bulkheads are present along the roadway, adjacent to the subject site. The height of the bulkheads varies from about 1- to 6-feet, each. A portion of KBA's abandoned caisson and grade beam foundation also appears to be located adjacent to a bulkhead. We recommend that the proposed structural driveway be supported on new friction piles bearing into the underlying bedrock. The driveway may not be supported on the City bulkhead or KBA's old caisson foundations.

6.5. Building Clearance

Any structures located below ascending slopes steeper than 3:1 (H:V) should be setback from the toe of the slope a horizontal distance equal to one-half the vertical height for structures. This distance should not be less than 3-feet, nor need exceed 15-feet (H/2) for structures and this distance should not be less than 3-feet, nor need exceed 7.5-feet (H/4) for pools and spas.

The proposed residence is located along the top of the descending slope. In this case, building clearance requirements for the proposed structures have been satisfied, provided that our recommendations are followed.

6.6. Site Preparation and Earthwork

Prior to construction/grading, the area of the proposed development should be clear of any loose surficial soils, vegetation and/or man-made debris. Demolition debris and other unsuitable materials should be stripped and removed from the site. Water lines or other old utility lines or installations to be abandoned should be removed or crushed in place. Holes resulting from removal of buried obstructions which extend below finished site grades should be backfilled with compacted soils.

The design spectral response acceleration parameters presented on the following table generated by the Applied Technology Council (ATC) website, may be utilized for seismic design:

Site location (latitude, longitude): (34.1029, -118.3752)				
Spectral Period, T (second)	MCE_R ground motion (g)	Site-modified Spectral acceleration (g)		**Seismic design acceleration (g)**
0.2	S_s = 2.126	F_a = 1.2	S_{MS} = 2.551	**S_{DS} = 1.701**
1.0	S_1 = 0.763	F_v = 1.4	S_{M1} = 1.068	**S_{D1} = 0.712**
Site modified peak ground acceleration PGA_M = 1.091 g				
Long-period transition period T_L = 8 second				
Seismic Design Category = D				

If needed, our office can perform a site-specific ground motion hazard analysis upon the project structural engineer's request.

6. GEOTECHNICAL ENGINEERING RECOMMENDATIONS

6.1. Geotechnical Overview

Based on the findings of our investigation, the site is considered to be suitable from a soils and engineering geologic standpoint for construction of the proposed structures, provided the recommendations included herein are followed and integrated into the building and/or grading plans.

We recommend that the proposed structures be supported on a friction pile foundation system bearing into the underlying, firm bedrock. Depth to firm bedrock in the area of the proposed structures is anticipated to be about 2- to 8-feet below existing grade. The depth to firm bedrock should be anticipated to vary across the site. The proposed structures are shown on our Geotechnical Map, Plate 1 and our Geologic Cross Sections A-A' through C-C', Plates CS-1 through CS-3.

Our geotechnical engineering analyses performed for this report were based on the preliminary information provided to us. If the design substantially changes, then our geotechnical engineering recommendations would be subject to revision based on our evaluation of the changes.

6.2. Foundation Setback

The depth of the foundations shall satisfy the required H/3 slope setback distance (horizontal distance measured from the bottom of foundations to the surface of the descending slope or finished grade, whichever is deeper must be a minimum of one-third the overall vertical slope (H) height of the descending slope/minimum of 5-feet and up to a

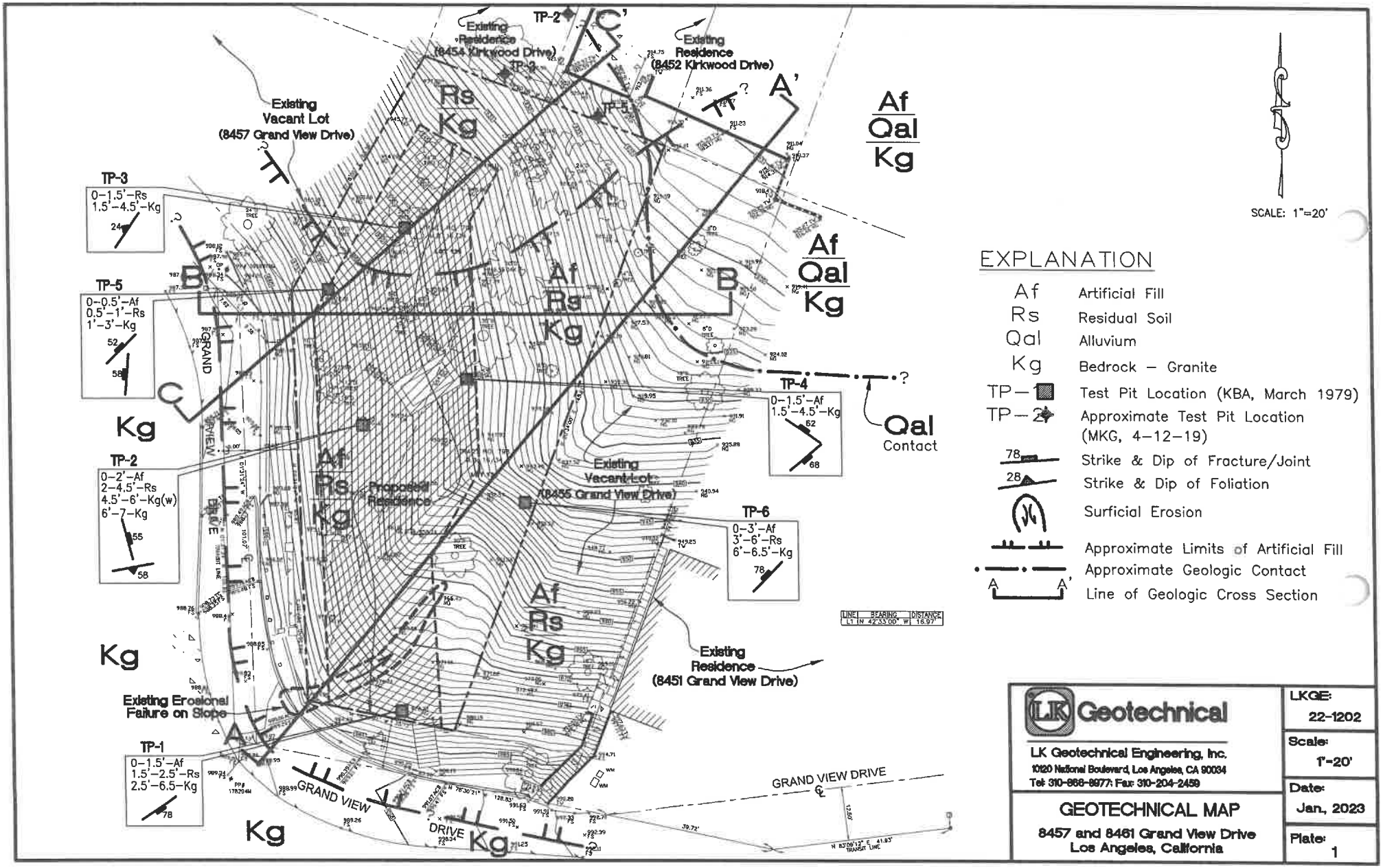
Prepared by Grover Hollingsworth and Associates, Inc., GH 4083-S, Report dated August 9, 1991.
Geologic and Soils Engineering Exploration, Proposed Additions, Lot 137, Tract 798, 8476 Kirkwood Drive, Los Angeles, California; Prepared by The J. Byer Group, Inc., Project Number JB 15001-Z, Report dated August 13, 1991 and Addendum dated February 21, 1992, April 16, 1998 and January 18, 2002.

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 137, Tract 798, 8476 Kirkwood Drive, Los Angeles, California; Letters dated November 21, 1991, March 18, 1992 (Log No. 27789) and October 14, 1998 (Log No. 25894).

8504 and 8506 Oak Court

Geologic and Soils Engineering Investigation, Proposed Single Family Residence, Addition and Impact Wall, Lot 377 and 378, Tract 798, 8504 and 8506 Oak Court, Los Angeles, California; Prepared by Kovacs-Byer and Associates, Inc., KB 3853-G, Report dated May 10, 1978.
City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letter for Lot 377 and 378, Tract 798, 8504 and 8506 Oak Court, Los Angeles, California; Letter dated November 20, 1978.

PLATES



EXPLANATION

Af	Artificial Fill
Rs	Residual Soil
Qal	Alluvium
Kg	Bedrock – Granite
TP–1	Test Pit Location (KBA, March 1979)
TP–2	Approximate Test Pit Location (MKG, 4–12–19)
78	Strike & Dip of Fracture/Joint
28	Strike & Dip of Foliation
	Surficial Erosion
	Approximate Limits of Artificial Fill
	Approximate Geologic Contact
A A'	Line of Geologic Cross Section

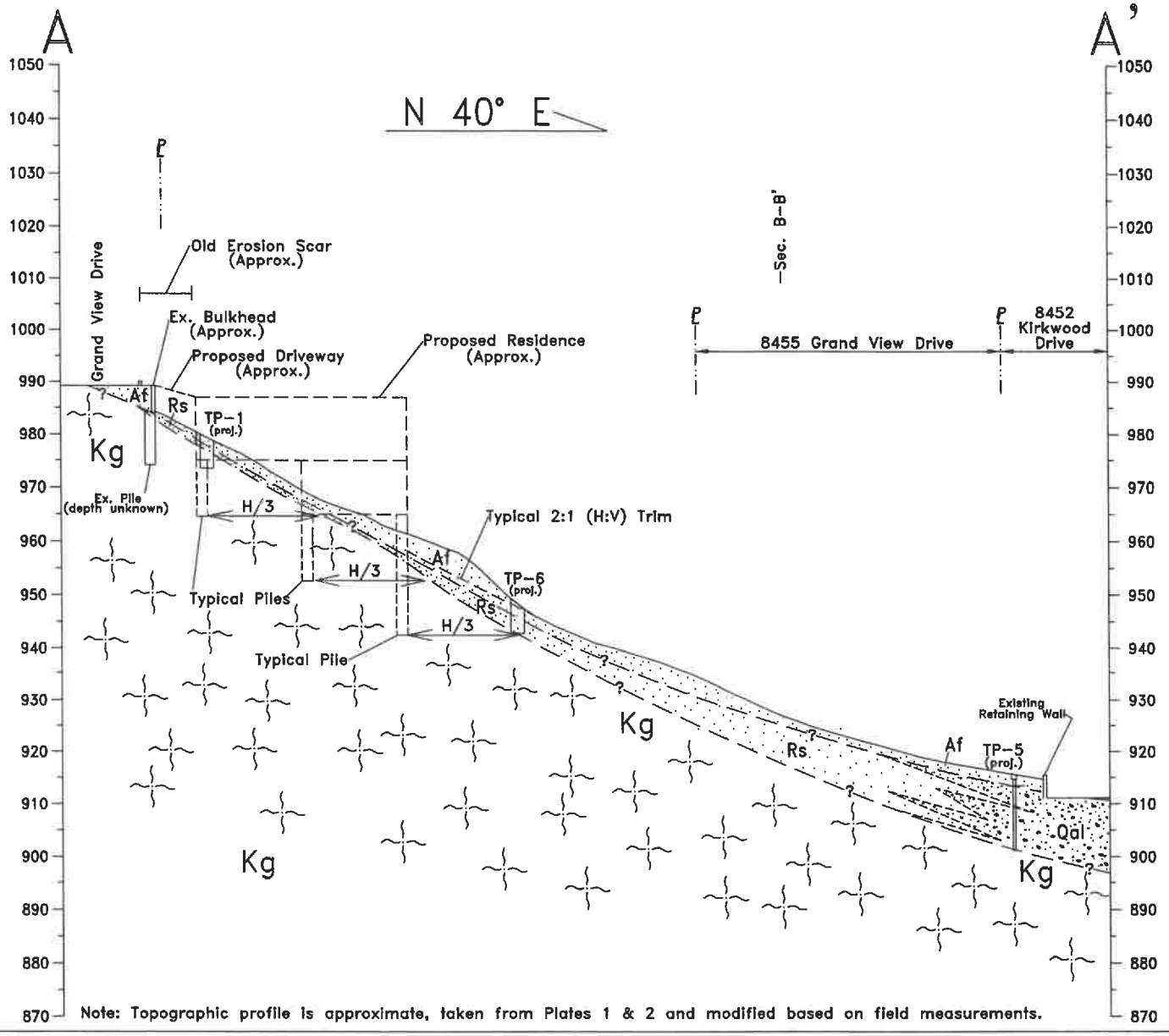
LK Geotechnical

LK Geotechnical Engineering, Inc.
1020 National Boulevard, Los Angeles, CA 90034
Tel: 310-868-8977; Fax: 310-204-2459

GEOTECHNICAL MAP

8457 and 8461 Grand View Drive
Los Angeles, California

LKGE: 22-1202
Scale: 1"=20'
Date: Jan. 2023
Plate: 1



Note: Topographic profile is approximate, taken from Plates 1 & 2 and modified based on field measurements.

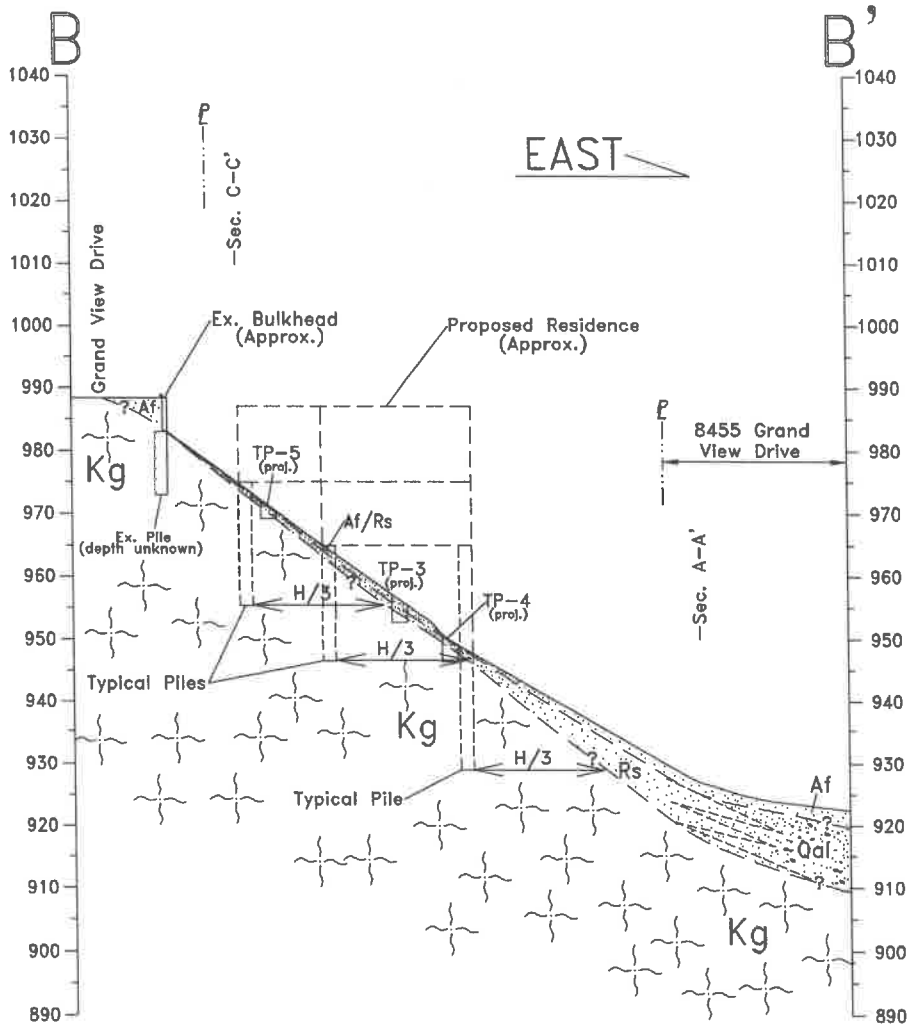
SCALE: 1"=20'

GEOLOGIC CROSS SECTION A-A'

8457 and 8461 Grand View Drive
Los Angeles, California

LKGE: 19-304
Date: Jan., 2023
Scale: 1"=20'
Plate: CS-1

LK Geotechnical
LK Geotechnical Engineering, Inc.
1020 Nutmeg Boulevard, Los Angeles, CA 90064
Tel 310-666-6677, Fax 310-2[illegible]



SCALE: 1"=20'

Note: Topographic profile is approximate, taken from Plates 1 & 2 and modified based on field measurements.

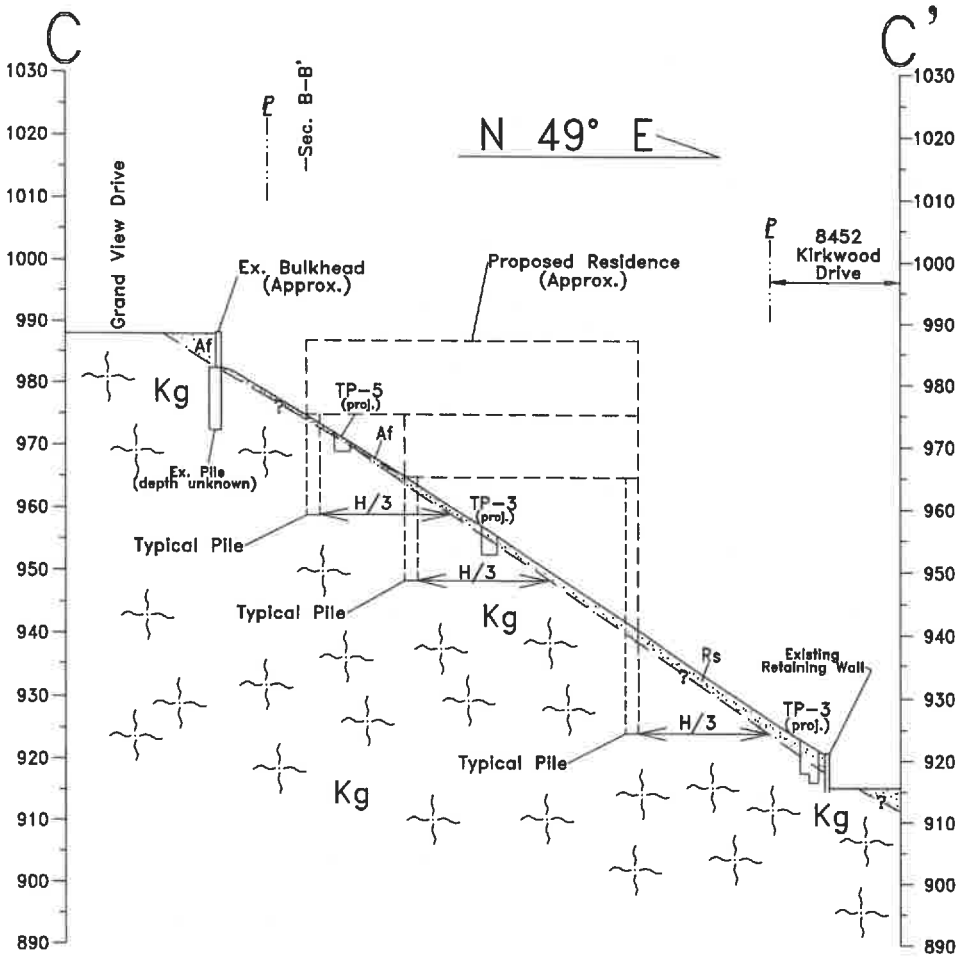
LKGE: 19-304	Date: Jan. 2023
Scale: 1"=20'	Plate: CS-2

GEOLOGIC CROSS SECTION B-B'

8457 and 8461 Grand View Drive
Los Angeles, California

LK Geotechnical

LK Geotechnical Engineering, Inc.
1320 Holland Boulevard, Los Angeles, CA 90024
Tel 310-666-6677 Fax 310-204-2459



SCALE: 1"=20'

Note: Topographic profile is approximate, taken from Plates 1 & 2 and modified based on field measurements.

LK Geotechnical

LK Geotechnical Engineering, Inc.
1020 Wilshire Boulevard, Los Angeles, CA 90024
Tel 310-666-6077 Fax 310-20[illegible]

GEOLOGIC CROSS SECTION C-C'

8457 and 8461 Grand View Drive
Los Angeles, California

LKGE: 19-304
Date: Jan. 2023
Scale: 1"=20'
Plate: CS-3

Appendix A
Engineering Calculations and Design Details

List of Plates

Plate No.	Plate Name
SW-1	Earth Pressures for Shoring
RW-1 thru RW-3	Earth Pressures for Retaining Wall
RWD-1	Typical Retaining Wall Backfill & Subdrain Detail

Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

Shoring Wall Parameters

Height of wall, H = *10.0* feet

Angle of back slope, β = *0.0* degrees

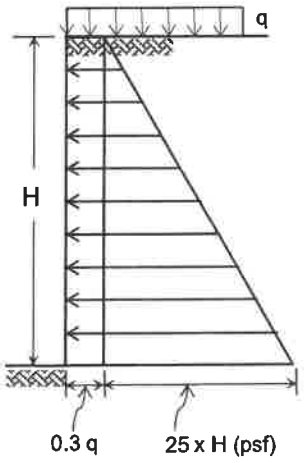
Soil Parameters

Unit weight, γ = *130.0* pcf

Condition	Shear Strength Used	Cohesion C (psf)	Friction angle ϕ (deg)	Factor of Safety, F.S.	Design Cohesion C_d (psf)	Design Friction angle ϕ_d (deg)
Static	Ultimate	*940.0*	*40.0*	1.25	752.0	33.9

Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force ,P_A (lb/ft)	Active EFW_A (pcf)
42	5.0	7.5	5414.2	-3939.7	-78.8
44	5.0	7.2	5048.2	-3663.5	-73.3
46	5.0	7.0	4707.7	-3427.3	-68.5
48	5.0	6.7	4389.5	-3227.1	-64.5
50	5.0	6.5	4090.6	-3059.4	-61.2
52	5.0	6.3	3808.8	-2921.7	-58.4
54	5.0	6.2	3541.9	-2811.7	-56.2
56	5.0	6.0	3288.2	-2728.0	-54.6
58	5.0	5.9	3046.2	-2669.2	-53.4
60	5.0	5.8	2814.6	-2634.6	-52.7
62	5.0	5.7	2592.1	-2623.6	***-52.5***
64	5.0	5.6	2377.7	-2636.0	-52.7
66	5.0	5.5	2170.5	-2672.2	-53.4
68	5.0	5.4	1969.6	-2732.6	-54.7
70	5.0	5.3	1774.4	-2817.9	-56.4
72	5.0	5.3	1584.0	-2929.6	-58.6

Cantilevered Shoring



LK Geotechnical

LK Geotechnical Engineering, Inc.
10120 National Blvd., Los Angeles, CA 90034
Tel: 310.866.8977; Fax: 310.204.2459

EARTH PRESSURES FOR SHORING WALL

8461 Grand View Drive

Los Angeles, California

DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	SW-1

Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

Retaining Wall Parameters

Height of wall, H = *10.0* feet

Angle of back slope, β = *0.0* degrees

Ground Motion Parameters

PGA_M = *1.087* g

$k_h = PGA_M/3$ = 0.362

Soil Parameters

Unit weight, γ = *130.0* pcf bedrock

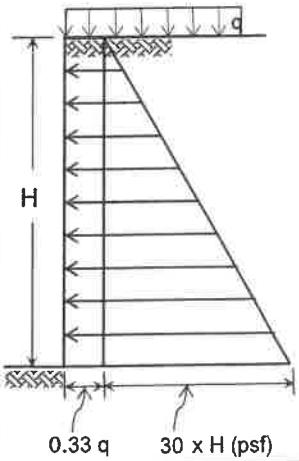
Condition	Shear Strength Used	Cohesion C (psf)	Friction angle ϕ (deg)	Factor of Safety, F.S.	Design Cohesion C_d (psf)	Design Friction angle ϕ_d (deg)
Static	Ultimate	*940.0*	*40.0*	1.50	626.7	29.2
Seismic	Ultimate	*940.0*	*40.0*	1.00	940.0	40.0

Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, P_A (lb/ft)	Active EFW_A (pcf)	Failure plane angle (deg)	Total Seismic Force, P_E (lb/ft)	Total Seismic EFW_E (pcf)
44	5.0	7.2	5048.2	-2739.5	-54.8	44	-3013.5	-60.3
46	5.0	7.0	4707.7	-2551.2	-51.0	46	-2832.2	-56.6
48	5.0	6.7	4389.5	-2394.2	-47.9	48	-2685.1	-53.7
50	5.0	6.5	4090.6	-2266.0	-45.3	50	-2569.1	-51.4
52	5.0	6.3	3808.8	-2164.4	-43.3	52	-2481.4	-49.6
54	5.0	6.2	3541.9	-2087.9	-41.8	54	-2420.2	-48.4
56	5.0	6.0	3288.2	-2035.3	-40.7	56	-2383.6	-47.7
58	5.0	5.9	3046.2	-2005.8	-40.1	58	-2370.5	***-47.4***
60	5.0	5.8	2814.6	-1998.9	***-40.0***	60	-2380.0	-47.6
62	5.0	5.7	2592.1	-2014.5	-40.3	62	-2411.5	-48.2
64	5.0	5.6	2377.7	-2053.0	-41.1	64	-2464.8	-49.3
66	5.0	5.5	2170.5	-2114.8	-42.3	66	-2539.9	-50.8
68	5.0	5.4	1969.6	-2200.8	-44.0	68	-2637.0	-52.7
70	5.0	5.3	1774.4	-2312.5	-46.3	70	-2756.9	-55.1
72	5.0	5.3	1584.0	-2451.7	-49.0	72	-2900.3	-58.0
74	5.0	5.2	1397.9	-2620.5	-52.4	74	-3068.5	-61.4

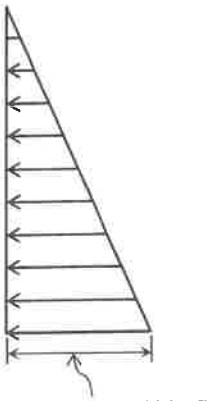
For seismic design, use Total Seismic Pressure EFW = 41.0

Active Condition	
Static, EFW_A	30 pcf
Increm. Seismic, ΔEFW_{AE}	11 pcf
Total Seismic, $EFW_A+\Delta EFW_{AE}$	41 pcf

STATIC

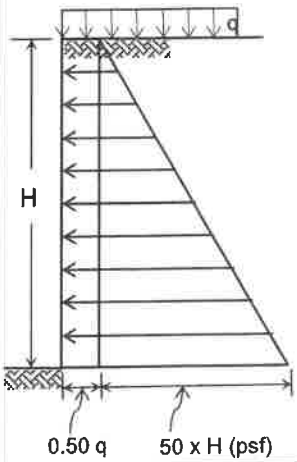


INCREMENTAL SEISMIC

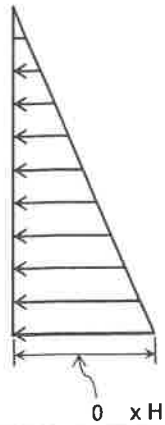


At-Rest Condition	
Static, EFW_0	50 pcf
Increm. Seismic, ΔEFW_{0E}	0 pcf
Total Seismic, $EFW_0+\Delta EFW_{0E}$	50 pcf

STATIC



INCREMENTAL SEISMIC



LK Geotechnical

LK Geotechnical Engineering, Inc.

10120 National Blvd., Los Angeles, CA 90034

Tel: 310.866.8977; Fax: 310.204.2459

EARTH PRESSURES FOR RETAINING WALL

With Level Backslope

8461 Grand View Drive

Los Angeles, California

DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	RW-1

Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

Retaining Wall Parameters

Height of wall, H = *10.0* feet

Angle of back slope, β = *26.0* degrees

Ground Motion Parameters

PGA_M = *1.087* g

$k_h = PGA_M/3$ = 0.362

Soil Parameters

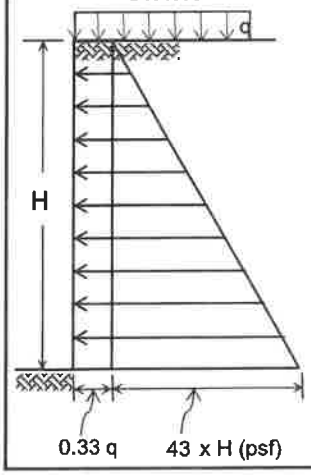
Unit weight, γ = *130.0* pcf

Condition	Shear Strength Used	Cohesion C (psf)	Friction angle ϕ (deg)	Factor of Safety, F.S.	Design Cohesion C_d (psf)	Design Friction angle ϕ_d (deg)
Static	Ultimate	*940.0*	*40.0*	1.50	626.7	29.2
Seismic	Ultimate	*940.0*	*40.0*	1.00	940.0	40.0

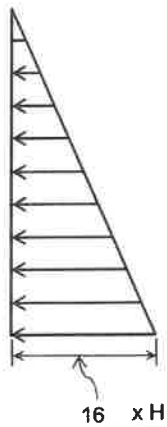
Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force ,P_A (lb/ft)	Active EFW_A (pcf)	Failure plane angle (deg)	Total Seismic Force, P_E (lb/ft)	Total Seismic EFW_E (pcf)
42	5.0	16.3	11813.3	-6464.2	-129.3	42	-7054.4	-141.1
44	5.0	14.5	10199.7	-5535.1	-110.7	44	-6088.7	-121.8
46	5.0	13.1	8899.3	-4822.6	-96.5	46	-5353.8	-107.1
48	5.0	12.0	7826.5	-4268.9	-85.4	48	-4787.6	-95.8
50	5.0	11.0	6924.5	-3835.8	-76.7	50	-4348.8	-87.0
52	5.0	10.3	6153.7	-3497.0	-69.9	52	-4009.2	-80.2
54	5.0	9.6	5485.9	-3233.9	-64.7	54	-3748.4	-75.0
56	5.0	9.0	4900.3	-3033.1	-60.7	56	-3552.2	-71.0
58	5.0	8.5	4381.6	-2885.0	-57.7	58	-3409.6	-68.2
60	5.0	8.0	3917.8	-2782.4	-55.6	60	-3312.8	-66.3
62	5.0	7.6	3499.7	-2719.9	-54.4	62	-3255.8	-65.1
64	5.0	7.3	3119.9	-2693.8	***-53.9***	64	-3234.1	***-64.7***
66	5.0	7.0	2772.6	-2701.4	-54.0	66	-3244.4	-64.9
68	5.0	6.7	2453.0	-2741.0	-54.8	68	-3284.2	-65.7
70	5.0	6.5	2157.3	-2811.7	-56.2	70	-3351.9	-67.0
72	5.0	6.2	1882.3	-2913.3	-58.3	72	-3446.5	-68.9
						For seismic design, use Total Seismic Pressure EFW =		**59.0**

Active Condition	
Static, EFW_A	**43 pcf**
Increm. Seismic, ΔEFW_{AE}	**16 pcf**
Total Seismic, $EFW_A+\Delta EFW_{AE}$	**59 pcf**

STATIC



INCREMENTAL SEISMIC



LK Geotechnical

LK Geotechnical Engineering, Inc.

10120 National Blvd., Los Angeles, CA 90034

Tel: 310.866.8977; Fax: 310.204.2459

EARTH PRESSURES FOR RETAINING WALL

With 2H:1V Backslope

8461 Grand View Drive

Los Angeles, California

DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	RW-2

Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

Retaining Wall Parameters

Height of wall, H = *10.0* feet

Angle of back slope, β = *33.0* degrees

Ground Motion Parameters

PGA_M = *1.087* g

$k_h = PGA_M/3$ = 0.362

Soil Parameters

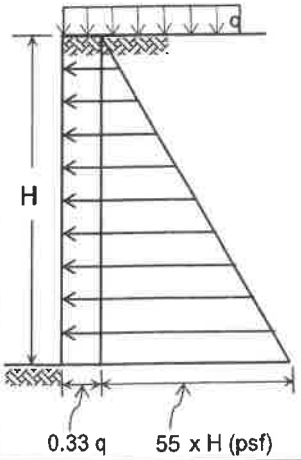
Unit weight, γ = *130.0* pcf

Condition	Shear Strength Used	Cohesion C (psf)	Friction angle ϕ (deg)	Factor of Safety, F.S.	Design Cohesion C_d (psf)	Design Friction angle ϕ_d (deg)
Static	Ultimate	*940.0*	*40.0*	1.50	*626.7*	*29.2*
Seismic	Ultimate	*940.0*	*40.0*	1.00	*940.0*	*40.0*

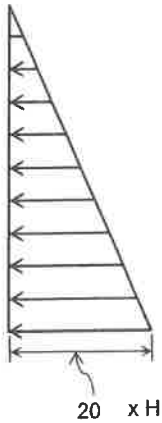
Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, P_A (lb/ft)	Active EFW_A (pcf)	Failure plane angle (deg)	Total Seismic Force, P_E (lb/ft)	Total Seismic EFW_E (pcf)
42	5.0	26.8	19422.6	-10628.0	-212.6	42	-11598.4	-232.0
44	5.0	22.0	15413.5	-8364.5	-167.3	44	-9201.0	-184.0
46	5.0	18.6	12625.5	-6841.9	-136.8	46	-7595.5	-151.9
48	5.0	16.2	10570.1	-5765.4	-115.3	48	-6465.9	-129.3
50	5.0	14.3	8988.7	-4979.3	-99.6	50	-5645.3	-112.9
52	5.0	12.9	7731.5	-4393.6	-87.9	52	-5037.1	-100.7
54	5.0	11.7	6705.9	-3953.1	-79.1	54	-4582.1	-91.6
56	5.0	10.7	5851.3	-3621.7	-72.4	56	-4241.5	-84.8
58	5.0	9.9	5126.6	-3375.5	-67.5	58	-3989.3	-79.8
60	5.0	9.2	4502.9	-3197.9	-64.0	60	-3807.6	-76.2
62	5.0	8.6	3959.2	-3077.0	-61.5	62	-3683.3	-73.7
64	5.0	8.1	3479.9	-3004.7	-60.1	64	-3607.4	-72.1
66	5.0	7.7	3053.3	-2974.9	***-59.5***	66	-3572.9	***-71.5***
68	5.0	7.3	2670.2	-2983.7	-59.7	68	-3575.0	-71.5
70	5.0	7.0	2323.6	-3028.3	-60.6	70	-3610.2	-72.2
72	5.0	6.7	2007.6	-3107.3	-62.1	72	-3675.9	-73.5
						For seismic design, use Total Seismic Pressure EFW =		**75.0**

Active Condition	
Static, EFW_A	55 pcf
Increm. Seismic, ΔEFW_{AE}	20 pcf
Total Seismic, $EFW_A+\Delta EFW_{AE}$	75 pcf

STATIC



INCREMENTAL SEISMIC



LK Geotechnical

LK Geotechnical Engineering, Inc.

10120 National Blvd., Los Angeles, CA 90034

Tel: 310.866.8977; Fax: 310.204.2459

EARTH PRESSURES FOR RETAINING WALL

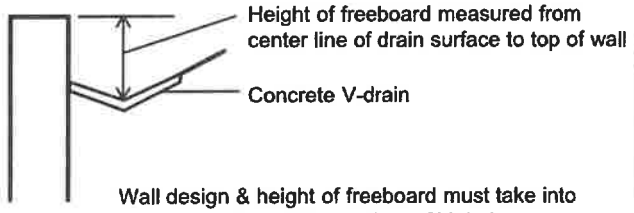
With 1.5H:1V Backslope

8461 Grand View Drive

Los Angeles, California

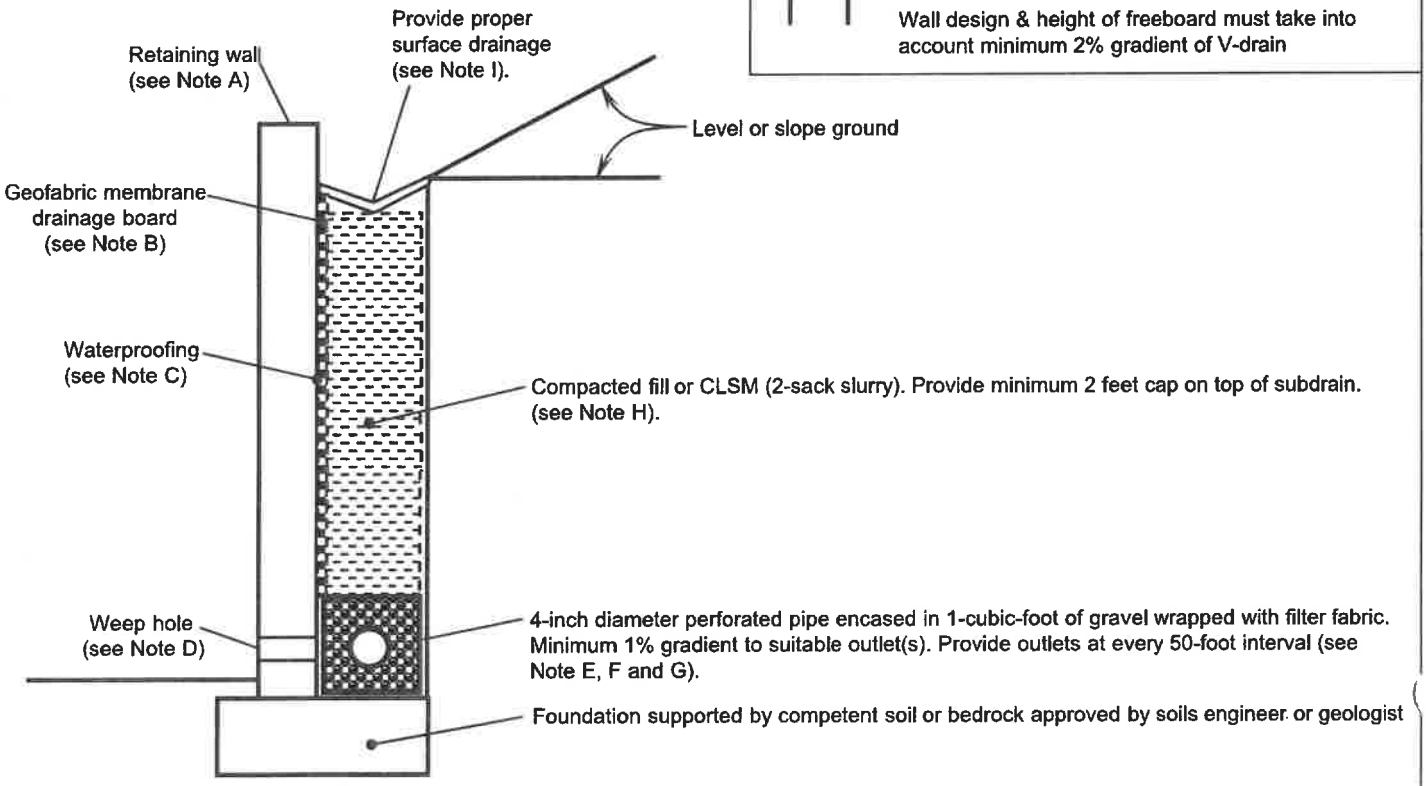
DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	RW-3

FREEBOARD DETAIL



Wall design & height of freeboard must take into account minimum 2% gradient of V-drain

RETAINING WALL SUBDRAIN & BACKFILL DETAIL



General Notes:

A. Retaining wall plans should be reviewed and approved by the soils engineer.
B. Geofabric membrane drainage board (MiraDrain or equivalent) or a blanket of gravel should be installed behind the wall.
C. Waterproofing should be provided where moisture intrusion through the wall is undesirable. Waterproofing of the wall is not under purview of the soils engineer or geologist.
D. Weepholes should be minimum 3-inches in diameter and provided at 10-foot maximum intervals. If exposure is permitted, weepholes should e located 6- to 12-inches above finished grade. If exposure is not permitted, a solid pipe under the sidewalk or slab discharge through the curb face or equivalent should be provided. For a basement type of retaining wall, a proper subdrain outlet system should be provided.
E. Subdrain should consist of 4-inch diameter perforated PVC pipe encased in minimum 1-cubic-foot per linear foot of 3/4-inch gravel wrapped with filter fabric (Mirafi 140NC or approved equivalent). As an alternative, subdrain could consist of 4-inch diameter perforated PVC pipe wrapped with filter sock encased in minimum 1-cubic-foot per linear foot of Caltrans Class 2 permeable base.
F. Subdrain perforated PVC pipe should be SDR 35, Schedule 40 or approved equivalent. Pipe should be installed with perforations pointing down. Perforations should be 3/8-inches in diameter placed at the ends of a 120-degree arc in two rows at 3-inches on center (staggered).
G. Outlet portion of subdrain should have a 4-inch diameter solid pipe discharged into a suitable disposal area designed by the project civil engineer. The subdrain outlet pipe should be accessible for maintenance and must remain clear at all time.
H. All man-made fill shall be compacted to a minimum 90% of the maximum dry density determined per ASTM D1557. All placement and compaction should be observed and verified by our field representative.
I. All drains should be sloped at a minimum 1 percent gradient to suitable disposal area designed by the project civil engineer.
J. Other subdrain and backfill options are subject to review by the soils engineer and governing municipal agency.

LK Geotechnical
LK Geotechnical Engineering, Inc.
10120 National Blvd., Los Angeles, CA 90034
Tel: 310.866.8977; Fax: 310.204.2459

TYPICAL RETAINING WALL SUBDRAIN & BACKFILL DETAIL

Plate RWD-1

Appendix B
Referenced Logs, Shear Data & LADBS Approval Letter

April 3, 1979
KB 4677-G

TABLE I

LOG OF TEST PITS

Pit Number	Depth (Feet)	Description
1	0 - 1½	FILL: Clayey Sand and Gravel, dark brown, very moist, slightly dense
	1½ - 2½	SOIL: Clayey Sand, brown to dark brown, moist, medium dense, contains rootlets
	2½ - 6½	BEDROCK: Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered, increasingly competent with depth
		End at 6½ feet; No Water; No Caving; Fill to 1½ feet JOINT: N55E; 70SE
2	0 - 2	FILL: Clayey Sand and Gravel, dark brown, moist, slightly dense, contains cobbles of Granite
	2 - 2½	SOIL: Clayey Sand, brown to dark brown, moist, medium dense, contains rootlets
	2½ - 4½	mixture of Clayey Sand and Bedrock fragments, moist, slightly to medium dense
	4½ - 6	WEATHERED BEDROCK: Granite, red-brown, moist, massive, very weathered
	6 - 7	BEDROCK: Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered, contains Quartz Dike
		End at 7 feet; No Water; No Caving; Fill to 2 feet FOLIATION: N80E; 58SE (Quartz Dike) JOINT: N15W; 55NE

(Continued)

Ref: KBA, 4-3-79

ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING

11430 VENTURA BLVD., STUDIO CITY, CALIFORNIA 91604 (213) 980-0825 (LA) 877-2757

TABLE I - LOG OF TEST PITS (Continued)

Pit Number	Depth (Feet)	Description
3	0 - 1½	SOIL: Silty Sand and Gravel, brown, moist, medium dense to dense, contains rootlets
	1½ - 4½	BEDROCK: Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered
		End at 4½ feet; No Water; No Caving; No Fill FOLIATION: N35E: 24NW (Quartz Dike)
4	0 - 1½	SOIL: Silty Sand and Gravel, brown, moist, medium dense to dense, contains rootlets; contact dips 60 degrees downhill
	1½ - 4½	BEDROCK: Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered
		End at 4½ feet; No Water; No Caving; No Fill JOINTS: N50E; 68SE N55W; 82NE
5	0 - ½	FILL: Clayey Sand and Gravel, light brown, moist, medium dense
	½ - 1	SOIL: Gravelly, Clayey Sand, brown, slightly moist, medium dense
	1 - 3	BEDROCK: Granite, red-brown, massive, moderately hard, moderately weathered; upper 1 foot very weathered
		End at 3 feet; No Water; No Caving; Fill to ½ foot JOINT: N45E; 58NW

Ref: KBA, 4-3-79

(Continued)

TABLE I - LOG OF TEST PITS (Continued)

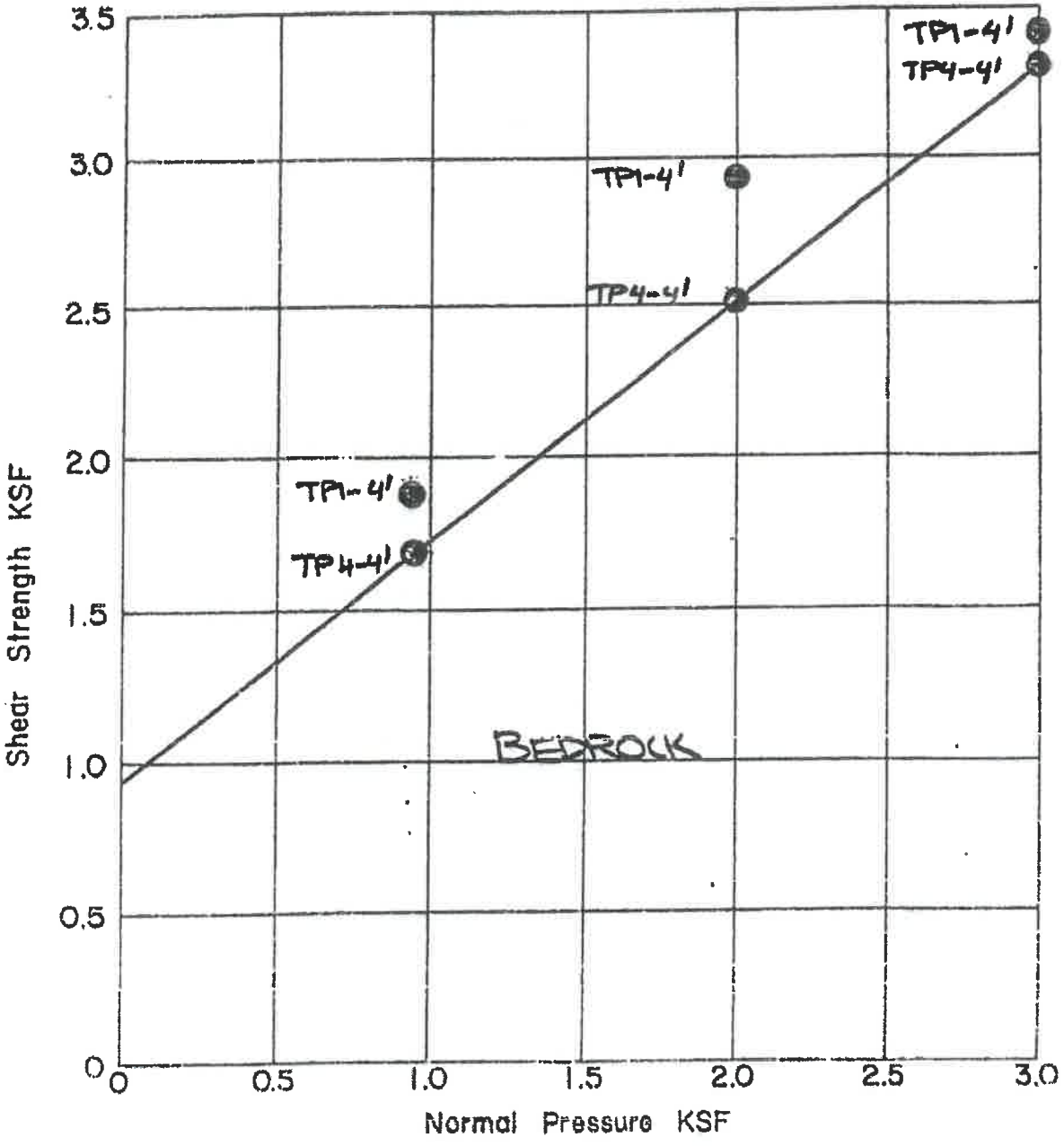
Pit Number	Depth (Feet)	Description
6	0 - 3	FILL: Silty Sand with Clay, dark brown, moist, medium dense to dense
	3 - 6	SOIL: Clayey Sand, brown, moist, dense, contains Gravel
	6 - 6½	BEDROCK: Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered
		End at 6½ feet; No Water; No Caving; Fill to 3 feet JOINT: N45E; 78NW

NOTE: The stratification depths represent the approximate boundary between earth types; the transition may be gradual.

Ref: KB, 4-3-79

SHEAR TEST DIAGRAM

Project GGG KB 4677-G



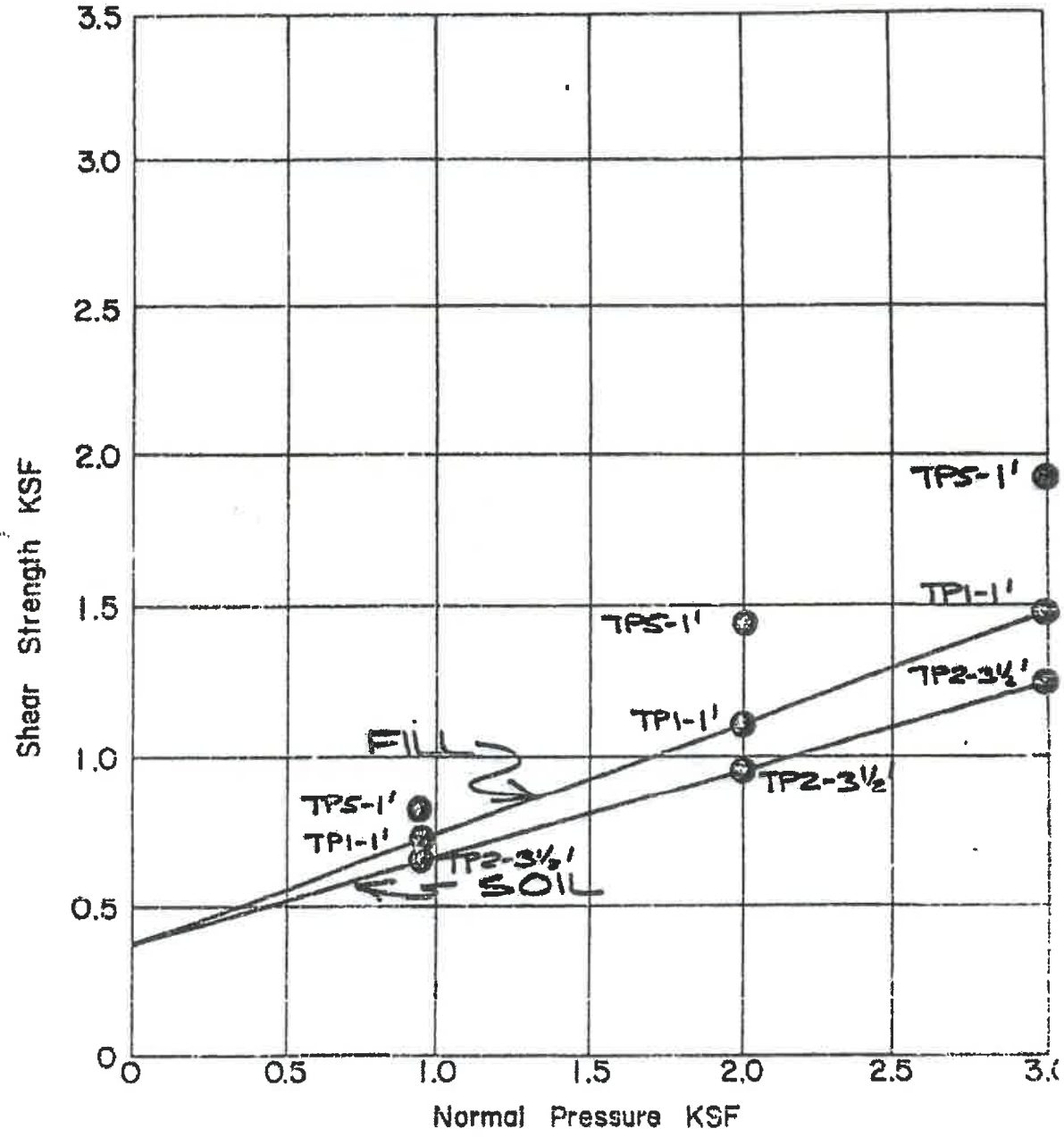
- ○ Direct Shear at Field Moisture
- ◉ Direct Shear, Saturated
- ◯ Unconfined Compression Test
- ⊕ Vane Shear Test
- ⊙ Penetrometer

Ref: 4/3/79

KOVACS - BYER and ASSOCIATES Inc. PLATE B-1

SHEAR TEST DIAGRAM

Project GGG KB4677-G

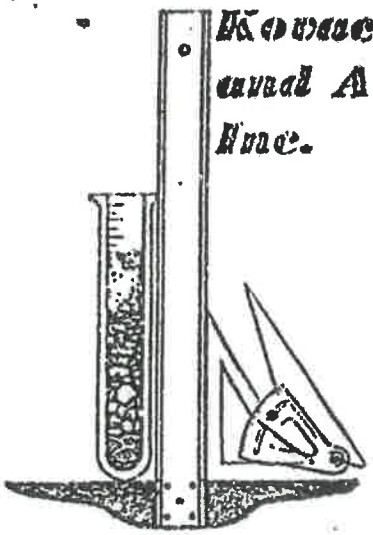


- ○ Direct Shear at Field Moisture
- ● Direct Shear, Saturated
- ◯ Unconfined Compression Test
- ⊕ Vane Shear Test
- ⊙ Penetrometer

Ref: 4/3/79

KOVACS - BYER and ASSOCIATES Inc. PLATE B-2

Ref: 6-19-87



Kovacs-Byer and Associates Inc.

NOTICE OF FIELD OBSERVATION

DATE 4/27/87

KB 4677

DATE OF PRELIMINARY REPORT _____

LOCATION 6481 OAK ST L.A.

CLIENT G G G.

SITE VISIT REQUESTED BY B GAINES

WE HAVE OBSERVED THE TWELVE CAISSONS FOUNDED TO THE REQUIRED DEPTH INTO BEDROCK

THE TWELVE CAISSONS (SEE APPROVED PLANS FOR LOCATIONS) ARE

APPROVED _____ DISAPPROVED _____ SEE BELOW _____

Caisson #	Required Bell Ø	COMMENTS Total Depth	Depth of Fixation
E 5	32"	10	3'
E 6	38"	13	6'
F 5	30"	10	4'
F 6	38"	12'6"	4'
E 7	34"	13'6"	7'
F 7	34"	14'	6'
F 8	30"	12'	7'
E 8	30"	16'	12
B-2	46"	8	3'
B-3	46"	8 1/2'	3'6"
C-2	46"	8 1/2'	3 1/2'
C-3	46"	9'	3 1/2'

FOR KOVACS-BYER AND ASSOCIATES, INC. _____

_____ HOURS (2-HOUR MINIMUM CHARGE)

ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING

11430 VENTURA BLVD., STUDIO CITY, CALIFORNIA 91604 (213) 980-0825 (LA) 877-2757

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

December 16, 2016

LOG # 90897-01
SOILS/GEOLOGY FILE - 2
LAN

Mr. Shane Patel
111 S. Kings Road, #PH1
Los Angeles, CA 90048

TRACT: 798
LOT(S): 134 & 135
LOCATION: 8457 & 8461 W. Grand View Drive

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Addendum Report	G15-017/1	09/01/2016	Garcrest Engineering

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Dept. Correction Letter	90897	12/04/2015	LADBS
Update Report	G15-017/1	11/09/2015	Garcrest Engineering
Dept. Approval Letter	41648	11/17/2003	LADBS
Update Report	JB 19581-Z	10/09/2003	J. Byer Group, Inc.
Dept. Approval Letter	- -	05/14/1979	LADBS
Geology/Soils Report	KB 4677-G	04/03/1979	Kovacs-Byer & Assoc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report providing recommendations for the proposed two-story residence with garage and deck (three stories total). Retaining walls ranging up to 10 feet in height are proposed to support the adjacent street and the lower floor levels. The subject site is currently vacant and consists of a descending slope. The slope descends about 70 feet in height at a slope gradient of about 1(:1 to locally 1:1 (H:V). No additional subsurface exploration or laboratory testing had been performed. The earth materials at the referenced subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by soil and granite bedrock. The consultants recommend to support the proposed structures on drilled-pile foundations bearing on competent bedrock.

The subject property was initially explored by Kovacs-Byer &. Associates (KBA) in 1979 to address a new residence. Six test pits were excavated on the site and generally encountered fill and soil over granite bedrock. The report was reviewed by the Department and conditionally approved in a letter dated 05/14/1979. Construction of the foundations had begun. However, the

project was terminated and the residence was not completed. Only the foundations had been constructed.

Subsequently, the J. Byer Group, Inc. (JBG) produced an updated report in 2003 to address the development of a new residence. JBG reported that the previous foundations per the KBA report remained on the site and were exposed on the slope. The new residence was to be supported on new foundations and the existing foundations were not to be used. The report was reviewed by the Department and conditionally approved in a letter dated 11/17/2003, Log # 41648. Construction of the residence had not begun and no construction on the site had been performed site since the previous foundations under KBA.

Engineering analyses provided by Garcrest Engineering is based on field and laboratory testing performed by Kovacs-Byer & Associates/ J. Byer Group, Inc. Garcrest Engineering is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above reports include an acceptable seismic slope stability analysis and the requirements of the 2014 City of Los Angeles Building Code have been satisfied.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Constituent Service Division for the proposed removal of support and/or retaining of slopes adjoining to public way. (3307.3.2)

   201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)

3. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)

5. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)

6. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion. (7012)

7. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).

8. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.

9. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

10. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)

11. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)

12. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)

    201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

13. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)

14. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

15. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)

16. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.

17. Unsurcharged temporary excavation may be cut vertical up to 4 feet. For excavations over 4 feet, the lower 4 feet may be cut vertically and the portion of the excavation above 4 feet

shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.

18. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

19. Foundations adjacent to a descending slope steeper than 3:1 (H:V) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).

20. Buildings adjacent to ascending slopes steeper than 3:1 (H:V) in gradient shall be set back from the toe of the slope a level distance equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1).

21. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.

22. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock. (P/BC 2014-050)

23. The design passive pressure shall be neglected for a portion of the pile with a setback distance (horizontal set back) less than five feet from fill, soil or weathered bedrock contact plane with bedrock.

24. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)

25. Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)

26. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

27. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

28. Retaining walls shall be designed for the lateral earth pressures specified starting on page 11 of the 10/19/2003 report and page 3 of the 10/12/2016. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.

29. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 3 of the 10/12/2016 report (1803.5.12).

30. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 12 inches, as recommended.

31. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.

32. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)

33. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)

34. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)

35. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)

36. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

37. The structure shall be connected to the public sewer system. (P/BC 2014-027)

38. All roof and pad drainage shall be conducted to the street in an acceptable manner; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer. (7013.10)

39. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)

40. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).

41. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.2, 7008.3)

42. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)

43. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)

44. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building

Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

45. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)

46. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

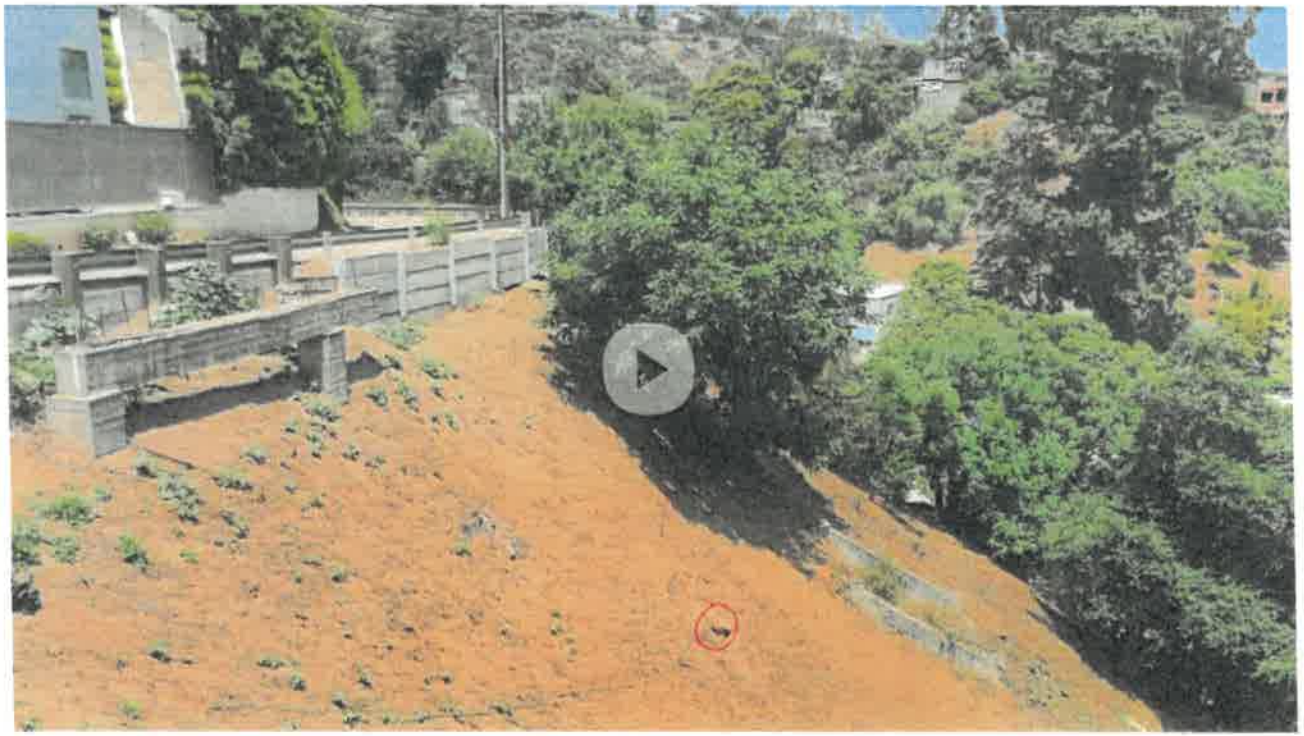
EDMOND LEE
Engineering Geologist Associate II

YING LIU
Geotechnical Engineer I

Log No. 90897-01
213-482-0480

cc: Studio By Design, Applicant
Garcrest Engineering, Project Consultant
LA District Office

Download Copy to Dropbox Save as... Log in Sign up



IMG_9326.MOV

00:13 / 00:12

Exhibit 8

9

Download Copy to Dropbox Save as... Log in Sign up

IMG_9326.MOV

00:15 / 00:12

Download Copy to Dropbox Save as... Log in Sign up

Download Copy to Dropbox Save as... Log in Sign up

UFD Notes

7 trees. Map Provided to Contractor by Owner.

Orange & Pink as per UFD's tree removal Application Requirements

Download Copy to Dropbox Save as... Log in Sign up

Download Copy to Dropbox Save as... Log in Sign up

IMG_9326.MOV

04:31 / 06:17

Download Copy to Dropbox Save as... Log in Sign up

Download Copy to Dropbox Save as... Log in Sign up

Exhibit 9

APPLICATION FOR A TREE REMOVAL PERMIT

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION
1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015
TEL: 213.847.3077

CD 4 / NC/MD 108

CD 4

You **MUST** first call (800) 996-2489 to obtain a Service Request Number (Application #): 1-958556071
(AVERAGE PROCESSING TIME IS 90-120 DAYS) *Application Number*

Property Address: *(Print Clearly)* 8457-8461 *Number* | Grand View Drive *Street Name* | LA *City* | CA *State* | 90046 *Zip Code*

Property Owner's Name: Sachin *First* | Patel *Last*

Property Owner's Contact Information: 310-779-4554 *Tel. No. Including Area Code* | sp0424@gmail.com *Email Address*

Total number of tree(s): 2 and specific reason for tree removal New SFR Construction
(Damaged sidewalk, driveway installation, street widening, City Planning c

9

tree in proposed foot print of the structure or dead tree. If it is a sewer line replacement issue, a sewer connection permit from the Bureau of Public Works Engineering is required.)

Property Owner's Representative/Agent: N/A (Owner) *First* | *Last*

Company Name:

Address: *Number* | *Street Name* | *City* | *State* | *Zip Code*

Contact Information: *Tel. No. Including Area Code* | *Email Address*

If the tree removal is approved and any fees due have been paid, the permit should be made out to:

Name: 360 Capital Ventures, Inc.

Email or Mailing Address: sp0424@gmail.com

☐ **This is a standard application for street trees.** *Please complete the attached check list.*

☒ **This is a standard application for protected trees.** *Please complete the attached checklist. If mailing PTR documents, you **MUST** include a self-addressed stamped envelope for returns.*

☐ **This application pertains to a Subdivision/Land Development case.** *Please complete the checklist and attach the following:*

1. B-permit number, plot plans, conditions of approval and final version of CEQA Documents. All documents MUST be attached to this application. If mailing documents, you **MUST** include a self-addressed stamped envelope for returns.

2. Project title and case number: *(ZA, TR, CPC, DIR, VAC, PM, DOT, APC)*

I am submitting this application along with the attached checklist (as indicated above) and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree removal permit. If the tree removal permit is granted, I understand I will be required to replace the removed tree(s) at a ratio provided by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees.

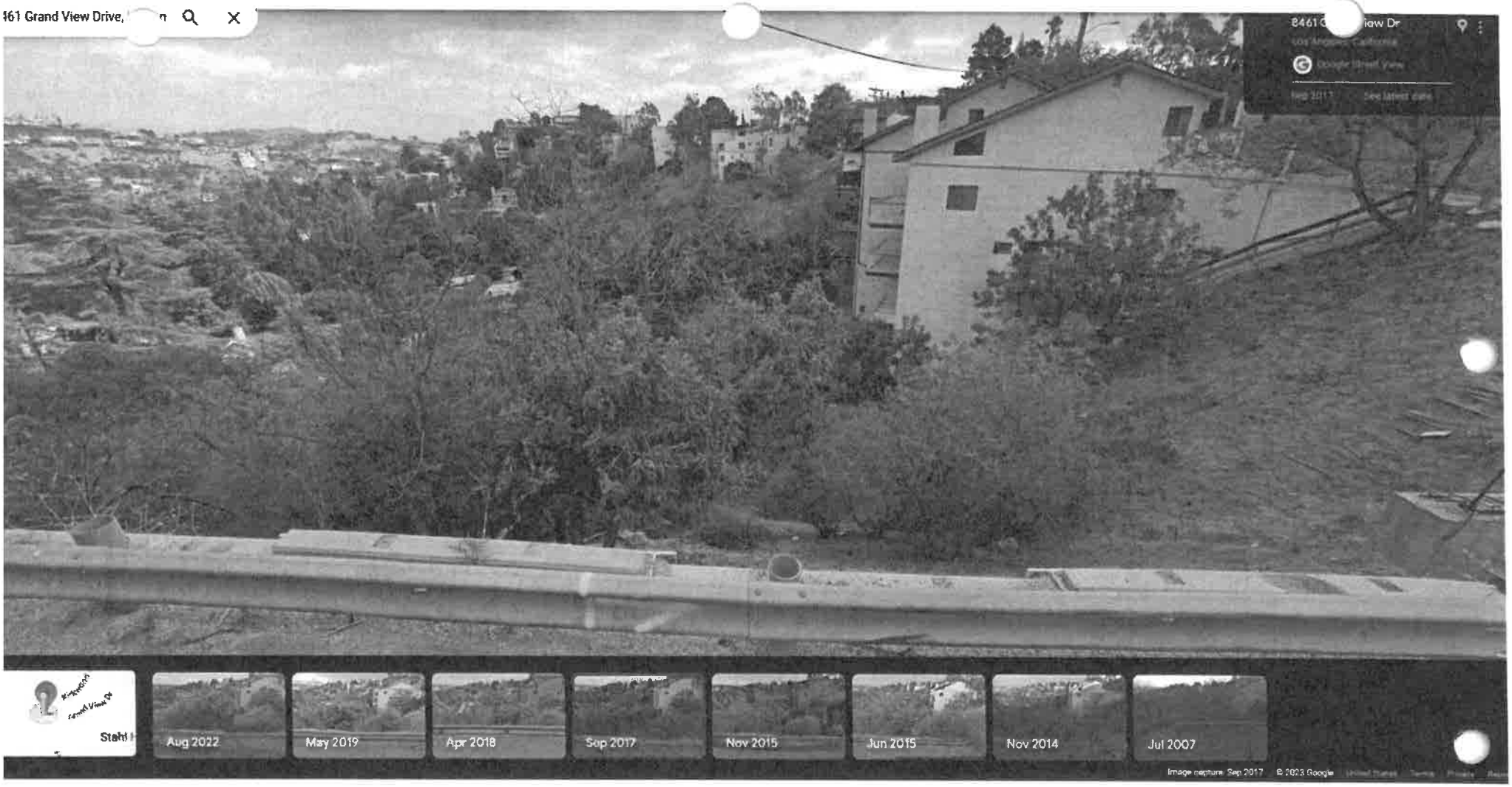
3/27/2018 *Date* | *Property Owner's Signature* | Sachin Patel *Print Name*

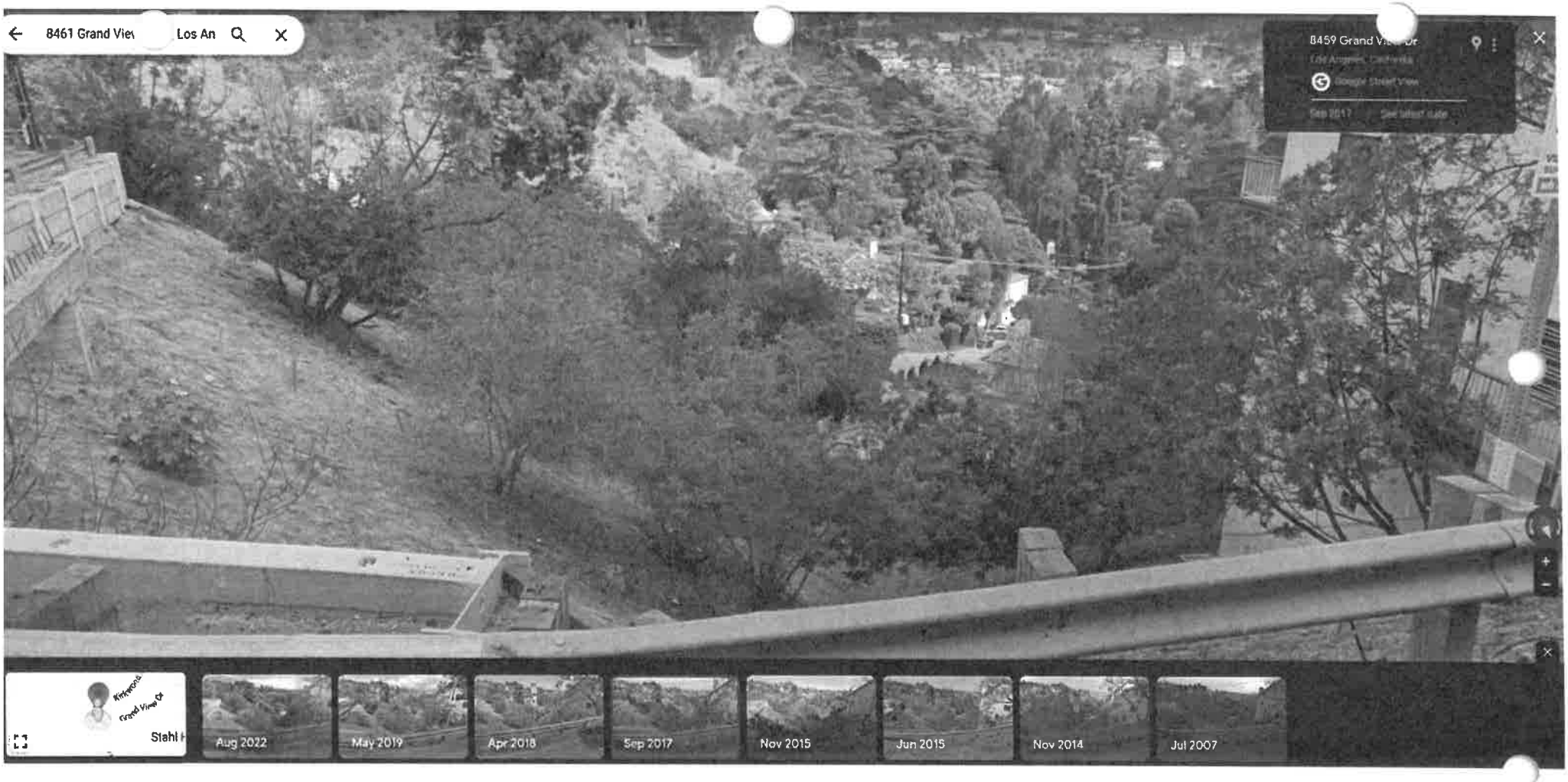
Exhibit 10

10

Pictometry Intelligence
01/14/20
1 of 126
Select Date

Google


461 Grand View Drive,
Grand View Dr
Aug 2022
May 2019
Apr 2018
Sep 2017
Nov 2015
Jun 2015
Nov 2014
Jul 2007
Image capture: Sep 2017 © 2023 Google


8461 Grand Vie
Los An
8459 Grand
Google Street View
Sep 2017
Aug 2022
May 2019
Apr 2018
Sep 2017
Nov 2015
Jun 2015
Nov 2014
Jul 2007

Mexican Elderberry

Common Names: Elder, elderberry, black elder, european elder, european elderberry, and european black elderberry

Scientific Name: *Sambucus mexicana*

Climate: Hot, temperate, and cold

Plant Description: Shrub or small tree four to six meters tall, but significantly broad; it is semi-perennial twisted tree with leathery leaves of light green color. The flower cluster emerges from the central stem, and they are arranged in a false umbel with 5 petals, 5 sepals and 5 stamens with yellow anthers.a The fruit is ovoid in shape (resembling blue-black berries) and dark purple in color develops a waxy white coating as it matures. It grows in a variety of conditions, including fertile soils both wet and dry, mainly in sunny locations. Hedges, roadsides and forests are the typical habitats of the species.[1]

Cultivation: Elder wood is very weak. It should be planted in the area where it has some shelter from the wind or other plants. It grows best exposed to direct or semi-shade sun. Despite its ability to grow in different types of soil, elder prefers when it is well-drained and fertile.

It can be propagated by seeds or cuttings.
To reproduce the elderberry *by seeds* it is important to give them a cold pretreatment first. Collect healthy seeds. Soak the seeds overnight. Fill a plastic bag with sand and peat. Put the seeds into the mix. Keep the seeds refrigerated for 90 days. Keep them protected until early summer, when they can be planted in the ground.

To propagate by cuttings - select a soft, elastic branch that is starting to harden and turn green to brown. Cut the branch into 10-15 cm long segments. You should get multiple cuttings from one branch. Pinch all the leaves from the bottom two-thirds of the cut. Be sure to leave at least one set of leaves at the top. Soak the cuttings in water for 12-24 hours. Then combine one part peat moss to one part sand and combine it with water until the soil is damp and crumbly, not sodden. Fil[illegible] ontainer with the mix and stick the bottom third of the cutting into the medium. Secure a clear plastic bag over the p[illegible]ies or a rubber band to create a mini greenhouse. Place the cutting in an area of bright but indirect light. Mist the cutti[illegible]days as the soil dries out, and then

Wikipedia
File:Sambucus mexicana 1.jpg - Wikipedia
Visit
Images may be subject to copyright. Learn More

Exhibit 11

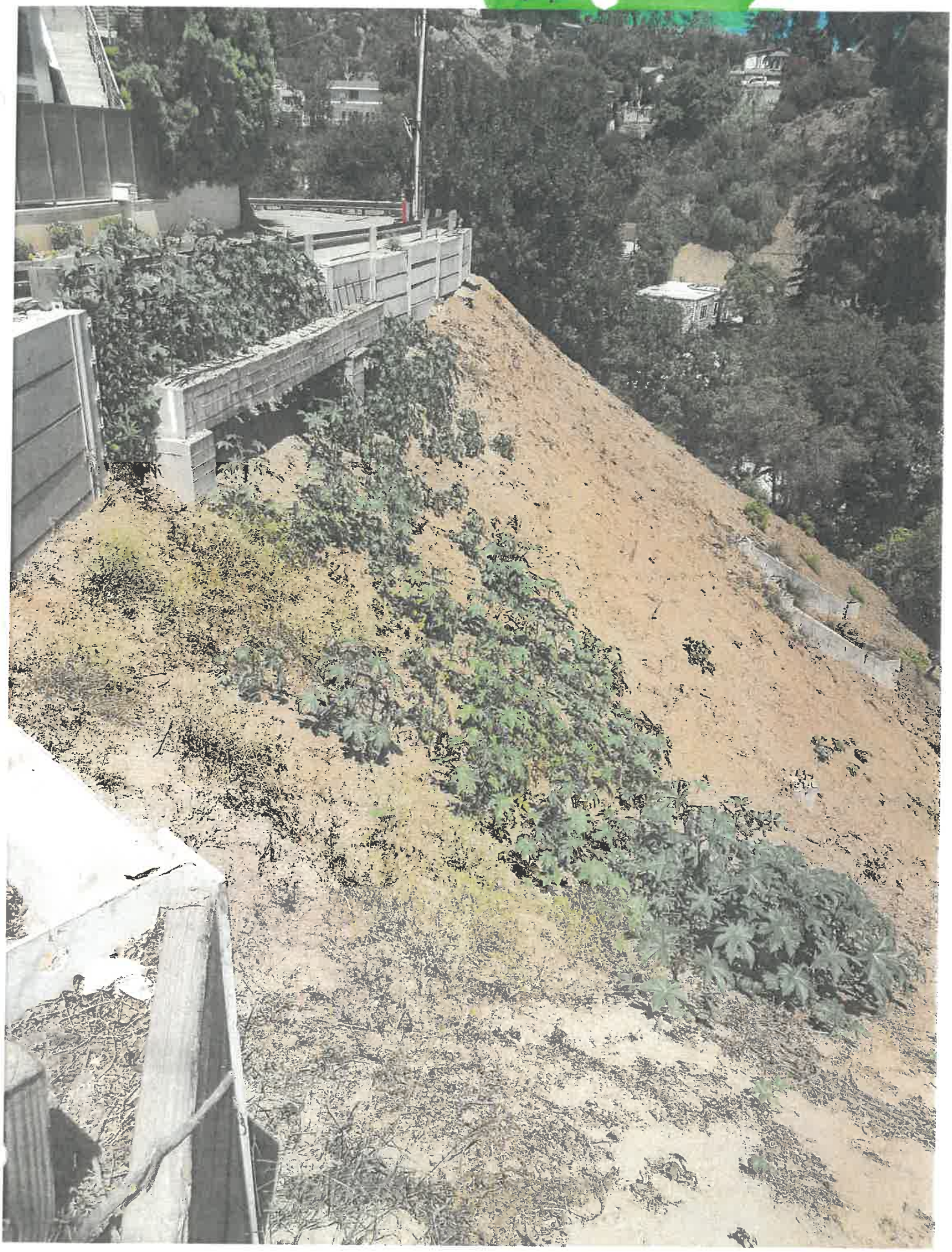


Exhibit 12

Misha Crosby
Datura Enterprises, LLC
1260 N Flores St, #1
West Hollywood, CA 90069
misha@mishacrosby.com
310-717-9973

DEPARTMENT OF PUBLIC WORKS
CITY OF LOS ANGELES
BUREAU OF STREET SERVICES URBAN FORESTRY DIVISION
1149 S. Broadway, Suite 400
Los Angeles, CA. 90015

RE: SR # 1-4377422511; Formal Statement in Response to Notice to Comply

08/01/2023

Dear Board of Public Works, Urban Forestry Division

Thank you for the opportunity to submit my formal statement on this matter. Per your notice it appears that you have concluded that at least one protected tree has been cut on my property. I have been incredibly concerned with this, as I explicitly instructed the company I hired not to cut any protected trees, both verbally and in writing (copies attached). I am grateful for the opportunity to work with you to submit the report at this point and follow the procedure to plant the necessary replacements. Per you request, I have laid out the series of events regarding tree removal that was recently done on my lot at 8461 W Grand View Drive.

I received the Notice to Comply, dated July 14, 2023 when I went to the Post Office on July 25, 2023 to pick up the certified mail. I had been out of town. A response was due July 28, 2023. I have requested an extension.

On July 31, 2023, I hired Kelly Lewis from PTS Tree Service. He is a Registered Consulting Arborist #669 and former employee of the City of Los Angeles who will be providing the requested Protected Tree Report and a mitigation plan to help resolve this issue. Please let me know that an extension to file the report is granted and when the report is now due.

I am the owner of the lot and have been working on plans to build a home for me to live on my property. I am not a developer by trade, this is a personal project that I've been pursuing for many years and this will be my first time owning a home. Based on advice of my accountant, I am using an LLC that is owned by me, Datura Enterprises, LLC., as a conduit for development.

On June 20th I contacted Think Green Tree Care Inc., Lic #1023688 and spoke with Raymond Salas. I asked if we c meet to discuss getting some trees and shrubs removed from an area of my lot. The purpose of removing the trees a shrubs from this area is for the proposed floor area for my home. I had also been made aware of an impending wildl ordinance that is likely to affect my property and wished to proceed before restrictions were implemented on my lot regarding removing any trees.

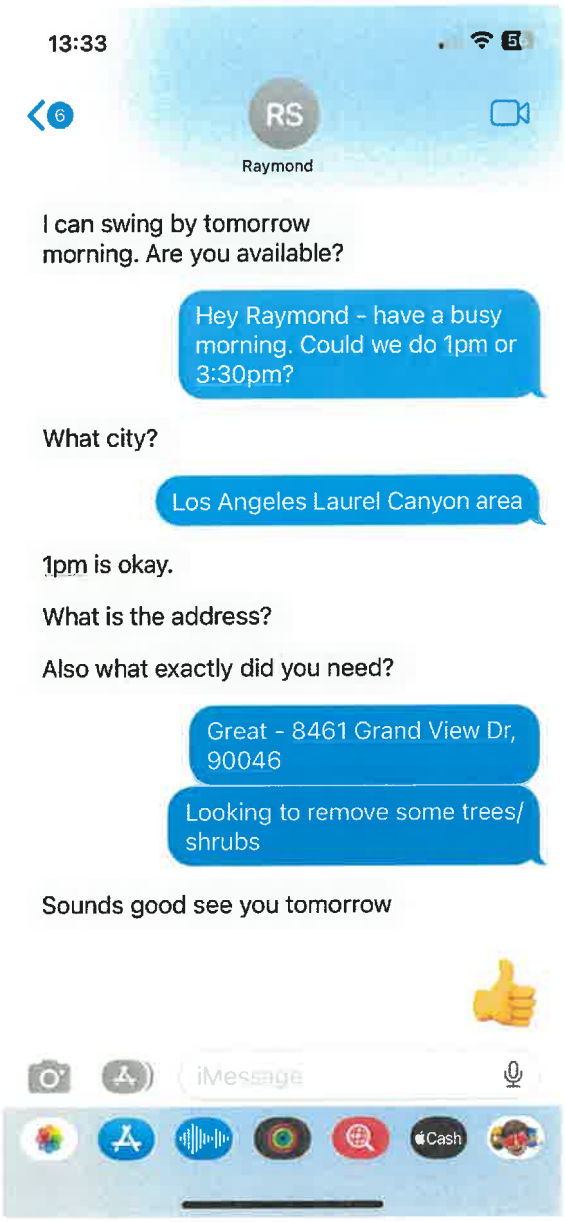
12

Think Green Tree Care Inc. Attachments EXHIBIT A

We met at 1pm on June 22nd at my Grand View lot where I outlined the proposed scope of work. During the walk through I specifically asked if we were ok to proceed regarding any protected trees. Raymond pointed out the oak trees on site, which had been notated on the plans and excluded from the proposed site plan area, and he said that we were good to proceed as long as they were not harmed. We then talked about logistics for parking, which I said I would attempt to arrange with my neighbours. We agreed on a price and continued to correspond via text and email.

I believed, because they were licensed, that Think Green Tree Care would know what trees were protected.

Think Green Tree Care Inc. Attachments EXHIBIT B



Think Green Tree Care Inc. Attachments EXHIBIT C

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

Cheers!
Misha

From: **Raymond Salas** thinkgreentreecaresales@gmail.com
Subject: Re: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 6:28 PM
To: Misha Crosby mishacrosby@yahoo.co.uk

Will do

On Fri, Jun 23, 2023 at 4:27 PM Misha Crosby <mishacrosby@yahoo.co.uk> wrote:

> Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.
>
> The first PDF shows the overall area that needs to have the trees removed highlighted in green.
>
> The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.
>
> Please make sure the right work is done so that the roots will not cause the trees to grow back.
>
> N.B Of course please do not remove the oak trees or any other protected trees on the lot.
>
> **Wednesday 28th 8:30am** is what I have currently in the calendar.
>
> Got an ok back from all three neighbors.
> Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
> The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.
>
> Please send me through the $3200 quote back here so I have it.
>
> Cheers!
> Misha

Think Green Tree Care Inc. Attachments EXHIBIT D

Think Green Tree Care Inc. Attachments EXHIBIT E

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Re: Your estimate 838 from Think Green Tree Care Inc.
Date: June 24, 2023 at 2:41 PM
To: thinkgreentreecaresales@gmail.com

Thanks Raymond!

A few updates below please and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC.**

2) In Description **add**: Cut down 7 trees/shrubs on hillside (various species) **as outline in emailed correspondence.**

3) Add: Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

4) Not planing on canceling but in the event there was a problem 25% is quite steep. Happy to do 10%.

Cheers & chat soon!

Misha

> On Jun 24, 2023, at 7:26 AM, Raymond Salas <delivery@email.joistapp.com> wrote:

Estimate #838 from Think Green Tree Care Inc.

Attn: Mischa Crosby

We are excited about the possibility of working with you.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

Think Green Tree Care Inc. Attachments EXHIBIT F

ESTIMATE

Prepared For

Datura Enterprises, LLC.
8461 W Grand View Dr
Los Angeles , CA 90046
(310) 717-9973

Think Green Tree Care Inc.

16037 Harvest Moon
La Puente, CA 91744
Phone: (626) 510-5144
Email: thinkgreentreecaresales@gmail.com
Web: thinkgreentreecare.com

Estimate # 838
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species). Haul away and clean up included.	$3,200.00

Subtotal	$3,200.00
Total	**$3,200.00**

Notes:

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

Datura Enterprises

Signed on: 06/24/2023

Datura Enterprises, LLC.

On Wed June 28th Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

I had asked Jamie to get me some sort of verification of what he was saying was true, and he attempted to make a call and left a voice message. I took Jamie at face value with everything he was telling us. I respected his wishes and did not have Think Green Tree Care Inc. proceed.

Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

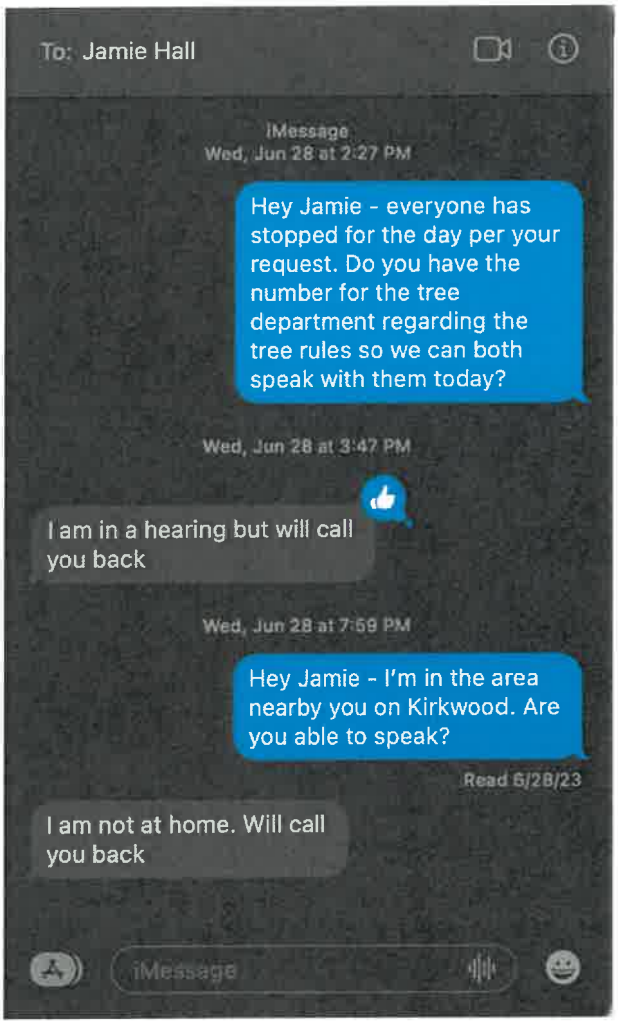
Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.

Jamie Hall (resident) Attachment EXHIBIT G



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7th to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.

California Tree Design Inc. Attachments EXHIBIT H

California Tree Design Inc. Attachments EXHIBIT I

CD **California Tree Design** Inbox mi...y@yahoo.co.uk July 6, 2023 at 10:30 PM
Your estimate 3525 from California Tree Design
To: Misha Crosby,
Reply-To: californiatreedesign@gmail.com

CALIFORNIA
TREE DESIGN

Estimate #3525 from California Tree Design

Attn: Misha Crosby

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

California Tree Design Inc. Attachments EXHIBIT J

Misha Crosby Sent -...yahoo.co.uk July 6, 2023 at 11:15 PM
Re: Your estimate 3525 from California Tree Design
To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

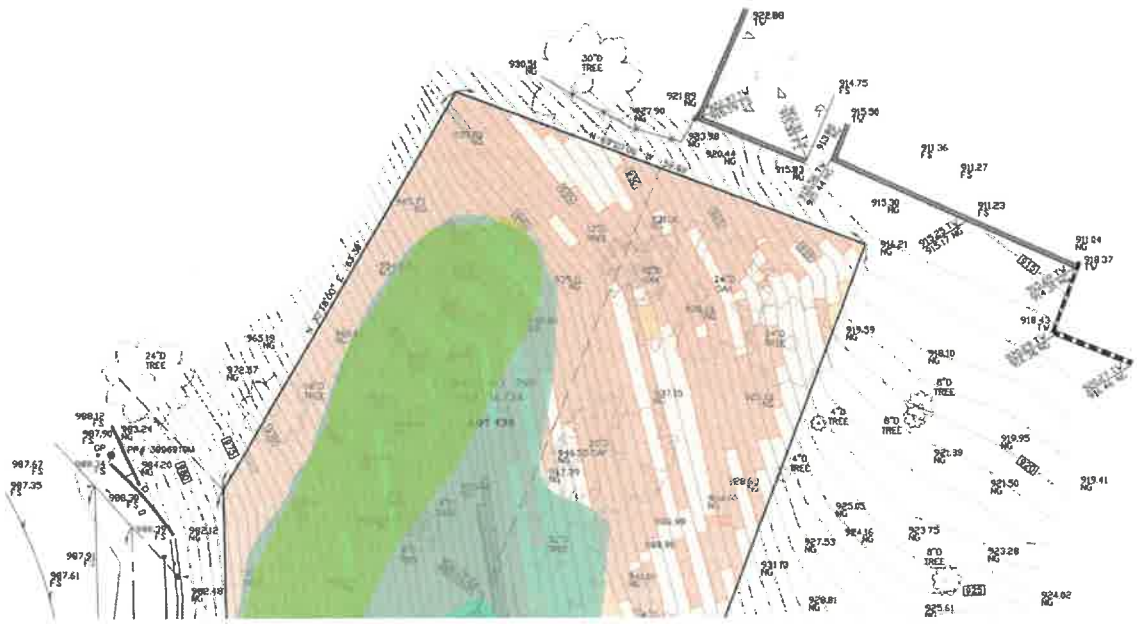
1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,
Misha



California Tree Design Inc. Attachments EXHIBIT K

ESTIMATE

Prepared For

Datura Enterprises, LLC
8461 W Grand View Dr Los Angeles, CA 90046
United States

California Tree Design

6528 Greenleaf Ave., Suite 112
Whittier, CA 90601
Phone: (562) 253-9577
Email: californiatreedesign@gmail.com
Web: www.catreedesign.com

Estimate #	3525
Date	07/06/2023
Business / Tax #	27-2596057

Description	Total
Tree Pruning 1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	$1,800.00
Haul away 1) Haul away and dispose resulting wood, greenwaste, and debris	$0.00

Subtotal	$1,800.00
Total	**$1,800.00**

M Crosby

Signed on: 07/07/2023
Datura Enterprises, LLC

I hope this information has provided clarity of what has transpired regarding the matter.

Please let me know if there is any other information I can provide to you.

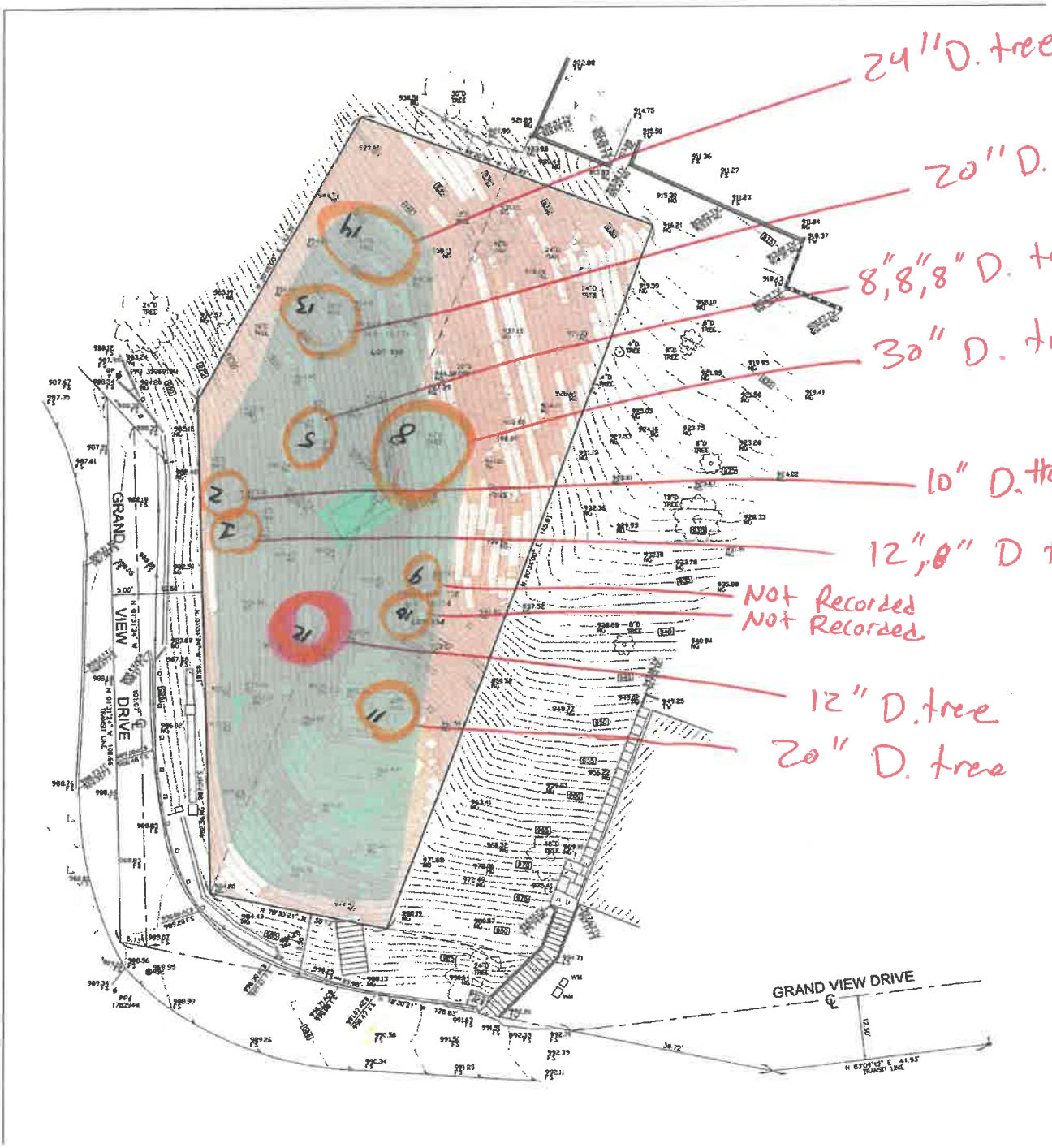
Sincerely,

Misha Crosby
310-717-9973

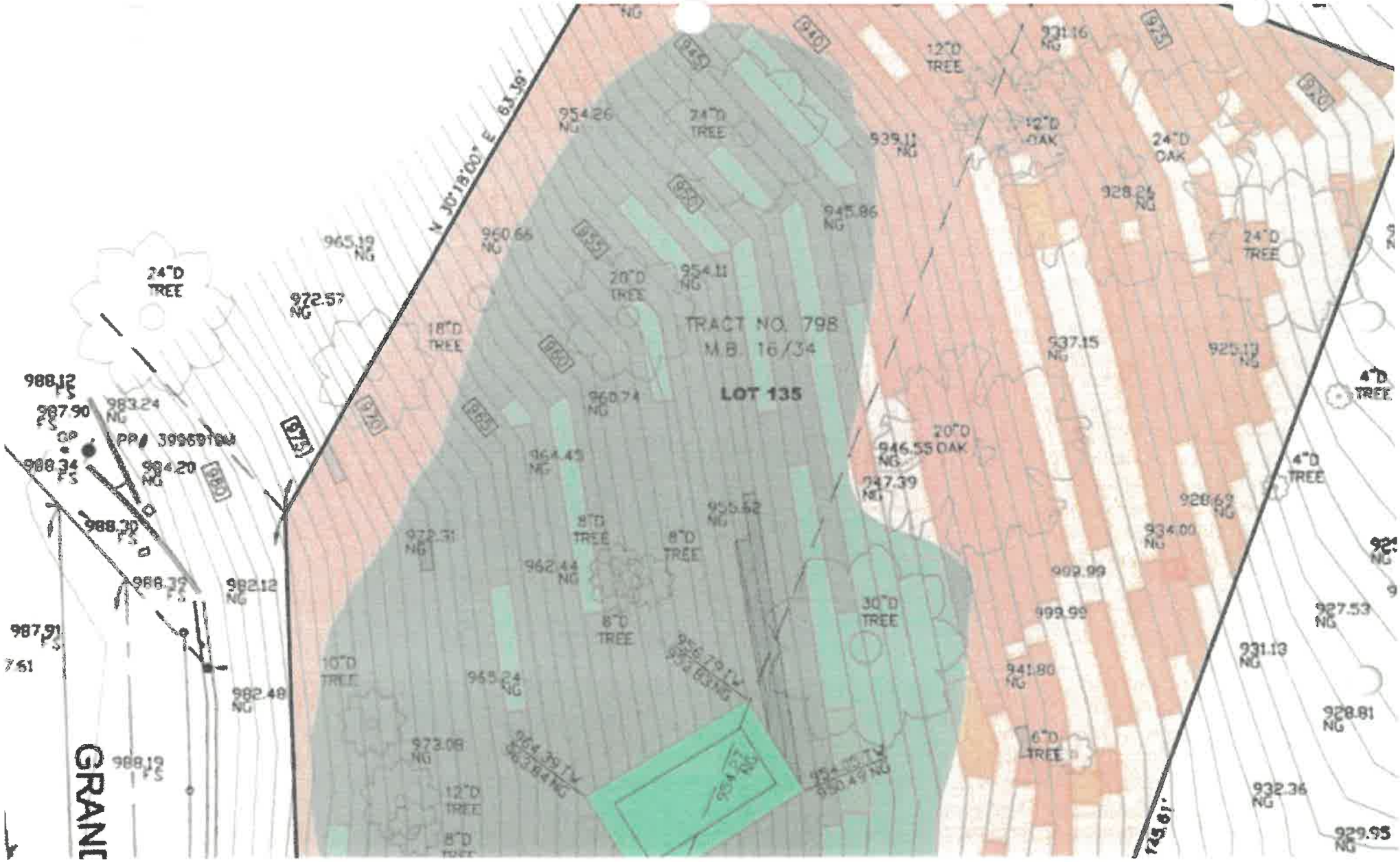
Exhibit 13

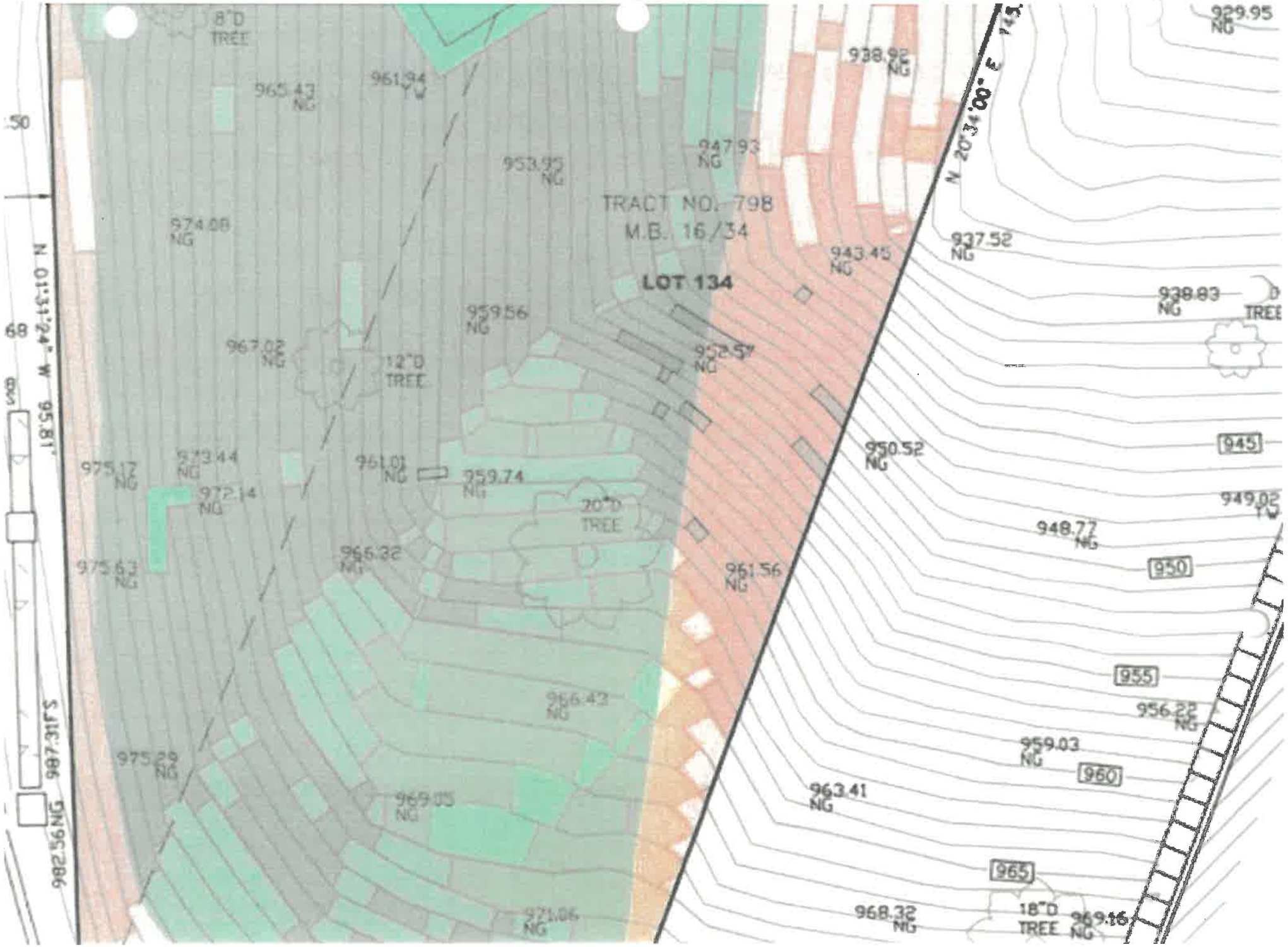
UFD.
Red Pen

Think Green Tree Care Inc. Attachments EXHIBIT D



13


TRACT NO. 798
M.B. 16/34
LOT 135
N 30°18'00" E 63.39'
24"D TREE
18"D TREE
20"D TREE
12"D TREE
8"D TREE
10"D TREE
30"D TREE
6"D TREE
4"D TREE
12"D OAK
20"D OAK
24"D OAK
954.26 NG
960.66 NG
965.19 NG
972.57 NG
954.11 NG
960.74 NG
964.45 NG
955.62 NG
962.44 NG
965.24 NG
973.08 NG
939.11 NG
945.86 NG
928.24 NG
937.15 NG
925.17 NG
946.55 NG
947.39 NG
928.62 NG
934.00 NG
999.99
941.80 NG
931.13 NG
927.53 NG
928.81 NG
932.36 NG
929.95 NG
988.12 FS
987.90 FS
988.34 FS
988.30 FS
988.20 FS
987.91 FS
988.19 FS
983.24 NG
984.20 NG
982.12 NG
982.48 NG
GRANI


TRACT NO. 798
M.B. 16/34
LOT 134
N 01°31'24" W 95.81'
N 20°34'00" E
8"D TREE
12"D TREE
20"D TREE
18"D TREE
965.43 NG
961.94 NG
953.95 NG
947.93 NG
974.08 NG
967.02 NG
959.56 NG
952.57 NG
943.45 NG
938.92 NG
937.52 NG
938.83 NG
929.95 NG
975.17 NG
973.44 NG
972.14 NG
961.01 NG
959.74 NG
950.52 NG
949.02 NG
948.77 NG
975.63 NG
966.32 NG
961.56 NG
956.43 NG
956.22 NG
975.29 NG
969.05 NG
959.03 NG
963.41 NG
968.32 NG
969.16 NG
971.06 NG
945
950
955
960
965

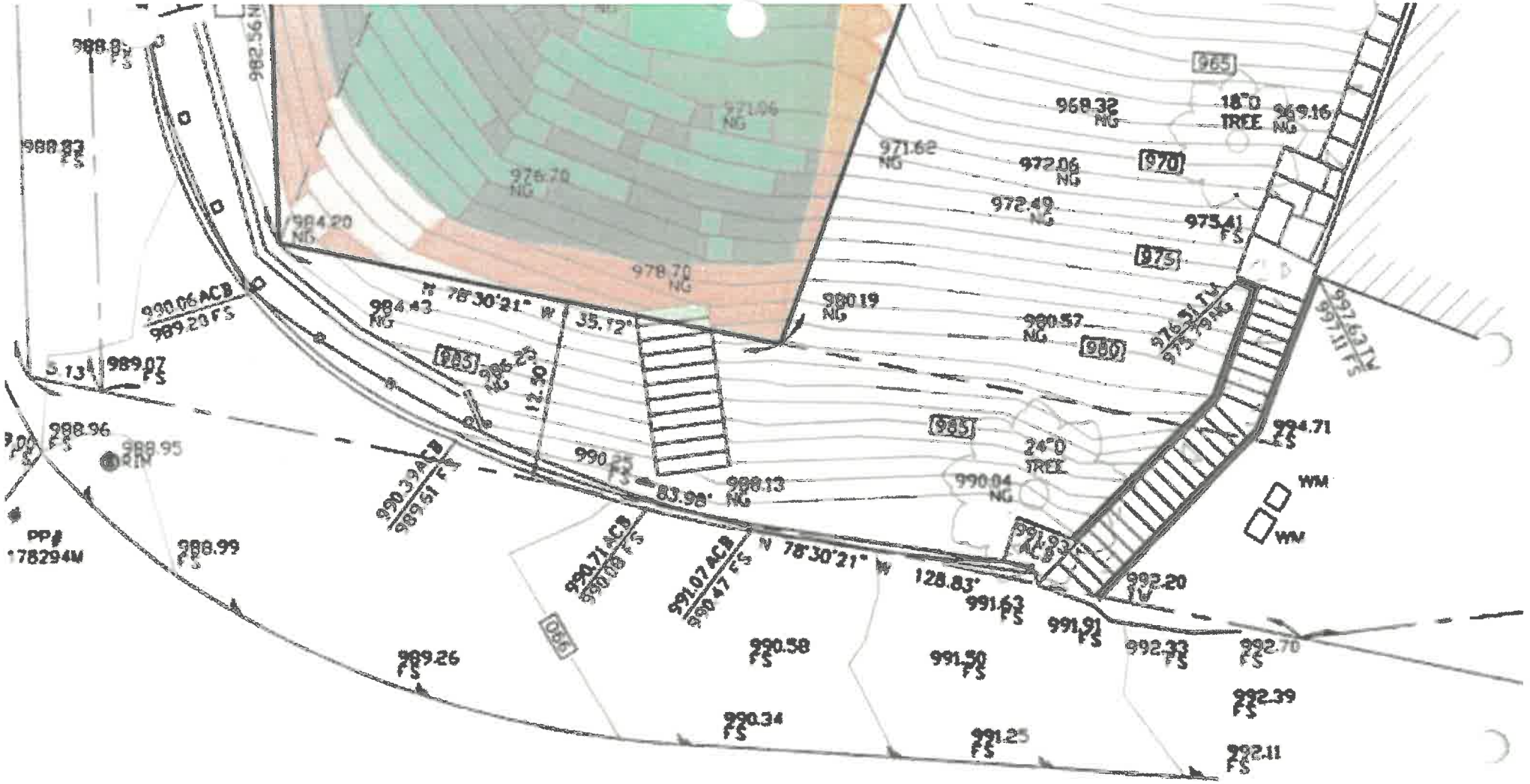

988.83 FS
982.56 NG
971.06 NG
976.70 NG
984.20 NG
978.70 NG
968.32 NG
971.62 NG
972.06 NG
972.49 NG
969.16 NG
18"D TREE
965
970
975
975.41 FS
980.19 NG
980.57 NG
980
976.31 NG
976.79 NG
997.63 TW
997.11 FS
990.06 ACB
989.23 FS
984.43 NG
N 78°30'21" W
35.72'
985
986.23 NG
989.07 FS
988.96 FS
988.95 RIM
990.25 FS
83.98'
988.13 NG
985
24"D TREE
990.04 NG
994.71 FS
WM
WM
990.39 ACB
989.51 FS
990.21 ACB
990.08 FS
991.07 ACB
990.47 FS
N 78°30'21" W
128.83'
991.63 FS
991.91 FS
992.20 TW
992.33 FS
992.70 FS
992.39 FS
992.11 FS
PP#
178294M
988.99 FS
989.26 FS
986
990.58 FS
991.50 FS
990.34 FS
991.25 FS

Exhibit 14

Think Green Tree Care Inc. Attachments EXHIBIT E

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Re: Your estimate 838 from Think Green Tree Care Inc.
Date: June 24, 2023 at 2:41 PM
To: thinkgreentreecaresales@gmail.com

Thanks Raymond!

A few updates below please and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) In Description **add:** Cut down 7 trees/shrubs on hillside (various species) **as outline in emailed correspondence.**

3) Add: Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

4) Not planing on canceling but in the event there was a problem 25% is quite steep. Happy to do 10%.

Cheers & chat soon!

Misha

On Jun 24, 2023, at 7:26 AM, Raymond Salas <delivery@email.joistapp.com> wrote:

14

Estimate #838 from Think Green Tree Care Inc.

Attn: Mischa Crosby

We are excited about the possibility of working with you.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

Think Green Tree Care Inc. Attachments EXHIBIT F

ESTIMATE

Prepared For

Datura Enterprises, LLC.
8461 W Grand View Dr
Los Angeles , CA 90046
(310) 717-9973

Think Green Tree Care Inc.

16037 Harvest Moon
La Puente, CA 91744
Phone: (626) 510-5144
Email: thinkgreentreecaresales@gmail.com
Web: thinkgreentreecare.com

Estimate # 838
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species). Haul away and clean up included.	$3,200.00

Subtotal	$3,200.00
Total	**$3,200.00**

Notes:

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

Datura Enterprises

Signed on: 06/24/2023

Datura Enterprises, LLC.

On Wed June 28th Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

I had asked Jamie to get me some sort of verification of what he was saying was true, and he attempted to make a call and left a voice message. I took Jamie at face value with everything he was telling us. I respected his wishes and did not have Think Green Tree Care Inc. proceed.

Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

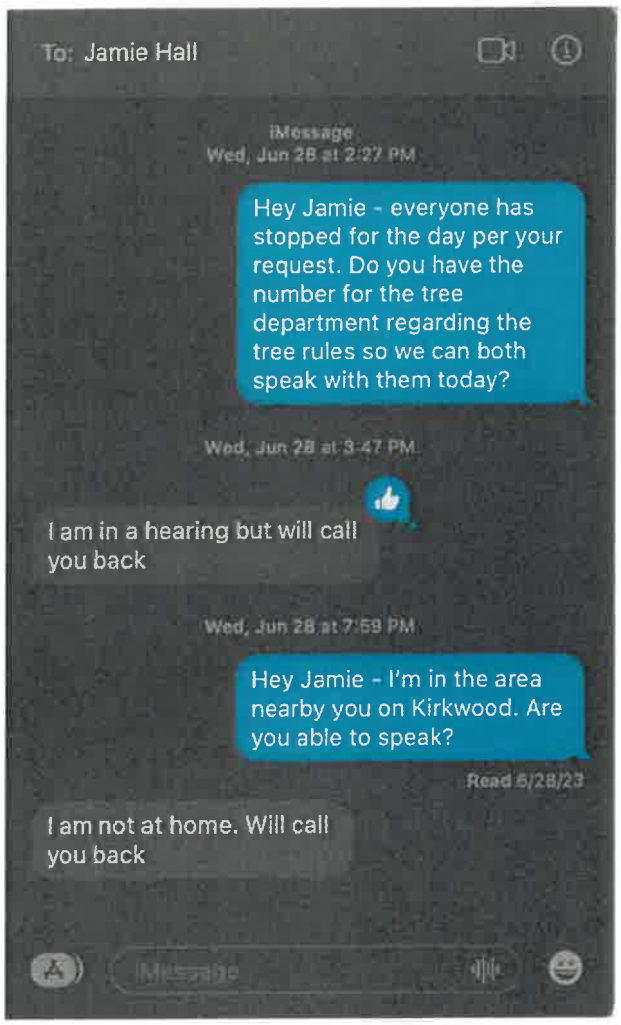
Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.

Jamie Hall (resident) Attachment EXHIBIT G



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

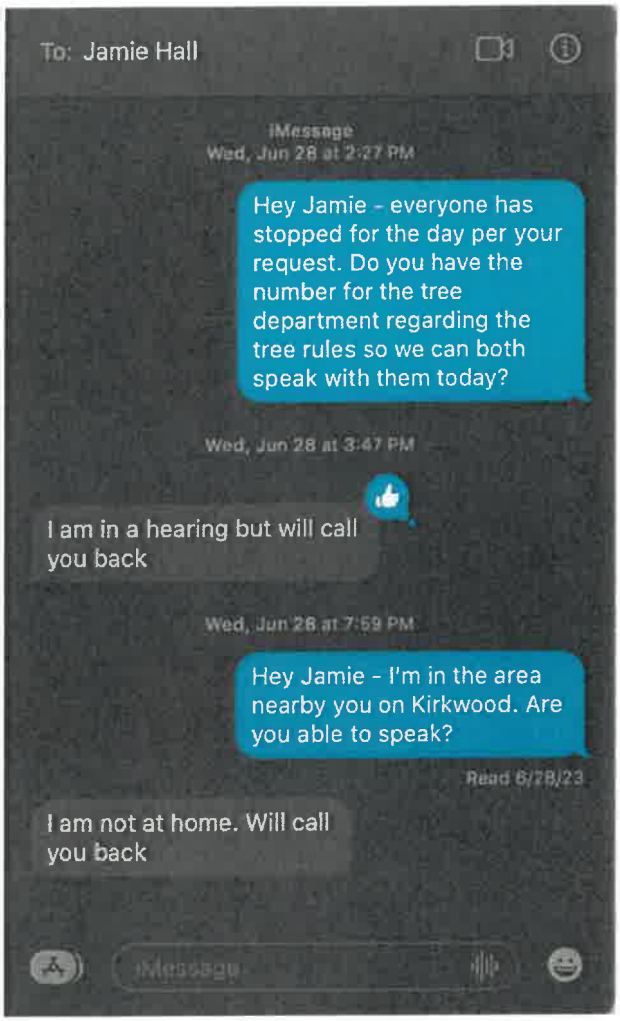
I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7th to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.

California Tree Design Inc. Attachments EXHIBIT H

Jamie Hall (resident) Attachment EXHIBIT G



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7th to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.

California Tree Design Inc. Attachments EXHIBIT J

Misha Crosby Sent -...yahoo.co.uk July 6, 2023 at 11:15 PM
Re: Your estimate 3525 from California Tree Design
To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

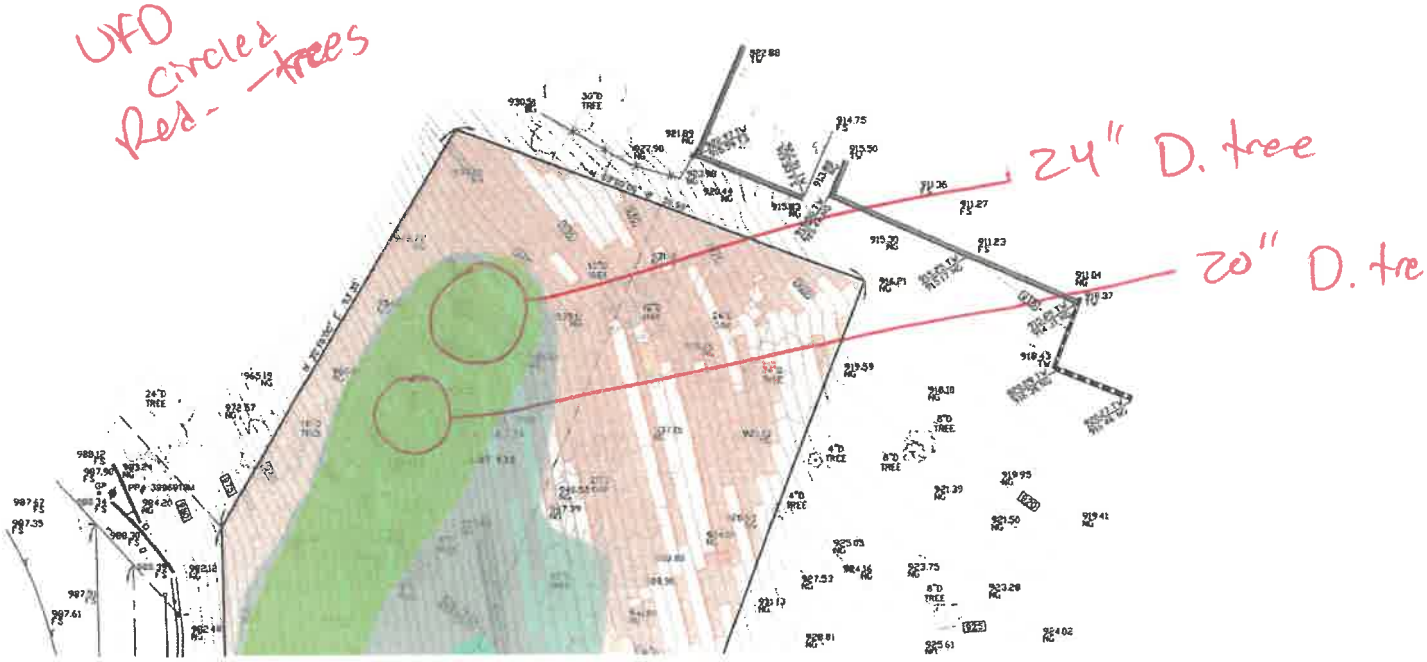
1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,
Misha



California Tree Design Inc. Attachments EXHIBIT I

California Tree Design Inbox mi...y@yahoo.co.uk July 6, 2023 at 10:30 PM
Your estimate 3525 from California Tree Design
To: Misha Crosby,
Reply-To: californiatreedesign@gmail.com

CALIFORNIA TREE DESIGN

Estimate #3525 from California Tree Design

Attn: Misha Crosby

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

California Tree Design Inc. Attachments EXHIBIT K

ESTIMATE

CALIFORNIA
TREE DESIGN

Prepared For

Datura Enterprises, LLC
8461 W Grand View Dr Los Angeles, CA 90046
United States

California Tree Design

6528 Greenleaf Ave., Suite 112
Whittier, CA 90601
Phone: (562) 253-9577
Email: californiatreedesign@gmail.com
Web: www.catreedesign.com

Estimate #	3525
Date	07/06/2023
Business / Tax #	27-2596057

Description	Total
Tree Pruning	$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	
Haul away	$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

Subtotal	$1,800.00
Total	**$1,800.00**

M Crosby

Signed on: 07/07/2023
Datura Enterprises, LLC

I hope this information has provided clarity of what has transpired regarding the matter.

Please let me know if there is any other information I can provide to you.

Sincerely,

Misha Crosby
310-717-9973

Exhibit 15

Bryan Ramirez <bryan.ramirez@lacity.org>

8461 W Grand View Dr- Letter to be Mailed

6 messages

Bryan Ramirez <bryan.ramirez@lacity.org> Mon, Aug 28, 2023 at 11:53 PM
To: Dante Henderson <dante.henderson@lacity.org>, Dynl Miranda <dynl.miranda@lacity.org>, David Miranda <david.miranda@lacity.org>, Hector Banuelos <hector.banuelos@lacity.org>, Ana Tabuena Ruddy <Ana.Tabuena-Ruddy@lacity.org>

Hello Dante,

Would you please have the attached Letter mailed out (via Certified Mail) this week?
Please be kind enough to reply to this email thread confirming that the task is completed.

Dynl, This notice will need to be recorded with the County recorder. :

(b) The Bureau shall notify the applicant or permittee in writing of its intent to act pursuant to this section. The notice shall state that the applicant or permittee may submit any evidence it deems relevant on this matter, the hearing to be held on a date specified in the notice. A copy of the notice shall also be mailed to the owner of the property, if different from the applicant or permittee, as shown on the last equalized assessment roll, and to any person holding a deed of trust, mortgage, or other security interest in the property as revealed by a title search with respect to the property. A copy of the notice shall also be recorded by the Bureau with the County Recorder.

Please advise if you require further direction/assistance in having UFD Staff record this with the County Clerk. I will return to the office on Thursday if you wish to discuss further.

Regards,

Bryan Ramirez
Street Tree Superintendent-1, WE-11357AT
Department of Public Works | Bureau of Street Services
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
O (213)847-0804 | M (323)447-5776

Regular Day Off (RDO): Monday

16

8461 West Grand View Drive - INTENT TO ACT.docx.pdf
265K

Dante Henderson <dante.henderson@lacity.org> Tue, Aug 29, 2023 at 6:55 AM
To: Bryan Ramirez <bryan.ramirez@lacity.org>
Cc: Dynl Miranda <dynl.miranda@lacity.org>, David Miranda <david.miranda@lacity.org>, Hector Banuelos <hector.banuelos@lacity.org>, Ana Tabuena Ruddy <Ana.Tabuena-Ruddy@lacity.org>

Good morning Bryan,

The letter has been mailed out certified this morning.
[Quoted text hidden]
--
Dante Henderson
Sr. Admin. Clerk, UFD
(213) 847-3086

Bryan Ramirez <bryan.ramirez@lacity.org> Tue, Aug 29, 2023 at 8:22 AM
To: Dante Henderson <dante.henderson@lacity.org>
Cc: Dynl Miranda <dynl.miranda@lacity.org>, David Miranda <david.miranda@lacity.org>, Hector Banuelos <hector.banuelos@lacity.org>, Ana Tabuena Ruddy <Ana.Tabuena-Ruddy@lacity.org>

Thank you Dante!
[Quoted text hidden]

Dante Henderson <dante.henderson@lacity.org> Tue, Aug 29, 2023 at 8:51 AM
To: Bryan Ramirez <bryan.ramirez@lacity.org>

Dante Henderson <dante.henderson@lacity.org>

Connect-Suite eCertify - EFN: 92750901193562000046749306 - Accepted

1 message

ConnectSuite e-Certify <noreply@connect-suite.com> Tue, Aug 29, 2023 at 8:45 AM
To: dante.henderson@lacity.org

connectsuite

powered by ConnectSuite e-Certify

Notification

Company Name: **City of Los Angeles (2) [2411]**
User Name: **dante.henderson@lacity.org [40576]**
Status: **USPSAccepted**
EFN: **92750901193562000046749306**
Piece Count: **1**
Received: **8/29/2023 9:07:08 AM**
Transaction ID: **4426690**

The USPS has accepted your mailing. Please take your mail, a copy of the firmbook and present both to the USPS.

Should you have any questions or concerns please contact us.
The ConnectSuite e-Certify Team

For Support Please Contact us at:

Quadient
Phone: 888-267-9381 ext 2
Email: us.SoftwareSupport@quadient.com

Please add us.SoftwareSupport@quadient.com to your address book.

Exhibit 16.

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal removal of protected trees at 8461 Grand View Dr.

1 message

hs@pop2.org <hs@pop2.org> Sun, Jul 30, 2023 at 2:54 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl in Laurel Canyon, I am shocked about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit.

The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, I am requesting City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance. Enforcement could include, but not be limited to, the withholding of building permits for 10 years. Additional fines and penalties are CERTAINLY appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

16

Thank you for your consideration in this case.

Heidi Servey
8219 Yucca Trail

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with Proton Mail se[illegible]e email.

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRAND VIEW DR.

1 message

james mills <quaco1@sbcglobal.net> Sun, Jul 30, 2023 at 2:46 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl area in Laurel Canyon, I am upset about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The lot's owner stripped the entire lot of all vegetation. He removed numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. The tree removal service wanted no part in illegal tree removal and they all left that day. Then, the owner returned on July 7 using a different tree removal service, and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation ... and by the way, he has not yet even applied for a building permit!

The previous owner encountered many obstacles when attempting to develop this lot, and so will the present owner. This was also the site of a mudslide several years ago. The hillside, once covered with beautiful protected trees, is now totally bare, which, let's not forget, makes the possibility of another mudslide even greater.

As a resident of Laurel Canyon, we are requesting for City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance, to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you so much for your consideration in this case.

Jim Mills
8219 Yucca Trail

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

jane kurson <kurson@mac.com> Fri, Jul 28, 2023 at 1:30 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org
Cc: jane kurson <kurson@mac.com>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jane Kurson
8221Yucca Trail

Los Angeles CA 9004(

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Alan Kishbaugh <alankishbaugh@gmail.com> Fri, Jul 28, 2023 at 10:48 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, Mehmet Berker <mehmet.berker@lacity.org>, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, Robert Schlesinger <rschlesinger@babcnc.org>, nminer@babcnc.org, ssavage@babcnc.org, Paul Edelman <edelman@smmc.ca.gov>, info@kirkwoodbowlfoundation.org

Please apply all appropriate sanctions for this illegal action. Black Walnuts are protected and in short supply as they generally only grow on the northern slopes of the Santa Monica Mountains. Fines and long-term prohibition of building permits are more than appropriate for this builder's illegal cutting on this site. Thank you

Alan Kishbaugh

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Karolynne Gee <karolynnegee@sbcglobal.net> Fri, Jul 28, 2023 at 5:17 AM
Reply-To: Karolynne Gee <karolynnegee@sbcglobal.net>
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa:villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

Karolynne A. Gee
8223 Yucca Trail
Los Angeles, CA 90046-1953

A

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR

1 message

Jack Ketchian <ketchian@gmail.com> Fri, Jul 28, 2023 at 12:19 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

Please don't these persons cut the limited number of trees we have to disappear from the neighborhood.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jack Ketchian
8481 Kirkwood Dr

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

ann song <emailasong@yahoo.com> Thu, Jul 27, 2023 at 5:28 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, and the neighbor who owns the property next door, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

And as the property owner next door, I am aghast and very concerned that he removed the trees in such a manner, without proper permits and more importantly with such a blatant disregard to the warning and disregard in proceeding in a proper manner. I take this disregard and utter disrespect as a signal and indication of how he may proceed in like manner as he tries to build on the property.

Thank you for your consideration in this case.

Ann Song
Owner of 8451 Grand View Drive
LA, CA 90046

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Steffani Gaines <steffanigaines@yahoo.com> Thu, Jul 27, 2023 at 2:59 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come.

We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Steffi Gaines

8107 McKim Court LOS Angels Ca. (0046

Bryan Ramirez <bryan.ramirez@lacity.org>

8461 GRANDVIEW DR. ILLEGAL REMOVAL OF PROTECTED TREES

1 message

David Rolston <gizmola@gmail.com> Thu, Jul 27, 2023 at 2:32 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of Grand View Drive in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance.

Once again, an absentee owner with designs to build a home on a sheer canyon slope, has begun an effort by choosing to strip the lot of all vegetation. The location of this site includes a section of Substandard roadway, where it is not wide enough for 2 cars to pass, and just below Cole Crest, where expensive efforts have been underway to reinforce the crumbling infrastructure.

This lot that has been empty since a fire in 1979 burned numerous homes in the Kirkwood Bowl. Given the passage of the hillside ordinance a number of parties have purchased similar lots, here and on paper streets, and inevitably, attempts are made to build outsized homes requesting variance of the ordinance and existing laws.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As residents of Grand View Drive, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

David & Tracy Rolston
8311 Grand View Dr.

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal Removal of Protected Trees at 8461 Grandview Dr , LA

1 message

Blanche D'Souza <neighborblanche@gmail.com> Tue, Jul 25, 2023 at 3:07 PM
To: Nithya Raman <nithya@nithyaforthecity.com>, Blanche D'Souza <neighborblanche@gmail.com>
Cc: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Your Name Blanche D'souza

Bryan Ramirez <bryan.ramirez@lacity.org>

8461 GrandView Drive, LA, 90046 / Illegal Tree Removal / Gross Violation of California Protected Tree Ordinance

1 message

Aidan O'Brien <apobr@yahoo.com> Tue, Jul 25, 2023 at 8:42 AM
Reply-To: Aidan O'Brien <apobr@yahoo.com>
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>
Cc: Jamie Hall <jamie.hall@channellawgroup.com>, Rikki Poulos <redezine@pacbell.net>

July 25, 2023

I am President of the Kirkwood Bowl Foundation.

https://www.kirkwoodbowlfoundation.org/

We are dedicated to Quality of Life in our part of Laurel Canyon.

Over the years we have been strikingly successful at assuring responsible development and ensuring that rules are followed.

The recent cutting of Black Walnut Trees at 8461 GrandView is particularly egregious.

He was advised as to what he was doing was illegal and needed permits.

In spite of this he came back a week later and continued the cutting.

We have the video evidence and credible statements by witnesses.

Clearly this person wants to develop on GrandView a fragile street already under massive stress.

From his behavior he will not follow rules.

It is now time for enforcement and penalties.

At a minimum it requires the withholding of Building Permits for 10 years.

Looking down on the City from Laurel Canyon what stands out is the oasis of green that is Hancock Park.

The City desperately needs the green oasis of Laurel Canyon.

Aidan O'Brien MD
8382 GrandView Drive
Los Angeles
CA 90046-1918

Phone/FAX (323) 650 3655

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

1 message

sarah hayes <sehayes7778@gmail.com> Mon, Jul 24, 2023 at 4:55 PM
To: aura.garcia@lacity.org
Bcc: bryan.ramirez@lacity.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Sarah E. Hayes

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

Marilyn Frandsen <marilyn.frandsen@gmail.com> Sun, Jul 23, 2023 at 4:02 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a 76 year old person who grew up in the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. Our wildlife need the shelter and food these trees proved. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Marilyn Frandsen
marilyn.frandsen@gmail.com 213 598-3116

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES @ 8461 GRANDVIEW DR.

1 message

rand sagers <alecdelta@gmail.com> Mon, Jul 24, 2023 at 12:58 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Officials, et al

As a 26 year resident of the Kirkwood Bowl in Laurel Canyon, I am OUTRAGED about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual ACCOUNTABLE and demand STRONG ENFORCEMENT as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Societies collapse if agreed upon rules and regulations are not sufficiently enforced to ensure compliance.
This is YOUR opportunity and responsibility to make sure the California Protected Tree ordinance is stringently enforced.

Thank you for your consideration in this case.

Your assistance is greatly appreciated.
Rand Sagers
8403 Yucca Trail

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES ON 8461 GRANDVIEW

1 message

Ann C <amciminera@gmail.com> Mon, Jul 24, 2023 at 8:55 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

On or about July 7, I noticed that a lot at 8461 Grand View was being cleared. I assumed it was required maintenance pursuant to the LAFD brush clearance program, however unusual that it would take more than a day to clear and wood chippers would be needed. When I glanced over after the workers finally left, I was shocked to see the lot was completely denuded. I now understand that the owner of the property illegally removed protected California Black Walnut and Mexican Elderberry trees without required permits per the California Protected Tree Ordinance. During, and for about a week afterwards, a hawk kept screeching and was circling the area, I suspect that a hawk nest was also destroyed.

If the owner of this property blatantly defied the city ordinance and, further, continued clearing the lot after being informed to desist work, I strongly urge every City official and representative to hold this individual accountable to the highest degree afforded under the California Protected Tree Ordinance including withholding issuance of building permits for 10 years and levying fines and penalties for such egregious behavior.

Thank you for your consideration in this case.

Ann Ciminera
8335 Grand View Drive

Exhibit 17

Think Green Tree Care Inc. Attachments EXHIBIT C

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

Cheers!
Misha

17

From: **Raymond Salas** thinkgreentreecaresales@gmail.com
Subject: Re: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 6:28 PM
To: Misha Crosby mishacrosby@yahoo.co.uk

Will do

On Fri, Jun 23, 2023 at 4:27 PM Misha Crosby <mishacrosby@yahoo.co.uk> wrote:

> Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.
>
> The first PDF shows the overall area that needs to have the trees removed highlighted in green.
>
> The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.
>
> Please make sure the right work is done so that the roots will not cause the trees to grow back.
>
> N.B Of course please do not remove the oak trees or any other protected trees on the lot.
>
> **Wednesday 28th 8:30am** is what I have currently in the calendar.
>
> Got an ok back from all three neighbors.
> Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
> The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.
>
> Please send me through the $3200 quote back here so I have it.
>
> Cheers!
> Misha

On Wed June 28th Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

I had asked Jamie to get me some sort of verification of what he was saying was true, and he attempted to make a call and left a voice message. I took Jamie at face value with everything he was telling us. I respected his wishes and did not have Think Green Tree Care Inc. proceed.

Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.

Exhibit 18

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com> Fri, Jul 7, 2023 at 12:52 PM
To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>
Cc: Rikki Poulos <redezine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babcnc.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at https://share.icloud.com/photos/031_uwosi3-IN2iDHPdwX2GLw.

The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is misha@mishacrosby.com.

The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occuring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councimember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.

Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

* To Book a Meeting with Me Via Zoom Visit https://calendly.com/channellaw/zoom-meeting-with-jamie

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Please consider the environment before printing this email

Prior Tree Removal Permit Service Request.pdf
144K

Exhibit 19

- **August 18, 2023 - BR-050 Inspected Site.** Arrived at subject location at approximately 10:45 Am. Bryan Ramirez (BR-050) and Stephen Duprey (SD), Street tree superintendent, were met by property owner Misha Crosby. After brief conversation, addressing the Property Owner's questions, Bryan and Stephen descended into the steep hillside to perform onsite inventory of trees. A total of (9) Southern California Black Walnut Stumps and (1)Mexican elderberry were documented during the Site visit. Numerous other stumps were also observed. Small sprouts of these numerous "other stumps" revealed Sumac/Non protected/undetermined species. It is not feasible to ascertain the Definite measurement of exact Diameter at Breast Height (DBH)/Diameter at Standard Height(DSH) during the inspection. Diameter of Stumps close to ground level was recorded.
- Survey provided within Misha Crosby's response assisted in referencing the actual documented diameter of trees (see Exhibit 13) relative to the location identified by UFD Superintendents Bryan Ramirez and Stephen Duprey.

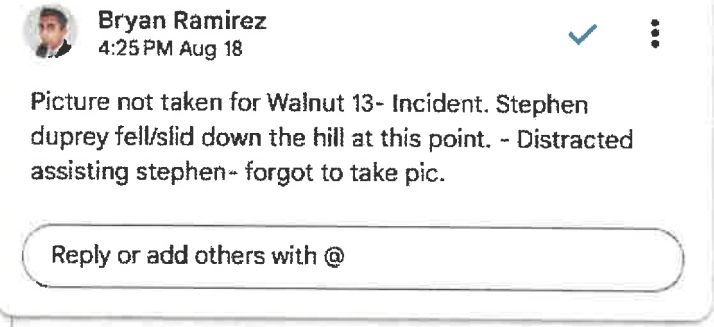
UFD recorded Stumps

- Walnut -Stump #1: 9",7",9",3" - Recorded Survey Diameter 12",6"
- Walnut -Stump #2: 6",6" - Recorded Survey Diameter 10"
- Non Protected species -Stump#3:
- Undetermined Species -Stump #4: 2.5",2",3",2"
- Walnut -Stump #5: 11",9",6",6.5" - Recorded Survey Diameter 8",8",8"
- Undetermined Species -Stump #6: 16",3"
- Undetermined Species -Stump #7: 13"
- Walnut -Stump #8: 18" - Recorded Survey Diameter 30"
- Walnut -Stump #9: 10",7" - Not recorded on Survey
- Walnut -Stump #10: 5",7" - Not recorded on Survey
- Walnut -Stump #11: 6",5",7",5",3"- Recorded Survey Diameter 20"
- Elderberry #12: 6",10" - Recorded Survey Diameter 12"
- Walnut -Stump #13: 8",2"3" Recorded Survey Diameter 20"
- Walnut -Stump #14: 4",7",8",6",14" Recorded Survey Diameter 24"

10

UFD reco Stumps

- Walnut -Stump #1: 9",7",9",3" - Recorded Survey Diameter 12" 6"
- Walnut -Stump #2: 6",6" - Recorded Survey Diameter 10"
- Non Protected species -Stump#3:
- Undetermined Species -Stump #4: 2.5",2",3",2"
- Walnut -Stump #5: 11",9",6",6.5" - Recorded Survey Diameter 8" 8" 8"
- Undetermined Species -Stump #6: 16",3"
- Undetermined Species -Stump #7: 13"
- Walnut -Stump #8: 18" - Recorded Survey Diameter 30"
- Walnut -Stump #9: 10",7" - Not recorded on Survey
- Walnut -Stump #10: 5",7" - Not recorded on Survey
- Walnut -Stump #11: 6",5",7",5",3"- Recorded Survey Diameter 20"
- Elderberry #12: 6",10" - Recorded Survey Diameter 12"
- Walnut -Stump #13: 8",2"3" Recorded Survey Diameter 20"
- Walnut -Stump #14: 4",7",8",6",14" Recorded Survey Diameter 24"

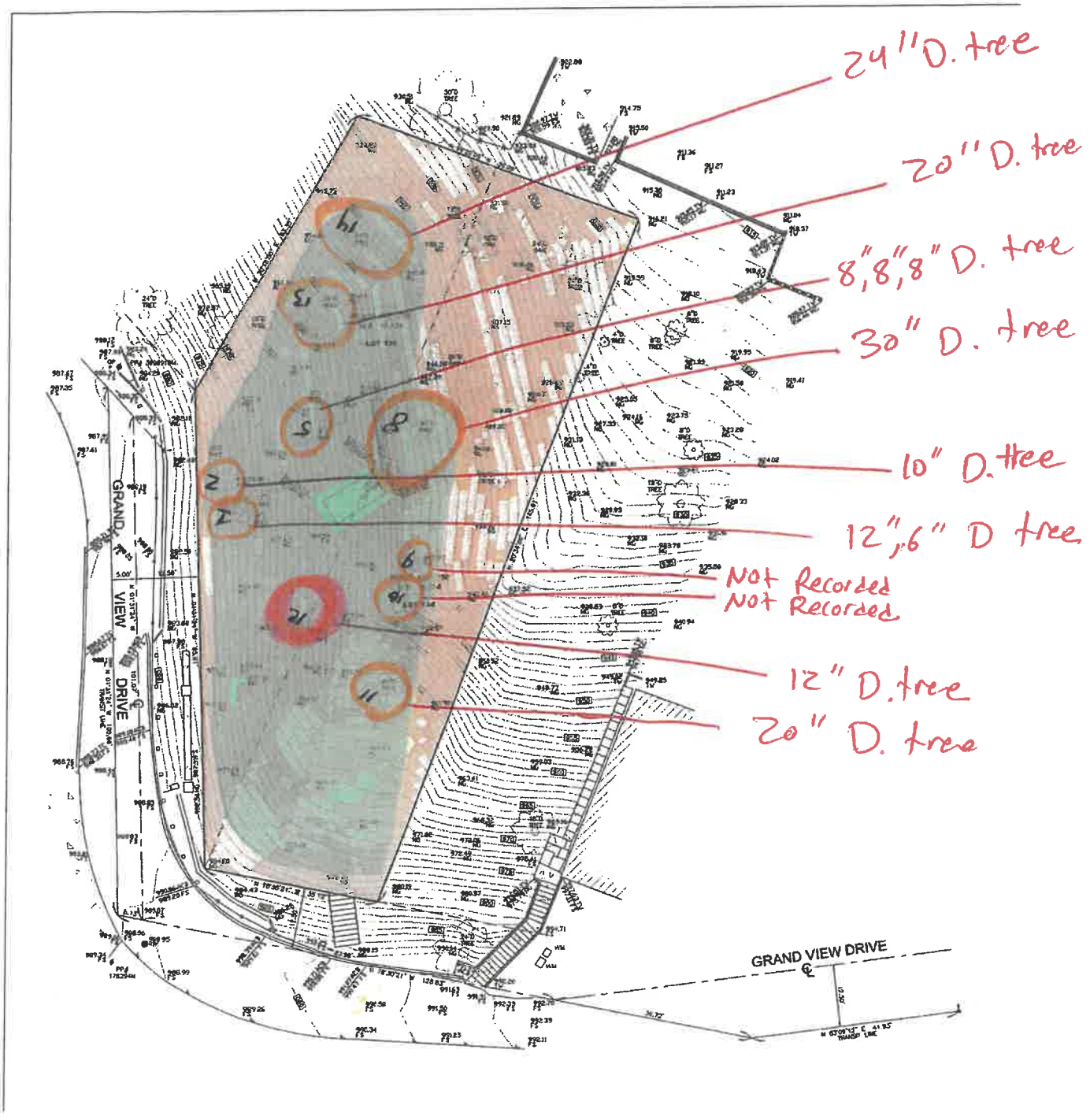


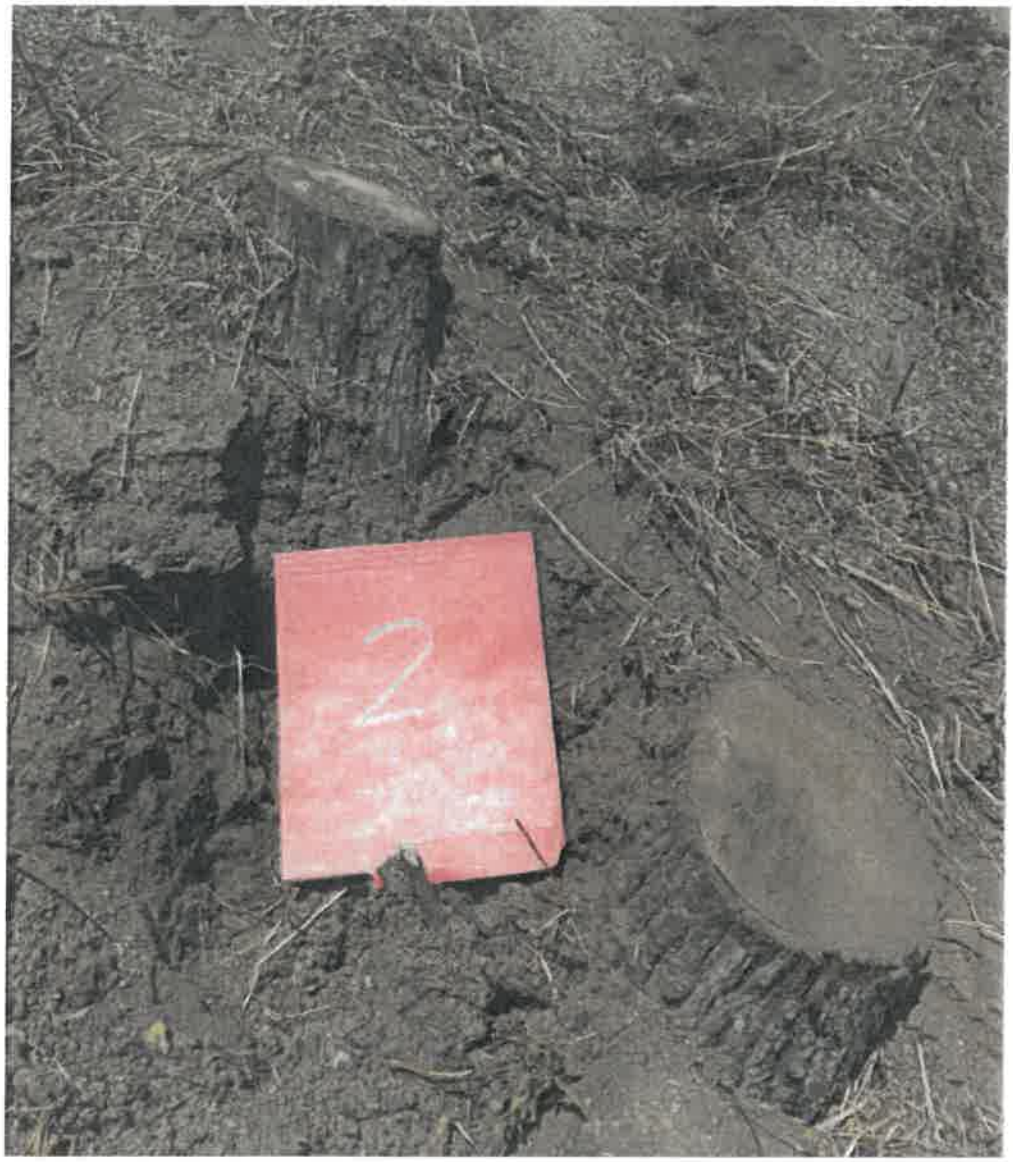
Think Green Tree Care Inc. Attachments EXHIBIT D

Exhibit 13

UFD.
Red Pen

Think Green Tree Care Inc. Attachments EXHIBIT D




2

3

4

5

7
13"

8

9

10

12

14

Work Information

Work Record 1	
Work ID **259570**	Project **UFD_TBD**
Work Order	Work type **UFD MyLA311 Service Request**
Priority **1_High**	Work Species **Juglans californica (southern California black walnut)**
DBH **4**	Condition **N/A**
Work Result	SR Status **Pending**
SR Number **1-4377422511**	SR Type **311: Street Tree Violations**
SR Subtype **Illegal Tree Removal**	SR Address **8461 W GRAND VIEW DR, 90046**
SR Location **Private Property Protected**	Thomas Bros **592-J4**
SR Creation Time **07/07/2023 14:36:47**	SR Pending Time **09/17/2023 08:40:09**
SR Closed Time	MyLA311 Last Changed By **Bryan Ramirez**
SR Pending Changed By	SR Field Check **N/A**
Property Damage **N/A**	Birds Present **No**
SR Pending (Work Required) **Inspected**	Constituent Contact **No**
SR Closed (ONLY Use if Work is Completed)	Status **Requested**
Requested Date **7/7/2023**	Scheduled Date
Completed Date	Work Crew **UFD_TBD**
Time **0 Hours 0 Minutes**	Cost **$0.00**
Last Changed By **Bryan Ramirez (UFD)**	Last Changed Date **9/17/2023**

Comments	
Integration User (DRG) Request Submitted by BR-050 on behalf of original requester. UFD Has received request and will address accordingly. pending Site inspection by UFD Staff as of 07/07/23. - Comment made by Bryan Ramirez Guests, Contractors	2023-07-07 17:40:24
Integration User (DRG) Service Request created on behalf of requester. - Comment made by Bryan Ramirez Contractors	2023-07-07 17:40:24
Bryan Ramirez (UFD) UFD Inspector was dispatched/en-route Friday July 7, 2023 1:33 Pm. STATUS: Awaiting Field inspection findings. Guests	2023-07-07 17:43:17
Alex Alcaraz (UFD) On Friday July 7th, 2023 at approximately 2:45PM UFD inspector Ignacio Alvarado arrived at the property 8461 Grand View Dr, Los Angeles, CA 90046 to inspect the possible removal of protected trees. Upon his arrival and inspection of the entire property the observations are as follows: After further investigation of the subject property, a determination was made that there was in fact a violation of Ordinance No. 186873. Multiple protected trees were removed from the property as clear remnants (tree stumps/leaf litter) of protected species were still visible upon inspection. All trees had been previously removed therefore only tree stumps remain. The findings are as follows: Southern California Black Walnut (Juglans californica) Total Trees Removed: 5 Contractors	2023-07-11 13:46:04
Bryan Ramirez (UFD) STATUS UPDATE: UFD shall draft, finalize and Mail initial NTC.	2023-07-14 18:26:16
Bryan Ramirez (UFD) Misha Dear Bryan, I just received your notice from the post office yesterday after returning from a work trip and am in the process of looking into a tree expert to comply with your request. The letter is asking for the reports and letter by tomorrow. Would you please extend the timeline for me by a few weeks so that I may have time to hire the appropriate people and make the arrangements you've requested? Many thanks, Misha Crosby Bryan Ramirez Hello Misha, Thank you for reaching out to me. I will make note that an effort to contact our department was made. I will coordinate internally with staff and inquire about extending the deadline. I will advise accordingly. regards,	2023-07-27 17:53:57
Bryan Ramirez (UFD) Good afternoon Bryan, I would like to provide further clarification regarding the inspection conducted by UFD inspector Ignacio Alvarado * The UFD inspector made no contact with the public/property owner. Upon his arrival there was no one present on site. * The entire property contained more than 5 total tree removals. But only 5 of those tree removals were identified as Black Walnut. * The inspector made a visual inspection and collected photographic evidence of Black Walnut remnants (additional photos attached). Given the trees had been previously removed the remaining stumps were consistent with appearance, bark, color, and texture of a Black Walnut Tree. Black Walnut tree limbs, leaf litter, and fruit were also observed on the ground near the remaining stumps. * Yes, google history was referenced but, only as an initial tool for investigation * TK8 does not reflect the actual location of the remaining stumps but rather used as a reference point for their loca	2023-08-03 11:47:29

Bryan Ramirez (UFD) 2023-08-06 11:16:11

UFD SITE INSPECTION INSPECTION performed on Date: Aug 5, 2023 By (BR-050). Service Request Number: 1-4377422511. SR Type 311: Street Tree Violations.SR Subtype: Illegal Tree Removal. SR Location: Private Property Protected. Observations were taken while standing along the Northern portion of Grand View Drive. Topography is steep / downhill. There is a significant decline in elevation from the property's frontage, toward the rear of the Lot. There were nine stumps observed at time of inspection at the following address: 8461 Grand View Drive. - NOTE: onsite walkthrough was not performed. Observations were made at a distance of approximately ten to fifty feet from actual stumps. Diameter of the stumps is undetermined at time of inspection. Eight of the nine stumps observed at time of inspection display evidence of regrowth/living green tissue, manifested by epicormic shoots measuring approximately three to eight inches in height sprouting from Stumps. One of the nine stumps is not displaying epicormic shoots at time of inspection, located at the south western portion of Lot. BORDERING LOTS: Three Southern California Black Walnut (Juglans californica) trees of qualifying protected size remain at 8455 W Grand View Drive, bordering the eastern portion of the subject lot. One Southern California Black Walnut (Juglans californica) of qualifying protected size remains along with a significant population of trees and shrubs, both native and non native were observed at 8467 W Grand View drive, bordering the Western portion of the subject lot.

Bryan Ramirez (UFD) 2023-08-08 17:17:24

Bryan Ramirez 2:11 PM Hello Mr. Hall. I hope this Email finds you well. I am kindly following up with a request for further information. A previous correspondence from you stated: "Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023." Would you please elaborate on the initial communication that took place on June 28, 2023? Was UFD contacted to report the initial alleged illegal activity (unpermitted tree removals)?- If so please forward any correspondence. Any voluntary information/statements, that you or any constituent may be able to provide, would be greatly appreciated as UFD finalizes collection of facts/documents. attentively,

Bryan Ramirez (UFD) 2023-08-17 09:28:06

BR-050 reached emailed LADBS - Sergio Valenzuela, Principal Inspector on 8/17/23 to obtain any potential background information relevant to the property. BR-050 reviewed LADBS permit history available on website, it became apparent that a previous owner submitted permit applications for a proposed project. I noted that these were never approved, then the property changed ownership.BR-050 inquired of the possibility to obtain a bit more insight on potential reasons for this, or potential challenges noted by LADBS resulting in permits not being issued. Confirm was also sought to ascertain if there has been any recent activity for application submittals.

Bryan Ramirez (UFD) 2023-08-17 09:50:41

On 08/17/2023 - BR-050 Emailed Property Owner 'The Urban Forestry Division (UFD) is near concluding its investigation process relative to the alleged tree violation reported at 8461 West Grand view Dr. Please advise on your disposition to allow a UFD inspector to enter/walk the property to collect current photographs of the existing site conditions. I will attentively await your response.'

Bryan Ramirez (UFD) 2023-09-17 11:29:48

TIMELINE 08/20/2021 - Property was purchased by Mr. Misha Benjamin Crosby [Exhibit 4] 08/- -/2022 - There were protected trees on the property [Exhibit 10] 01/27/2023 - Mr. Misha B. Crosby obtained 'Soils report' for the property [Exhibit 7] 03/15/2023 - LADBS approval letter issued for the property 06/28/2023 - Unpermitted removal of tree(s) shrubs(s) began on the subject lots. [Exhibit 8] Property Owner was made aware of unpermitted activity by constituents.(Tree work was halted) 07/07/2023 - Un permitted removal of tree(s) shrubs(s) resumed on the subject lots [Exhibit 12] UFD was made aware of alleged unpermitted tree removal by constituents[Exhibit 18] UFD responded and performed onsite inspection confirming a violation of the LAMC. 07/14/2023 - UFD mailed a notice to comply (Certified Mail) to Property Owner [Exhibit 15] 07/25/2023 - Property Owner received Notice to Comply (Certified Mail) [Exhibit 15] 08/01/2023 - Property owner provided a response as per the NTC.[Exhibit 12] 08/19/2023 - Onsite field assessment of property was performed by Bryan Ramirez and Stephen Duprey with the consent of the property owner. Photographs and findings were captured. [Exhibit 19]

Bryan Ramirez (UFD) 2023-09-17 11:29:59
HISTORY 03/27/2018 - Tree removal application (previous owner) submitted to UFD- No permit on record. along with the application was submitted a Protected Tree report [Exhibit 9]

Bryan Ramirez (UFD) 2023-09-17 11:30:08
ATTACHMENTS [Exhibit 1]Notice of Admin Hearing [Exhibit 2]Notice Affecting real property [Exhibit 3]Notice Affecting Real prop. Recorded [Exhibit 4]Grand/Deed proof of ownership [Exhibit 5]Tax Search/proof of ownership [Exhibit 6]Sale record, opportunity to build [Exhibit 7]Geosoils letter Misha Crosby [Exhibit 8] Screenshots of Video removal 06/28/23 [Exhibit 9]previous tree removal application 2018 [Exhibit 10]Screenshots of Google street view [Exhibit 11]Inspection photos of removed trees [Exhibit 12]Owner's formal Statement [Exhibit 13]UFD tree inventory [Exhibit 14]Number of trees - Owner's statement [Exhibit 15]proof of mailing [Exhibit 16]Community statements [Exhibit 17]Date of tree removals [Exhibit 18]Constituent statement of advisement [Exhibit 19]UFD Inspection findings [Exhibit 20]Species information indicating age

Bryan Ramirez (UFD) 2023-09-17 11:30:21
TREE REMOVAL FINDINGS: (7) walnut trees and (1) Mexican elderberry shrub were removed Approx Age of trees: More than 10 years old - Determination is based on Google street view imagery and USDA Species description [Exhibit 20] UFD recorded Stumps Walnut -Stump #1: 9",7",9",3" - Recorded Survey Diameter 12",6" Walnut -Stump #2: 6",6" - Recorded Survey Diameter 10" Non Protected species - Stump#3: Undetermined Species -Stump #4: 2.5",2",3",2" Walnut -Stump #5: 11",9",6",6.5" - Recorded Survey Diameter 8",8",8" Undetermined Species -Stump #6: 16",3" Undetermined Species -Stump #7: 13" Walnut -Stump #8: 18" - Recorded Survey Diameter 30" Walnut -Stump #9: 10",7" - Not recorded on Survey - may not have been viable trees Walnut -Stump #10: 5",7" - Not recorded on Survey - may not have been viable trees. Walnut -Stump #11: 6",5",7",5",3"- Recorded Survey Diameter 20" Elderberry #12: 6",10" - Recorded Survey Diameter 12" Walnut -Stump #13: 8",2"3" Recorded Survey Diameter 20" Walnut -Stump #14: 4",7",8",6",14" Recorded Survey Diameter 24"

Bryan Ramirez (UFD) 2023-09-17 11:35:35
August 18, 2023 - BR-050 Inspected Site. Arrived at subject location at approximately 10:45 Am. Bryan Ramirez (BR-050) and Stephen Duprey (SD), Street tree superintendent, were met by property owner Misha Crosby. After brief conversation, addressing the Property Owner's questions, Bryan and Stephen descended into the steep hillside to perform onsite inventory of trees. A total of (9) Southern California Black Walnut Stumps and (1)Mexican elderberry were documented during the Site visit. Numerous other stumps were also observed. Small sprouts of these numerous "other stumps" revealed Sumac/Non protected/undetermined species. It is not feasible to ascertain the Definite measurement of exact Diameter at Breast Height (DBH)/Diameter at Standard Height(DSH) during the inspection. Diameter of Stumps close to ground level was recorded. Survey provided within Misha Crosby's response assisted in referencing the actual documented diameter of trees (see Exhibit 13) relative to the location identified by UFD Superintendents Bryan Ramirez and Stephen Duprey.

Exhibit 20.

Fire Effects Information System (FEIS)

Index of Species Information

SPECIES: Juglans californica

- Introductory
- Distribution and Occurrence
- Management Considerations
- Botanical and Ecological Characteristics
- Fire Ecology
- Fire Effects
- References

20

Introductory

SPECIES: Juglans californica

AUTHORSHIP AND CITATION:
Esser, Lora. 1993. Juglans californica. In: Fire Effects Information System, [Online]. U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory (Producer). Available: https://www.fs.usda.gov/database/feis/plants/tree/jugcal/all.html [2023, September 16].

ABBREVIATION:
JUGCAL

SYNONYMS:
Juglans californica S. Watson var. californica

NRCS PLANT CODE:
JUCA

COMMON NAMES:
southern California walnut
California walnut
California black walnut
southern California black walnut

TAXONOMY:
The scientific name of southern California walnut is Juglans californica S. Watson [19,25,37]. Southern California walnut hybridizes readily with black walnut (J. nigra) and English walnut (J. regia).

LIFE FORM:
Tree

FEDERAL LEGAL STATUS:
None [37]

OTHER STATUS:
Southern California walnut woodland is severely threatened by urbanization. The Nature Conservancy, in cooperation with the state of California, is giving high priority to aquiring vegetative/habitat data on the woodland. They list it as one of California's rare and imperiled natural communities [1,5].

DISTRIBUTION AND OCCURRENCE

SPECIES: Juglans californica

GENERAL DISTRIBUTION:
Southern California walnut is endemic to California [10]. The current distribution of southern California walnut-dominated forests and woodlands is limited to the Santa Clarita River drainage in the vicinity of Sulphur Mountain, small stands in the Simi Hills and Santa Susana Mountains, the north slope of the Santa Monica Mountains, and the San Jose, Puente, and Chino hills. The best remaining stands are in the San Jose Hills [8]. Outside of this range, southern California walnut occurs in Santa Barbara, western San Bernardino, and northern San Diego counties [25]. It is conspicuously absent from the coastal foothills of the Santa Ana Mountains, San Diego County [33].

Southern california walnut is cultivated in Hawaii [38].

ECOSYSTEMS:
FRES28 Western hardwoods
FRES34 Chaparral - mountain shrub

STATES:
CA HI

BLM PHYSIOGRAPHIC REGIONS:
3 Southern Pacific Border
7 Lower Basin and Range

KUCHLER PLANT ASSOCIATIONS:
K030 California oakwoods
K033 Chaparral
K035 Coastal sagebrush

SAF COVER TYPES:
246 California black oak
248 Knobcone pine
249 Canyon live oak
250 Blue oak - gray pine
255 California coast live oak

SRM (RANGELAND) COVER TYPES:
NO-ENTRY

HABITAT TYPES AND PLANT COMMUNITIES:
Southern California walnut woodland may be monospecific or mixed. Coast live oak (Quercus agrifolia) frequently codominants in the walnut woodland [13]. Between Santa Barbara and Orange counties, southern California walnut is locally dominant or codominant in the coast live oak phase of oak woodland [1,8]. Narrow, isolated stands of southern California walnut sometimes occur in chaparral [29]. Occasionally, southern California walnut is found in coastal sage scrub [9].

Classifications naming southern California walnut as a dominant or indicator species are as follows:

Community ecology and distribution of California hardwood forests and woodlands [1]
Californian evergreen forest and woodland [5]
Oak woodland [8]
Vegetation types of the San Gabriel Mountains [9]
Demographic structure of southern California walnut (Juglans californica; Juglandaceae) woodlands in southern California [13]
An introduction to the plant communities of the Santa Ana and San Jacinto Mountains [33].

Associated species not previously mentioned include arroyo willow (Salix lasiolepis), California sycamore (Platanus racemosa), white alder (Alnus rhombifolia), California bay (Umbellularia californica), laurel sumac (Malosma laurina), sugar sumac (Rhus ovata), toyon (Heteromeles rbutifolia), Mexican elder (Sambucus mexicana), redberry (Rhamnus crocea), coffeeberry (R. californica), hollyleaf cherry (Prunus ilicifolia), birchleaf mountain-mahogany (Cercocarpus betuloides), California scrub oak (Quercus dumosa), poison-oak (Toxicodendron diversilobum), spiny ceanothus (Ceanothus spinosus), bigpod ceanothus (C. megacarpus), California sagebrush (Artemisia californica), California buckwheat (Eriogonum fasciculatum), black sage (Salvia

mellifera), fuschia-flower goosebery (Ribes speciosum), brome (Bromus spp.), wild oat (Avena fatua), sweet-scented bedstraw (Galium triflorum), rape mustard (Brassica rapa), wildrye (Elymus spp.), and Mexican whorled milkweed (Asclepias fascicularis) [9,13,14,18,24,28].

MANAGEMENT CONSIDERATIONS

SPECIES: Juglans californica

IMPORTANCE TO LIVESTOCK AND WILDLIFE:
Southern California walnut forests and woodlands provide favorable habitat for a number of vertebrates and invertebrates. A 2-year survey in a southern California walnut woodland in the San Jose Hills found 29 species of diurnal birds [25]. Many rodents, including California ground squirrels and western gray squirrels, eat the nuts [11,25]. The nuts are rarely eaten by deer [25].

PALATABILITY:
NO-ENTRY

NUTRITIONAL VALUE:
NO-ENTRY

COVER VALUE:
Larger southern California walnut trees provide excellent cover for deer, nesting birds, and rodents [25]. Raptors such as owls use the upper reaches of trees as roosts and nesting places. California ground squirrels dig burrows at the bases of old trees [25].

VALUE FOR REHABILITATION OF DISTURBED SITES:
Southern California walnut has been successfully planted for erosion control on road slopes with deep soil at elevations below 3,500 feet (1,066 m). Best growth is achieved in partial shade [11]. In Los Angeles County, southern California walnut was planted in brush wattles during construction of a road fill. Trees reached heights of 12 feet (3.7 m) in 10 years [11].

OTHER USES AND VALUES:
Humans eat the nuts of southern California walnut, but the nuts are not grown commercially [25]. Chumash Indians ate the walnuts and used the nutshells for dice. They used the bark for making baskets [31]. Southern California walnut is suitable for ornamental landscaping and is widely planted in urban forestry projects [11,13].

OTHER MANAGEMENT CONSIDERATIONS:
Southern California walnut communities are in decline [5,10]. Threats include urban and rural development, overgrazing, and increased recreational use of walnut woodlands [14,25]. In Aliso Creek, Chino Hills State Park, cattle grazing initiated dry conditions, which were worsened by a 5-year drought. The resulting very dry environment hindered survival of walnut seedlings [14]. Grazing has been the principal economic activity in California walnut forests and woodlands for 200 years. The species composition of the southern California walnut woodland understory in the Puente and San Jose hills is attributed to overgrazing by cattle [25].

Pathogens: Southern California walnut is highly susceptible to crown (Phytophthora spp.) rots. Walnuts planted in soil infested with P. citricola and flooded for 48 hours biweekly showed reduced growth and high rates of mortality [17].

In the San Jose Hills, southern California walnut develop heart rot between 20 to 30 years of age. Portions of the trunk and older limbs subsequently become infested with termites and wood-boring beetles. Older multistemmed trees often have some stems that are healthy, some with heart rot, and others that are dead [25].

BOTANICAL AND ECOLOGICAL CHARACTERISTICS

SPECIES: Juglans californic

GENERAL BOTANICAL CHARACTERISTICS:
Southern California walnut is a native, deciduous tree that grows from 20 to 49 feet (6-15 m) tall [15,21]. It varies considerably in morphology according to the age of the tree and site characteristics. Trees in savanna woodland tend to have multiple trunks which grow outward from a ring at the base, giving younger trees the appearance of "V"-shaped shrubs. Trees in more dense stands tend to be single-stemmed and taller [13,25]. The strongly scented trunk is blackish brown and becomes deeply furrowed with age [15]. The root system is extensive, often with a deep taproot [11]. The leaves are 1.5 to 3 inches (3.5-7.5 cm) long [15]. Southern California walnut trees live to be about 100 years old [11].

Southern California walnut is monoecious [15,21]. Slender staminate catkins develop on the wood of the previous year. Pistillate flowers are borne singly or in clusters in short terminal spikes on the current year's growth [4]. The globose fruit is contained in an indehiscent husk or shell that does not open at maturity [4,15].

RAUNKIAER LIFE FORM:
Phanerophyte

REGENERATION PROCESSES:
Sexual reproduction: Southern California walnut produces seed at 5 to 8 years of age [4]. Variations in precipitation from year to year can affect fruit production and seedling establishment. In drought years little or no fruit is produced [13]. Seeds do not have a dormancy period and usually germinate within 4 weeks of dispersal [4,13]. In the spring in the San Jose Hills, densities of 4,742 seedlings per acre (2,000/ha) have been reported [25]. The western gray squirrel may be an important dispersal agent for walnut seed [25].

Vegetative reproduction: Southern California walnut sprouts from the root crown and trunk following cutting or burning [25,29].

SITE CHARACTERISTICS:
Southern California walnut occurs in a mediterranean climate, characterized by mild, wet winters and hot, dry summers [12]. Trees generally occur on mesic sites such as north slopes, creekbeds, canyon bottoms, and alluvial terraces [5,19,25]. Trees grow best in deep, alluvial soils with high water-holding capacity. Soils are high in clay content [10,25]. At California State Polytechnic University, soils beneath walnut forests are 3.3 feet (1 m) deep [25].

Elevation: Although southern California walnut has been successfully planted at elevations up to 3,500 feet (1,066 m), it usually occurs from 500 to 2,500 feet (150-760 m) elevation [1,25].

SUCCESSIONAL STATUS:
NO-ENTRY

SEASONAL DEVELOPMENT:
Southern California walnut leaves appear in January and February, with all trees in full leaf by March [25]. Trees on warmer or drier sites develop leaves several weeks earlier than those in cooler, more mesic locations. Flowering begins about the same time as leaf production, with fruits developing to full size during spring. By late summer fruits have matured. Fruit abscission begins in October and November, but some fruits remain on the tree throughout winter [25].

FIRE ECOLOGY

SPECIES: Juglans californica

FIRE ECOLOGY OR ADAPTATIONS:
Southern California walnut has large woody platforms at the soil surface. The platforms shield the meristematic tissue beneath them from fire. After fire, sprouts surround the platforms, resulting in multiple

trunks [25]. According to Quinn [ ], the basal platforms are an adaptation to fire similar to the lignotuber.

Most southern California walnut woodlands are subject to periodic fires. Fire is an annual possibility in most locations, where dead annual grasses are present beneath and between the trees during the summer fire season [25].

FIRE REGIMES:
Find fire regime information for the plant communities in which this species may occur by entering the species name in the FEIS home page under "Find Fire Regimes".

POSTFIRE REGENERATION STRATEGY:
Tree with adventitious-bud root crown/soboliferous species root sucker

FIRE EFFECTS

SPECIES: Juglans californica

IMMEDIATE FIRE EFFECT ON PLANT:
Southern California walnut trees are top-killed by most fires [25].

PLANT RESPONSE TO FIRE:
Southern California walnut recovers well from fire. It sprouts vigorously from the trunk and root crown when top-killed by fire, but does not produce seedlings, an indication that most seeds are killed by fire [11]. In Los Angeles County, 10-year-old southern California walnuts were severely burned. Sprouts from the root crowns reached 5 feet (1.5 m) during postfire year 1 [11]. Southern California walnut was sprouting from the root crown 3 years and 8 months after a fire in Big Sycamore Canyon, Ventura County, in the fall of 1973 [29].

Several hundred trees were burned in July 1989 at California State Polytechnic University. One year after fire there was no evidence of dead trees, even though most of the branches and stems had been top-killed. Almost all of the trees sprouted from the root crown within 6 weeks of the fire [25].

FIRE MANAGEMENT CONSIDERATIONS:
In plant communities near urban areas, the overstory of oak and walnut is a special resource that managers usually protect from fire. However, the understory of these forests can be burned during cool weather to eliminate accumulated ground fuels and produce a shaded fuelbreak [28].

Quinn [25] suggested that prescribed fires of low intensity, at intervals of several years, be tested for their effects on southern California walnut communities.

REFERENCES

SPECIES: Juglans californica

REFERENCES:

1. Barbour, Michael G. 1987. Community ecology and distribution of California hardwood forests and woodlands. In: Plumb, Timothy R.; Pillsbury, Norman H., technical coordinators. Proceedings of the symposium on multiple-use management of California's hardwood resources; 1986 November 12-14; San Luis Obispo, CA. Gen. Tech. Rep. PSW-100. Berkeley, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Forest and Range Experiment Station: 18-25. [5356]

2. Bernard, Stephen R.; Brown, Kenneth F. 1977. Distribution of mammals, reptiles, and amphibians by BLM physiographic regions and A.W. Kuchler's associations for the eleven western states. Tech. Note 301. Denver, CO: U.S. Department of the Interior, Bureau of Land Management. 169 p. [434]

3. Bowler, Peter A. 1990. Riparian woodland: an endangered habitat in southern California. In: Schoenherr, Allan A., ed. Endangered plant

communities of southern California: Proceedings, 15th annual symposium; 1989 October 28; Fullerton, CA. Special Publication No. 3. Claremont, CA: Southern California Botanists: 80-97. [21321]

4. Brinkman, Kenneth A. 1974. Juglans L. walnut. In: Schopmeyer, C. S., ed. Seeds of woody plants in the United States. Agric. Handb. 450. Washington, DC: U.S. Department of Agriculture, Forest Service: 454-459. [7684]

5. Brown, David E. 1982. Californian evergreen forest and woodland. In: Brown, David E., ed. Biotic communities of the American Southwest--United States and Mexico. Desert Plants. 4(1-4): 66-69. [8887]

6. Eyre, F. H., ed. 1980. Forest cover types of the United States and Canada. Washington, DC: Society of American Foresters. 148 p. [905]

7. Garrison, George A.; Bjugstad, Ardell J.; Duncan, Don A.; [and others]. 1977. Vegetation and environmental features of forest and range ecosystems. Agric. Handb. 475. Washington, DC: U.S. Department of Agriculture, Forest Service. 68 p. [998]

8. Griffin, James R. 1977. Oak woodland. In: Barbour, Michael G.; Malor, Jack, eds. Terrestrial vegetation of California. New York: John Wiley and Sons: 383-415. [7217]

9. Hanes, Ted L. 1976. Vegetation types of the San Gabriel Mountians. In: Latting, June, ed. Symposium proceedings: plant communities of southern California; 1974 May 4; Fullerton, CA. Special Publication No. 2. Berkeley, CA: California Native Plant Society: 65-76. [4227]

10. Holstein, Glen. 1984. California riparian forests: deciduous islands in an evergreen sea. In: Warner, Richard E.; Hendrix, Kathleen M., eds. California riparian systems: Ecology, conservation, and productive management: Proceedings of a conference; 1981 September 17-19; Davis, CA. Berkeley, CA: University of California Press: 2-22. [5830]

11. Horton, Jerome S. 1949. Trees and shrubs for erosion control of southern California mountains. Berkeley, CA: U.S. Department of Agriculture, Forest Service, California [Pacific Southwest] Forest and Range Experiment Station; California Department of Natural Resources, Division of Forestry. 72 p. [10689]

12. Johnson, Donald Lee. 1977. The late quaternary climate of coastal California: evidence for an ice age refugium. Quaternary Research. 8: 154-179. [7455]

13. Keeley, Jon E. 1990. Demographic structure of California black walnut (Juglans californica: Juglandaceae) woodlands in southern California. Madrono. 37(4): 237-248. [13767]

14. Keller, Terry. 1993. Riparian zone plant ecology and hydrology in Aliso Creek, Chino Hills State Park, southern California. In: Keeley, Jon E., ed. Interface between ecology and land development in California: Proceedings of the symposium; 1992 May 1-2; Los Angeles, CA. Los Angeles, CA: The Southern California Academy of Sciences: 137-141. [21702]

15. Krochmal, Arnold; Krochmal, Connie. 1982. Uncultivated nuts of the United States. Agriculture Information Bulletin 450. Washington, DC: U.S. Department of Agriculture, Forest Service. 89 p. [1377]

16. Kuchler, A. W. 1964. Manual to accompany the map of potential vegetation of the conterminous United States. Special Publication No. 36. New York: American Geographical Society. 77 p. [1384]

17. Matheron, M. E.; Mircetich, S. M. 1985. Relative resistance of different rootstocks of English walnut to six Phytophthora spp. that cause root and crown rot in orchard trees. Plant Disease. 69(12): 1039-1041. [11544]

18. McDonald, Philip M. 1990. Pseudotsuga macrocarpa (Vasey) Mayr bigcone Douglas-fir. In: Burns, Russell M.; Honkala, Barbara H., technical coordinators. Silvics of North America. Volume 1. Conifers. Agric. Handb. 654. Washington, DC: U.S. Department of Agriculture, Forest Service: 520-526. [13412]

19. McGrananhan, Gale H.; Hansen, John; Shaw, Douglas V. 1988. Inter- and intraspecific variation in California black walnuts. Journal of the American Society of Horticultural Science. 113(5): 760-765. [21777]

20. Moriarty, David J.; Farris, Richard E.; Stanton, Patricia A. 1985. Effects of fire on a coastal sage scrub bird community. Southwestern Naturalist. 30(3): 452-453. [6150]

21. Munz, Philip A. 1973. A California flora and supplement. Berkeley, CA: University of California Press. 1905 p. [6155]

22. Pancheco, Alex A. 1987. Some implications of public involvement in hardwood management. In: Plumb, Timothy R.; Pillsbury, Norman H., technical coordinators. Proceedings of the symposium on multiple-use management of California's hardwood resources; 1986 November 12-14; San Luis Obispo, CA. Gen. Tech. Rep. PSW-100. Berkeley, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Forest and Range Experiment Station: 144-147. [5369]

23. Patey, Katherine J.; Wishner, Carl; Gibson, Joseph G. 1991. Tapo Canyon Creek riparian habitat restoration plan. Restoration & Management Notes. 9(1): 47-48. [15454]

24. Perala, C.; Hoover, D. A. 1990. Hand-removal of exotics and planting of natives key to restoration of riparian forest understory. Restoration & Management Notes. 8(2): 118. [13791]

25. Quinn, Ronald D. 1990. The status of walnut forests and woodlands (Juglans californica) in southern California. In: Schoenherr, Allan A., ed. Endangered plant communities of southern California: Proceedings, 15th annual symposium; 1989 October 28; Fullerton, CA. Special Publication No. 3. Claremont, CA: Southern California Botanists: 42-54. [21319]

26. Radtke, Klaus. 1978. Wildland plantings & urban forestry: Native and exotic 1911-1977. Los Angeles, CA: County of Los Angeles Department of Forester and Fire Warden, Forestry Division. 134 p. In cooperation with: U.S. Department of Agriculture, Forest Service, Forestry Research, Chaparral R & D Program. [20562]

27. Raunkiaer, C. 1934. The life forms of plants and statistical plant geography. Oxford: Clarendon Press. 632 p. [2843]

28. Riggan, Philip J.; Franklin, Scott; Brass, James A. 1986. Fire and chaparral management at the chaparral/urban interface. Fremontia. 14(3): 28-30. [18368]

29. Sauer, Jonathan D. 1977. Fire history, environmental patterns, and species patterns in Santa Monica Mountain chaparral. In: Mooney, Harold A.; Conrad, C. Eugene, technical coordinators. Proceedings of the symp. of the environmental consequences of fire and fuel management in Mediterranean ecosystems; 1977 August 1-5; Palo Alto, CA. Gen. Tech. Rep. WO-3. Washington, DC: U.S. Department of Agriculture, Forest Service: 383-386. [4866]

30. Stickney, Peter F. 1989. Seral origin of species originating in northern Rocky Mountain forests. Unpublished draft on file at: U.S. Department of Agriculture, Forest Service, Intermountain Research Station, Fire Sciences Laboratory, Missoula, MT; RWU 4403 files. 7 p. [20090]

31. Timbrook, Jan. 1990. Ethnobotany of Chumash Indians, California, based on collections by John P. Harrington. Economic Botany. 44(2): 236-253. [13777]

32. U.S. Department of Agriculture, Soil Conservation Service. 1982. National list of scientific plant names. Vol. 1. List of plant names. SCS-TP-159. Washington, DC. 416 p. [11573]

33. Vogl, Richard J. 1976. An introduction to the plant communities of the Santa Ana and San Jacinto Mountains. In: Latting, June, ed. Symposium proceedings: plant communities of southern California; 1974 May 4; Fullerton, CA. Special Publication No. 2. Berkeley, CA: California Native Plant Society: 77-98. [4230]

34. Vogl, Richard J. 1977. Fire frequency and site degradation. In: Mooney, Harold A.; Conrad, C. Eugene, technical coordinators. Proc. of the symp. on the environmental consequences of fire and fuel management in Mediterranean ecosystems; 1977 August 1-5; Palo Alto, CA. Gen. Tech. Rep. WO-3. Washington, DC: U.S. Department of Agriculture, Forest Service: 193-201. [4843]

35. Warter, Janet K. 1976. Late Pleistocene plant communities - evidence from the Rancho La Brea tar pits. In: Latting, June, ed. Symposium proceedings: plant communities of southern California; 1974 May 4; Fullerton, CA. Special Publication No. 2. Berkeley, CA: California

Native Plant Society: 32- [4219]

36. Hickman, James C., ed. 1993. The Jepson manual: Higher plants of California. Berkeley, CA: University of California Press. 1400 p. [21992]

37. U.S. Department of the Interior, Fish and Wildlife Service. 2013. Endangered Species Program, [Online]. Available: http://www.fws.gov/endangered/. [86564]

38. St. John, Harold. 1973. List and summary of the flowering plants in the Hawaiian islands. Hong Kong: Cathay Press Limited. 519 p. [25354]

FEIS Home Page

2007.

walnut

Elderberry

walnut

2014-

Walnut

Elderberry

walnut.

Approx Age Elderberry.
15 Yrs.

Approximate Age walnuts
All over 10 Yrs

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

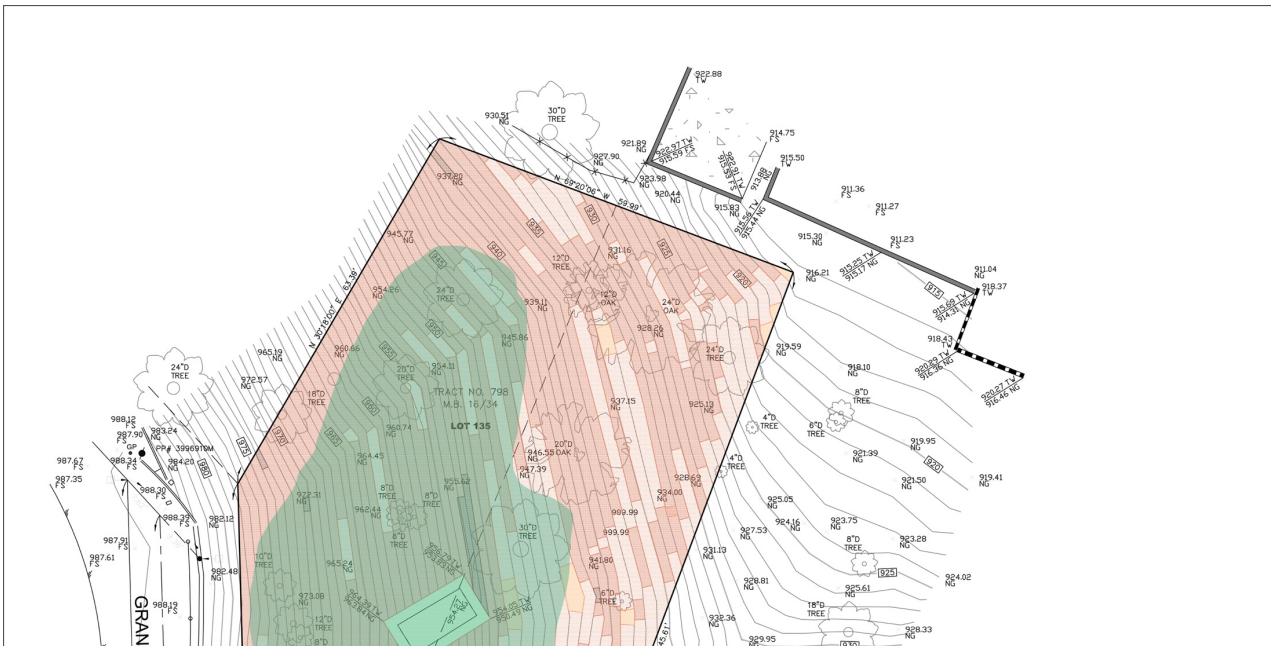
N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

Cheers!
Misha



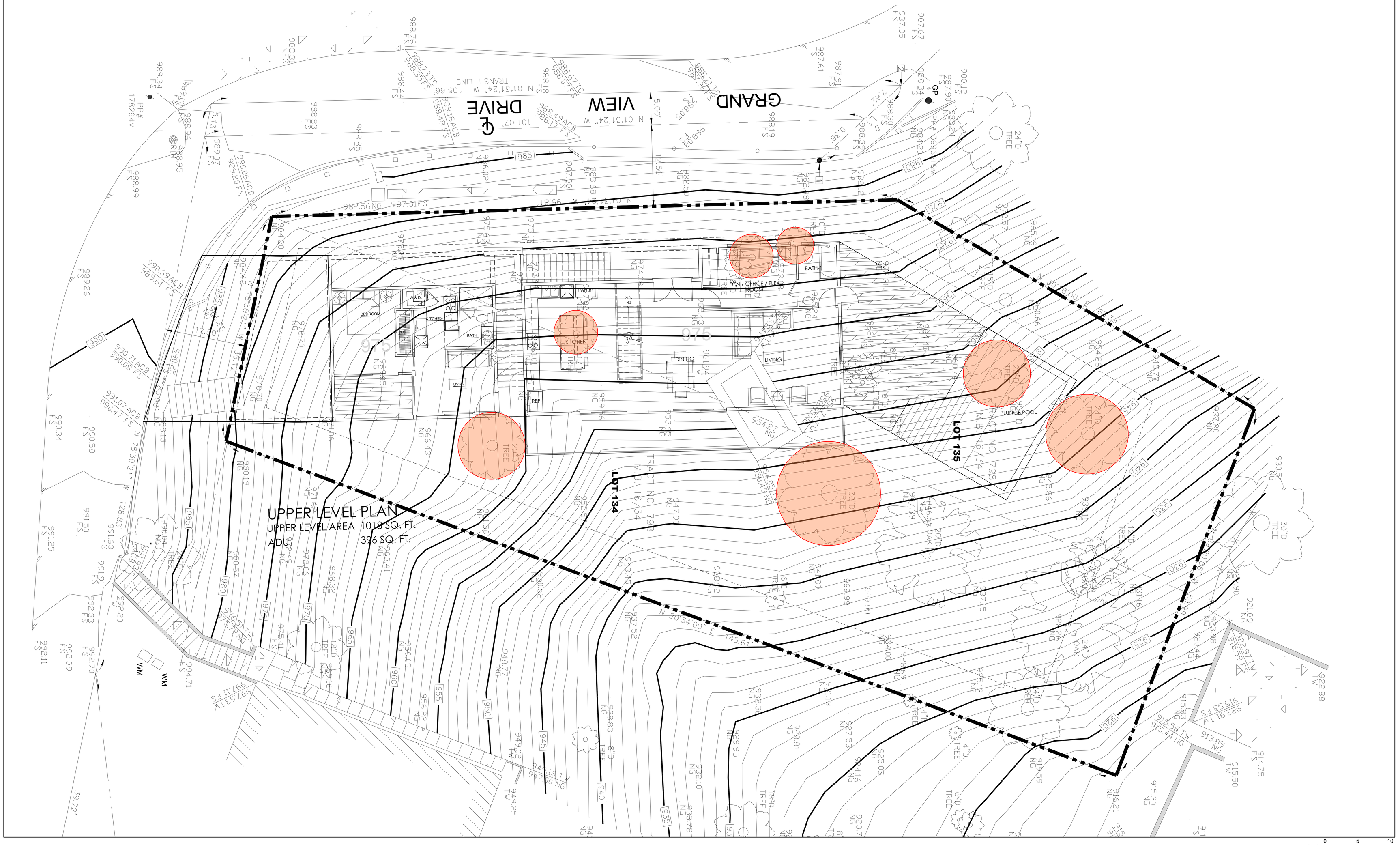
TRACT NO. 798
M.B. 16/34
LOT 135

TRACT NO. 798
M.B. 16/34
LOT 134

GRAND VIEW DRIVE

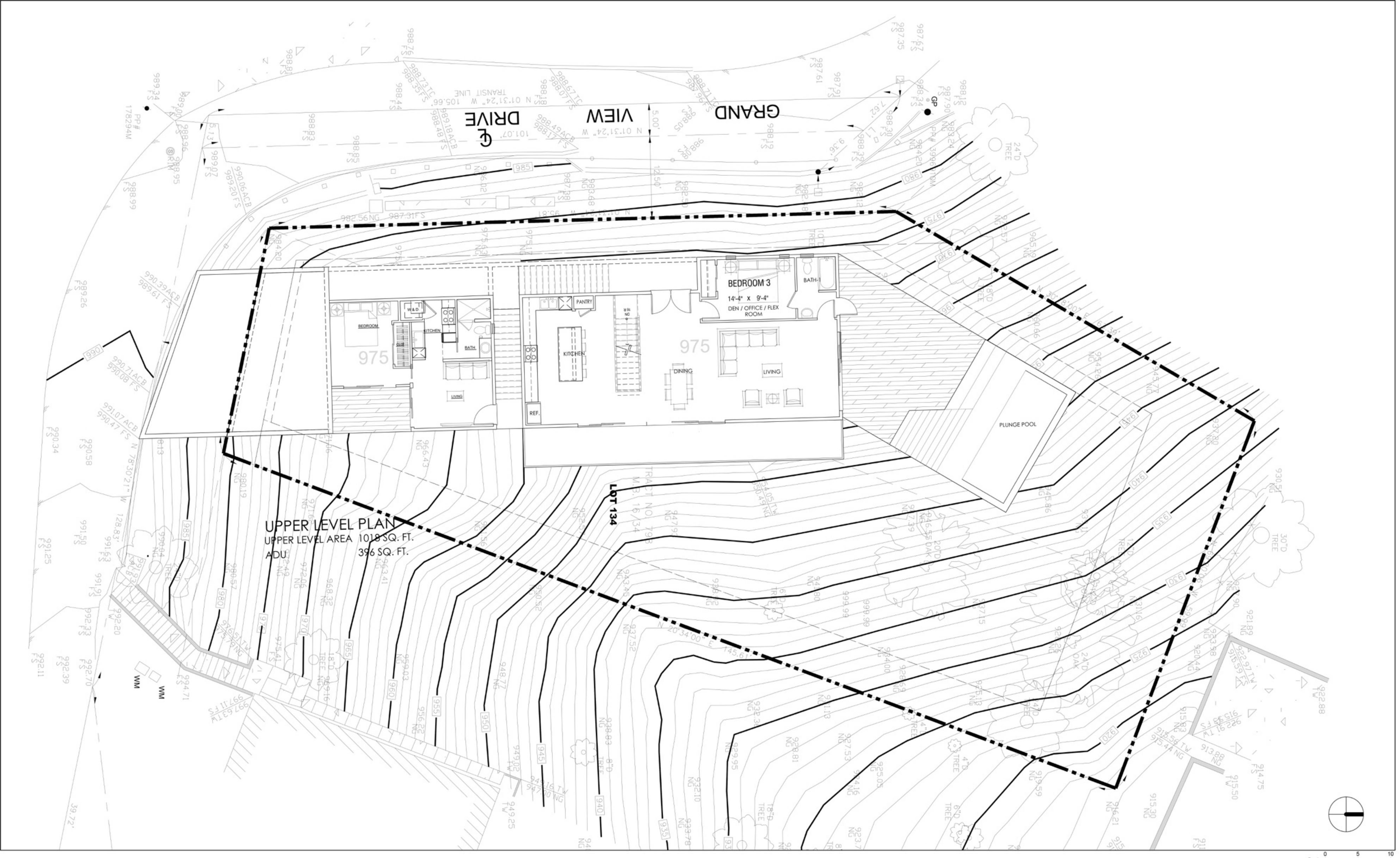
N 30°18'00" E 63.39'
N 69°20'06" W 59.99'
N 20°34'00" E 145.61'
N 01°31'24" W 95.81'
N 78°30'21" W 35.12'
N 78°30'21" W 128.83'
N 83°09'12" E 41.93'
TRANSIT LINE

LINE	BEARING	DISTANCE
L1	N 42°33'00" W	16.97'



SITE PLAN at +975.00

A1.0



8461 GRAND VIEW DR, LA, CA

SITE PLAN at +975.00

A1.0

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Re: Your estimate 3525 from California Tree Design
Date: July 6, 2023 at 11:15 PM
To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,
Misha

Tree Map - 8461 Grand...rea.pdf

> On Jul 6, 2023, at 10:30 PM, California Tree Design <delivery@email.joistapp.com> wrote:

CALIFORNIA TREE DESIGN

Estimate #3525 from California Tree Design

Attn: Misha Crosby

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

TRACT NO. 798
M.B. 16/34
LOT 135
LOT 134
GRAND VIEW DRIVE
GRAND VIEW DRIVE
PP# 3996919M
PP# 178294M
N 30°18'00" E 63.39'
N 69°20'06" W 59.99'
N 20°34'00" E 145.61'
N 01°31'24" W 95.81'
N 78°30'21" W 35.12'
N 78°30'21" W 128.83'
N 01°31'24" W TRANSIT LINE 105.66'
N 83°09'12" E 41.93' TRANSIT LINE
5.00'
12.50'
101.07'
39.72'
83.98'
5.13'
GP
RIM
WM
WM
30"D TREE
24"D TREE
20"D TREE
18"D TREE
12"D TREE
10"D TREE
8"D TREE
6"D TREE
4"D TREE
12"D OAK
24"D OAK
20"D OAK
946.55 OAK
930.51 NG
927.90 NG
921.89 NG
922.97 TW
915.59 FS
922.91 TW
915.53 FS
922.88 TW
914.75 FS
915.50 TW
913.88 NG
923.98 NG
920.44 NG
915.83 NG
915.56 TW
915.44 NG
911.36 FS
911.27 FS
915.30 NG
911.23 FS
916.21 NG
915.25 TW
915.17 NG
911.04 NG
918.37 TW
915.69 TW
914.31 NG
918.43 TW
920.89 TW
916.36 NG
920.27 TW
916.46 NG
919.59 NG
918.10 NG
919.95 NG
921.39 NG
921.50 NG
919.41 NG
925.05 NG
924.16 NG
923.75 NG
927.53 NG
923.28 NG
931.13 NG
928.81 NG
925.61 NG
924.02 NG
932.36 NG
929.95 NG
928.33 NG
932.10 NG
933.78 NG
931.91 NG
935.88 NG
937.52 NG
938.83 NG
940.94 NG
950.52 NG
949.16 TW
947.00 NG
949.02 TW
949.25 TW
948.77 NG
956.22 NG
959.03 NG
963.41 NG
968.32 NG
969.16 NG
971.62 NG
972.06 NG
972.49 NG
975.41 FS
976.51 TW
975.79 NG
997.63 TW
997.11 FS
994.71 FS
991.93 ACB
992.20 TW
991.63 FS
991.91 FS
992.33 FS
992.70 FS
992.39 FS
992.11 FS
991.50 FS
991.25 FS
990.58 FS
990.34 FS
989.26 FS
988.99 FS
990.04 NG
988.13 NG
990.25 FS
990.39 ACB
989.61 FS
990.71 ACB
990.08 FS
991.07 ACB
990.47 FS
989.34 FS
989.00 FS
988.96 FS
988.95 RIM
989.07 FS
990.06 ACB
989.20 FS
988.85 FS
988.83 FS
988.81 FS
984.20 NG
984.43 NG
986.25 NG
978.70 NG
976.70 NG
971.06 NG
969.05 NG
963.43 NG
961.94 TW
954.27 NG
956.79 TW
953.83 NG
954.05 TW
950.49 NG
947.93 NG
943.45 NG
939.11 NG
937.20 NG
931.16 NG
928.26 NG
925.13 NG
937.15 NG
934.00 NG
928.69 NG
947.39 NG
955.62 NG
960.74 NG
964.45 NG
962.44 NG
965.24 NG
973.08 NG
972.31 NG
975.63 NG
975.29 NG
973.44 NG
972.14 NG
975.17 NG
967.02 NG
959.56 NG
953.95 NG
961.01 NG
959.74 NG
966.32 NG
961.56 NG
966.43 NG
969.05 NG
971.06 NG
976.70 NG
978.70 NG
980.19 NG
980.57 NG
984.20 NG
984.43 NG
986.25 NG
988.13 NG
990.04 NG
991.93 ACB
988.71 TC
987.96 FS
988.67 TC
988.07 FS
988.49 ACB
988.17 FS
989.18 ACB
988.48 FS
988.73 TC
988.35 FS
988.44 FS
988.76 FS
987.67 FS
987.35 FS
988.34 FS
988.30 FS
988.39 FS
987.91 FS
987.61 FS
988.19 FS
988.08 FS
988.05 FS
987.38 FS
988.18 FS
986.02 NG
982.56 NG
988.12 FS
987.90 FS
983.24 NG
984.20 NG
982.12 NG
982.48 NG
982.50 NG
983.68 NG
965.19 NG
960.66 NG
954.26 NG
945.77 NG
945.86 NG
954.11 NG
972.57 NG
965.19 NG
960.66 NG
954.26 NG
945.77 NG
937.20 NG
930.51 NG
927.90 NG
921.89 NG
922.97 TW
915.59 FS
922.91 TW
915.53 FS
922.88 TW
914.75 FS
915.50 TW
913.88 NG
923.98 NG
920.44 NG
915.83 NG
915.56 TW
915.44 NG
911.36 FS
911.27 FS
915.30 NG
911.23 FS
916.21 NG
915.25 TW
915.17 NG
911.04 NG
918.37 TW
915.69 TW
914.31 NG
918.43 TW
920.89 TW
916.36 NG
920.27 TW
916.46 NG
919.59 NG
918.10 NG
919.95 NG
921.39 NG
921.50 NG
919.41 NG
925.05 NG
924.16 NG
923.75 NG
927.53 NG
923.28 NG
931.13 NG
928.81 NG
925.61 NG
924.02 NG
932.36 NG
929.95 NG
928.33 NG
932.10 NG
933.78 NG
931.91 NG
935.88 NG
937.52 NG
938.83 NG
940.94 NG
950.52 NG
949.16 TW
947.00 NG
949.02 TW
949.25 TW
948.77 NG
956.22 NG
959.03 NG
963.41 NG
968.32 NG
969.16 NG
971.62 NG
972.06 NG
972.49 NG
975.41 FS
976.51 TW
975.79 NG
997.63 TW
997.11 FS
994.71 FS
991.93 ACB
992.20 TW
991.63 FS
991.91 FS
992.33 FS
992.70 FS
992.39 FS
992.11 FS
991.50 FS
991.25 FS
990.58 FS
990.34 FS
989.26 FS
988.99 FS
990.04 NG
988.13 NG
990.25 FS
990.39 ACB
989.61 FS
990.71 ACB
990.08 FS
991.07 ACB
990.47 FS
989.34 FS
989.00 FS
988.96 FS
988.95 RIM
989.07 FS
990.06 ACB
989.20 FS
988.85 FS
988.83 FS
988.81 FS
984.20 NG
984.43 NG
986.25 NG
978.70 NG
976.70 NG
971.06 NG
969.05 NG
963.43 NG
961.94 TW
954.27 NG
956.79 TW
953.83 NG
954.05 TW
950.49 NG
947.93 NG
943.45 NG
939.11 NG
937.20 NG
931.16 NG
928.26 NG
925.13 NG
937.15 NG
934.00 NG
928.69 NG
947.39 NG
955.62 NG
960.74 NG
964.45 NG
962.44 NG
965.24 NG
973.08 NG
972.31 NG
975.63 NG
975.29 NG
973.44 NG
972.14 NG
975.17 NG
967.02 NG
959.56 NG
953.95 NG
961.01 NG
959.74 NG
966.32 NG
961.56 NG
966.43 NG
969.05 NG
971.06 NG
976.70 NG
978.70 NG
980.19 NG
980.57 NG
984.20 NG
984.43 NG
986.25 NG
988.13 NG
990.04 NG
991.93 ACB
988.71 TC
987.96 FS
988.67 TC
988.07 FS
988.49 ACB
988.17 FS
989.18 ACB
988.48 FS
988.73 TC
988.35 FS
988.44 FS
988.76 FS
987.67 FS
987.35 FS
988.34 FS
988.30 FS
988.39 FS
987.91 FS
987.61 FS
988.19 FS
988.08 FS
988.05 FS
987.38 FS
988.18 FS
986.02 NG
982.56 NG
988.12 FS
987.90 FS
983.24 NG
984.20 NG
982.12 NG
982.48 NG
982.50 NG
983.68 NG
965.19 NG
960.66 NG
954.26 NG
945.77 NG
945.86 NG
954.11 NG
972.57 NG

LINE	BEARING	DISTANCE
L1	N 42°33'00" W	16.97'

BY 24

Prepared For

Misha Crosby
8461 Grand View Drive
Los Angeles, Ca 90046
(310) 717-9973
mishacrosby@yahoo.com

Prepared By:

Mr. Kelly Lewis

American Society of Consulting Arborist RCA #669

American Society of Consulting Arborist Tree and Plant Appraisal Qualification

International Society of Arboriculture Certified Arborist # WE-4395

International Society of Arboriculture Tree Risk Assessor Qualified

International Society of Arboriculture Certified Tree Worker 1430C

2509 Scott Place, Thousand Oaks, CA 91360 – (818) 512-5625
E- mail: treesurgeonklewis@yahoo.com

September 22, 2023

Table of Contents

Summary....3

Introduction....4

Background....4

Assignment....4

Limits of Assignment....4

Purpose and Use of this Report....5

Observations....5

Site....5

The Tree and Stumps....5-8

Discussion & Conclusion....8-9

Appendix A -Topographical Survey....11-12

Appendix A – Replant Locations....16

Appendix B - Photos of trees and stumps....14-24

Appendix B - Google Street View and Satellite Images....25-27

Appendix B - "NavigateLA" Image....28

Appendix C - Assumptions and Limiting Conditions....29

Summary

This tree report was prepared at the request of Misha Crosby, the property owner of 8461 Grand View Drive, Los Angeles, Ca 90046. Mr. Crosby received a notice to comply, from the City of Los Angeles, Urban Forestry Division. Mr. Crosby was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired Kelly Lewis, Registered Consulting Arborist, to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested. The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible. The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number. A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry. A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance. There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted. I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15-feet between clusters, which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined. The remaining protected trees on this property were undisturbed and should be protected in place.

Introduction

Background

Mr. Misha Crosby, the owner of the subject property at 8461 Grand View Drive, Los Angeles, Ca 90046, contacted me on July 29, 2023, regarding protected trees that were removed on his property. Mr. Crosby explained that he hired a tree company to cut down some trees that resided on his hillside lot. He expressly told the owner of this tree company to not remove any protected tree species. The owner of the tree company looked at the trees on the lot and stated that there were no protected trees on the property except for some Oak trees. Mr. Crosby stated that he hired this company to remove the trees and while this crew was there, a person who lives in the neighborhood, took videos and stopped this crew from working. Mr. Crosby stated that this person stated that he was a tree expert and that they had cut protected trees and that he, Mr. Crosby, needed to hire a certified arborist. Mr. Crosby explained that some days after this incident, he hired a tree company that has a certified arborist that looked at the remaining trees and said that they were not protected species, so Mr. Crosby hired them to remove the trees. Mr. Crosby continued to explain that he received a notice to comply, from the City of Los Angeles, Urban Forestry Division. That he was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired me to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested.

Assignment

Mr. Misha Crosby requested me to provide the following services:

- Visit the site and conduct a visual inspection of the trees and stumps on the property.
- Produce a formal written protected tree report with the evaluation and my findings with recommendations for tree replacements and that addresses site conditions prior to the tree removal.

Limits of Assignment

In the terms of my assignment, my inspection is limited to a ground-level visual inspection of the subject trees and stumps. My evaluation is based solely upon my inspection of the trees and stumps on August 17, 2023, and September 21, 2023.

Purpose and Use of this Report

The purpose of this report is to document my observations and opinions concerning the trees and stumps on his property tree, with recommendations for tree replacements and that addresses site conditions prior to the tree removal. This report is intended to be used by Mr. Crosby to have a formal tree report regarding these conditions on his property. This report is intended for the exclusive use of Mr. Crosby and upon submission will be the property of Mr. Crosby.

Observations

Site

On August 17, 2023, and September 21, 2023, I conducted a site visit at 8461 Grand View Drive, Los Angeles, Ca 90046. The site is within City of Los Angeles and the County of Los Angeles. The subject property is North of Sunset Blvd, West of Laurel Canyon Boulevard, just of Kirkwood Drive.

The lot is empty and slopes downhill from the street. The lot size is 3,915 Sq. Ft. APN # 5556017004.

The subject trees are located toward the lower section of the property while the stumps are scattered throughout the middle to upper area.

The Trees and Stumps

The Protected Tree Ordinance NO. 186873 for the City of Los Angeles refers to protected trees and shrubs.

Sec. 2. "**Protected Tree or Shrub**-Any of the following Sothern California indigenous tree species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

a) 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*).
b) Southern California Black Walnut (*Juglans califonnica*)

c) Western Sycamore (*Platanus racemose*)
d) California Bay (*Umbellularia califonica*)

Protected Shrubs:

a) Mexican Elderberry (*Sambucus mexicana*)
b) Toyon (*Heteromeles arbutifolia*)

The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible.

The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number.

Concurrent with my visual inspection, I took photographs of the site for reference. **See Appendix B, Pictures of trees and stumps).**

Trees over 4-inches (both single and multi-stem) are assigned a health and vigor rating based on a summary of the condition of roots, trunk, scaffold branches, small branches and twigs and foliage according to the *International Society of Arboriculture Guide to Judging Plant Health.* Each factor was given a point score according to the guidelines (5 being the high score, 1 the worst). The total value was divided by 25 (the maximum amount of points possible) and multiplied by 100 to obtain a percent rating.

Excellent "A" (90-100%) – A healthy and vigorous tree characteristics of its species and reasonably free of any visible signs of stress, disease or pest infestation.

Good "B" (70-89%) - A healthy and vigorous tree characteristics of its species with less than 25% of the tree affected by visible signs of stress, disease or pest infestation.

Fair "C" (50-69%) – A healthy and vigorous tree characteristics of its species with 25-75% of the tree affected by visible signs of stress, disease or pest infestation.

Poor "D" (25-49%) – Greater than 75% of the tree is affected by visible signs of stress, disease or pest and appears to be in a general state of decline.

Very Poor/ Dead "F" (0-24%) – The tree exhibits few, if any, signs of life.

Table of summary of trees at 8461 Grand View Dr Los Angeles, Ca 90046.

Tree No.	Species "Scientific"	Common Name	No. of trunks	DSH (Inches)	Height (Feet)	Crown Points N,S,E,W	Health & Vigor Rating	Action Needed/ Comments
1	*Quercus agrifolia*	Coast Live Oak	2	15+10=25	25	N 18, S 8, E 16, W 7	65%, "C" Fair	Protect in place
2	*Quercus agrifolia*	Coast Live Oak	1	10	22	N 18, S 0, E 10, W 4	65%, "C" Fair	Protect in place
3	*Quercus agrifolia*	Coast Live Oak	3	17+9+9=35	25	N 24, S 5, E 17, W 5	65%, "C" Fair	Protect in place
4	*Sambucus mexicana*	Mexican Elderberry	3	6+5+5=16	6	N 20, S 4, E 4, W 6	30%, "D" Poor	Protect in place
5	*Juglans californica*	Southern California Black Walnut	3	9+9+5=23	14	N 18, S 0, E 8, W 4	55%, "C" Fair	Protect in place

Table of summary of tree stumps at 8461 Grand View Dr Los Angeles, Ca 90046.

Tree Stump No.	Species "Scientific"	Common Name	No. of trunks	Diameter in inches at ground level	Action Needed/ Comments
1	*Juglans californica*	Southern California Black Walnut	1	16	Stump has extensive decay
2	*Juglans californica*	Southern California Black Walnut	2	6 +7 =13	No decay in stump
3	*Juglans californica*	Southern California Black Walnut	1	6	Stump has extensive decay
4	*Juglans californica*	Southern California Black Walnut	1	9	decay in middle of stump
5	*Juglans californica*	Southern California Black Walnut	3	10+8+6=24	decay in stump
6	*Juglans californica*	Southern California Black Walnut	2	6+4=10	Some decay in stump
7	*Juglans californica*	Southern California Black Walnut	1	3	Old stump with regrowth
8	*Juglans californica*	Southern California Black Walnut	3	5+4+3=12	Some decay in stump
N/A	*Malosma laurina*	Laurel Sumac	5	Est 3-10	There is a lot of re-regrowth in many locations
N/A	*Quercus berberidifolia*	Scrub Oak	1	10	Has regrowth
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species

N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	1	20	Old rotten stump, no growth

Discussion and Conclusion

A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry.

Of the 8 Black Walnut trees, numbers 5, 6 and 8, can be seen in the Google Street Viewer images because they are at the top of the slope. The stumps on these 3 Black Walnuts have little decay and appear too likely have been somewhat healthy. These 3 trees were definitely of the size that is considered protect under tree ordinance.

Stumps numbers 1, 2, 3, 4, and 7 have various degrees of condition and cannot been seen from the Google Street View but are in the overhead satellite images, where it is had to determinate which tree is which or trunk size and health. These black walnuts trees are more difficult to determine if they were of the size that would make them protected, if they were dead/dying or if they were viable tree and not just an old stump with regrowth.

Trees are measured for diameter at standard height (DSH) of 4.5 feet from the ground. Measurements of the stumps were taken, and the areas measured was the diameter of each cut trunk at or close to ground level. These tree trunks will be significantly smaller at 4.5-feet of the ground. Unless these Black Walnut trees were previously surveyed in a Protected Tree Report that has actual trunk diameters, I can only provide an educated estimated trunk diameter for each of these trees.

Black Walnut Stumps #1: This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in this stump. I can not make any reasonable determination of the size or health of this tree based on the condition of the stump other than there is currently regrowth.

Black Walnut Stumps #2: This stump is very health with 2 distinctive trunks, 6 and 7-inches in diameter at the base. If we assume that each of these trunks was half this diameter at 4.5-feet, then this tree would likely have been cumulatively over 4-inches, which make it protected. Based on the condition of the stump, this was likely a health walnut tree.

Black Walnut Stumps #3: This stump has extensive decay and was likely a dead or dying tree. The diameter at the base was 6-inches which means it is unlikely this tree was 4-inches at 4.5 feet high. I do not think this walnut tree qualified as being protected under the ordinance.

Black Walnut Stumps #4: This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in the middle of this stump. I cannot make any reasonable determination of the size health of this tree based on the condition of the stump other than there is currently regrowth.

Black Walnut Stumps #7: This stump was an older dead stump that had regrowth that was removed to the base level. This was not a viable Black Walnut tree, and the small size of the regrowth would indicate that these regrowth's did not meet the size to be considered protected under the ordinance.

A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance.

There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted.

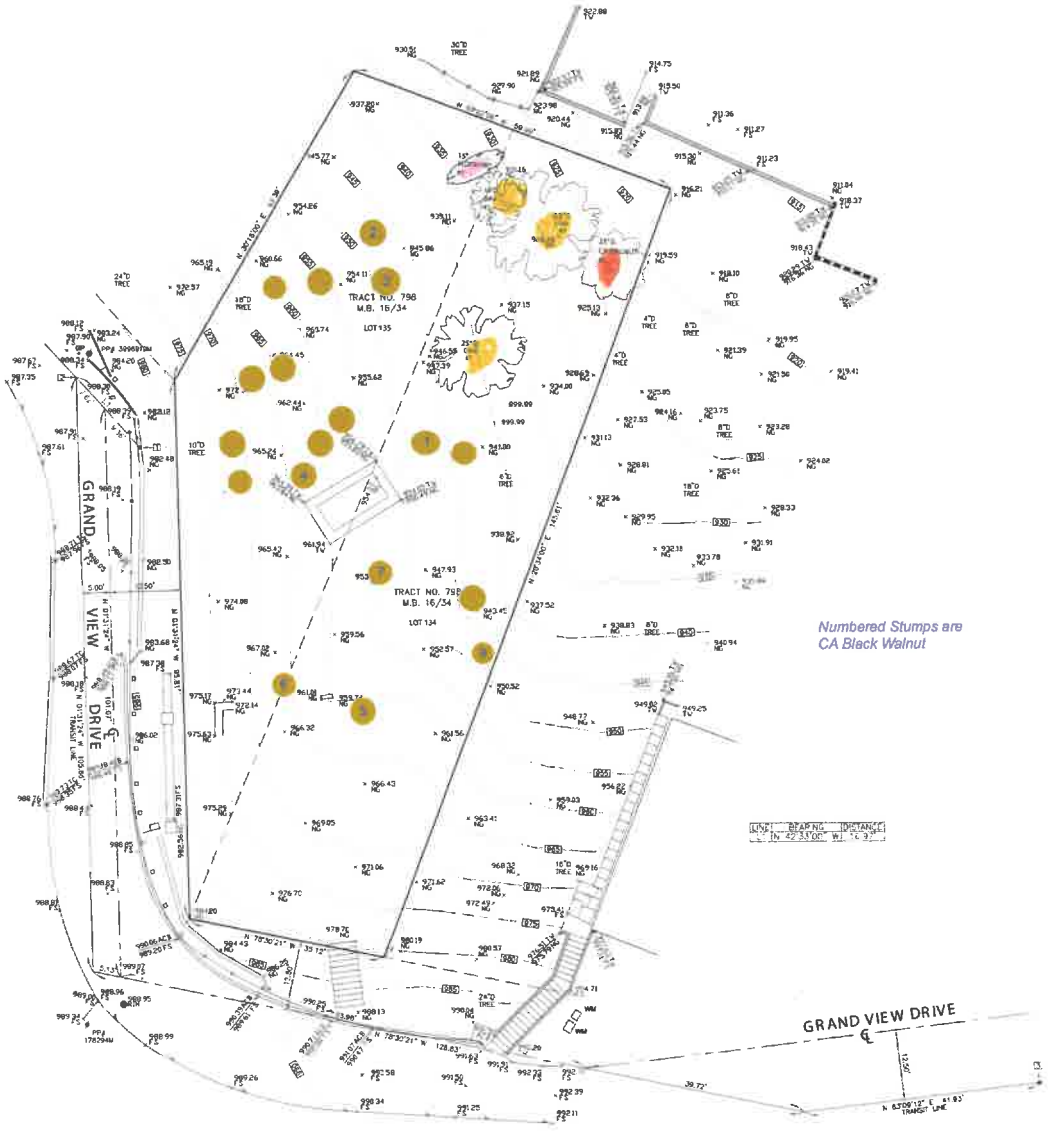
I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15 between clusters which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined.

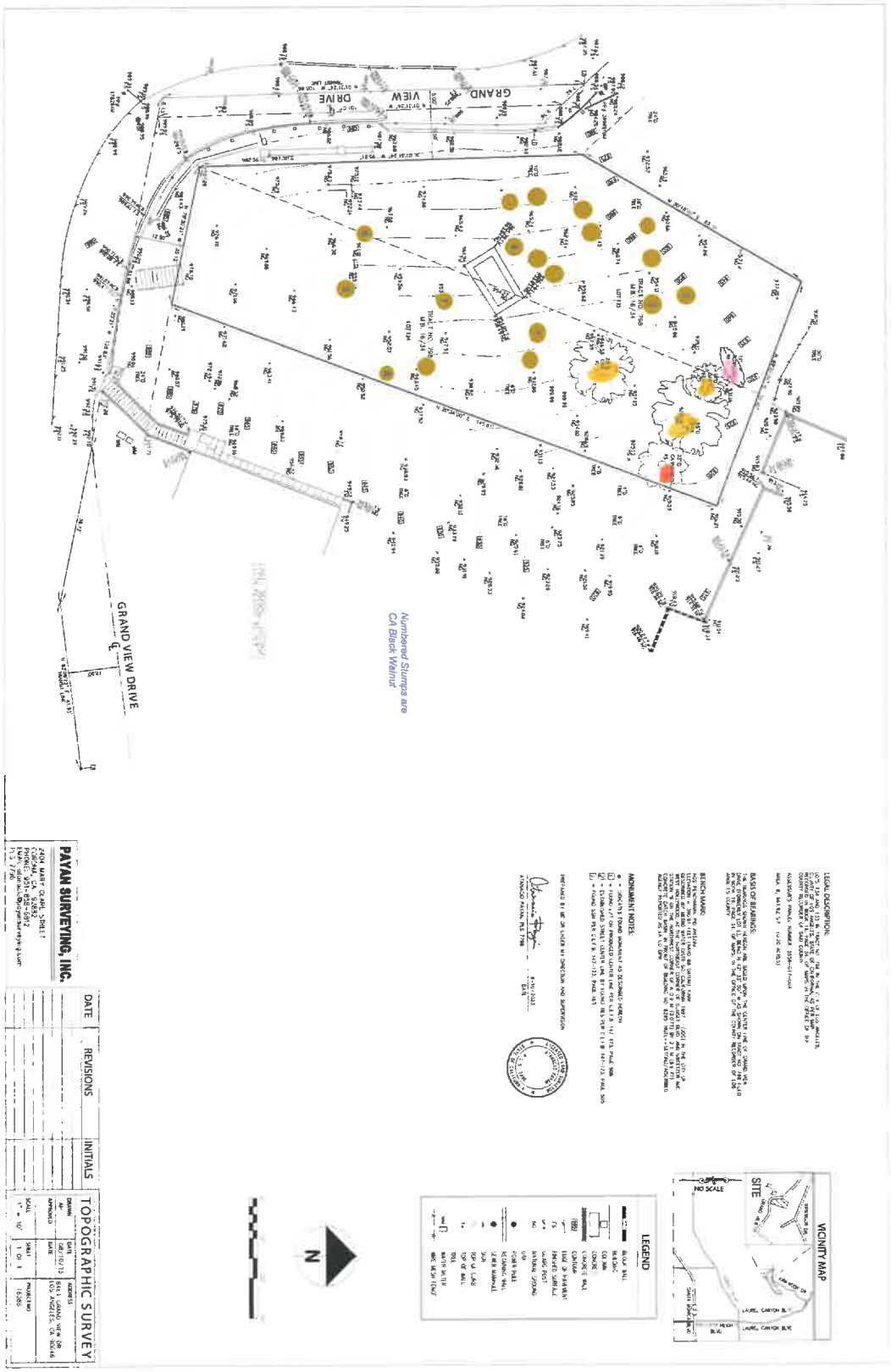
The remaining protected trees on this property were undisturbed and should be protected in place.

Respectfully submitted,

Kelly Lewis
ASCA Registered Consulting Arborist #669
ISA Certified Arborist WC-4395
ISA Certified Tree Worked 1430C
ISA Tree Risk Assessor Qualified
ASCA Tree and Plant Appraisal Qualified

Appendix A – Topographical Survey




GRAND VIEW DRIVE
Numbered Stumps are CA Black Walnut
LEGAL DESCRIPTION:
BASIS OF BEARINGS:
BENCH MARK:
MONUMENT NOTES:
LEGEND
VICINITY MAP
NO SCALE
SITE
LAUREL CANYON BLVD
TOPOGRAPHIC SURVEY
PAYAN SURVEYING, INC.
DATE
REVISIONS
INITIALS
SCALE
1" = 10'
DRAWN
APPROVED
DATE
PROJECT NO.
16280
SHEET
1 OF 1

Appendix A – Replant Location

Appendix B – Photos of Trees and Stumps

Appendix B - Coast Live Oak

Appendix B – Coast Live Oak #2

Appendix B – Coast Live Oak #3

Appendix B – Mexican Elderberry #4

Appendix B – Southern California Black Walnut #5

Appendix B – Southern California Black Walnut Stump #1

Appendix B – Southern California Black Walnut Stump #2

Appendix B – Southern California Black Walnut Stump #3

Appendix B – Southern California Black Walnut Stump #4

Appendix B – Southern California Black Walnut Stump #5

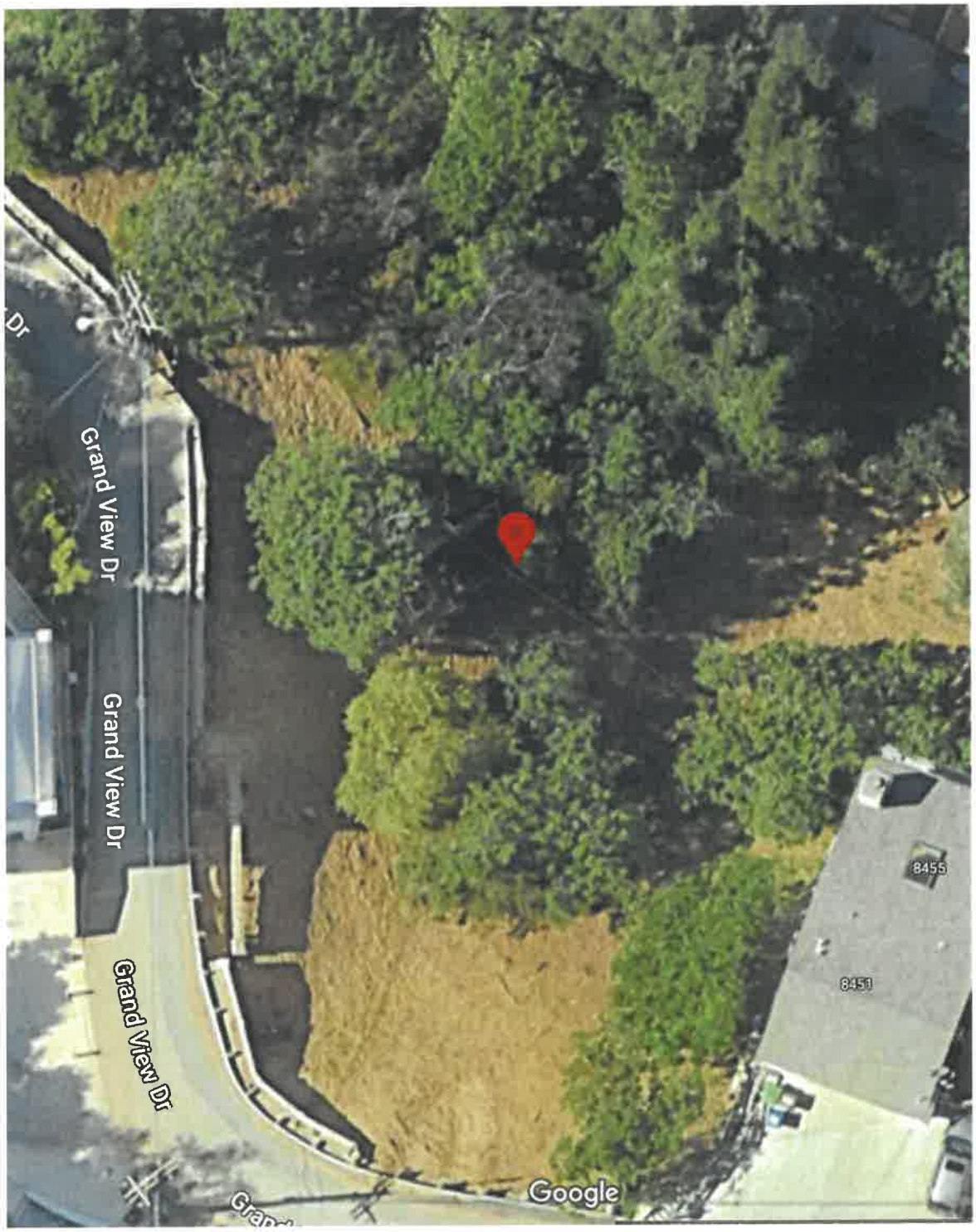
Appendix B – Southern California Black Walnut Stump #6

Appendix B – Southern California Black Walnut Stump #7

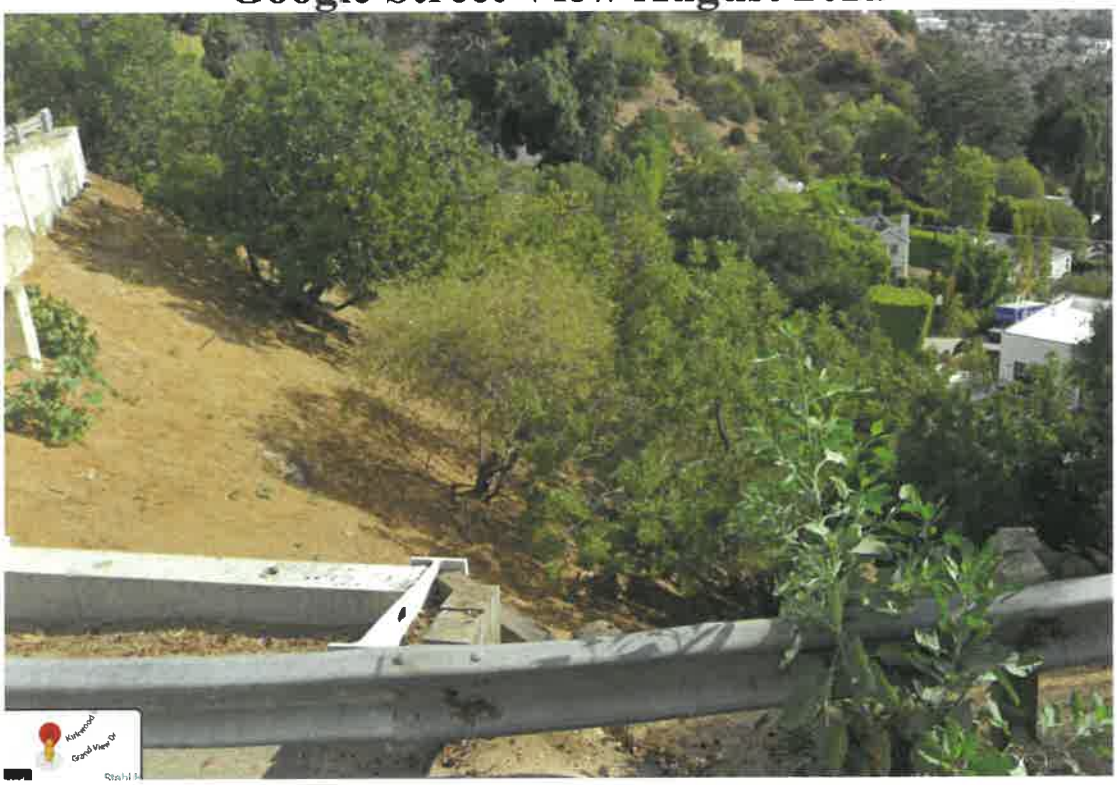
Appendix B – Southern California Black Walnut Stump #8

Appendix B – Other Stumps, " Unknown" and non-protected species

Appendix B- Google Street View and Satellite Images



Google Street View August 2022



City of Los Angeles Engineering "NavigateLA" Image

Appendix C - Assumptions and Limiting Conditions

1. Any legal description provided to the consultant / appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible for the accuracy of information provided by others.
3. The Consultant/appraiser 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 and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. 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 to whom is addressed, without the prior expressed written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant / appraiser, and the consultant's / appraiser's fees 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.
7. Sketches, diagrams, graphs, 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.
8. 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: and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property on question may not arise in the future.

Exhibit 25 - pending - UFD unable to locate

Exhibit 26 - pending - UFD unable to locate

Exhibit 27 - pending - UFD unable to locate

Exhibit 28 - Video of tree removals 07/07/23. LINK HERE

Dear Mr Campos,

Please see my Notice of Appeal pdf and Monroe Email and Letter 10–5-23 attached regarding the tree case for my proposed home at 8461 Grand View Drive.

Please can you confirm with me that my appeal has been filed?

Please confirm that there is nothing more I am required to do to perfect my appeal.

Please let me know if there is any filing fee required.

Would you please provide any written procedures about how the appeal will be handled and when you will set the hearing date?

Many thanks,

Misha Crosby

NOTICE OF APPEAL
TO THE LOS ANGELES BOARD OF PUBLIC WORKS
Of Hearing Examiner Report/Notice of Decision
Dated October 27, 2023
Regarding Misha Crosby and 8461 Grand View Drive, Los Angeles

Please take notice that Misha Crosby hereby appeals the Hearing Examiner Report/Notice of Decision ("Decision") dated October 27, 2023 to the Board of Public Works, pursuant to LAMC § 46.06(d).

The Department of Public Works, through its Hearing Examiner, erred on multiple factual matters, and abused its discretion in making the determination that Misha Crosby not be allowed to apply for any City of Los Angeles building permits for any new development at the property Mr. Crosby owns at 8461 Grand View Drive, Los Angeles, CA 90046 (the "Subject Property") for four years from the date of the decision, pursuant to LAMC § 46.06; which penalty is grossly excessive and punitive given the facts of this case. There is no evidence that Mr. Crosby knew that there were any protected trees in the area he wanted cleared on his lot. Indeed, though he now knows that two contractors cut down protected trees, he was told by both contractors there were no protected trees in the area he wanted cleared, and was told in writing they would not remove any protected trees.

Mr. Crosby appeals because the Decision contains factual errors not supported in the record; incorrect statements about the allegations presented by the UFD; and reached conclusions of facts that are against the weight of the evidence. As a result, the penalty assessed constitutes an abuse of discretion.

References herein to [Exhibit #] herein are references to Exhibits presented at the hearing by either the Urban Forestry Division ("UFD") or Mr. Crosby, and listed in the Decision. Mr. Crosby reserves the right to present additional argument and evidence at the appeal hearing before the Board.

SUMMARY OF ARGUMENT ON APPEAL

On appeal, Misha Crosby believes the clear preponderance of the evidence will show that, as found by the Hearing Examiner, Mr. Crosby relied on tree removal companies to verify that the trees on the property to be removed were not, in fact, protected trees; that the tree removal companies did remove some protected trees, in disregard and contrary to the clear written instructions of Mr. Crosby; and that Mr. Crosby is innocent of any intent to violate Los Angeles city ordinances. Mr. Crosby is prepared to plant replacement trees. The four year moratorium ordered by the Hearing Examiner is based on incorrect facts, is unnecessarily punitive, and should be reversed, and remanded for a determination of the proper remediation and planting of replacement trees on the property.

STATEMENT OF ERRORS AND ABUSE OF DISCRETION

1. Evidence is undisputed that the tree removal companies were directed in writing by Mr. Crosby not to remove any protected trees.

In the Decision, the "Hearing Examiner determined that the Property Owner [Mr. Crosby] attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees." There is no criticism of this in the Decision. Most property owners must rely on experts on such matters.

The undisputed evidence is that Mr. Crosby hired two different tree removal companies to advise him whether there were any protected trees in the area of his small residential hillside lot where he plans to build a home for himself. As detailed below, both companies did a site visit and told Mr. Crosby that there were no protected trees in the area he wanted cleared.

(a) Mr. Crosby's emails with Think Green Tree Care, Inc. are Exhibit C to Exhibit 12 presented to the Hearing Examiner.

In clarifying the scope of work, Mr. Crosby's email to the contractor states, "N.B Of course, do not remove the oak trees or any other protected trees on the

lot." [Emphasis in the original email.] Mr. Crosby provided the tree company with the floor plan of his home, and a map provided by his home planner that noted the location of trees on the property. The map did not identify any of the trees by species, except for some oak trees. Mr. Crosby was invoiced $3200 by this company. [Exhibit 12.]

The notation "N.B" is a British notation commonly used to indicate that special attention should be particularly paid to something; and stands for the Latin "nota bene." Mr. Crosby was born and raised in England.

(b) Mr. Crosby's email and contract with California Tree Design are Exhibits J and K to Exhibit 12.

Mr. Crosby's email and contract with the second contractor, California Tree Design, both stated, "California Tree Design will not remove the oak trees or any other protected trees on the lot." [Emphasis in the email, not in the contract.] [Exhibit 12.] Mr. Crosby personally met with the California Tree Design arborist on his property prior to sending those emails and entering into that contact, as detailed in his statement, [Exhibit 12].

2. A property owner is not required to have a tree report prepared or apply for a protected tree permit to remove unprotected trees.

The Hearing Examiner noted that there was no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles. That is consistent with Mr. Crosby's understanding that the area to be cleared did not include any protected trees. As Mr. Crosby was assured by two companies that they would not be removing protected trees, there was no need for him to apply for a permit; since no protected trees were to be removed.

There was no evidence presented that Mr. Crosby knew the tree removal companies had misinformed him. As such, he had every right to rely on their opinions. In faith, had the ISA certified arborist prepared a tree report that stated

the same thing, i.e. that there were no protected trees in the area he wanted to have cleared, Mr. Crosby would not have needed to file that with the City before proceeding with clearing his land of unprotected trees and other growth. Only when protected trees are to be removed is a permit required.

It is an abuse of discretion to penalize Mr. Crosby for not requesting a protected tree removal permit when he did not know any protected trees were to be removed.

3. The two tree removal companies did remove some protected trees, contrary to Mr. Crosby's specific instructions not to remove any protected trees, and without his knowledge or approval.

On June 28, 2023, Think Green Tree Care, Inc., owned and operated by Raymond Salas, cleared some trees and shrubs from the lot. A neighbor, Mr. Jamie Hall, filmed his conversation with Mr. Salas, and told Mr. Salas he was cutting protected black walnuts. The film shows Mr. Salas's surprise, and he stated he thought the tree was another kind of black walnut. The film shows Mr. Crosby arriving, expressing disbelief that any protected trees were being cut. Mr. Hall told Mr. Crosby he needed to hire a certified arborist. Work stopped.

During the following week, Mr. Crosby contacted California Tree Design, and met onsite with one of their certified arborists; showed him the remaining area to be cleared and the unfinished work left over by the first contactor. California Tree Design's certified arborist told Mr. Crosby that there were no protected trees in that area. Mr. Crosby relied on that opinion, and hired them to come to finish the job that had been stopped on June 28. As mentioned above, Mr. Crosby clarified with California Tree Design in both an email and expressly in their contract that no protected trees were to be removed. [Exhibit 12.] California Tree Design came and cleared some trees on July 7, 2023; and unfortunately, in spite of all this, California Tree Design removed at least one and possibly two protected black walnut trees.

4. Upon receiving the City's notice on July 25, 2023, Mr. Crosby hired his own arborist, Mr. Kelly Lewis, to prepare a protected tree report, who concluded protected trees were removed.

The evidence is that on July 25, 2023, Mr. Crosby received the written notice dated July 14, 2023 in the mail from Mr. Ramirez of the Department, stating that the Department had determined that protected trees had been removed from his property. [Exhibit 12.] On July 27, 2023, Mr. Crosby contacted Mr. Ramirez by email, requesting time to further respond, and advised he was seeking to hire the required tree expert. [Exhibit 19, Work Information.]

On July 29, 2023, Mr. Crosby contacted and then hired Kelly Lewis, a Registered Consulting Arborist, who prepared a protected tree report, which was submitted to the Hearing Examiner, though it does not appear to be listed among the Decision's list of Exhibits.

Mr. Lewis noted there are five protected trees on the property now: three (3) Coast Live Oaks, one (1) Mexican Elderberry, and one (1) Southern California Black Walnut. The live oaks appear on the map Mr. Crosby gave to the contractors.

Mr. Lewis found 18 stumps on the property, and that eight (8) were Southern Black Walnut stumps. He also concluded that three (3) of the black walnuts removed were definitely of protected size; one (1) was likely of protected size; for two (2) the size health could not be reasonably determined whether they were protected or not; and two (2) were not of protected size.

Therefore, Mr. Crosby agrees that protected trees were removed by the two contractors, without a permit; and the contractors thereby violated LAMC § 46.02.

5. No trees of any kind were removed after July 7, 2023.

The Decision made the following Findings of Fact:

"On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit

8 – Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. *Misha Crosby received a Notice to attend an Administrative Hearing on August 25th, 2023 regarding the unauthorized removal of protected trees on July 7th, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27th, 2023 without the City of Los Angles authorization.*" [Emphasis added.]

The italicized portion above is entirely incorrect. There is no evidence that Misha Crosby received any notice from the City on July 7. As noted above, Mr. Crosby received the City's notice in the mail on July 25, and responded by email on July 27. And, more importantly, there is no evidence that additional trees were removed after Mr. Crosby received any notice from the City. No trees were removed on July 27, 2023. In fact, no trees were removed after July 7, 2023. These factual errors indicate the Hearing Examiner was confused when he based the Decision on the erroneous factual findings that Mr. Crosby had proceeded with tree removal on July 27, 2023 after being contacted by the City.

6. The Decision misstates the allegations presented by UFD.

In the "Specifications of the Allegations," the Decision erroneously states "the Department alleges the property owner at 8461 Grandview Dr., Los Angeles, CA hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization." The allegation from the Department was only that trees were removed on 6/28/23 and 7/7/23, which Misha Crosby admits and does not dispute. There was no allegation that any trees were removed on 7/27/23.

Mr. Crosby hired Mr. Lewis shortly after July 27, but Mr. Lewis did not oversee any tree removals or other work on the property.

These serious misstatements of the record undermine any presumption of correctness an administrative finding might otherwise be afforded.

7. The Decision misstates that a prior building permit was denied.

The Decision incorrectly states: "Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018." It then follows this erroneous finding of fact with the conclusion that "Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees." There is no evidence of any prior building permit ever being denied. There is no evidence to support the conclusion that Mr. Crosby was aware of this prior permit, and therefore was "aware" of the need to remove protected trees to develop the property.

The only evidence the UFD submitted of anything resembling a prior building permit request by a previous owner was an "Application For A Tree Removal Permit" filed by Patel Sachin of 360 Capital Ventures, Inc., submitted back in 2018 to remove two protected black walnuts of fair to poor condition; which apparently was never granted or denied. [Exhibit 9 and 19.] The Application included a "Protected Tree Report" prepared in March 2018 by Lisa Smith, which identified two protected black walnuts on the site in the footprint of Mr. Sachin's proposed home. [Exhibit 9.] There was no evidence submitted that the Application was ever denied.

Moreover, there is no evidence that Mr. Crosby ever saw or was in any way aware of the Application For A Tree Removal Permit, much less the included tree report. Mr. Crosby did not purchase the property from Mr. Sachin of 360 Capital Ventures, but from Robert L. Gopen, Trustee of the Robert L. Gopen Trust in August 2021. [Exhibit 4.] There is no evidence Mr. Crosby had ever talked with or had any communication with Mr. Sachin.

8. There is no other evidence to support the Decision's conclusion that "Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees."

The 2018 Application for a Tree Removal Permit and the "Protected Tree Report" filed with it were unknown to Mr. Crosby, and therefore do not support the finding that Mr. Crosby was "aware" that the "removal of these protected trees" was required to develop the property. There is no other evidence to support this finding; it is erroneous and contrary to the preponderance of the evidence.

The undisputed evidence is that Misha Crosby hired two different sets of tree specialists, and both met with Misha Crosby on the property, and when shown what areas Misha was interested in having cleared, told Misha unequivocally that no protected trees were in those areas. What is more, Misha Crosby confirmed with both tree specialists that they would not cut any protected trees, in writing, acknowledged by both tree companies. There is no evidence that Misha Crosby had any intent to remove any protected trees.

9. There is insufficient evidence to support the Decision to not allow Mr. Crosby to apply for building permits for four years.

As part of his findings: "The Hearing Examiner determined that the Property Owner [Misha Crosby] attempted to utilize tree removal companies to verify that the tree used to be removed were in fact not California protect trees." However, in assessing a four-year moratorium of building permits, the Hearing Officer essentially ignored his own finding that Mr. Crosby relied on experts to determine whether the trees to be removed were protected or not.

10. The Hearing Examiner abused his discretion in not properly weighing the four factors in § 46.06(c).

The Decision found that eight protected trees were removed. This conclusion is questionable, as it based upon the erroneous finding that two protected trees were removed on July 27, 2023, for which there is no evidence.

The number of trees removed is the first of four factors that shall be considered in determining any withholding of building permits under LAMC § 46.06(c), e.g. (1) the number of trees removed or relocated.

The Decision does not discuss the second factor, (2) the size and age of the trees or shrubs removed; and if any such considerations played into the Decision.

More importantly, the Decision does not discuss factors (3) and (4) of LAMC § 46.06(c); i.e (3) the knowledge and intent of the owners of the property with respect to the removal relocation, and (4) prior violations of law with respect to removal.

Mr. Crosby's statement was admitted into evidence [Exhibit 12], and there was no evidence to dispute anything therein. In 2021, Mr. Crosby purchased the Subject Property, a small hillside lot in Laurel Canyon, in order to build a private residence for himself. Mr. Crosby has no experience in building anything, in permitting process, or otherwise. Mr. Crosby is not a developer. Mr. Crosby's building plans were engineered to work around old protected live oaks on his property.

Mr. Crosby submitted to the Hearing Examiner his proposed building plan for his small home, and it is undisputed that it would be necessary to clear some of the lot from vegetation to allow for the building of the home. It is also undisputed that the building plan was designed to avoid all known protected trees, specifically several live oak trees. [Exhibit 12.]

The report of Kelly Lewis was admitted into evidence, which found that the three Coastal Live Oaks are still on the property; which Mr. Crosby's house plan works around. The great weight and preponderance of the evidence is that Mr. Crosby did not intend his contractors to remove protected trees; and any such removals were contrary to his written instructions to the contractors.

A proper weighing of the four factors set forth in LAMC § 46.06(c) should result in no penalty to Mr. Crosby, as he is not the person who removed the protected trees without a permit.

11. Due Process concerns about the false and defamatory emails sent to multiple City officials must be addressed.

(a) Emails from "neighbors"

This case is marred by the introduction into evidence, without prior notice to Misha Crosby, of fourteen (14) emails from "neighbors" which falsely accused Mr. Crosby of intentionally and flagrantly defying LAMC law and removing protected trees knowingly; all of which were also sent to eighteen (18) City officials. [Exhibit 16; a fifteenth email as sent by Sarah Hayes solely to Ms. Aura Garcia.] The emails were sent to all five Commissioners of the Board of Public Works; Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, and Susana Reyes. The emails include a false report to City officials, and none of the authors of any of those emails ever contacted Misha Crosby to inquire about the truth of their allegations. None of the emails state any basis for the false accusations against Mr. Crosby they contain. The false accusations are outlined in detail in Mr. Monroe's email and letter of October 5, 2023 to the City officials who received those emails, which are incorporated herein by reference. Mr. Monroe's email and letter attaches a copy of [Exhibit 16], which includes a copy of all these emails.

Misha Crosby was only made aware of those emails and their false contents when they were presented by the UFD at the hearing on August 25, 2023. Though Mr. Crosby objected to the introduction of those hearsay statements, the Hearing Officer stated he would admit them and that he could consider hearsay.

None of the writers of these emails ever contacted Mr. Crosby or inquired of him about the allegations contained therein.

(b) *Ex Parte* Communications to Board members regarding an appeal are improper.

These *ex parte* communications to the Board are improper. They present a due process question; whether it is possible for Mr. Crosby to have a fair hearing on appeal after the Board members have all received these multiple emails? The reports to the Board members were not necessary to request enforcement action: any such requests would properly be sent to UFD officials, such as Mr. Ramirez.

The effect of these *ex parte* communications cannot be underestimated. They probably have the effect of prejudicing the members of the Board of Public Works, who will be deciding this appeal, against Mr. Crosby. This was a calculated attempt to "poison the well" by presenting false information about Mr. Crosby, while giving him no opportunity to respond, since he was not advised of these communications until the September 27, 2023 hearing. Attorney Monroe's response of October 2, 2023, discussed below, came long after the seeds of deceit had been planted.

These emails were sent not only to the Board members, but also to Bryan Ramirez, who presented the case to the Hearing Examiner. Mr. Ramirez's bias was exhibited when, during the hearing, he made the completely unsubstantiated and false accusation that he believed that Mr. Crosby had a tree report prepared per "UFD's tree removal application requirements" that he gave to the contractor, and argued that Mr. Crosby gave the report designating protected trees to be removed by the contractor, knowing they were protected. [See Exhibit 8, page 5, with Mr. Ramirez's handwritten notes.]

This accusation is a complete fabrication, and why a city official would fabricate such a concoction, without even speaking with Mr. Crosby, is evidence to the bias generated by the false "public outrage." This contention was completely dispelled at the hearing, as Mr. Crosby offered [Exhibit 21], which showed the map

Mr. Ramirez based his false accusation upon to be a map highlighted by Mr. Crosby's home designer. Mr. Kelly Lewis also testified that the map was not part of a tree report.

Mr. Crosby is requesting copies from the City of all records of correspondence or communications between City officials, Mr. Hall, and any others mentioning Mr. Crosby or this property since July 7, 2023. Mr. Crosby reserves the right to supplement this argument upon receipt of this additional information.

(c) Email and video submitted by Jamie Hall

A video filmed on June 28, 2023 by Jamie Hall, an activist attorney, was presented by the Department and played at the hearing. In that video, Mr. Hall made false statements about Mr. Crosby and the extent of work done on the property. Mr. Hall sent an email with a link to the video to four (4) City officials, including Mr. Ramirez, on July 7, 2023. [Exhibit 18.]

(d) Attorney Monroe notified City officials of the false reports.

On October 5, 2023, Attorney David L. Monroe sent a letter via email to all eighteen (18) City officials who received the false information mentioned above. Mr. Monroe advises that he has not received any response from any of the City officials, and he does not know if any investigation into this conduct has taken place. Mr. Monroe's email, letter, Exhibits attached thereto, and the argument contained therein, which are being forwarded with this Notice of Appeal in a pdf designated "Monroe Email and Letter of 10-5-2023," are incorporated into this Notice of Appeal by reference.

(12) Any moratorium on building permits should begin to run from July 7, 2023.

Finally, the Decision states that the four year moratorium would begin on the date of the Decision, October 27, 2023, which conflicts with LAMC § 46.06(a),

which provides that any moratorium "period shall come on the date the Bureau first becomes aware of the removal of the tree." That date would be July 7, 2023.

CONCLUSION

Misha Crosby requests that the Decision by reversed, and that appropriate replacement trees be determined, so that he may proceed with building his home.

Dated: November 6, 2023

Respectfully submitted,

/s/ Misha Crosby

Misha Crosby
1260 N. Flores St., #1
West Hollywood, CA. 90069
310-717-9973
mishacrosby@yahoo.co.uk

From: **David Monroe** d.monroe.law@gmail.com
Subject: Notice Letter to You Concerning False and Defamatory Statements You Have Benn Given About Mr. Misha Crosby
Date: October 5, 2023 at 12:06 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, Bryan Ramirez bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org , nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org
Bcc: Misha Crosby mishacrosby@yahoo.co.uk

Dear Los Angeles City Officials:

I am writing to alert you to the fact that each of you on this email have been given false and defamatory information about Mr. Misha Crosby in July of this year. Each of you were sent at least 14 emails that falsely accuse Mr. Crosby of intentionally and purposefully removing protected trees from his residential lot in Laurel Canyon without a permit. You may remember receiving the emails attached as Exhibit 16. The emails also contain other false statements, such as that Mr. Crosby's lot is now "barren of all vegetation," and imply that there are no protected trees left on the lot; both of which are false.

I am an attorney presenting Mr. Misha Crosby. I write to let you know these accusations are completely false, and to advise you of the true facts. Mr. Crosby and I only learned of the existence of these emails last week, on September 27, 2023, at a Bureau of Street Services hearing before a hearing officer pursuant to LAMC § 46.06, when for the first time we were provided copies. Mr. Crosby was not cc'd on any of these emails. None of the writers of these emails ever contacted or questioned Mr. Crosby about the matter. Rather, they have repeated false allegations, and have sent these emails to Members of the Board of Public Works, as well officials in the Bureau of Street Services and others, in a transparent attempt to "poison the well" and defame Mr. Crosby's character and conduct, without the benefit of a fair hearing.

So far, this wrongful scheme seems to have worked. Mr. Bryan Ramirez and Mr. Stephen Duprey of the Bureau of Street Services, who were also recipients of these emails, recommended to the hearing officer last week that Mr. Crosby be denied a building permit for seven (7) years. If the hearing officer so decides, an appeal of that decision would be before some of you; who may have already formed an opinion about this matter, based on the false information you have been given about Mr. Crosby.

We are contacting you as soon as possible to try to limit the damage that has been done, and alert you to the true facts, in hopes you can reopen your mind, and that Mr. Crosby's reputation and character have not been permanently damaged by this unlawful and defamatory conduct.

Please see my attached letter, which goes into more detail about how this wrongful scheme has been carried out.

The fact is Mr. Crosby hired two tree cutter contractors last summer to remove trees on part of his small lot, where he hopes to build a home for himself. Mr. Crosby knew he needed a permit to have any protected trees cut. He met with both contractors on the property and asked them to tell him if there were any protected trees in the area he wanted cleared. Mr. Crosby was aware of some protected trees on the lot, specifically some large oak trees, which his building plans work around and preserve. Both contractors told him there were not any protected trees among they were going to cut. Mr. Crosby believed they knew what they were saying.

What is more, and what you were not told, Mr. Crosby put in writing to both contractors NOT to cut any protected trees; and these writings are attached to this email in Exhibits A and B. And yet, in spite of all this, both contractors cut some protected black walnuts, much to Mr. Crosby's dismay. From two to five protected black walnuts were cut down by these contractors.

I hope you will take the time to look at my attached letter and exhibits, which explains our side of the story in detail. Mr. Crosby had no intent to remove protected trees. Statements to the contrary are false. He is more than happy to plant replacement trees on his lot, and has so advised the hearing officer.

In the meantime, I request that you preserve all evidence of any communications you have received or made to others about this matter.

I also suggest that it is appropriate for the City to launch an investigation into how this has occurred. To me, this is despicable conduct, apparently orchestrated by Mr. Jamie Hall, an attorney who knows what the proper protocol should be here, and I consider his efforts to undermine my client's right to a fair hearing are both unethical and illegal.

I sincerely hope you will be able to view this matter objectively going forward. I am also aware of human nature, and it is sometimes difficult, if not impossible, to restore someone's reputation once disparaging and inflammatory accusations have been made.

I remain open to provide you any additional information, and entertain any questions or comments you may have. Please

feel free to contact me, and please advise me of what action, if any, you take in this regard.

In service,

David Monroe
Attorney for Mr. Misha Crosby

David L. Monroe
ABLE & MONROE, P.C.
9010 Rosewood Avenue
West Hollywood, CA 90048
d.monroe.law@gmail.com
415-559-6829

Notice Letter to
CIty Of...23.pdf

Exhibit A -
Crosby...r 1.pdf

Exhibit B - Email
and Co...py.pdf

Exhibit C - Email
from J...ity.pdf

Exhibit 16.pdf

ABLE & MONROE, P.C.
ATTORNEYS AT LAW
9010 ROSEWOOD AVENUE
WEST HOLLYWOOD, CA. 90048
TELEPHONE (415) 559-6829
FACSIMILE (713) 225-1215
D.MONROE.LAW@GMAIL.COM

LEVERT J. ABLE
(1910 – 2003)
DAVID L. MONROE
(LICENSED IN TEXAS & CALIFORNIA)
JOHN W. ABLE
(LICENSED IN TEXAS)

October 5, 2023

TO: Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, Susana Reyes, Fernando Campos, David Miranda, Hector Banuelos, Stephen Duprey, Bryan Ramirez, Hydee Feldstein Soto, Kevin James, Ted Jordan, Dennis Kong, Nithya Raman, Emma Taylor, Mehmet Berker and Mashael Majid VIA EMAIL

RE: Defamatory Emails and Information Sent to You Regarding Mr. Misha Crosby and His Residential Lot at 8461 Grand View Drive, Los Angeles, CA

Dear City of Los Angeles Employees and Officials:

I write to alert you to the fact that my client, Mr. Misha Crosby, is the victim of a vicious scheme to defame him to you. You were all sent the same fourteen (14) emails in July 2023, accusing Misha of hiring tree cutters to intentionally, knowingly, unlawfully and "defiantly" remove protected trees on his residential lot in Laurel Canyon without the required permits. This is part of a concerted effort by Mr. Jamie Hall, and others, to incite the City of Los Angeles to wrongfully deny Misha Crosby a building permit to build his personal home on his residential lot in Laurel Canyon. These accusations are patently false, and were made to you for one purpose: to prejudice you against Misha Crosby and harm him in his efforts to build his home.

Specifically, each of you were copied on fourteen (14) emails sent to you by "private citizens" between July 24 and July 30, 2023. These are attached in Exhibit 16. Exhibit 16 also includes one email from Sarah Hayes, that was sent only to Ms. Aura Garcia.

Prior to that, on July 7, 2023, Mr. Jamie Hall, an attorney, sent an email to six (6) of you: Hector Banuelos, Bryan Ramirez, David Miranda, Stephen Duprey, Kevin James, and Hydee Feldstein Soto; which includes a link to a video Mr. Hall made and narrated. That email is attached as Exhibit C. Mr. Hall's email was copied to several others as well, who in turn may have helped inspire the fourteen (14) later emails. It appears Mr. Hall is the architect of this unlawful scheme to harm Misha and Misha's reputation.

These emails and the video falsely allege Misha hired one contractor to illegally cut protected trees, who was "caught" by Mr. Jamie Hall on June 28 and stopped; and then Misha hired another contractor to knowingly and "defiantly" "remove the remaining protected trees on July 7, 2023." The emails and video also state the lot has been "stripped barren of all vegetation," which is also blatantly false.

I write in hopes it is possible to bring the full and true facts before you, and that you will take appropriate action to right the wrongs that have been done to Misha by this illegal scheme.

The truth is that, in the summer of 2023, Misha did hire two tree cutters to clear his vacant lot of unprotected trees; which does not require a permit or a tree report. Misha knew he needed a permit to cut protected trees, but wanted to remove any unprotected trees at that time. Misha met with both contractors on the lot before either were engaged, and both told him the area he wanted cleared had no protected trees. Misha made clear, to both contractors, both verbally and in writing, that they were not to cut any protected trees. See the highlighted portions of Misha's emails and contracts with the tree cutters, attached as Exhibits A and B. However, to Misha's shock and dismay, both contractors, in spite of all this, still cut protected California Black Walnuts.

In 2021, Misha bought this small lot in Laurel Canyon, zoned R1 HRC, to build a home for himself to live in. It will be his first time owning a residence, rather than paying rent. His designer has developed house plans for a two-level home, which work around a number of large protected oak trees on the lot. Of importance and extreme significance, there remain a number of protected trees on the lot, including large oaks, which Misha's house plans build around and protect.

With the possibility of the passage of a "wildlife ordinance" by LA City Council, Misha's designer suggested Misha go ahead during the summer and clear any unprotected trees before any new ordinance is passed; as the new ordinance might add protections for other trees and make building on this small lot difficult. Misha acted on this advice in hiring the tree cutters.

Since all this happened, Misha has hired Mr. Kelly Lewis, a certified tree expert and former City employee, who has inspected the lot, the tree stumps there, and prepared a tree report. He has determined that, all in all, the two contractors cut a number of different trees on the lot, including scrub oaks and others that are not protected at all. Some of the cut trees were Black Walnuts but were not protected because they were too small. Likewise, an elderberry was cut that also was not of protected size. However, the tree cutters removed at least two (2) Black Walnuts that were of protected size and should not have been cut. Judging from the stumps, Mr. Lewis believes it is possible that as many as five protected Black Walnuts were cut; but he cannot be sure judging from the stumps alone; and google street photographs of the area are inconclusive.

Mr. Lewis has also determined there is more than adequate space to plant replacement trees on Misha's lots. Misha is more than willing to do this. Mr. Lewis's report to the City so states, and designates areas where replacement trees can be planted. This will result in more protected trees on the lot than there were before.

However, it is apparent the false statements sent to the City have damaged Misha and his reputation. At an LAMC § 46.06 hearing last week, on Wednesday, September 27, 2023, Mr. Bryan Ramirez, Street Tree Superintendent of the Urban Forestry Division, in concert with Mr. Stephen Duprey, also of the Urban Forestry Division, asked that the hearing officer determine that Misha be denied a building permit for seven (7) years as punishment for his knowing and intentional destruction of protected trees without a permit. It appears that, as a direct result of these false statements, Misha has now become a "high profile" target.

This recommendation was made at the hearing without prior notice to Misha; and before the City had even seen Mr. Lewis's report. The City did not propose any remediation or planting of replacement trees. The City's request is currently under review by a hearing officer.

It was at that September 27 hearing that Misha and I first learned of these email communications to you and the other City officials, and were first given copies.

The fourteen (14) emails in Exhibit 16 are all addressed to all of you. Many of these emails are nearly identical, indicating someone distributed a "form" and asked others to copy it and email it to this group of City officials. These individuals apparently relied on the truthfulness of someone else in sending their emails. None of them ever spoke with or communicated with Misha about this. They all got their information from someone else. The blatantly false statements in these "form" emails are not expressed as opinion or possible facts; but are stated as unqualified facts. Whether knowingly or unwittingly, all of these individuals have passed on defamatory statements about Misha to you.

An example of one of these "form" emails is the first email in Exhibit 16, dated July 30, 2023, from Heidi Servey; addressed first to aura.garcia@lacity.org, and then to the rest of you. Ms. Servey's email states: "The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit." [Emphasis in original.]

The false statements in these emails in Exhibit 16 follow the lines of Mr. Hall's July 7 email, attached as Exhibit C. In the body of his email, Mr. Hall falsely states: "Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023." [Emphasis in original.]

Of note, my client, Mr. Misha Crosby, was not copied on any of these emails; though Mr. Hall has Mr. Crosby's email address, and listed it in his email of July 7. See Exhibit C.

Mr. Hall's July 7 email includes a link to a video Mr. Hall made on June 28, where Mr. Hall's narration includes highly inflammatory, false and defamatory statements about Misha and his property. In the video, one of the blatantly false statements is at the beginning of the video. As Mr. Hall is filming a barren portion of the site, Mr. Hall narrates: "This site was full of Southern California Black Walnut and Mexican Elderberry. Today they were removed here at the direction of the property owner."

This statement by Mr. Hall is false and seriously misleading, because most all of the section of land shown at that point in the video had not had any trees on it for many years, as shown in Google Earth photographs. Mr. Hall made the statement knowing it was false; or recklessly, without any knowledge of the truth. That is defamation under California law.

As previously mentioned, Misha had specifically instructed the contractors working at the property, verbally and in writing, not to remove any protected trees. Mr. Hall's statement that protected trees were "removed at the direction of the property owner" is false. Mr. Hall incorrectly made that assumption, and then stated it in his video as a fact. He then distributed that video to others. In fact, the video reveals that Mr. Hall had not even spoken with Misha Crosby at the time he makes that statement.

Mr. Hall's video shows Mr. Hall, at the lot on June 28 and prior to Misha's arrival, telling the contractor, Mr. Raymond Salas, that he had cut protected black walnuts. Mr. Salas says, on the video, that he thought they were another kind of walnut that was not protected. Mr. Hall told him he was wrong. Mr. Salas asked if he was going to get in trouble; and Mr. Hall said that was for the City to decide.

Within minutes, Misha arrived, and Mr. Hall told Misha that the contractor was cutting protected trees. Misha was obviously surprised, and expressed that he thought they were not protected, referring Mr. Hall to the tree specialist, Mr. Salas. Mr. Hall told Mr. Crosby he needed a certified arborist to determine protected trees. This confrontation was also filmed by Mr. Hall.

It should have been apparent to Mr. Hall that Misha did not know what was a protected tree or not. Yet the tone of all of the communications Mr. Hall has inspired to you are not that the tree cutters were mistaken, but that Misha was out intentionally and illegally hiring tree cutters to cut all protected trees on his lot, without a permit; and they did so, stripping his entire lot of all vegetation, including all protected trees.

After Mr. Hall arrived on June 28 and told Misha the contractor was cutting protected trees, Misha had Mr. Salas stop work. The job was not finished. There were still at least two (2) trees and some shrubs remaining in the mapped area Misha had designated to the first contractor.

Per Mr. Hall's instruction, Misha found a company with ISA certified arborists, California Tree Design, Inc., and had them come out to look at the remaining work, specifically two trees. They met with Misha on the lot before he hired them, and they told him the remaining two trees were not protected. Misha signed a contract with them, where they expressly stated they would not remove any protected trees. See emails and contract in Exhibit B.

And, as Misha and I learned last week, it appears this second contractor did cut down a Black Walnut on the property that was of protected size.

Misha Crosby and I support and applaud the appropriate reporting to City officials of illegal tree cutting in Los Angeles. Mr. Hall and his neighbors have every right to advise City officials of their concerns and to petition City officials for appropriate action. We are not complaining that the cutting of protected trees without a permit was reported. We are both disturbed that this has occurred, and that the contractors do not appear to be held responsible by the City. But Misha was not the cause of this – his contractors cut these protected trees without Misha's permission and in spite of his express instructions.

What Mr. Hall and his neighbors do not have the right to do, and no one does, is to make false statements of fact to City officials, accusing someone of unlawful conduct, without just cause or excuse. These statements were not sent to you as matters of concern to be investigated. Mr. Hall and those working with him have made false assumptions, jumped to false conclusions, and then expressed those to you as statements of fact. They have played judge and jury, without doing a proper investigation, and consequently have falsely accused Misha of serious misconduct.

In this case, none of the communications to you advised you that Misha had explicitly told the contractors in writing NOT to cut any protected trees. The contractors have illegally cut protected trees without a permit, contrary to express written instructions from Mr. Crosby.

Indeed, it was imminently reasonable for Misha to rely on licensed tree companies to tell him whether trees are protected or not. Here, the tree cutters did not say they were not sure: they told Misha the trees were not protected, and he had no reason not to believe them. It seems apparent that the licensed tree cutters should know what is a protected tree and what is not. If a property owner hires them and asks them to cut trees that are of a protected size and species, the contractors should refuse, unless the property owner has a permit.

I am asking that an investigation by the City be made of this conduct, which has all the earmarks of a conspiracy to harm Mr. Crosby. Indeed, many of the emails in Exhibit 16, such as Heidi Servey's, brag about preventing the prior owner of this lot from building, and threaten Misha: "The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner." This conduct may have been perpetrated by these people against other citizens of Los Angeles.

As mentioned, Misha and I first learned of these emails at the September 27, 2023 hearing. I was only present that day because Mr. Ramirez had provided Misha with a link to Mr. Hall's video a few days before the hearing. When I saw the video, I contacted Mr. Hall in writing, advising him that the video contained false statements of fact, and asked him to withdraw those false statements. When Mr. Hall refused, and refused to tell me who else he had contacted about this matter, Misha and I were concerned foul play was afoot. So I appeared, and requested the hearing officer to allow me to make a recording of the hearing; which he did. And we were correct.

I am requesting that you preserve all evidence of any communications regarding Mr. Crosby, both written and oral. Please preserve all records of oral communications to and from you about this matter, as well as copies of all written communications you have received and have made regarding Mr. Crosby since June 28, 2023.

I am also asking that, now that you have been advised of the true facts, that you not pass those false statements on to others. If you have sent this false information to others, I ask that you contact them and let them know, at the least, that the information you forwarded to them may be incorrect.

By the way, on advice of his advisor, Misha has started Datura Enterprises, LLC to use as a conduit for owning his home. This lot at 8461 Grand View Drive is the only lot Misha and the LLC own or manage. Misha is not a developer.

Please feel free to call me or contact me via email with any questions. I am happy to provide further information to you, upon your request.

Very truly yours,

/s/ David L. Monroe

David L. Monroe
Attorney for Mr. Misha Crosby

Attachments in email accompanying this letter:

Exhibit A
Exhibit B
Exhibit C
Exhibit 16

EXHIBIT A

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

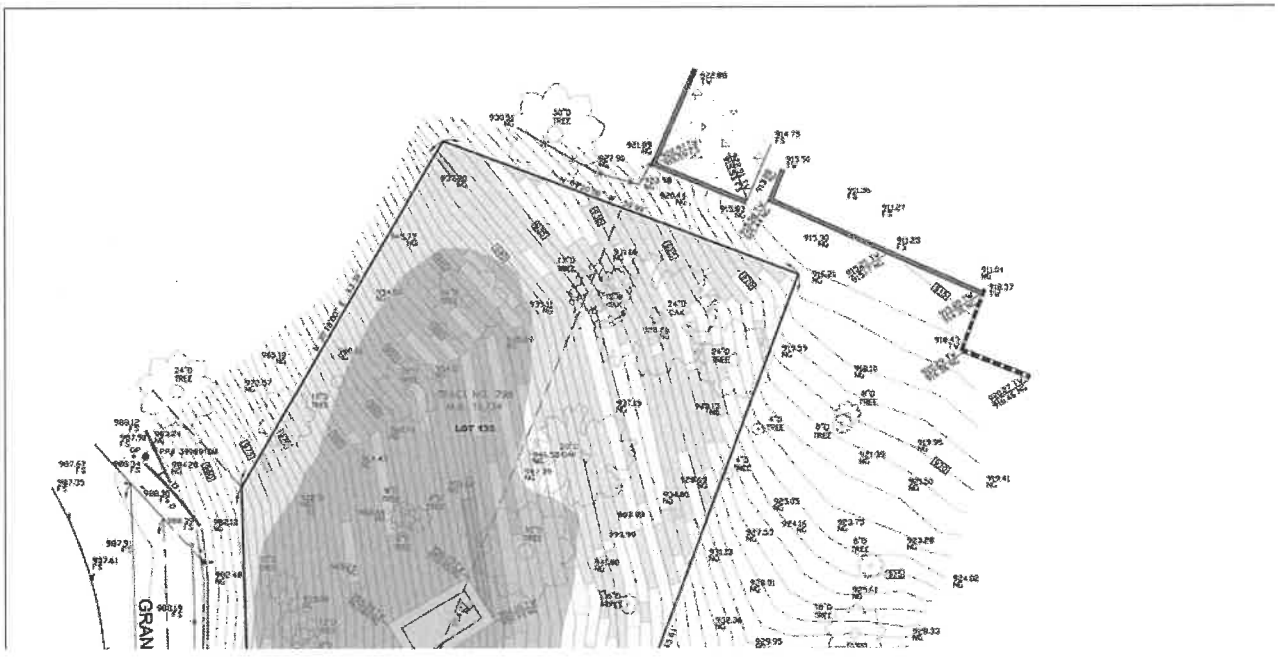
N.B Of course please do not remove the oak trees or any other protected trees on the lot.

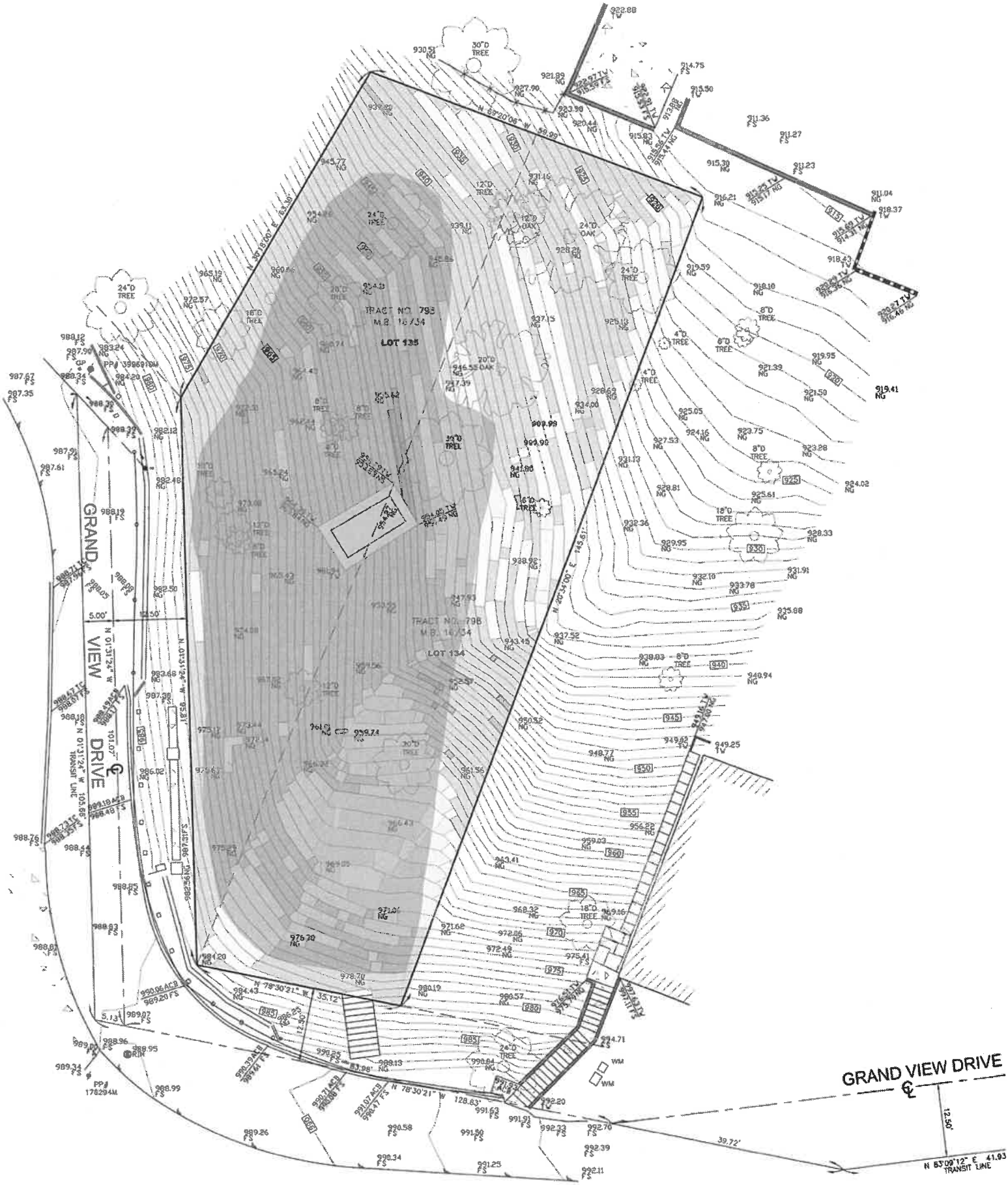
Wednesday 28th 8:30am is what I have currently in the calendar.

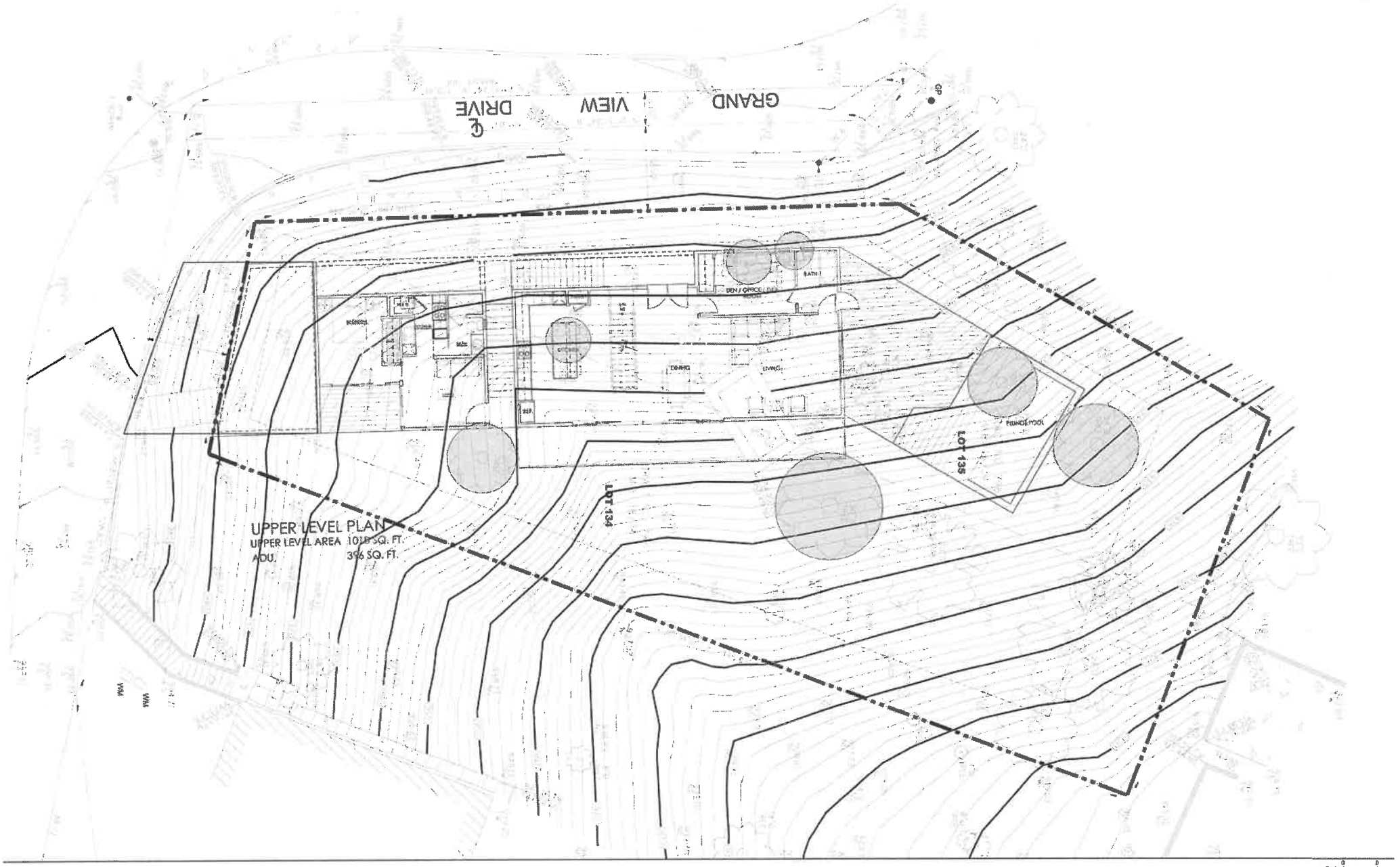
Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

Cheers!
Misha




GRAND VIEW DRIVE
TRACT NO. 795
M.B. 16/34
LOT 135
TRACT NO. 796
M.B. 16/34
LOT 134
GRAND VIEW DRIVE
N 53°09'12" E 41.93
TRANSIT LINE



SITE PLAN at +975.00

A1

ESTIMATE

Prepared For

Datura Enterprises, LLC.
8461 W Grand View Dr
Los Angeles , CA 90046
(310) 717-9973

Think Green Tree Care Inc.

16037 Harvest Moon
La Puente, CA 91744
Phone: (626) 510-5144
Email: thinkgreentreecaresales@gmail.com
Web: thinkgreentreecare.com

Estimate # 838
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species). Haul away and clean up included.	$3,200.00

Subtotal	$3,200.00
Total	**$3,200.00**

Notes:

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

Datura Enterprises

Signed on: 06/24/2023

Datura Enterprises, LLC.

EXHIBIT B

Misha Crosby Sent -...yahoo.co.uk July 6, 2023 at 11:15 PM

Re: Your estimate 3525 from California Tree Design

To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

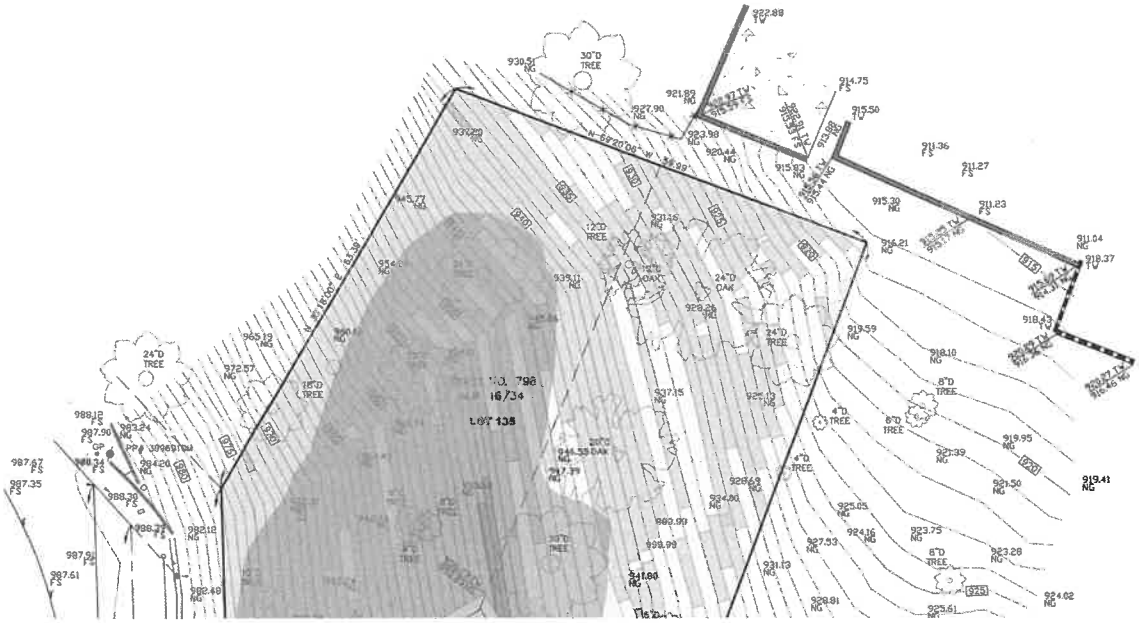
1) Change Misha Crosby to **Datura Enterprises, LLC**.

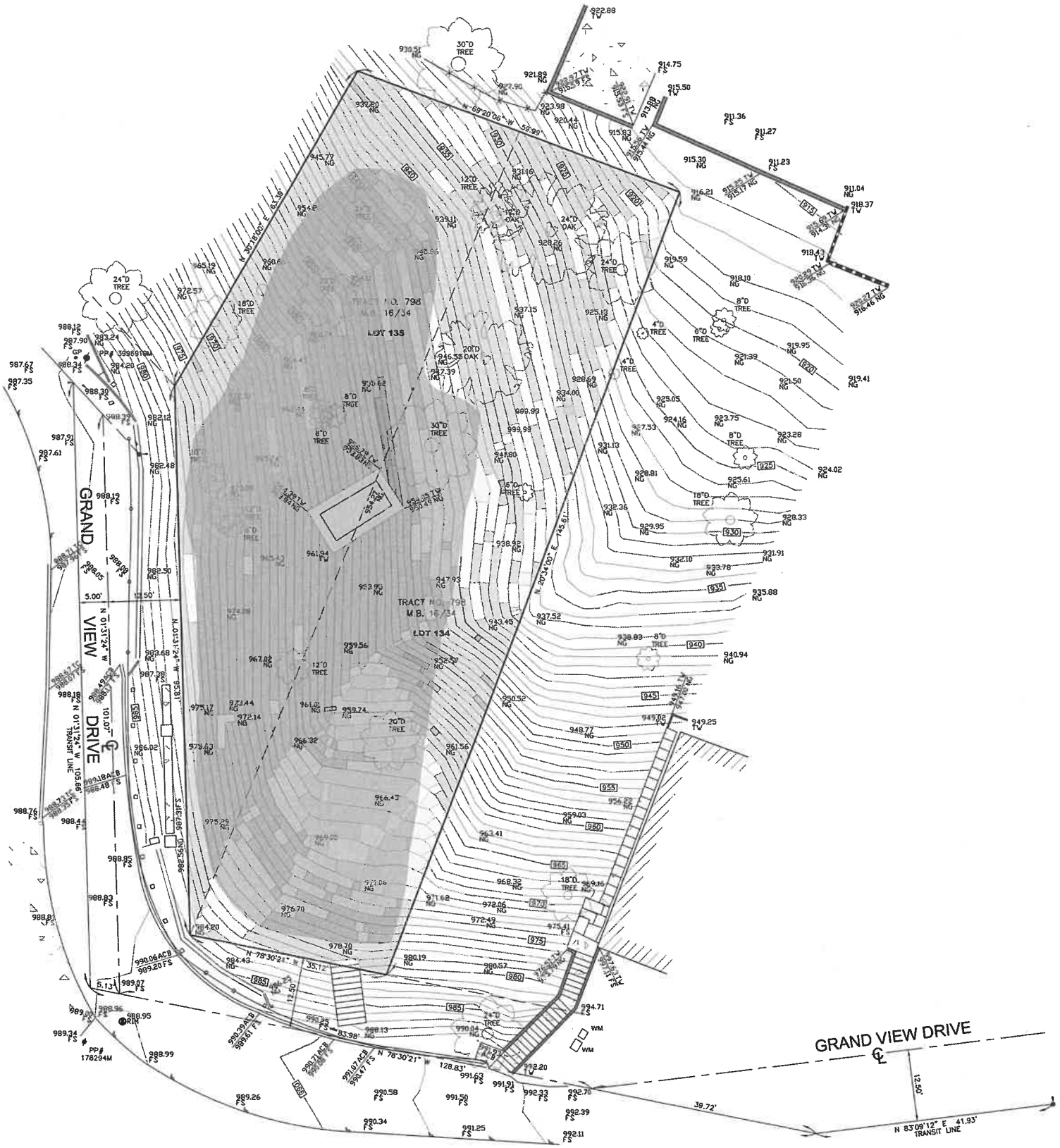
2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,
Misha




GRAND VIEW DRIVE
LOT 135
LOT 134
TRACT NO. 798
M.B. 16/34
N 01°31'24" W 191.07'
TRANSIT LINE 105.66'
N 20°34'00" E 145.61'
N 78°30'21" W 35.12'
N 78°30'21" W 128.83'
GRAND VIEW DRIVE
12.50'
39.72'
N 83°09'12" E 41.93'
TRANSIT LINE

ESTIMATE

Prepared For

Datura Enterprises, LLC
8461 W Grand View Dr Los Angeles, CA 90046
United States

California Tree Design

6528 Greenleaf Ave., Suite 112
Whittier, CA 90601
Phone: (562) 253-9577
Email: californiatreedesign@gmail.com
Web: www.catreedesign.com

Estimate #	3525
Date	07/06/2023
Business / Tax #	27-2596057

Description	Total
Tree Pruning	$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	
Haul away	$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

Subtotal	$1,800.00
Total	**$1,800.00**

M Crosby

Signed on: 07/07/2023
Datura Enterprises, LLC

EXHIBIT C

Exhibit 18

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com> Fri, Jul 7, 2023 at 12:52 PM
To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>
Cc: Rikki Poulos <redezine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babcnc.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at https://share.icloud.com/photos/031_uwosi3-IN2iDHPdwX2GLw.

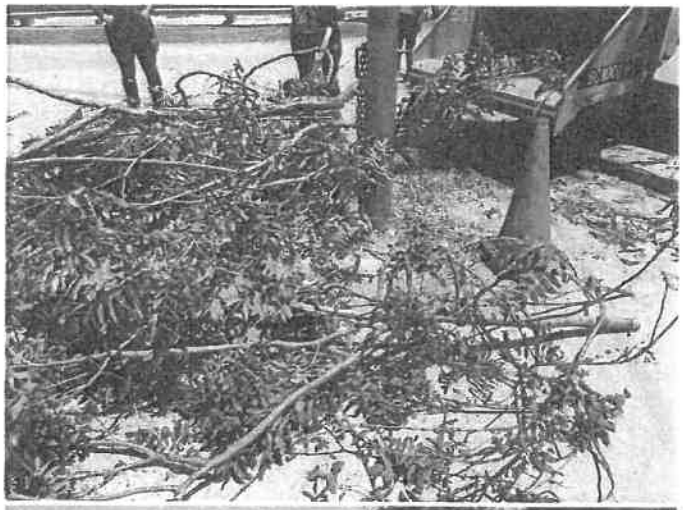
The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is misha@mishacrosby.com.

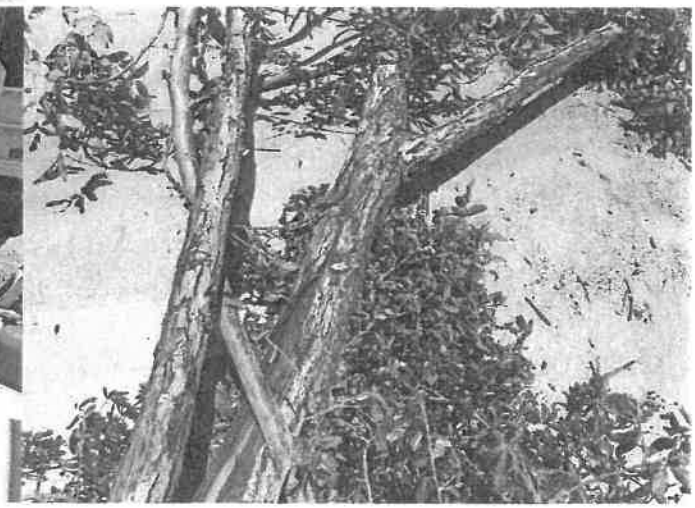
The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

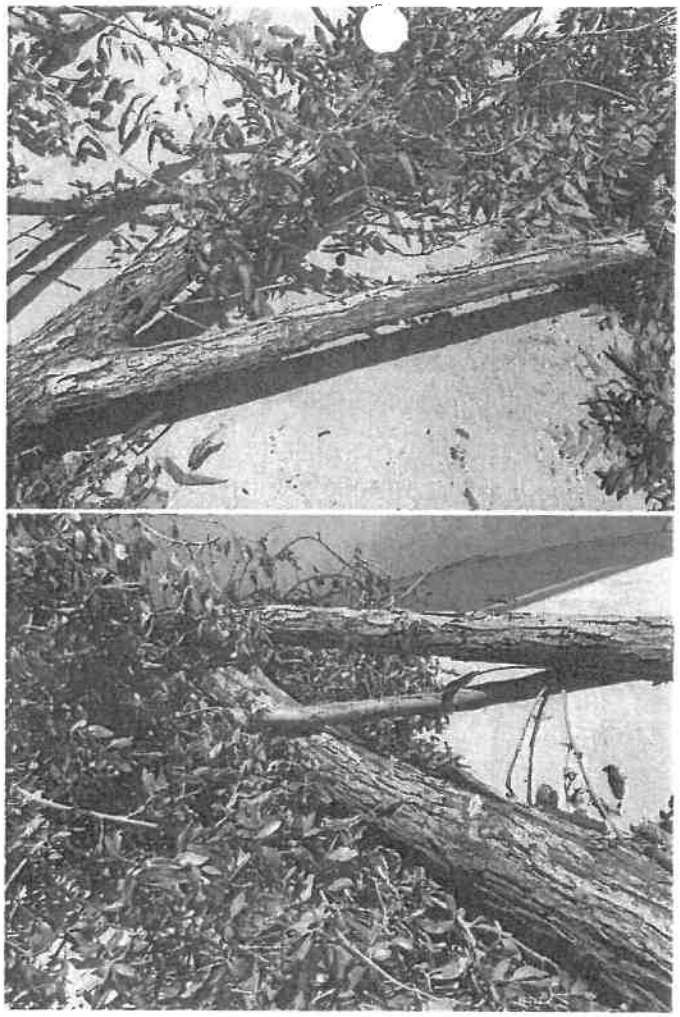
Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occuring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councimember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.







Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

* To Book a Meeting with Me Via Zoom Visit https://calendly.com/channellaw/zoom-meeting-with-jamie

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Please consider the environment before printing this email

Prior Tree Removal Permit Service Request.pdf
144K

EXHIBIT 16

Exhibit 16.

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal removal of protected trees at 8461 Grand View Dr.

1 message

hs@pop2.org <hs@pop2.org> Sun, Jul 30, 2023 at 2:54 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl in Laurel Canyon, I am shocked about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit.

The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, I am requesting City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance. Enforcement could include, but not be limited to, the withholding of building permits for 10 years. Additional fines and penalties are CERTAINLY appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Heidi Servey
8219 Yucca Trail

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with Proton Mail se e email.

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRAND VIEW DR.

1 message

james mills <quaco1@sbcglobal.net> Sun, Jul 30, 2023 at 2:46 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl area in Laurel Canyon, I am upset about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The lot's owner stripped the entire lot of all vegetation. He removed numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. The tree removal service wanted no part in illegal tree removal and they all left that day. Then, the owner returned on July 7 using a different tree removal service, and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation ... and by the way, he has not yet even applied for a building permit!

The previous owner encountered many obstacles when attempting to develop this lot, and so will the present owner. This was also the site of a mudslide several years ago. The hillside, once covered with beautiful protected trees, is now totally bare, which, let's not forget, makes the possibility of another mudslide even greater.

As a resident of Laurel Canyon, we are requesting for City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance, to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you so much for your consideration in this case.

Jim Mills
8219 Yucca Trail

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

jane kurson <kurson@mac.com> Fri, Jul 28, 2023 at 1:30 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org
Cc: jane kurson <kurson@mac.com>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jane Kurson
8221 Yucca Trail

Los Angeles CA 9004(

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Alan Kishbaugh <alankishbaugh@gmail.com> Fri, Jul 28, 2023 at 10:48 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, Mehmet Berker <mehmet.berker@lacity.org>, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, Robert Schlesinger <rschlesinger@babcnc.org>, nminer@babcnc.org, ssavage@babcnc.org, Paul Edelman <edelman@smmc.ca.gov>, info@kirkwoodbowlfoundation.org

Please apply all appropriate sanctions for this illegal action. Black Walnuts are protected and in short supply as they generally only grow on the northern slopes of the Santa Monica Mountains. Fines and long-term prohibition of building permits are more than appropriate for this builder's illegal cutting on this site. Thank you

Alan Kishbaugh

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Karolynne Gee <karolynnegee@sbcglobal.net> Fri, Jul 28, 2023 at 5:17 AM
Reply-To: Karolynne Gee <karolynnegee@sbcglobal.net>
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

Karolynne A. Gee
8223 Yucca Trail
Los Angeles, CA 90046-1953

A

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

ann song <emailasong@yahoo.com> Thu, Jul 27, 2023 at 5:28 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, and the neighbor who owns the property next door, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

And as the property owner next door, I am aghast and very concerned that he removed the trees in such a manner, without proper permits and more importantly with such a blatant disregard to the warning and disregard in proceeding in a proper manner. I take this disregard and utter disrespect as a signal and indication of how he may proceed in like manner as he tries to build on the property.

Thank you for your consideration in this case.

Ann Song
Owner of 8451 Grand View Drive
LA, CA 90046

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR

1 message

Jack Ketchian <ketchian@gmail.com> Fri, Jul 28, 2023 at 12:19 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

Please don't these persons cut the limited number of trees we have to disappear from the neighborhood.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jack Ketchian
8481 Kirkwood Dr

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Steffani Gaines <steffanigaines@yahoo.com> Thu, Jul 27, 2023 at 2:59 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come.

We demand the pun. ıment be applied to the full ex. .ıt as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Steffi Gaines

8107 McKim Court LOS Angels Ca. (0046

Bryan Ramirez <bryan.ramirez@lacity.org>

8461 GRANDVIEW DR. ILLEGAL REMOVAL OF PROTECTED TREES

1 message

David Rolston <gizmola@gmail.com> Thu, Jul 27, 2023 at 2:32 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of Grand View Drive in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance.

Once again, an absentee owner with designs to build a home on a sheer canyon slope, has begun an effort by choosing to strip the lot of all vegetation. The location of this site includes a section of Substandard roadway, where it is not wide enough for 2 cars to pass, and just below Cole Crest, where expensive efforts have been underway to reinforce the crumbling infrastructure.

This lot that has been empty since a fire in 1979 burned numerous homes in the Kirkwood Bowl. Given the passage of the hillside ordinance a number of parties have purchased similar lots, here and on paper streets, and inevitably, attempts are made to build outsized homes requesting variance of the ordinance and existing laws.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As residents of Grand View Drive, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

We are outraged that th. damage done on this property, to ur community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

David & Tracy Rolston
8311 Grand View Dr.

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal Removal of Protected Trees at 8461 Grandview Dr , LA

1 message

Blanche D'Souza <neighborblanche@gmail.com> Tue, Jul 25, 2023 at 3:07 PM
To: Nithya Raman <nithya@nithyaforthecity.com>, Blanche D'Souza <neighborblanche@gmail.com>
Cc: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Your Name Blanche D ouza

Bryan Ramirez <bryan.ramirez@lacity.org>

8461 GrandView Drive, LA, 90046 / Illegal Tree Removal / Gross Violation of California Protected Tree Ordinance

1 message

Aidan O'Brien <apobr@yahoo.com> Tue, Jul 25, 2023 at 8:42 AM
Reply-To: Aidan O'Brien <apobr@yahoo.com>
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>
Cc: Jamie Hall <jamie.hall@channellawgroup.com>, Rikki Poulos <redezine@pacbell.net>

July 25, 2023

I am President of the Kirkwood Bowl Foundation.

https://www.kirkwoodbowlfoundation.org/

We are dedicated to Quality of Life in our part of Laurel Canyon.

Over the years we have been strikingly successful at assuring responsible development and ensuring that rules are followed.

The recent cutting of Black Walnut Trees at 8461 GrandView is particularly egregious.

He was advised as to what he was doing was illegal and needed permits.

In spite of this he came back a week later and continued the cutting.

We have the video evidence and credible statements by witnesses.

Clearly this person wants to develop on GrandView a fragile street already under massive stress.

From his behavior he will not follow rules.

It is now time for enforcement and penalties.

At a minimum it requires the withholding of Building Permits for 10 years.

Looking down on the City from Laurel Canyon what stands out is the oasis of green that is Hancock Park.

The City desperately needs the green oasis of Laurel Canyon.

Aidan O'Brien MD
8382 GrandView Drive
Los Angeles
CA 90046-1918

Phone/FAX (323) 650 3655

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

1 message

sarah hayes <sehayes7778@gmail.com> Mon, Jul 24, 2023 at 4:55 PM
To: aura.garcia@lacity.org
Bcc: bryan.ramirez@lacity.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Sarah E. Hayes

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

Marilyn Frandsen <marilyn.frandsen@gmail.com> Sun, Jul 23, 2023 at 4:02 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a 76 year old person who grew up in the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. Our wildlife need the shelter and food these trees proved. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Marilyn Frandsen
marilyn.frandsen@gmail.com 213 598-3116

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES ON 8461 GRANDVIEW

1 message

Ann C <amciminera@gmail.com> Mon, Jul 24, 2023 at 8:55 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

On or about July 7, I noticed that a lot at 8461 Grand View was being cleared. I assumed it was required maintenance pursuant to the LAFD brush clearance program, however unusual that it would take more than a day to clear and wood chippers would be needed. When I glanced over after the workers finally left, I was shocked to see the lot was completely denuded. I now understand that the owner of the property illegally removed protected California Black Walnut and Mexican Elderberry trees without required permits per the California Protected Tree Ordinance. During, and for about a week afterwards, a hawk kept screeching and was circling the area, I suspect that a hawk nest was also destroyed.

If the owner of this property blatantly defied the city ordinance and, further, continued clearing the lot after being informed to desist work, I strongly urge every City official and representative to hold this individual accountable to the highest degree afforded under the California Protected Tree Ordinance including withholding issuance of building permits for 10 years and levying fines and penalties for such egregious behavior.

Thank you for your consideration in this case.

Ann Ciminera
8335 Grand View Drive

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES @ 8461 GRANDVIEW DR.

1 message

rand sagers <alecdelta@gmail.com> Mon, Jul 24, 2023 at 12:58 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Officials, et al

As a 26 year resident of the Kirkwood Bowl in Laurel Canyon, I am OUTRAGED about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual ACCOUNTABLE and demand STRONG ENFORCEMENT as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Societies collapse if agreed upon rules and regulations are not sufficiently enforced to ensure compliance.
This is YOUR opportunity and responsibility to make sure the California Protected Tree ordinance is stringently enforced.

Thank you for your consideration in this case.

Your assistance is grea / appreciated.
Rand Sagers
8403 Yucca Trail

UNITED STATES POSTAL SERVICE. Retail

P

US POSTAGE PAID

$9.65

Origin: 90046
11/14/23
0546020068-3

PRIORITY MAIL®

0 Lb 11.40 Oz

RDC 03

EXPECTED DELIVERY DAY: 11/15/23

C042

SHIP TO:

STE 361
200 N SPRING ST
LOS ANGELES CA 90012-3239

USPS TRACKING® #

9505 5148 6318 3318 5430 73

RIORITY®
MAIL

s apply).*

nternational destinations.

equired.

sions see the

nitations of coverage.

edule free Package Pickup,
scan the QR code.

USPS.COM/PICKUP

FROM: Misha Crosby
1260 N Flores St, #
West Hollywood, CA 900

TO: Dr Fernan
Executive Officer
City of Los Angeles
Board of Public Works
200 W Spring St Ste
(MS 465), Los Angeles,
CA 90012

This package is made from post-consumer waste. Please recycle - again.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Date: March 27, 2024

Council District No.4

Honorable Board of Public Works
Of the City of Los Angeles

Commissioners:

8461 WEST GRAND VIEW DRIVE - REQUEST THE BOARD OF PUBLIC WORKS TO DENY THE APPEAL OF THE BUREAU OF STREET SERVICES DETERMINATION TO REQUEST THE SUPERINTENDENT OF BUILDING, LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY (LADBS), TO WITHHOLD THE ISSUANCE OF ANY BUILDING PERMITS FOR A PERIOD OF FOUR YEARS PURSUANT TO LAMC 46.06.

RECOMMENDATION:

That the Board of Public Works (Board):

1. FIND that illegal removal of protected trees has taken place at 8461 West Grand View Drive.

2. CONCUR with the Bureau of Street Services' findings and determination to request from the Superintendent of Building, Los Angeles Department of Building and Safety (LADBS), to withhold issuance of building permits for a period of four years.

3. DENY the appeal of the Bureau of Street Services' findings and determination to request the superintendent of building, Los Angeles Department of Building and Safety (LADBS), to withhold the issuance of any building permits for a period of four years.

TRANSMITTALS:

1. Hearing Examiner Report/Notice of Decision, Dated October 27, 2023
2. Notice of Appeal Dated November 6, 2023,
3. Audio of Part 1 Recorded Hearing Sept 27, 2023. 1:08:01-1:08:19
   (Audio & Video will be available upon request – UFD Custodian of Records)
4. Full Transcription of Recorded Hearing on September 27, 2023 (Parts 1 and 2)
5. Constituent Statement of Advisement (Exhibit 18)
6. Notice of Administrative Hearing, Dated August 25, 2023 (Exhibits 1-3)
7. Proof of ownership prior to tree removals (Exhibits 4-5)
8. Tree report dated September 22, 2023, prepared by Mr. Kelly Lewis
9. Audio of Part 2 Recorded Hearing Sept 27, 2023. Except audio; 41:16-44:14
   (Audio & Video will be available upon request – UFD Custodian of Records)

10. Transcription of Recorded Hearing on September 27, 2023 Part. 2 Excerpt pgs. 36:24-39:21
11. UFD Tree Inventory (Exhibit 13)
12. Transcription of Recorded Hearing on Sept 27, 2023. Part 2. Excerpt pgs. 36:12-21
13. Audio of Part 2 0:40:52-0:41:08 Recorded Hearing Sept 27, 2023.
    (Audio & Video will be available upon request – UFD Custodian of Records)
14. Owner's Formal Statement (Exhibit 12)
    (Audio & Video will be available upon request – UFD Custodian of Records)
15. Crosby's Site Plan (Exhibit 21)
16. Crosby's email to Contractor (Exhibit 23)
17. Video of illegal tree removals taken June 28, 2023
    (Audio & Video will be available upon request – UFD Custodian of Records)
18. Transcription of Recorded Hearing on Sept 27, 2023, part 2 Excerpt pgs. 47:2-48-48:14

RECITAL:

The Bureau of Street Services (Bureau) submits this Board Report (Report) in response to the Notice of Appeal to the Los Angeles Board of Public Works of the Hearing Examiner Report/Notice of Decision dated October 27, 2023 (COMM. NO. 122610) (Notice of Appeal). This Report outlines the Los Angeles Municipal Code (LAMC) sections related to the prohibition of removal of protected trees or shrubs, as well as the consequence of such removal at issue in the Notice of Appeal. This Report also summarizes the procedural history including the administrative hearing, as well as generally describes the evidence then presented as well as transmitted here. There is no real dispute in this appeal that protected trees and shrub were removed in violation of the LAMC. Instead, Appellant Misha Crosby brings his appeal, focusing principally on but one of the factors considered in the enforcement provisions set out in the LAMC for the illegal removal of protected trees and shrubs.

Both in this Report and at the scheduled Board hearing, Bureau representatives will provide more detail as to the evidence associated with the unpermitted protected tree and shrub removal. The Bureau will also further support its recommendation that, as a consequence for the illegal removal of protected trees and shrub at the subject property, this Board concur with the Bureau's findings and determination to request the Department of Building and Safety to withhold issuance of building permits for a period of four years.[1]

[1] In fact, the Bureau (Urban Forestry Division) initially recommended seven-years to the Hearing Examiner. See generally Transmittal No.3, Transcript of Audio 9-27-202 Hearing Part 1 mp4 1:08:01-1:08:19; Transmittal No.4, Transcription of Recorded Hearing on September 27, 2023 Part 1 (Transcript of Part 1) pg. 44:11-17.

A. LAMC prohibits relocation or removal of protected trees or shrubs other than in compliance with the LAMC

The removal of a protected tree and shrub requires pre-approval and a permit from the Board of Public Works, pursuant to LAMC 46.00 and 46.02. LAMC Sec. 46.01 defines "protected tree or shrub" to include "Southern California Black Walnut (*Juglans californica*)" as a protected tree and "Mexican Elderberry (*Sambucus mexicana*)" as a protected shrub.

For illegal removal of protected trees, LAMC Sec. 46.06 authorizes the Bureau to request that the Superintendent of LADBS revoke existing building permits and withhold any future building permits for a period not to exceed ten years. In relevant part, Sec. 46.06 (c) provides:

> In the event the Bureau finds that a protected tree or shrub was removed or relocated in violation of Section 46.00 of this Code, it shall specify to the Superintendent of [LADBS] the length of time the issuance of building permits shall be withheld and whether building permits for which construction has not commenced shall be revoked. In making its determination, the Bureau shall consider the following factors: the number of trees and/or shrubs removed or relocated; the size and age of the trees or shrubs removed or relocated; the knowledge and intent of the owners of the property with respect to the removal or relocation; and prior violations of law with respect to removal or relocation of protected trees and shrubs. The applicant or permittee shall be notified in writing of the Bureau's determination within 30 days of the hearing.

B. Illegal protected tree and shrub removal at 8461 West Grand View

Property Owner, Misha B. Crosby, is planning to develop the parcels located at 8461 West Grand View Dr. (APN No. 5556-017-004, TRACT No. 798 Lots 134 and 135). The subject property is located in the Hollywood Community Plan Area with numerous tree species, on and adjacent to the property, some of which were identified as native to Southern California and protected under LAMC 46.01.

On July 7, 2023, Bureau arborists were notified of alleged protected tree removals and responded by inspecting the subject property, confirming that native protected trees had been removed from 8461 W Grand View Drive without permits and in violation of LAMC 46.02.[2] The native trees removed were recorded as follows:

[2] Transmittal No. 5, Exhibit 18 is included with the transmittals as it was the notice to the Bureau of the allegation of protected tree removals, related to which the Bureau then conducted its investigation. Exhibit 16 (Community Statements) were also received, but did not form the basis of the Bureau's investigation.

Southern California Black Walnut, (*Juglans californica)*

Stump#1: diameter at ground level: 9",7",9",3"
Stump#2: diameter at ground level: 6",6"
Stump#5: diameter at ground level: 11",9",6",6.5"
Stump#8: diameter at ground level: 18"
Stump#11: diameter at ground level: 6",5",7",5",3"
Stump#13: diameter at ground level: 8",2"3"
Stump#14: diameter at ground level: 4",7",8",6",14"

Mexican Elderberry

Stump#12: diameter at ground level: 6",10"

The Bureau concluded that seven Southern California Black Walnut trees and one Mexican Elderberry were removed. Although Appellant may dispute the total number of protected trees that he or his agents removed in violation of LAMC Sec. 46.02, he admits to removal of at least three of these protected trees. *See infra.* at p. 4. (Transmittal 2)

C. Administrative Hearing, Bureau Determination, and Appeal

An Administrative Hearing was held on September 27, 2023, at the Public Works Building, 1149 S Broadway Blvd 4th floor, Los Angeles CA, 90015 from approximately 9:30 a.m. to 12:30 p.m. Attending the hearing were the hearing examiner, David Rivera, Principal Clerk Gisela Cardines, Assistant City Attorney Ayelet Feiman, representatives from the Bureau's Urban Forestry Division - Bryan Ramirez, Albert Vera, Stephen Duprey, Deputy City Attorney Adena M. Hopenstand, Assistant City Attorney Ted Jordan, Property Owner/Appellant Misha B. Crosby, Mr. Crosby's attorney David Monroe and Mr. Crosby's Tree consultant Kelly Lewis. At the Administrative Hearing, evidence was submitted that multiple protected trees had been removed from subject property without a permit in violation of LAMC 46.02. The Bureau's Hearing Examiner communicated his determination in the Notice of Decision dated October 27, 2023.

Appellant Crosby appeals this Notice of Decision. However, Appellant Crosby's Notice of Appeal does not dispute the threshold violation of LAMC Sec. 46.06(c) -- a protected tree or shrub was removed or relocated in violation of Section 46.00 of this Code.[3] Instead, Appellant Crosby's appeal focuses on but one of the enumerated factors (knowledge or intent) to be considered for the length of the withholding or revocation of building permits.

[3] See, e.g., Notice of Appeal, p.4, admitting to the removal of protected trees, but placing blame on Appellant's two retained tree removal companies.

1. **Evidence Presented at the Administrative Hearing**

a. Notice of Administrative Hearing

The Bureau provided notice of the Administrative Hearing and recorded this notice consistent with LAMC Sec. 46.06. (Transmittal No.6, Exhibits. 1-3).

b. Appellant Crosby owned the property before the tree removals

Pursuant to LAMC Sec. 46.06(c), Appellant Crosby owned the subject property prior to the tree and shrub removal on June 28 2023 and on July 7, 2023. (Transmittal No.7, Exhibits. 4-5).

c. Protected trees and shrub were removed in violation of LAMC Sec. 46.00

Of the protected trees and shrub that the Urban Forestry Division presented evidence as having been illegally removed, Appellant Crosby does not dispute at least having improperly removed a subset of those protected trees.

At the Administrative Hearing, Appellant's tree consultant presented a report on behalf of Appellant dated September 22, 2023 (marked as Exhibit 24 at the Administrative Hearing, Transmittal No.8). That report and testimony confirmed the observation of eight Black Walnut stumps, and of these, the confirmed unpermitted removal of at least three protected trees (identified as Stump Nos. 5, 6, and 8, and as protected trees). The report and testimony also raised questions as to whether other tree stumps on the property were also associated with viable protected trees (in reference to Stump Nos. 1, 2, 3, 4, and 7). *See* Transmittal No. 9, 41:16-44:14 of 9-27-2023 Hearing Part 2 mp4; Transmittal No. 10, Transcript of Audio Transcription of Recorded Hearing on September 27, 2023 Part 2 (Transcript of Part 2), 36:24-39:21. Although Appellant's report and associated Administrative Hearing testimony disagreed with some of the Urban Forestry Division findings, there was uncontroverted evidence before the Hearing Examiner of protected tree removals in violation of LAMC Sec. 46.00 *et seq.*

Thus, there is no dispute that these removals took place without a permit, or that there was any applicable permit exemption.

d. Having determined protected trees and shrub were removed in violation of LAMC Sec. 46.00, the Bureau also presented evidence on the multiple factors to be considered on the length of withholding and/or revocation of building permits

Sec. 46.06(c) is written as a mandatory enforcement consequence, meaning that if the Bureau determines that unpermitted trees were removed, then the Bureau "**shall** specify to the Superintendent of Building the length of time the issuance of building permits shall be withheld and whether building permits for which construction has not commenced shall be revoked." (Emphasis added). The Bureau – and then the Board in its review – has discretion in how long to request withholding of building permits.

Number of protected trees and/or shrub

The Bureau presented evidence on the number of protected trees and/or shrubs removed, with Appellant confirming a subset of these trees and/or shrubs as having been removed without any permit (*See* Transmittal No. 11, Exhibit 13; *see also* discussion *supra*).

Size and age of removed protected trees and/or shrub

The Bureau investigated the stumps from protected trees, and made the size and age determination from its inspections, including the Google Street View imagery and USDA species description.. (*See* Transmittal No. 12 ,Exhibit 20).

The Urban Forestry Division recorded stumps as follows:

- Black Walnut - Stump #1: 9",7",9",3" - Recorded Survey Diameter 12",6"
- Black Walnut - Stump #2: 6",6" - Recorded Survey Diameter 10"
- Black Walnut - Stump #5: 11",9",6",6.5" - Recorded Survey Diameter 8",8",8"
- Black Walnut - Stump #8: 18" - Recorded Survey Diameter 30"
- Black Walnut - Stump #11: 6",5",7",5",3"- Recorded Survey Diameter 20"
- Mexican Elderberry - Stump #12: 6",10" - Recorded Survey Diameter 12"
- Black Walnut - Stump #13: 8",2"3" Recorded Survey Diameter 20"
- Black Walnut - Stump #14: 4",7",8",6",14" Recorded Survey Diameter 24"

Knowledge and intent of the owners of the property with respect to the removal

One of the factors to be considered in determining the length of withholding or revocation of building permits is the knowledge intent of the property owner in removing the protected trees or shrubs. This is not the only factor to be considered, but yet represents the crux of Appellant Crosby's appeal.

In his appeal, and at the Administrative Hearing, Appellant Crosby asserted that he hired tree professionals and instructed them in writing that no protected trees be removed. *See generally* Notice of Appeal. Notwithstanding these representations, the totality of the evidence suggest that Appellant Crosby knew or should have known of the protected trees on his property and taken reasonable steps to prevent their removal, both before June 28, 2023 and July 7, 2023.[4]

Appellant Crosby intended to clear trees to build on the property

Appellant admits that the property was not viable for building without removal of the trees on the property:

> [Q]: …according to the plans that you all had with the trees that were removed, would they need to be removed in order for you to build a residence on that lot?
> [A]: · Yeah.
> [Q]: · I mean; would you be able to build a residence without having some of those trees removed?
> [A]: I don't think it would be viable. (Transmittal No.12, Transcript of Part 2, 36:12-21; Transmittal No.13, Audio of Part 2 0:40:52-0:41:08).

These removals were "for the proposed floor area for my home", spurred by Appellant Crosby's "[being] made aware of an impending wildlife ordinance that was likely to affect [his] property and wish to proceed before restrictions were implemented on [his] lot regarding removing trees." · *See* Transmittal No.14, Exhibit 12.

Appellant Crosby hired two tree services, but made no protected tree survey or otherwise took reasonable steps to prevent protected tree and shrub removal

<u>A reasonable inference can be drawn from Appellant Crosby's repeated mention of "other protected trees"</u>

Appellant Crosby had foreknowledge of at least some protected trees on the property. Appellant Crosby understood that oaks – also admittedly protected trees – were on the property, and hired a company (either from Yelp or from receipt of a business card) for tree removal. He referred to a site map with markings from his designer (Transmittal No.15, Exhibit 21) as depicting the oak trees as the protected trees about which he was aware. Appellant also described and submitted emails dated June 23, 2023 (to the first tree service he hired) and dated July 6, 2023 (to the second tree service he hired). In the first email, Appellant Crosby writes "N.B Of course please do <u>not</u> remove the oak trees or any other protected trees on the lot." *See* Transmittal No.15, Exhibit 21 (emphasis in original). In the second email, he writes, "California Tree Design Inc. will <u>not</u> remove the

[4] The Notice of Determination appears to reference removals that took place on July 27, 2023. The Bureau does not assert protected tree removals take place other than those on June 28, 2023 and July 7, 2023.

oak trees or any other protected trees on the lot." *See* Transmittal No.16, Exhibit 23 (emphasis in original). Although apparently disputed by Appellant Crosby, a reasonable inference can be drawn that Appellant was actually aware of the existence or possibility of other protected trees on his lot in addition to oaks. If he believed oaks were the only protected trees, query why the repeated mention of both oaks "and other protected trees".

Appellant Crosby appears to rely heavily on these instructions that he gave to the tree services. But these written directives to avoid protected trees and shrubs from being removed are undermined when viewed in the totality of the evidence.

Appellant Crosby made no effort to identify the tree species on site to be cleared

Appellant Crosby presented no evidence and made no meaningful effort to confirm what protected tree or shrub species were on the property prior to giving instructions for either of these services. He made no effort to have arborists or other professionals first confirm the presence or absence of protected trees before contracting for tree removal.[5] On the contrary, Appellant Crosby presented both tree services with maps showing areas in green and yellow, respectively, to be cleared (presenting at best a contradiction with the ostensible supposed direction to avoid protected trees). *See* Exhibits 12, 21 and 23 (Transcript of Part 2, 40:19-42:5; Audio of Part 2, 0:45:45-047:40).

Additional protected tree removals took place after Appellant Crosby had actual notice of protected trees on site.

Most glaringly, by June 28, 2023, Appellant Crosby had actual notice that protected trees were on his property and may have been removed. This actual notice was captured in the videotaped interaction with neighboring residents. *See* Transmittal No. 17, At a minimum by this date, Appellant Crosby had direct knowledge of a meaningful risk of further protected tree or shrub removal and that his emailed note alone was insufficient to prevent protected tree removal. Nevertheless, on July 7, 2023, at least four Southern California Black Walnut trees were cut down to their stumps. (Transmittal No. 18, Transcript of Part 2, 47:2-48-48:14) (referring to trees marked by the Urban Forestry Division as 1, 2, 13 and 14). These correspond with the "yellow" area in Transmittal No.16, Exhibit 23. Further, these protected trees – uncut – were visible in the photographic/video graphic evidence from June 28, but removed on July 7, 2023 despite clear forewarning to Appellant Crosby by this point of protected trees on site.

[5] Appellant understood the second tree removal company had arborists, but he did not have nor request any specific arborist review or survey prior to removal. See generally Transmittal No.13 Transcript of Part 2, 41:12-43:15; Audio of Part 2, 47:42-49:01.

The Bureau does not assert any prior violation of law with respect to removal of protected trees and shrubs.

2. Notice of Decision of the Bureau

The Bureau's Hearing Examiner deliberated the information obtained and material put forth by attendees of the Administrative Hearing. In determining the outcome of the disputed removal of protected trees without a permit, the Hearing Examiner assessed all evidence and made a decision based on a "preponderance of evidence"[6] including witness testimony and comments by all parties involved. The Bureau issued a Notice of Decision (NOD) on October 27, 2023 in accordance with the provisions set forth in LAMC Sec. 46.06 and intends to request the DBS withhold future building permits for a period of four years at 8461 West Grand View Dr. (APN No. 5556-017-004, TRACT No. 798 Lots 134 and 135). The NOD included a withholding of building permits for four (4) years.

3. Appeal

The NOD also informed that the Bureau's decision could be appealed to the Board by submitting a written appeal request to the Board within 30 days of the Bureau's letter. The property owner responded by appealing the Bureau's NOD. On November 21, 2023, Appellant Crosby was sent confirmation that the appeal was received by the Office of the Board Secretariat, Board of Public Works.

4. Recommendation/Position of the Bureau

The Bureau supports the recommendation of the Notice of Decision and requests the Board to concur with findings and recommendations therein. The fact of unpermitted protected tree removal has not – and cannot– be contested by Appellant. Nor is it anticipated that he will further contest the number, age, or size of those trees that, at a minimum, he submits were removed by his own evidence. Although Appellant Crosby concentrates on whether he had the requisite knowledge and intent to remove protected trees without a permit – which is just one of the factors considered in the determination of the length of withholding or revocation of building permits – the Bureau has submitted evidence of knowledge and intent here. Appellant Crosby was aware of protected trees on the property, the need to protect protected trees, and further had the opportunity to preserve the protected trees. Nevertheless, Appellant Crosby directed contractors to remove the subject trees or through the negligence of the contractor the subject protected trees were removed without a permit.

[6] Under the preponderance standard, the burden of proof is met when the party with the burden convinces the fact finder that there is a greater than 50% chance that the claim is true.

Therefore, the Bureau requests the Board of Public Works deny the property owner's appeal. The Bureau also requests that the Board of Public Works find illegal protected tree and shrub removals took place at the subject property and that Appellant Crosby held title to the property at the time of these removals. The Bureau further requests that the Board of Public Works uphold the Bureau's request for the LADBS to withhold any future permits for subject property, 8461 West Grand View Dr. (APN No. 5556-017-004, TRACT No. 798 Lots 134 and 135), for a period of four years, commencing on date the Bureau first became aware of the removal of the trees and shrubs, or from July 7, 2023 through July 7, 2027.

The hearing of this matter is scheduled for March 27, 2024.

Respectfully submitted,

for

KEITH MOZEE,
Executive Director and General Manager
Bureau of Street Services

Prepared by:
Urban Forestry Division Ext. 7-3077

KM/ATR/DM/HB/BR
S:\Board Reports\2024 board reports\8461 WEST GRAND VIEW DRIVE

BPW-2024-0168
TRANSMITTAL NO. 1

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
URBAN FORESTRY ADJUDICATION DIVISION
HEARING EXAMINER REPORT/NOTICE OF DECISION

Misha Crosby
8461 Grand View Drive
Los Angeles, CA 90046

Hearing Location: 1149 South Broadway
4th Floor Conference Rm
Los Angeles, CA 90015
Date: October 27, 2023 at 9:30am - 12:30 pm

Witnesses:
David Monroe, Crosby's Attorney
Kelly Lewis, Arborist
Bryan Ramirez, Urban Forestry Street Tree Superintendent I
Adena M. Hopenstand, Deputy City Attorney
Ted Jordan, Assistant City Attorney
Albert Vera, Tree Surgeon Supervisor II
Chief David Rivera, Hearing Examiner
Ayelet Feiman, Assistant City Attorney
Gisela Cardines, Principal Clerk

Exhibits:
[Exhibit 1]Notice of Admin Hearing
[Exhibit 2]Notice Affecting real property
[Exhibit 3]Notice Affecting Real prop. Recorded
[Exhibit 4]Grand/Deed proof of ownership
[Exhibit 5]Tax Search/proof of ownership
[Exhibit 6]Sale record, opportunity to build
[Exhibit 7] Geo soils letter Misha Crosby
[Exhibit 8] Screenshots of Video removal 06/28/23
[Exhibit 9]Previous tree removal application 2018
[Exhibit 10]Screenshots of Google street view
[Exhibit 11]Inspection photos of removed trees
[Exhibit 12]Owner's formal Statement
[Exhibit 13]UFD tree inventory
[Exhibit 14]Number of trees - Owner's statement
[Exhibit 15]Proof of mailing
[Exhibit 16]Community statements
[Exhibit 17]Date of tree removals
[Exhibit 18]Constituent statement of advisement
[Exhibit 19]UFD Inspection findings
[Exhibit 20]Species information indicating age
[Exhibit 21]Email correspondence attachments, including the map highlighted in green and an additional map marked up by my designer, who highlighted the trees in orange/red coincidentally.
[Exhibit 22]The site plan map for my home provided by my designer. I would not that my land is zoned R1 HRC for a residential family home.
[Exhibit 23]Email to the 2nd contractor with the attachment map marked in yellow. For your reference the email attached as Exhibit 23 is also marked as Exhibit J to my statement, which is marked as Exhibit 12 in the City's packet. Only the top of the map with the yellow marking was on Exhibit J. I note that on the next page, Exhibit K, shows that California Tree Design, in their job description, stated, "Removal of selected trees and shrubs in highlighted area per the PDF map provided...California Tree Design Inc. will not remove the oak trees or any other protected trees on the lot.
[Exhibit 24]Blue Workbook
[Exhibit 25]Overhead Google Pictures
[Exhibit 26 &27]Miscellaneous Documents
[Exhibit 28] Video of Tree Removal 7/7/23

Specifications of the Allegations: Pursuant to LAMC 46.02, the Department alleges that the property owner at 8461 Grand View Drive, Los Angeles, California hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization.

Introduction: On August 25, 2023, the Los Angeles Department of Public Works sent out a Notice of Administrative Hearing date of September 27, 2023 regarding the allegations at the Urban Forestry Division Conference Room. The hearing was conducted by Chief David Rivera on September 27, 2023 at 9:30 am in Los Angeles, California, pursuant to the rights reserved under the LAMC, the City Charter, and other applicable law and regulation.

Hearing Examiner Determination: In determining the outcome of a disputed removal of protected trees, Hearing Examiner must follow the applicable law, most of which is contained in the LAMC Section 46.06 WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OR RELOCATION OF PROTECTED TREES AND SHRUBS.
Hearing Examiner assessed all evidence and made a decision based on a "preponderance of evidence."
Witness Testimony was heard and recorded. Comments were made by all parties involved.

Urban Forestry Recommendation: Pursuant to LAMC 46.06, Building and Safety will revoke and withhold of building permits from Misha Crosby at 8461 Grand View Drive, Los Angeles, CA 90046 for seven years.

Property Owner Recommendation: Pursuant to LAMC 46.04(a) (b), Property Owner would replace the trees that were removed and pay for the removal permit and removal fees.

Finding of Facts: The Hearing Examiner's decision for this case is not intended to establish a legal precedent for any other case. Each case is decided based upon its own unique set of facts, upon the evidence presented, and upon the Hearing Examiner's determination of the credibility of the evidence.

On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit 8 - Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. Misha Crosby received a Notice to attend an Administrative Hearing on August 25th, 2023 regarding the unauthorized removal of protected trees on July 7th, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27th, 2023 without the City of Los Angeles authorization. A total of eight protected trees were removed.

The hearing was held on September 27, 2023. Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018. Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.

Hearing Examiner determined that the Property Owner attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees. Although there were several documents indicating the protected trees on this property, this fact was disregarded by the Arborists in this case. There is also no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles.

Hearing Examiner Decision: Hearing Examiner has determined with careful consideration: The property owner, Misha Crosby, will not be allowed to apply for any City of Los Angeles building permits for any new development at the above location for four years from the date of decision. If you disagree with my decision, you may file an appeal with the Board of Public Works at 200 N. Spring St., Rm 361, Los Angeles, CA 90012.

Hearing Examiner's Signature: **Date: 10/27/2023**

Chief David Rivera, Chief Street Services Investigator I
Investigation & Enforcement Division

TRANSMITTAL NO. 2

NOTICE OF APPEAL
TO THE LOS ANGELES BOARD OF PUBLIC WORKS
Of Hearing Examiner Report/Notice of Decision
Dated October 27, 2023
Regarding Misha Crosby and 8461 Grand View Drive, Los Angeles

Please take notice that Misha Crosby hereby appeals the Hearing Examiner Report/Notice of Decision ("Decision") dated October 27, 2023 to the Board of Public Works, pursuant to LAMC § 46.06(d).

The Department of Public Works, through its Hearing Examiner, erred on multiple factual matters, and abused its discretion in making the determination that Misha Crosby not be allowed to apply for any City of Los Angeles building permits for any new development at the property Mr. Crosby owns at 8461 Grand View Drive, Los Angeles, CA 90046 (the "Subject Property") for four years from the date of the decision, pursuant to LAMC § 46.06; which penalty is grossly excessive and punitive given the facts of this case. There is no evidence that Mr. Crosby knew that there were any protected trees in the area he wanted cleared on his lot. Indeed, though he now knows that two contractors cut down protected trees, he was told by both contractors there were no protected trees in the area he wanted cleared, and was told in writing they would not remove any protected trees.

Mr. Crosby appeals because the Decision contains factual errors not supported in the record; incorrect statements about the allegations presented by the UFD; and reached conclusions of facts that are against the weight of the evidence. As a result, the penalty assessed constitutes an abuse of discretion.

References herein to [Exhibit #] herein are references to Exhibits presented at the hearing by either the Urban Forestry Division ("UFD") or Mr. Crosby, and listed in the Decision. Mr. Crosby reserves the right to present additional argument and evidence at the appeal hearing before the Board.

SUMMARY OF ARGUMENT ON APPEAL

On appeal, Misha Crosby believes the clear preponderance of the evidence will show that, as found by the Hearing Examiner, Mr. Crosby relied on tree removal companies to verify that the trees on the property to be removed were not, in fact, protected trees; that the tree removal companies did remove some protected trees, in disregard and contrary to the clear written instructions of Mr. Crosby; and that Mr. Crosby is innocent of any intent to violate Los Angeles city ordinances. Mr. Crosby is prepared to plant replacement trees. The four year moratorium ordered by the Hearing Examiner is based on incorrect facts, is unnecessarily punitive, and should be reversed, and remanded for a determination of the proper remediation and planting of replacement trees on the property.

STATEMENT OF ERRORS AND ABUSE OF DISCRETION

1. Evidence is undisputed that the tree removal companies were directed in writing by Mr. Crosby not to remove any protected trees.

In the Decision, the "Hearing Examiner determined that the Property Owner [Mr. Crosby] attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees." There is no criticism of this in the Decision. Most property owners must rely on experts on such matters.

The undisputed evidence is that Mr. Crosby hired two different tree removal companies to advise him whether there were any protected trees in the area of his small residential hillside lot where he plans to build a home for himself. As detailed below, both companies did a site visit and told Mr. Crosby that there were no protected trees in the area he wanted cleared.

(a) Mr. Crosby's emails with Think Green Tree Care, Inc. are Exhibit C to Exhibit 12 presented to the Hearing Examiner.

In clarifying the scope of work, Mr. Crosby's email to the contractor states, "N.B Of course, do not remove the oak trees or any other protected trees on the

lot." [Emphasis in the original email.] Mr. Crosby provided the tree company with the floor plan of his home, and a map provided by his home planner that noted the location of trees on the property. The map did not identify any of the trees by species, except for some oak trees. Mr. Crosby was invoiced $3200 by this company. [Exhibit 12.]

The notation "N.B" is a British notation commonly used to indicate that special attention should be particularly paid to something; and stands for the Latin "nota bene." Mr. Crosby was born and raised in England.

(b) Mr. Crosby's email and contract with California Tree Design are Exhibits J and K to Exhibit 12.

Mr. Crosby's email and contract with the second contractor, California Tree Design, both stated, "California Tree Design will not remove the oak trees or any other protected trees on the lot." [Emphasis in the email, not in the contract.] [Exhibit 12.] Mr. Crosby personally met with the California Tree Design arborist on his property prior to sending those emails and entering into that contact, as detailed in his statement, [Exhibit 12].

2. A property owner is not required to have a tree report prepared or apply for a protected tree permit to remove unprotected trees.

The Hearing Examiner noted that there was no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles. That is consistent with Mr. Crosby's understanding that the area to be cleared did not include any protected trees. As Mr. Crosby was assured by two companies that they would not be removing protected trees, there was no need for him to apply for a permit; since no protected trees were to be removed.

There was no evidence presented that Mr. Crosby knew the tree removal companies had misinformed him. As such, he had every right to rely on their opinions. In faith, had the ISA certified arborist prepared a tree report that stated

the same thing, i.e. that there were no protected trees in the area he wanted to have cleared, Mr. Crosby would not have needed to file that with the City before proceeding with clearing his land of unprotected trees and other growth. Only when protected trees are to be removed is a permit required.

It is an abuse of discretion to penalize Mr. Crosby for not requesting a protected tree removal permit when he did not know any protected trees were to be removed.

3. The two tree removal companies did remove some protected trees, contrary to Mr. Crosby's specific instructions not to remove any protected trees, and without his knowledge or approval.

On June 28, 2023, Think Green Tree Care, Inc., owned and operated by Raymond Salas, cleared some trees and shrubs from the lot. A neighbor, Mr. Jamie Hall, filmed his conversation with Mr. Salas, and told Mr. Salas he was cutting protected black walnuts. The film shows Mr. Salas's surprise, and he stated he thought the tree was another kind of black walnut. The film shows Mr. Crosby arriving, expressing disbelief that any protected trees were being cut. Mr. Hall told Mr. Crosby he needed to hire a certified arborist. Work stopped.

During the following week, Mr. Crosby contacted California Tree Design, and met onsite with one of their certified arborists; showed him the remaining area to be cleared and the unfinished work left over by the first contactor. California Tree Design's certified arborist told Mr. Crosby that there were no protected trees in that area. Mr. Crosby relied on that opinion, and hired them to come to finish the job that had been stopped on June 28. As mentioned above, Mr. Crosby clarified with California Tree Design in both an email and expressly in their contract that no protected trees were to be removed. [Exhibit 12.] California Tree Design came and cleared some trees on July 7, 2023; and unfortunately, in spite of all this, California Tree Design removed at least one and possibly two protected black walnut trees.

4. Upon receiving the City's notice on July 25, 2023, Mr. Crosby hired his own arborist, Mr. Kelly Lewis, to prepare a protected tree report, who concluded protected trees were removed.

The evidence is that on July 25, 2023, Mr. Crosby received the written notice dated July 14, 2023 in the mail from Mr. Ramirez of the Department, stating that the Department had determined that protected trees had been removed from his property. [Exhibit 12.] On July 27, 2023, Mr. Crosby contacted Mr. Ramirez by email, requesting time to further respond, and advised he was seeking to hire the required tree expert. [Exhibit 19, Work Information.]

On July 29, 2023, Mr. Crosby contacted and then hired Kelly Lewis, a Registered Consulting Arborist, who prepared a protected tree report, which was submitted to the Hearing Examiner, though it does not appear to be listed among the Decision's list of Exhibits.

Mr. Lewis noted there are five protected trees on the property now: three (3) Coast Live Oaks, one (1) Mexican Elderberry, and one (1) Southern California Black Walnut. The live oaks appear on the map Mr. Crosby gave to the contractors.

Mr. Lewis found 18 stumps on the property, and that eight (8) were Southern Black Walnut stumps. He also concluded that three (3) of the black walnuts removed were definitely of protected size; one (1) was likely of protected size; for two (2) the size health could not be reasonably determined whether they were protected or not; and two (2) were not of protected size.

Therefore, Mr. Crosby agrees that protected trees were removed by the two contractors, without a permit; and the contractors thereby violated LAMC § 46.02.

5. No trees of any kind were removed after July 7, 2023.

The Decision made the following Findings of Fact:

"On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit

8 – Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. *Misha Crosby received a Notice to attend an Administrative Hearing on August 25th, 2023 regarding the unauthorized removal of protected trees on July 7th, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27th, 2023 without the City of Los Angles authorization.*" [Emphasis added.]

The italicized portion above is entirely incorrect. There is no evidence that Misha Crosby received any notice from the City on July 7. As noted above, Mr. Crosby received the City's notice in the mail on July 25, and responded by email on July 27. And, more importantly, there is no evidence that additional trees were removed after Mr. Crosby received any notice from the City. No trees were removed on July 27, 2023. In fact, no trees were removed after July 7, 2023. These factual errors indicate the Hearing Examiner was confused when he based the Decision on the erroneous factual findings that Mr. Crosby had proceeded with tree removal on July 27, 2023 after being contacted by the City.

6. The Decision misstates the allegations presented by UFD.

In the "Specifications of the Allegations," the Decision erroneously states "the Department alleges the property owner at 8461 Grandview Dr., Los Angeles, CA hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization." The allegation from the Department was only that trees were removed on 6/28/23 and 7/7/23, which Misha Crosby admits and does not dispute. There was no allegation that any trees were removed on 7/27/23.

Mr. Crosby hired Mr. Lewis shortly after July 27, but Mr. Lewis did not oversee any tree removals or other work on the property.

These serious misstatements of the record undermine any presumption of correctness an administrative finding might otherwise be afforded.

7. The Decision misstates that a prior building permit was denied.

The Decision incorrectly states: "Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018." It then follows this erroneous finding of fact with the conclusion that "Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees." There is no evidence of any prior building permit ever being denied. There is no evidence to support the conclusion that Mr. Crosby was aware of this prior permit, and therefore was "aware" of the need to remove protected trees to develop the property.

The only evidence the UFD submitted of anything resembling a prior building permit request by a previous owner was an "Application For A Tree Removal Permit" filed by Patel Sachin of 360 Capital Ventures, Inc., submitted back in 2018 to remove two protected black walnuts of fair to poor condition; which apparently was never granted or denied. [Exhibit 9 and 19.] The Application included a "Protected Tree Report" prepared in March 2018 by Lisa Smith, which identified two protected black walnuts on the site in the footprint of Mr. Sachin's proposed home. [Exhibit 9.] There was no evidence submitted that the Application was ever denied.

Moreover, there is no evidence that Mr. Crosby ever saw or was in any way aware of the Application For A Tree Removal Permit, much less the included tree report. Mr. Crosby did not purchase the property from Mr. Sachin of 360 Capital Ventures, but from Robert L. Gopen, Trustee of the Robert L. Gopen Trust in August 2021. [Exhibit 4.] There is no evidence Mr. Crosby had ever talked with or had any communication with Mr. Sachin.

8. There is no other evidence to support the Decision's conclusion that "Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees."

The 2018 Application for a Tree Removal Permit and the "Protected Tree Report" filed with it were unknown to Mr. Crosby, and therefore do not support the finding that Mr. Crosby was "aware" that the "removal of these protected trees" was required to develop the property. There is no other evidence to support this finding; it is erroneous and contrary to the preponderance of the evidence.

The undisputed evidence is that Misha Crosby hired two different sets of tree specialists, and both met with Misha Crosby on the property, and when shown what areas Misha was interested in having cleared, told Misha unequivocally that no protected trees were in those areas. What is more, Misha Crosby confirmed with both tree specialists that they would not cut any protected trees, in writing, acknowledged by both tree companies. There is no evidence that Misha Crosby had any intent to remove any protected trees.

9. There is insufficient evidence to support the Decision to not allow Mr. Crosby to apply for building permits for four years.

As part of his findings: "The Hearing Examiner determined that the Property Owner [Misha Crosby] attempted to utilize tree removal companies to verify that the tree used to be removed were in fact not California protect trees." However, in assessing a four-year moratorium of building permits, the Hearing Officer essentially ignored his own finding that Mr. Crosby relied on experts to determine whether the trees to be removed were protected or not.

10. The Hearing Examiner abused his discretion in not properly weighing the four factors in § 46.06(c).

The Decision found that eight protected trees were removed. This conclusion is questionable, as it based upon the erroneous finding that two protected trees were removed on July 27, 2023, for which there is no evidence.

The number of trees removed is the first of four factors that shall be considered in determining any withholding of building permits under LAMC § 46.06(c), e.g. (1) the number of trees removed or relocated.

The Decision does not discuss the second factor, (2) the size and age of the trees or shrubs removed; and if any such considerations played into the Decision.

More importantly, the Decision does not discuss factors (3) and (4) of LAMC § 46.06(c); i.e (3) the knowledge and intent of the owners of the property with respect to the removal relocation, and (4) prior violations of law with respect to removal.

Mr. Crosby's statement was admitted into evidence [Exhibit 12], and there was no evidence to dispute anything therein. In 2021, Mr. Crosby purchased the Subject Property, a small hillside lot in Laurel Canyon, in order to build a private residence for himself. Mr. Crosby has no experience in building anything, in permitting process, or otherwise. Mr. Crosby is not a developer. Mr. Crosby's building plans were engineered to work around old protected live oaks on his property.

Mr. Crosby submitted to the Hearing Examiner his proposed building plan for his small home, and it is undisputed that it would be necessary to clear some of the lot from vegetation to allow for the building of the home. It is also undisputed that the building plan was designed to avoid all known protected trees, specifically several live oak trees. [Exhibit 12.]

The report of Kelly Lewis was admitted into evidence, which found that the three Coastal Live Oaks are still on the property; which Mr. Crosby's house plan works around. The great weight and preponderance of the evidence is that Mr. Crosby did not intend his contractors to remove protected trees; and any such removals were contrary to his written instructions to the contractors.

A proper weighing of the four factors set forth in LAMC § 46.06(c) should result in no penalty to Mr. Crosby, as he is not the person who removed the protected trees without a permit.

11. Due Process concerns about the false and defamatory emails sent to multiple City officials must be addressed.

(a) Emails from "neighbors"

This case is marred by the introduction into evidence, without prior notice to Misha Crosby, of fourteen (14) emails from "neighbors" which falsely accused Mr. Crosby of intentionally and flagrantly defying LAMC law and removing protected trees knowingly; all of which were also sent to eighteen (18) City officials. [Exhibit 16; a fifteenth email as sent by Sarah Hayes solely to Ms. Aura Garcia.] The emails were sent to all five Commissioners of the Board of Public Works; Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, and Susana Reyes. The emails include a false report to City officials, and none of the authors of any of those emails ever contacted Misha Crosby to inquire about the truth of their allegations. None of the emails state any basis for the false accusations against Mr. Crosby they contain. The false accusations are outlined in detail in Mr. Monroe's email and letter of October 5, 2023 to the City officials who received those emails, which are incorporated herein by reference. Mr. Monroe's email and letter attaches a copy of [Exhibit 16], which includes a copy of all these emails.

Misha Crosby was only made aware of those emails and their false contents when they were presented by the UFD at the hearing on August 25, 2023. Though Mr. Crosby objected to the introduction of those hearsay statements, the Hearing Officer stated he would admit them and that he could consider hearsay.

None of the writers of these emails ever contacted Mr. Crosby or inquired of him about the allegations contained therein.

(b) *Ex Parte* Communications to Board members regarding an appeal are improper.

These *ex parte* communications to the Board are improper. They present a due process question; whether it is possible for Mr. Crosby to have a fair hearing on appeal after the Board members have all received these multiple emails? The reports to the Board members were not necessary to request enforcement action: any such requests would properly be sent to UFD officials, such as Mr. Ramirez.

The effect of these *ex parte* communications cannot be underestimated. They probably have the effect of prejudicing the members of the Board of Public Works, who will be deciding this appeal, against Mr. Crosby. This was a calculated attempt to "poison the well" by presenting false information about Mr. Crosby, while giving him no opportunity to respond, since he was not advised of these communications until the September 27, 2023 hearing. Attorney Monroe's response of October 2, 2023, discussed below, came long after the seeds of deceit had been planted.

These emails were sent not only to the Board members, but also to Bryan Ramirez, who presented the case to the Hearing Examiner. Mr. Ramirez's bias was exhibited when, during the hearing, he made the completely unsubstantiated and false accusation that he believed that Mr. Crosby had a tree report prepared per "UFD's tree removal application requirements" that he gave to the contractor, and argued that Mr. Crosby gave the report designating protected trees to be removed by the contractor, knowing they were protected. [See Exhibit 8, page 5, with Mr. Ramirez's handwritten notes.]

This accusation is a complete fabrication, and why a city official would fabricate such a concoction, without even speaking with Mr. Crosby, is evidence to the bias generated by the false "public outrage." This contention was completely dispelled at the hearing, as Mr. Crosby offered [Exhibit 21], which showed the map

Mr. Ramirez based his false accusation upon to be a map highlighted by Mr. Crosby's home designer. Mr. Kelly Lewis also testified that the map was not part of a tree report.

Mr. Crosby is requesting copies from the City of all records of correspondence or communications between City officials, Mr. Hall, and any others mentioning Mr. Crosby or this property since July 7, 2023. Mr. Crosby reserves the right to supplement this argument upon receipt of this additional information.

(c) Email and video submitted by Jamie Hall

A video filmed on June 28, 2023 by Jamie Hall, an activist attorney, was presented by the Department and played at the hearing. In that video, Mr. Hall made false statements about Mr. Crosby and the extent of work done on the property. Mr. Hall sent an email with a link to the video to four (4) City officials, including Mr. Ramirez, on July 7, 2023. [Exhibit 18.]

(d) Attorney Monroe notified City officials of the false reports.

On October 5, 2023, Attorney David L. Monroe sent a letter via email to all eighteen (18) City officials who received the false information mentioned above. Mr. Monroe advises that he has not received any response from any of the City officials, and he does not know if any investigation into this conduct has taken place. Mr. Monroe's email, letter, Exhibits attached thereto, and the argument contained therein, which are being forwarded with this Notice of Appeal in a pdf designated "Monroe Email and Letter of 10-5-2023," are incorporated into this Notice of Appeal by reference.

(12) Any moratorium on building permits should begin to run from July 7, 2023.

Finally, the Decision states that the four year moratorium would begin on the date of the Decision, October 27, 2023, which conflicts with LAMC § 46.06(a),

which provides that any moratorium "period shall come on the date the Bureau first becomes aware of the removal of the tree." That date would be July 7, 2023.

CONCLUSION

Misha Crosby requests that the Decision by reversed, and that appropriate replacement trees be determined, so that he may proceed with building his home.

Dated: November 6, 2023

Respectfully submitted,

/s/ Misha Crosby

Misha Crosby
1260 N. Flores St., #1
West Hollywood, CA. 90069
310-717-9973
mishacrosby@yahoo.co.uk

Los Angeles CA 9004(

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Alan Kishbaugh <alankishbaugh@gmail.com> Fri, Jul 28, 2023 at 10:48 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, Mehmet Berker <mehmet.berker@lacity.org>, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, Robert Schlesinger <rschlesinger@babcnc.org>, nminer@babcnc.org, ssavage@babcnc.org, Paul Edelman <edelman@smmc.ca.gov>, info@kirkwoodbowlfoundation.org

Please apply all appropriate sanctions for this illegal action. Black Walnuts are protected and in short supply as they generally only grow on the northern slopes of the Santa Monica Mountains. Fines and long-term prohibition of building permits are more than appropriate for this builder's illegal cutting on this site. Thank you

Alan Kishbaugh

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Karolynne Gee <karolynnegee@sbcglobal.net> Fri, Jul 28, 2023 at 5:17 AM
Reply-To: Karolynne Gee <karolynnegee@sbcglobal.net>
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

Karolynne A. Gee
8223 Yucca Trail
Los Angeles, CA 90046-1953

A

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

ann song <emailasong@yahoo.com> Thu, Jul 27, 2023 at 5:28 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, and the neighbor who owns the property next door, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

And as the property o\ .ıer next door, I am aghast and ve.ˇ concerned that he removed the trees in such a manner, without proper permits and more importantly with such a blatant disregard to the warning and disregard in proceeding in a proper manner. I take this disregard and utter disrespect as a signal and indication of how he may proceed in like manner as he tries to build on the property.

Thank you for your consideration in this case.

Ann Song
Owner of 8451 Grand View Drive
LA, CA 90046

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR

1 message

Jack Ketchian <ketchian@gmail.com> Fri, Jul 28, 2023 at 12:19 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

Please don't these persons cut the limited number of trees we have to disappear from the neighborhood.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jack Ketchian
8481 Kirkwood Dr

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Steffani Gaines <steffanigaines@yahoo.com> Thu, Jul 27, 2023 at 2:59 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come.

We demand the pun. ıment be applied to the full ex. ıt as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Steffi Gaines

8107 McKim Court LOS Angels Ca. (0046

Bryan Ramirez <bryan.ramirez@lacity.org>

8461 GRANDVIEW DR. ILLEGAL REMOVAL OF PROTECTED TREES

1 message

David Rolston <gizmola@gmail.com> Thu, Jul 27, 2023 at 2:32 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of Grand View Drive in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance.

Once again, an absentee owner with designs to build a home on a sheer canyon slope, has begun an effort by choosing to strip the lot of all vegetation. The location of this site includes a section of Substandard roadway, where it is not wide enough for 2 cars to pass, and just below Cole Crest, where expensive efforts have been underway to reinforce the crumbling infrastructure.

This lot that has been empty since a fire in 1979 burned numerous homes in the Kirkwood Bowl. Given the passage of the hillside ordinance a number of parties have purchased similar lots, here and on paper streets, and inevitably, attempts are made to build outsized homes requesting variance of the ordinance and existing laws.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As residents of Grand View Drive, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

We are outraged that th. damage done on this property, to ur community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

David & Tracy Rolston
8311 Grand View Dr.

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal Removal of Protected Trees at 8461 Grandview Dr , LA

1 message

Blanche D'Souza <neighborblanche@gmail.com> Tue, Jul 25, 2023 at 3:07 PM
To: Nithya Raman <nithya@nithyaforthecity.com>, Blanche D'Souza <neighborblanche@gmail.com>
Cc: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Your Name Blanche D ouza

Bryan Ramirez <bryan.ramirez@lacity.org>

8461 GrandView Drive, LA, 90046 / Illegal Tree Removal / Gross Violation of California Protected Tree Ordinance

1 message

Aidan O'Brien <apobr@yahoo.com> Tue, Jul 25, 2023 at 8:42 AM
Reply-To: Aidan O'Brien <apobr@yahoo.com>
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>
Cc: Jamie Hall <jamie.hall@channellawgroup.com>, Rikki Poulos <redezine@pacbell.net>

July 25, 2023

I am President of the Kirkwood Bowl Foundation.

https://www.kirkwoodbowlfoundation.org/

We are dedicated to Quality of Life in our part of Laurel Canyon.

Over the years we have been strikingly successful at assuring responsible development and ensuring that rules are followed.

The recent cutting of Black Walnut Trees at 8461 GrandView is particularly egregious.

He was advised as to what he was doing was illegal and needed permits.

In spite of this he came back a week later and continued the cutting.

We have the video evidence and credible statements by witnesses.

Clearly this person wants to develop on GrandView a fragile street already under massive stress.

From his behavior he will not follow rules.

It is now time for enforcement and penalties.

At a minimum it requires the withholding of Building Permits for 10 years.

Looking down on the City from Laurel Canyon what stands out is the oasis of green that is Hancock Park.

The City desperately needs the green oasis of Laurel Canyon.

Aidan O'Brien MD
8382 GrandView Drive
Los Angeles
CA 90046-1918

Phone/FAX (323) 650 3655

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

1 message

sarah hayes <sehayes7778@gmail.com>
To: aura.garcia@lacity.org
Bcc: bryan.ramirez@lacity.org

Mon, Jul 24, 2023 at 4:55 PM

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Sarah E. Hayes

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

Marilyn Frandsen <marilyn.frandsen@gmail.com> Sun, Jul 23, 2023 at 4:02 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a 76 year old person who grew up in the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. Our wildlife need the shelter and food these trees proved. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Marilyn Frandsen
marilyn.frandsen@gmail.com 213 598-3116

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES ON 8461 GRANDVIEW

1 message

Ann C <amciminera@gmail.com> Mon, Jul 24, 2023 at 8:55 AM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

On or about July 7, I noticed that a lot at 8461 Grand View was being cleared. I assumed it was required maintenance pursuant to the LAFD brush clearance program, however unusual that it would take more than a day to clear and wood chippers would be needed. When I glanced over after the workers finally left, I was shocked to see the lot was completely denuded. I now understand that the owner of the property illegally removed protected California Black Walnut and Mexican Elderberry trees without required permits per the California Protected Tree Ordinance. During, and for about a week afterwards, a hawk kept screeching and was circling the area, I suspect that a hawk nest was also destroyed.

If the owner of this property blatantly defied the city ordinance and, further, continued clearing the lot after being informed to desist work, I strongly urge every City official and representative to hold this individual accountable to the highest degree afforded under the California Protected Tree Ordinance including withholding issuance of building permits for 10 years and levying fines and penalties for such egregious behavior.

Thank you for your consideration in this case.

Ann Ciminera
8335 Grand View Drive

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES @ 8461 GRANDVIEW DR.

1 message

rand sagers <alecdelta@gmail.com> Mon, Jul 24, 2023 at 12:58 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Officials, et al

As a 26 year resident of the Kirkwood Bowl in Laurel Canyon, I am OUTRAGED about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more Califonia Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual ACCOUNTABLE and demand STRONG ENFORCEMENT as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Societies collapse if agreed upon rules and regulations are not sufficiently enforced to ensure compliance.
This is YOUR opportunity and responsibility to make sure the California Protected Tree ordinance is stringently enforced.

Thank you for your consideration in this case.

Your assistance is grea / appreciated.
Rand Sagers
8403 Yucca Trail

From: **David Monroe** d.monroe.law@gmail.com
Subject: Notice Letter to You Concerning False and Defamatory Statements You Have Benn Given About Mr. Misha Crosby
Date: October 5, 2023 at 12:06 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, Bryan Ramirez bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org , nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org
Bcc: Misha Crosby mishacrosby@yahoo.co.uk

Dear Los Angeles City Officials:

I am writing to alert you to the fact that each of you on this email have been given false and defamatory information about Mr. Misha Crosby in July of this year. Each of you were sent at least 14 emails that falsely accuse Mr. Crosby of intentionally and purposefully removing protected trees from his residential lot in Laurel Canyon without a permit. You may remember receiving the emails attached as Exhibit 16. The emails also contain other false statements, such as that Mr. Crosby's lot is now "barren of all vegetation," and imply that there are no protected trees left on the lot; both of which are false.

I am an attorney presenting Mr. Misha Crosby. I write to let you know these accusations are completely false, and to advise you of the true facts. Mr. Crosby and I only learned of the existence of these emails last week, on September 27, 2023, at a Bureau of Street Services hearing before a hearing officer pursuant to LAMC § 46.06, when for the first time we were provided copies. Mr. Crosby was not cc'd on any of these emails. None of the writers of these emails ever contacted or questioned Mr. Crosby about the matter. Rather, they have repeated false allegations, and have sent these emails to Members of the Board of Public Works, as well officials in the Bureau of Street Services and others, in a transparent attempt to "poison the well" and defame Mr. Crosby's character and conduct, without the benefit of a fair hearing.

So far, this wrongful scheme seems to have worked. Mr. Bryan Ramirez and Mr. Stephen Duprey of the Bureau of Street Services, who were also recipients of these emails, recommended to the hearing officer last week that Mr. Crosby be denied a building permit for seven (7) years. If the hearing officer so decides, an appeal of that decision would be before some of you; who may have already formed an opinion about this matter, based on the false information you have been given about Mr. Crosby.

We are contacting you as soon as possible to try to limit the damage that has been done, and alert you to the true facts, in hopes you can reopen your mind, and that Mr. Crosby's reputation and character have not been permanently damaged by this unlawful and defamatory conduct.

Please see my attached letter, which goes into more detail about how this wrongful scheme has been carried out.

The fact is Mr. Crosby hired two tree cutter contractors last summer to remove trees on part of his small lot, where he hopes to build a home for himself. Mr. Crosby knew he needed a permit to have any protected trees cut. He met with both contractors on the property and asked them to tell him if there were any protected trees in the area he wanted cleared. Mr. Crosby was aware of some protected trees on the lot, specifically some large oak trees, which his building plans work around and preserve. Both contractors told him there were not any protected trees among they were going to cut. Mr. Crosby believed they knew what they were saying.

What is more, and what you were not told, Mr. Crosby put in writing to both contractors NOT to cut any protected trees; and these writings are attached to this email in Exhibits A and B. And yet, in spite of all this, both contractors cut some protected black walnuts, much to Mr. Crosby's dismay. From two to five protected black walnuts were cut down by these contractors.

I hope you will take the time to look at my attached letter and exhibits, which explains our side of the story in detail. Mr. Crosby had no intent to remove protected trees. Statements to the contrary are false. He is more than happy to plant replacement trees on his lot, and has so advised the hearing officer.

In the meantime, I request that you preserve all evidence of any communications you have received or made to others about this matter.

I also suggest that it is appropriate for the City to launch an investigation into how this has occurred. To me, this is despicable conduct, apparently orchestrated by Mr. Jamie Hall, an attorney who knows what the proper protocol should be here, and I consider his efforts to undermine my client's right to a fair hearing are both unethical and illegal.

I sincerely hope you will be able to view this matter objectively going forward. I am also aware of human nature, and it is sometimes difficult, if not impossible, to restore someone's reputation once disparaging and inflammatory accusations have been made.

I remain open to provide you any additional information, and entertain any questions or comments you may have. Please

feel free to contact me, and please advise me of what action, if any, you take in this regard.

In service,

David Monroe
Attorney for Mr. Misha Crosby

David L. Monroe
ABLE & MONROE, P.C.
9010 Rosewood Avenue
West Hollywood, CA 90048
d.monroe.law@gmail.com
415-559-6829

Notice Letter to
CIty Of...23.pdf

Exhibit A -
Crosby...r 1.pdf

Exhibit B - Email
and Co...py.pdf

Exhibit C - Email
from J...ity.pdf

Exhibit 16.pdf

ABLE & MONROE, P.C.
ATTORNEYS AT LAW
9010 ROSEWOOD AVENUE
WEST HOLLYWOOD, CA. 90048
TELEPHONE (415) 559-6829
FACSIMILE (713) 225-1215
D.MONROE.LAW@GMAIL.COM

LEVERT J. ABLE
(1910 – 2003)

DAVID L. MONROE
(LICENSED IN TEXAS & CALIFORNIA)

JOHN W. ABLE
(LICENSED IN TEXAS)

October 5, 2023

TO: Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, Susana Reyes, Fernando Campos, David Miranda, Hector Banuelos, Stephen Duprey, Bryan Ramirez, Hydee Feldstein Soto, Kevin James, Ted Jordan, Dennis Kong, Nithya Raman, Emma Taylor, Mehmet Berker and Mashael Majid VIA EMAIL

RE: Defamatory Emails and Information Sent to You Regarding Mr. Misha Crosby and His Residential Lot at 8461 Grand View Drive, Los Angeles, CA

Dear City of Los Angeles Employees and Officials:

I write to alert you to the fact that my client, Mr. Misha Crosby, is the victim of a vicious scheme to defame him to you. You were all sent the same fourteen (14) emails in July 2023, accusing Misha of hiring tree cutters to intentionally, knowingly, unlawfully and "defiantly" remove protected trees on his residential lot in Laurel Canyon without the required permits. This is part of a concerted effort by Mr. Jamie Hall, and others, to incite the City of Los Angeles to wrongfully deny Misha Crosby a building permit to build his personal home on his residential lot in Laurel Canyon. These accusations are patently false, and were made to you for one purpose: to prejudice you against Misha Crosby and harm him in his efforts to build his home.

Specifically, each of you were copied on fourteen (14) emails sent to you by "private citizens" between July 24 and July 30, 2023. These are attached in Exhibit 16. Exhibit 16 also includes one email from Sarah Hayes, that was sent only to Ms. Aura Garcia.

Prior to that, on July 7, 2023, Mr. Jamie Hall, an attorney, sent an email to six (6) of you: Hector Banuelos, Bryan Ramirez, David Miranda, Stephen Duprey, Kevin James, and Hydee Feldstein Soto; which includes a link to a video Mr. Hall made and narrated. That email is attached as Exhibit C. Mr. Hall's email was copied to several others as well, who in turn may have helped inspire the fourteen (14) later emails. It appears Mr. Hall is the architect of this unlawful scheme to harm Misha and Misha's reputation.

These emails and the video falsely allege Misha hired one contractor to illegally cut protected trees, who was "caught" by Mr. Jamie Hall on June 28 and stopped; and then Misha hired another contractor to knowingly and "defiantly" "remove the remaining protected trees on July 7, 2023." The emails and video also state the lot has been "stripped barren of all vegetation," which is also blatantly false.

I write in hopes it is possible to bring the full and true facts before you, and that you will take appropriate action to right the wrongs that have been done to Misha by this illegal scheme.

The truth is that, in the summer of 2023, Misha did hire two tree cutters to clear his vacant lot of unprotected trees; which does not require a permit or a tree report. Misha knew he needed a permit to cut protected trees, but wanted to remove any unprotected trees at that time. Misha met with both contractors on the lot before either were engaged, and both told him the area he wanted cleared had no protected trees. Misha made clear, to both contractors, both verbally and in writing, that they were not to cut any protected trees. See the highlighted portions of Misha's emails and contracts with the tree cutters, attached as Exhibits A and B. However, to Misha's shock and dismay, both contractors, in spite of all this, still cut protected California Black Walnuts.

In 2021, Misha bought this small lot in Laurel Canyon, zoned R1 HRC, to build a home for himself to live in. It will be his first time owning a residence, rather than paying rent. His designer has developed house plans for a two-level home, which work around a number of large protected oak trees on the lot. Of importance and extreme significance, there remain a number of protected trees on the lot, including large oaks, which Misha's house plans build around and protect.

With the possibility of the passage of a "wildlife ordinance" by LA City Council, Misha's designer suggested Misha go ahead during the summer and clear any unprotected trees before any new ordinance is passed; as the new ordinance might add protections for other trees and make building on this small lot difficult. Misha acted on this advice in hiring the tree cutters.

Since all this happened, Misha has hired Mr. Kelly Lewis, a certified tree expert and former City employee, who has inspected the lot, the tree stumps there, and prepared a tree report. He has determined that, all in all, the two contractors cut a number of different trees on the lot, including scrub oaks and others that are not protected at all. Some of the cut trees were Black Walnuts but were not protected because they were too small. Likewise, an elderberry was cut that also was not of protected size. However, the tree cutters removed at least two (2) Black Walnuts that were of protected size and should not have been cut. Judging from the stumps, Mr. Lewis believes it is possible that as many as five protected Black Walnuts were cut; but he cannot be sure judging from the stumps alone; and google street photographs of the area are inconclusive.

Mr. Lewis has also determined there is more than adequate space to plant replacement trees on Misha's lots. Misha is more than willing to do this. Mr. Lewis's report to the City so states, and designates areas where replacement trees can be planted. This will result in more protected trees on the lot than there were before.

However, it is apparent the false statements sent to the City have damaged Misha and his reputation. At an LAMC § 46.06 hearing last week, on Wednesday, September 27, 2023, Mr. Bryan Ramirez, Street Tree Superintendent of the Urban Forestry Division, in concert with Mr. Stephen Duprey, also of the Urban Forestry Division, asked that the hearing officer determine that Misha be denied a building permit for seven (7) years as punishment for his knowing and intentional destruction of protected trees without a permit. It appears that, as a direct result of these false statements, Misha has now become a "high profile" target.

This recommendation was made at the hearing without prior notice to Misha; and before the City had even seen Mr. Lewis's report. The City did not propose any remediation or planting of replacement trees. The City's request is currently under review by a hearing officer.

It was at that September 27 hearing that Misha and I first learned of these email communications to you and the other City officials, and were first given copies.

The fourteen (14) emails in Exhibit 16 are all addressed to all of you. Many of these emails are nearly identical, indicating someone distributed a "form" and asked others to copy it and email it to this group of City officials. These individuals apparently relied on the truthfulness of someone else in sending their emails. None of them ever spoke with or communicated with Misha about this. They all got their information from someone else. The blatantly false statements in these "form" emails are not expressed as opinion or possible facts; but are stated as unqualified facts. Whether knowingly or unwittingly, all of these individuals have passed on defamatory statements about Misha to you.

An example of one of these "form" emails is the first email in Exhibit 16, dated July 30, 2023, from Heidi Servey; addressed first to aura.garcia@lacity.org, and then to the rest of you. Ms. Servey's email states: "The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit." [Emphasis in original.]

The false statements in these emails in Exhibit 16 follow the lines of Mr. Hall's July 7 email, attached as Exhibit C. In the body of his email, Mr. Hall falsely states: "Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023." [Emphasis in original.]

Of note, my client, Mr. Misha Crosby, was not copied on any of these emails; though Mr. Hall has Mr. Crosby's email address, and listed it in his email of July 7. See Exhibit C.

Mr. Hall's July 7 email includes a link to a video Mr. Hall made on June 28, where Mr. Hall's narration includes highly inflammatory, false and defamatory statements about Misha and his property. In the video, one of the blatantly false statements is at the beginning of the video. As Mr. Hall is filming a barren portion of the site, Mr. Hall narrates: "This site was full of Southern California Black Walnut and Mexican Elderberry. Today they were removed here at the direction of the property owner."

This statement by Mr. Hall is false and seriously misleading, because most all of the section of land shown at that point in the video had not had any trees on it for many years, as shown in Google Earth photographs. Mr. Hall made the statement knowing it was false; or recklessly, without any knowledge of the truth. That is defamation under California law.

As previously mentioned, Misha had specifically instructed the contractors working at the property, verbally and in writing, not to remove any protected trees. Mr. Hall's statement that protected trees were "removed at the direction of the property owner" is false. Mr. Hall incorrectly made that assumption, and then stated it in his video as a fact. He then distributed that video to others. In fact, the video reveals that Mr. Hall had not even spoken with Misha Crosby at the time he makes that statement.

Mr. Hall's video shows Mr. Hall, at the lot on June 28 and prior to Misha's arrival, telling the contractor, Mr. Raymond Salas, that he had cut protected black walnuts. Mr. Salas says, on the video, that he thought they were another kind of walnut that was not protected. Mr. Hall told him he was wrong. Mr. Salas asked if he was going to get in trouble; and Mr. Hall said that was for the City to decide.

Within minutes, Misha arrived, and Mr. Hall told Misha that the contractor was cutting protected trees. Misha was obviously surprised, and expressed that he thought they were not protected, referring Mr. Hall to the tree specialist, Mr. Salas. Mr. Hall told Mr. Crosby he needed a certified arborist to determine protected trees. This confrontation was also filmed by Mr. Hall.

It should have been apparent to Mr. Hall that Misha did not know what was a protected tree or not. Yet the tone of all of the communications Mr. Hall has inspired to you are not that the tree cutters were mistaken, but that Misha was out intentionally and illegally hiring tree cutters to cut all protected trees on his lot, without a permit; and they did so, stripping his entire lot of all vegetation, including all protected trees.

After Mr. Hall arrived on June 28 and told Misha the contractor was cutting protected trees, Misha had Mr. Salas stop work. The job was not finished. There were still at least two (2) trees and some shrubs remaining in the mapped area Misha had designated to the first contractor.

Per Mr. Hall's instruction, Misha found a company with ISA certified arborists, California Tree Design, Inc., and had them come out to look at the remaining work, specifically two trees. They met with Misha on the lot before he hired them, and they told him the remaining two trees were not protected. Misha signed a contract with them, where they expressly stated they would not remove any protected trees. See emails and contract in Exhibit B.

And, as Misha and I learned last week, it appears this second contractor did cut down a Black Walnut on the property that was of protected size.

Misha Crosby and I support and applaud the appropriate reporting to City officials of illegal tree cutting in Los Angeles. Mr. Hall and his neighbors have every right to advise City officials of their concerns and to petition City officials for appropriate action. We are not complaining that the cutting of protected trees without a permit was reported. We are both disturbed that this has occurred, and that the contractors do not appear to be held responsible by the City. But Misha was not the cause of this – his contractors cut these protected trees without Misha's permission and in spite of his express instructions.

What Mr. Hall and his neighbors do not have the right to do, and no one does, is to make false statements of fact to City officials, accusing someone of unlawful conduct, without just cause or excuse. These statements were not sent to you as matters of concern to be investigated. Mr. Hall and those working with him have made false assumptions, jumped to false conclusions, and then expressed those to you as statements of fact. They have played judge and jury, without doing a proper investigation, and consequently have falsely accused Misha of serious misconduct.

In this case, none of the communications to you advised you that Misha had explicitly told the contractors in writing NOT to cut any protected trees. The contractors have illegally cut protected trees without a permit, contrary to express written instructions from Mr. Crosby.

Indeed, it was imminently reasonable for Misha to rely on licensed tree companies to tell him whether trees are protected or not. Here, the tree cutters did not say they were not sure: they told Misha the trees were not protected, and he had no reason not to believe them. It seems apparent that the licensed tree cutters should know what is a protected tree and what is not. If a property owner hires them and asks them to cut trees that are of a protected size and species, the contractors should refuse, unless the property owner has a permit.

I am asking that an investigation by the City be made of this conduct, which has all the earmarks of a conspiracy to harm Mr. Crosby. Indeed, many of the emails in Exhibit 16, such as Heidi Servey's, brag about preventing the prior owner of this lot from building, and threaten Misha: "The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner." This conduct may have been perpetrated by these people against other citizens of Los Angeles.

As mentioned, Misha and I first learned of these emails at the September 27, 2023 hearing. I was only present that day because Mr. Ramirez had provided Misha with a link to Mr. Hall's video a few days before the hearing. When I saw the video, I contacted Mr. Hall in writing, advising him that the video contained false statements of fact, and asked him to withdraw those false statements. When Mr. Hall refused, and refused to tell me who else he had contacted about this matter, Misha and I were concerned foul play was afoot. So I appeared, and requested the hearing officer to allow me to make a recording of the hearing; which he did. And we were correct.

I am requesting that you preserve all evidence of any communications regarding Mr. Crosby, both written and oral. Please preserve all records of oral communications to and from you about this matter, as well as copies of all written communications you have received and have made regarding Mr. Crosby since June 28, 2023.

I am also asking that, now that you have been advised of the true facts, that you not pass those false statements on to others. If you have sent this false information to others, I ask that you contact them and let them know, at the least, that the information you forwarded to them may be incorrect.

By the way, on advice of his advisor, Misha has started Datura Enterprises, LLC to use as a conduit for owning his home. This lot at 8461 Grand View Drive is the only lot Misha and the LLC own or manage. Misha is not a developer.

Please feel free to call me or contact me via email with any questions. I am happy to provide further information to you, upon your request.

Very truly yours,

/s/ David L. Monroe

David L. Monroe
Attorney for Mr. Misha Crosby

Attachments in email accompanying this letter:

Exhibit A
Exhibit B
Exhibit C
Exhibit 16

EXHIBIT A

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

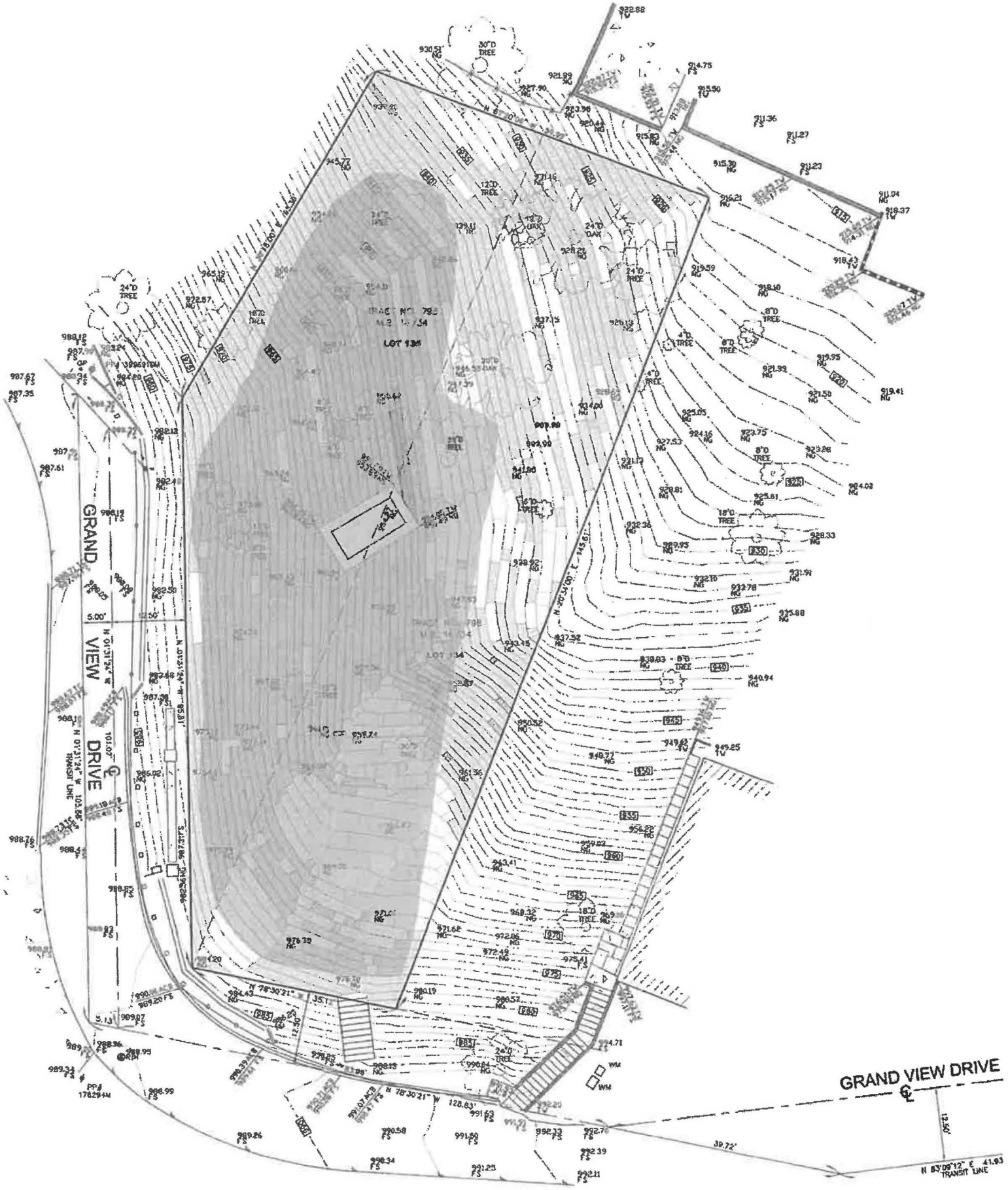
N.B Of course please do not remove the oak trees or any other protected trees on the lot.

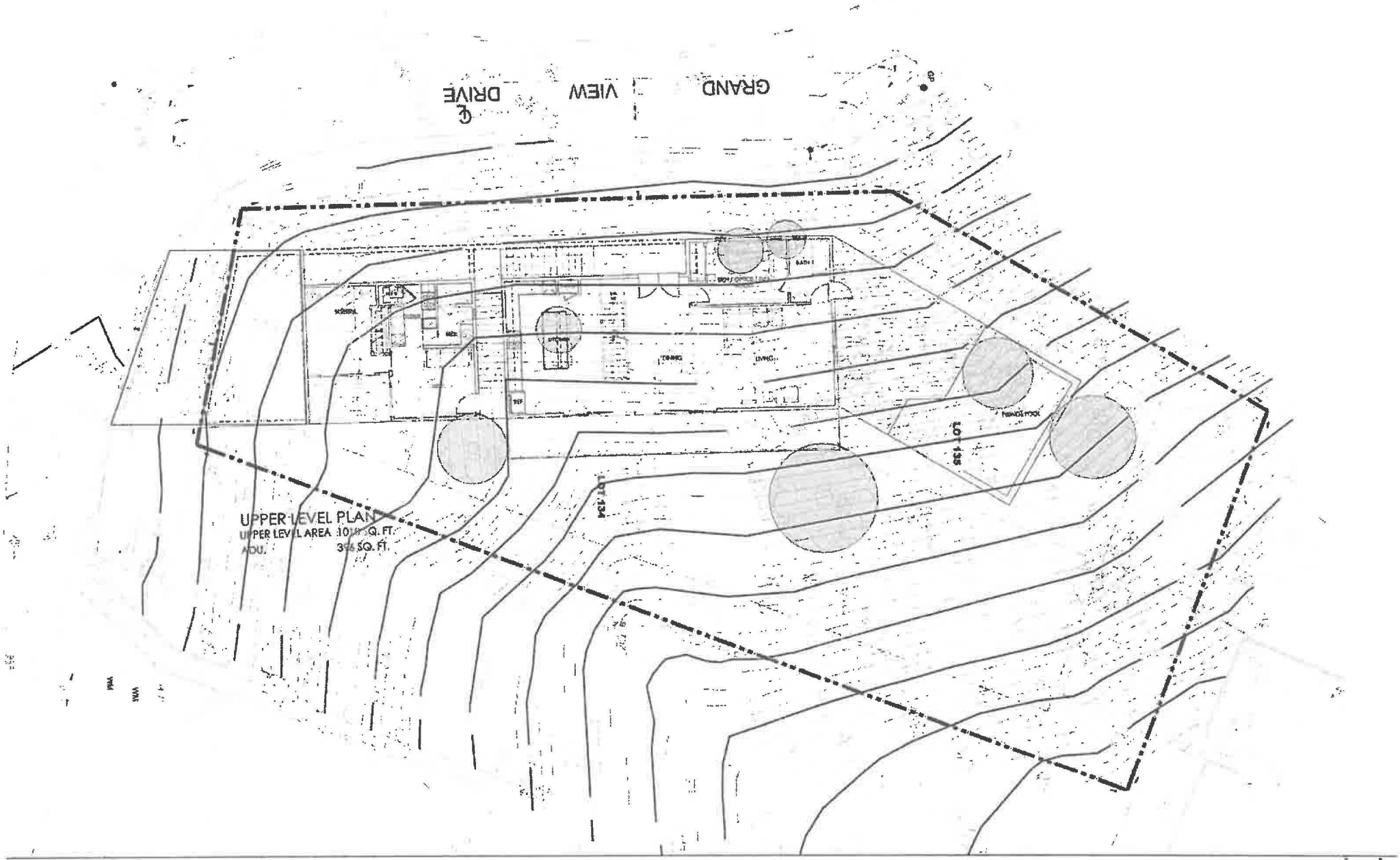
Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

Cheers!
Misha


GRAND VIEW DRIVE
GRAND VIEW DRIVE
LOT 134
LOT 135
TRACT NO. 798
M.B. 14/34
30'D TREE
24'D TREE
18'D TREE
12'D TREE
8'D TREE
4'D TREE
20'D OAK
24'D OAK
12'D OAK
N 78°30'21" W
128.83'
39.72'
12.50'
N 83°09'12" E 41.93
TRANSIT LINE
N 01°31'24" W
TRANSIT LINE
101.07'
5.00'
5.13'
35.1'
PP # 1782944



SITE PLAN at +975.00

A1

ESTIMATE

Prepared For

Datura Enterprises, LLC.
8461 W Grand View Dr
Los Angeles , CA 90046
(310) 717-9973

Think Green Tree Care Inc.

16037 Harvest Moon
La Puente, CA 91744
Phone: (626) 510-5144
Email: thinkgreentreecaresales@gmail.com
Web: thinkgreentreecare.com

Estimate # 838
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species). Haul away and clean up included.	$3,200.00

Subtotal	$3,200.00
Total	**$3,200.00**

Notes:

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

Datura Enterprises

Signed on: 06/24/2023

Datura Enterprises, LLC.

EXHIBIT B

Misha Crosby Sent -...yahoo.co.uk July 6, 2023 at 11:15 PM

Re: Your estimate 3525 from California Tree Design

To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

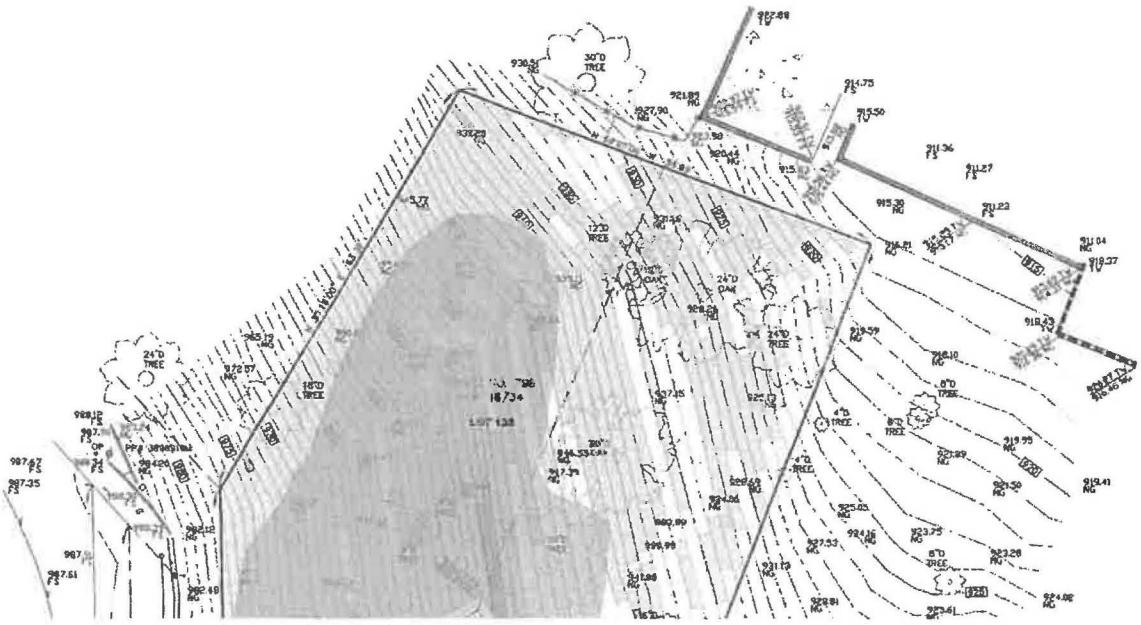
1) Change Misha Crosby to **Datura Enterprises, LLC**.

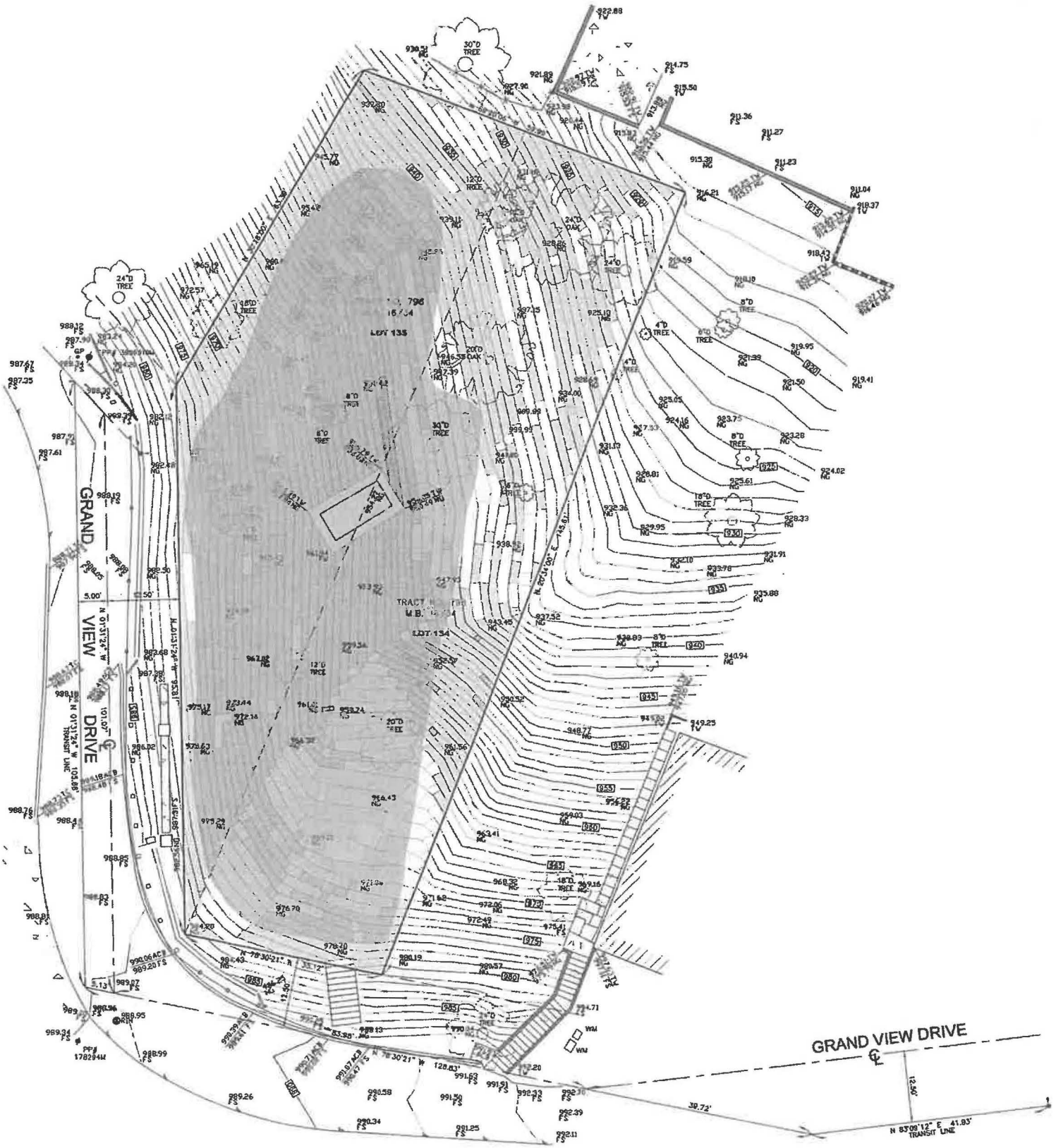
2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,
Misha




GRAND VIEW DRIVE
LOT 135
LOT 134
TRACT
M.B.
GRAND VIEW DRIVE
TRANSIT LINE
N 83°09'12" E 41.83'
39.72'
12.50'

ESTIMATE

CALIFORNIA
TREE DESIGN

Prepared For

Datura Enterprises, LLC
8461 W Grand View Dr Los Angeles, CA 90046
United States

California Tree Design

6528 Greenleaf Ave., Suite 112
Whittier, CA 90601
Phone: (562) 253-9577
Email: californiatreedesign@gmail.com
Web: www.catreedesign.com

Estimate #	3525
Date	07/06/2023
Business / Tax #	27-2596057

Description	Total
Tree Pruning	$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	
Haul away	$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

Subtotal	$1,800.00
Total	**$1,800.00**

M Crosby

Signed on: 07/07/2023
Datura Enterprises, LLC

EXHIBIT C

Exhibit 18

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com> Fri, Jul 7, 2023 at 12:52 PM
To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>
Cc: Rikki Poulos <redezine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babcnc.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at https://share.icloud.com/photos/031_uwosi3-IN2iDHPdwX2GLw.

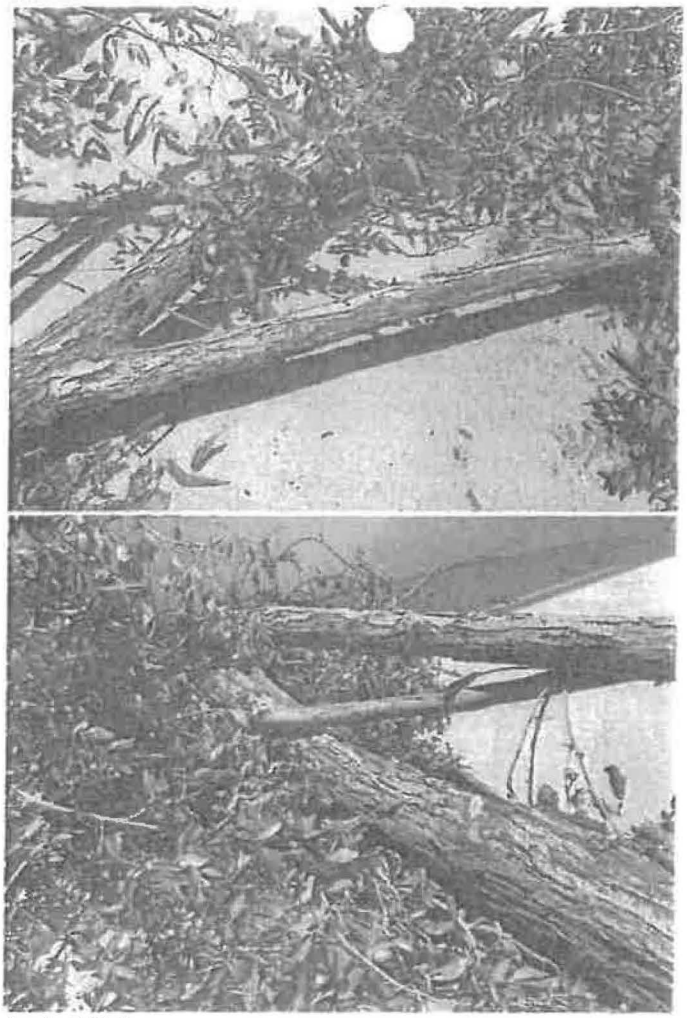
The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is misha@mishacrosby.com.

The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occuring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councimember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.



Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

* To Book a Meeting with Me Via Zoom Visit https://calendly.com/channellaw/zoom-meeting-with-jamie

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Please consider the environment before printing this email

Prior Tree Removal Permit Service Request.pdf
144K

EXHIBIT 16

Exhibit 16.

Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal removal of protected trees at 8461 Grand View Dr.

1 message

hs@pop2.org <hs@pop2.org> Sun, Jul 30, 2023 at 2:54 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl in Laurel Canyon, I am shocked about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit.

The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, I am requesting City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance. Enforcement could include, but not be limited to, the withholding of building permits for 10 years. Additional fines and penalties are CERTAINLY appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Heidi Servey
8219 Yucca Trail

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with Proton Mail se e email.

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRAND VIEW DR.

1 message

james mills <quaco1@sbcglobal.net> Sun, Jul 30, 2023 at 2:46 PM
To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl area in Laurel Canyon, I am upset about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The lot's owner stripped the entire lot of all vegetation. He removed numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. The tree removal service wanted no part in illegal tree removal and they all left that day. Then, the owner returned on July 7 using a different tree removal service, and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation ... and by the way, he has not yet even applied for a building permit!

The previous owner encountered many obstacles when attempting to develop this lot, and so will the present owner. This was also the site of a mudslide several years ago. The hillside, once covered with beautiful protected trees, is now totally bare, which, let's not forget, makes the possibility of another mudslide even greater.

As a resident of Laurel Canyon, we are requesting for City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance, to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you so much for your consideration in this case.

Jim Mills
8219 Yucca Trail

Bryan Ramirez <bryan.ramirez@lacity.org>

ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

jane kurson <kurson@mac.com> Fri, Jul 28, 2023 at 1:30 PM
To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org
Cc: jane kurson <kurson@mac.com>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jane Kurson
8221 Yucca Trail

UNITED STATES POSTAL SERVICE. Retail

P US POSTAGE PAID

$9.65 Origin: 90046 11/14/23 0546020068-3

PRIORITY MAIL®

0 Lb 11.40 Oz

RDC 03

EXPECTED DELIVERY DAY: 11/15/23

C042

SHIP TO:

STE 361
200 N SPRING ST
LOS ANGELES CA 90012-3239

USPS TRACKING® #

9505 5148 6318 3318 5430 73

RIORITY®
MAIL

s apply).*

nternational destinations.

equired.

sions see the

nitations of coverage.

edule free Package Pickup,
scan the QR code.

USPS.COM/PICKUP

FROM: Misha Crosby
1260 N Flores St, 7
West Hollywood, CA 90

TO: Dr Fern
Executive Officer
City of Los Angel
Board of Public Works
200 N Spring St, Ste
(MS 465), Los Angele
CA 90012

TRANSMITTAL NO 3

Audio & Video will be available upon request

Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)

RE: MISHA CROSBY-CITY ADMINISTRATION MATTER

BEFORE HEARING OFFICER: DAVID RIVERA

AUDIO TRANSCRIPTION OF RECORDED HEARING

SEPTEMBER 27, 2023

PART 1

CERTIFIED COPY

Transcribed by:

LAURA A. O'DRISCOLL

Job No.:
45617CAT-AUDIO(A)

RE: MISHA CROSBY-CITY ADMINISTRATION MATTER

BEFORE HEARING OFFICER: DAVID RIVERA

AUDIO TRANSCRIPTION OF File Hearing RE Misha Crosby, Part 1, 1:09:06 minutes, taken on September 27, 2023, transcribed by LAURA A. O'DRISCOLL.

PARTIES PRESENT:

DAVID RIVERA, Hearing Officer

ADENA M. HOPENSTAND, City Attorney

MISHA CROSBY, Respondent

DAVID MONROE, Attorney for Misha Crosby

BRYAN RAMIREZ, Urban Forestry Division

September 27, 2023

HEARING OFFICER: I just want to do a little introduction here, Bureau Street Services with the Department of Public Works has been advised that a protected tree as defined in LA Municipal Code Section 46.01 were removed from the property described herein on July 7th, 2023, without the benefit of the required tree removal permits.

The affected property is legally described as follows: Lots 134, 135, which is located at 8461 Grandview Drive, Los Angeles, 90046, currently in the name of the owners of record, Misha V. Crosby.

So we will go ahead and get started. What we're gonna do is go ahead and Urban Forestry, Mr. Ramirez, you're going to present the case and then we will just go on from there, okay?

MR. RAMIREZ: I think it's prudent that we all reference the code, take a couple minutes to address really what the code specifies as far as a protected tree, and that's what I'm showing in this part of the presentation. Again, the protection of trees is in Article 6, Municipal Code Sections 4600 defines that the

trees -- it defines what a tree removal is and the definition of a tree removal is on 4601, and here it outlines the species that is protected under this section of the municipal code which is oak trees. It includes the Valley Oak, California Live Oak, and it includes Southern California Black Walnut, Western Sycamore, California Bay, and two of the shrubs that are protected are Mexican Elderberry and the Toyon.

I want to also make note that there is a size that are required for these trees to be protected, which is four-and-a-half feet above ground level in cumulative diameter.

So moving on to 4602, it just outlines the requirements for a tree removal permit. 4603 outlines the permit additions. 4604 speaks on the fees that are part of the permit process. 4605 speaks on appeal whenever a tree removal permit is denied, the appeal process for that, and the section which we will be mostly touching on is 4606, which is the purpose of this meeting and this hearing today. I will dive a little more in depth into the specific criteria outlined here in this part of the code.

So again, the address property, I'm pulling up a Google map street view. This is the subject lot. I apologize (indiscernible) this was back in 2015, but

it does reference what the site looked like at one point. I want to move forward to August 2022 and again this site is pretty much in same condition over the timeline presented here.

As a little bit -- as I start my presentation, again, the intent here is to establish the following elements at this hearing: No. 1, that the appropriate procedure for this hearing was followed and is in accordance with LAMC 4606; and, again, my attachments will reference all the notices that went out and the time that they went out, ensuring that we are compliant with that section of the code.

We will establish, No. 2, that the applicant or permittee did not purchase the property after the removal of the trees, all the recordation of the notice of hearing.

Element No. 3, that the protected trees were removed in violation of 4600; that the protected trees meet the definition of a removal. There was no exemption applicable to this particular lot, so Article 7, Chapter 7, did not authorize protected tree or shrub removal. There was no permit to remove the protected trees and shrubs, and there was, again, no exemption requiring the removal of these protected trees.

I will also identify that a number of the trees that were removed and shrubs, the size and age of the trees removed, and also the final element is the knowledge and intent of the owners of the property with respect to the removal and relocation.

So this, as a summary, I'm getting into the attachment which I have shared with everyone here today. There is a total of 20 exhibits that I will be presenting on, and in the interest of being thorough, I do want to address each exhibit and briefly summarize why it is relevant in this hearing.

Exhibit No. 1 is the notice of administrative hearing that was sent out to the property owner requesting his attendance for today at 9:30. Exhibit No. 2 was the notice affecting real property that was drafted by the Urban Forestry Division. So this is the actual exhibit. Exhibit 3 depicts the recording with the county clerks. And this is a notice affecting real property, and why it is relevant is that's a requirement as part of the Municipal Code 4606.

Exhibit 4 speaks on the Graphistry, which is a record search, and it identifies Mr. Crosby as the owner of the property. Exhibit 5 pertains to the tax search; again, identifying Mr. Crosby as the landowner, property owner.

Exhibit 6, it is a search of a basic site like Zillow, but it does depict the sale date that is -- concurs with the record showed for the sale date, but it also promotes this property as an opportunity to build a custom home.

Exhibit 7 depicts the geosoils report dated January 27th for Mr. Crosby, again, showing the intent to develop the lot ultimately.

Exhibit 8, I included this as a PDF attachment, but I will also be showing the video today, but it is essentially just screenshots of the video taken by Mr. Jamie Hall of the events that transpired on July -- I'm sorry, June 28th.

MR. MONROE: If I may have a question regarding procedure? It is apparent to me that there will be a number of matters submitted to you today that in a court would be hearsay, would be inadmissible and numerous of those we strongly believe are absolutely false statements and defamatory statements. How do you want to handle that? I'm not familiar with these procedures. I'm not sure there are any. I'm happy to wait until the end if you want rather than interrupting.

HEARING OFFICER: Yeah, I mean, the way it's going to work, we're going to let them present their case, and of course you can rebut it, and we will go on

from there, okay? Yeah, I think that would probably be the best way to go ahead and proceed, because like you say, this is not a courtroom and, you know, I don't know all the courtroom procedures and all that, so we're just doing a hearing here and letting him present his case. And then, like I said, you can rebut, and we will go about it that way. And hearsay is admissible.

MR. MONROE: Here?

HEARING OFFICER: Yeah.

MR. RAMIREZ: Exhibit 9, it shows a previous application submitted to the Urban Forestry Division. This was back in 2018. It is, again, just a document showing the history of this property.

Exhibit 10 --

HEARING OFFICER: I'm sorry, could you go back to that exhibit?

MR. RAMIREZ: Yes.

HEARING OFFICER: And just identify what it is just so it is clear on the record.

MR. RAMIREZ: Sure. The application for tree removal permit for this subject property, for the removal of two trees for a single family residence construction, the applicant was -- on file was Sachine Patel (phonetic) or Sachin Patel (phonetic), and this was from March 27th, 2018. With this application were

initial submittals of a geosoils report dated 2016. Towards the bottom of it, of this attachment was also a report that was submitted which was part of the attachments to accompany that tree removal application, and within this tree report it identified some of the trees onsite, and another component of it spoke on the protected woodland area towards the bottom of the lot, and this particular applicant was proposing to remove two of the trees as is labeled here.

MS. HOPENSTAND: So for the record, you're referring to Page 21 out of 28 in Exhibit 9?

MR. RAMIREZ: Yes, Page 21 of 28. That's what I'm referring to.

HEARING OFFICER: And protected trees are identified as what type of tree?

MR. RAMIREZ: These are protected black walnuts. And again, towards the bottom of the slope they were not identified per tree, but it just identifies it as a protected woodland area that were not proposed to be impacted or removed for this proposed project back in 2018.

The green, as you see here, are replacement trees. There are some mention of oaks, as you can see, and the attachment should be a lot clearer within the physical documents that were shared here with me. So

this tree report again is a reference -- and I will be just touching on the timeline and why it's relevant here for this case.

Exhibit 10 depicts, again, the street view imagery within a PDF form. Exhibit 11 depicts after the trees were removed what the subject lot looks like. Exhibit 12 is Mr. Crosby's response to Urban Forestry as a result of the notice to comply where he explains the events leading up to post removal and part of his explanation to how things occurred transpired.

Exhibit 13 --

MR. MONROE: There was a notice, you were sent a notice. It is not in here.

MR. RAMIREZ: A notice to comply, yes, it will be here.

Exhibit 13 depicts Urban Forestry Division's findings based off of the site information collected and the other documents that we were able to source. And again, I will expand on that a bit further.

Exhibit 14 depicts the amount of trees that were within the contractor's job tasks or job duties. Exhibit 15 depicts the notices that were sent to the applicant -- I'm sorry, to the property owner, and it just shows that the city did its due diligence in sending out these notices in accordance with the

municipal code.

Exhibit 16 is simply a compilation of all the -- most of the e-mails, I believe. I believe I captured nearly all the e-mails I received from the community as an impact statement and essentially statements from them.

Exhibit 17, the dates that these tree removals took place, which was on the 28th and July 7th.

Exhibit 18, this is an e-mail from one of the constituents, Mr. Jamie Hall, requesting that the Urban Forestry Division make it out and investigate the allegations of (indiscernible). And, again, this is all within the attachments shared.

Exhibit 19 are the findings that have been documented as far as the quantity, size of tree removals, and where the information was taken from. Again, I will elaborate a bit more on doing an overview of these tree removals.

And Exhibit 20, I included this. It is just a USDA index of the species to justify the determination that the trees are of a specific age, and it is part of the municipal code requirements that we determine what the age of the tree were.

With this general overview, I understand it is an overview, but I will be happy to answer any of the

specifics regarding any of these tree exhibits. Again, the history, I will run through this and the timeline.

In 2018, there was a tree removal application from a previous owner submitted to UFD. There is no permit issued on record. The only record we have is in this application that may have not included its attachments; and, again, we had that on Exhibit 9.

As of August 20th, 2021, Mr. Misha Crosby purchased the property with the intent to build. Again, the intent to build is specified here in Exhibit 6. It can be inferred that, again, this was a building opportunity of Mr. Crosby on Exhibit 12 specified that, again, the purpose for this purchasing of the property was plans to build a home for him to live on. And, again, the purpose of removing the trees and shrubs is stated here that it's for the proposed floor area for his future home, and I highlight here that he was made aware of an impending well by ordinance that is likely to affect the property, and he wished to proceed before restrictions were implemented on the lot regarding removing any trees.

Moving on into the timeline in the trees, in the latest Google street view depicts that in 2022 the trees were still on the property. This is in Exhibit 10; and, again, it is a Google timeline that can

be searched. This is the existing trees in 2022 when Mr. Crosby was still -- was in possession of the deed and title of that property.

In January 2023, Mr. Crosby obtained the soils report for the property to build, and Exhibit 7 shows the geosoils report as previously referenced. Again, the intent is this is an initial step to allow future development of a property. It is one of the initial steps that is taken.

In March of 2023, for communications with building and safety, the approval letter for that geosoil report was issued for the property, and I requested a copy, but I'm yet to receive it. But, again, a statement for LAPBS is that they issue an approval letter for that geosoils report.

In June 28 of 2023, the unpermitted removal of trees and shrubs began on the subject lot, and this is shown in Exhibit 8 which is the, again, screenshots of this video, and I would like to show this video. It is a relatively short video, but it does capture the incidents as they transpired again June 28th.

(Video published and transcribed as follows:)

"So here we are at the project site. Again, it is June 28th. The site is full of some California

Black Walnut and Mexican Elderberry. Today they were removed here at the direction of the property owner. I have confirmed the species of the trees here. I'm going to take some of these home. This is the Southern California Black Walnut. They are being put in the wood chipper right now. The owner said that the person who is cutting the trees is named Raymond. He said he was told by the property owner that he wanted to build the house and that he wanted to build a house and, therefore, to remove all of the trees.

"Here is some of the walnuts you can see here from the Southern California Black Walnut trees. I'm going to take some of these. Here is some of the equipment that was used to remove the trees in violation of the ordinance. Here you can see the chipping that's being done here. This is a scrub oak. This is the bark of the tree. I'm going to put my hand on this and so you can see how big this was. It meets the diameter. You can see here this is the walnut from the trees. (Indiscernible). What other one did you think it was? The other one, what is it -- there is a Northern California Black Walnut which is -- there is a black one and then there is like another one.

Did you do a tree report?

No, I didn't.

Did the applicant give you a tree report, the property owner? What did he tell you to do?

He told me to cut down the trees so that he can build. And he gave me a diagram. (Indiscernible). I don't know.

"I appreciate your honesty. And your name is Raymond?

"Yeah. (Indiscernible).

"It is up to the city to decide how they want to do this. I mean, the problem with this, and it is so disturbing, is we can't put these things back up. You arrived here this morning, and now they are gone, and it took decades for these trees to mature. And do you have a particular company that you work for?

"It is my company.

"What is the name of the company? (Indiscernible).

"Okay. And the property owner, what is his name?

"Misha Crosby, I believe.

"And did they say they were on their way? (Indiscernible).

"Okay. Hello. So I'm the president of the (indiscernible) association. (Indiscernible). My name is Jamie Hall. This parcel puts all of Southern

California Black Walnut and Mexican Elderberry, those are both protected trees under the city's protected tree ordinance. You need a tree removal permit in order to remove it. If you remove more than three, it requires a public hearing before the board of public works. I am beyond shocked and upset that you are removing these without obtaining a city permit.

"They are not protected.

"Yes, they are. Absolutely they are. This is a Southern California Black Walnut tree.

(Indiscernible).

"Did you get a tree report done?

"This is a walnut right here.

"I don't know anything about walnuts, or this looks like a fruit to me.

"It is not. It is a type of tree. This is a walnut tree. I can tell you with 100 percent certainty that these are walnut. They are your trees. You could essentially say that because I am a land use environmental attorney. I specialize in tree law. I've litigated these cases. So guarantee -- and I have confirmed with my app, my online app that these are Southern California Black Walnut, but the telltale sign is the fact that they have walnuts on them. (Indiscernible). What's the name of your specialist?

"The tree company.

"This right here?

"The tree company.

"Were you asked to opine whether or not these were Southern California Black Walnuts?

"No.

"There you go. Did you obtain a -- (Indiscernible). Well, I am recording right now.

"Well, you don't have my permission.

"I'm in public space. I will stop right now, but --" (Conclusion of video recording)

MR. RAMIREZ: That is the conclusion of that video. So, again, this was on June 28th, 2023, when this video was taken. And, again, the tree work did not continue.

On July 7, 2023, an unpermitted -- the unpermitted removal of trees and/or shrubs resumed on these subject lots, and this is evident through Exhibit 12 where Mr. Crosby, within his statement, he highlights that the timeline was -- included two contractors. Again, the first one was on June 28th, and as I highlight that for you, Wednesday, June 28th, Raymond with Think Green arranged for these tree removals, and on -- as I scroll down here on the crew, a separate crew arranged for July 7th to finish the job of

tree removals, identifying these as the dates that the tree removals occurred.

On that same day, on July 7th, UFD was made aware of the alleged unpermitted tree removals by constituents. Exhibit 18 shows an e-mail that was sent again from Mr. Hall to some of the superintendents here, Hesher (phonetic), myself, David Mirandez (phonetic), Dean Dupre (phonetic). This was our first official -- it was my first knowledge of these tree removals occurring on July 7th. That same day, we responded and we dispatched a UFD inspector to perform an on-site inspection confirming the violation of the municipal code of tree removals, protected tree removals without a permit, and that is within Exhibit 11. And, again, as I open this, these are some of the pictures on file of the trees removed, no longer existing at that time.

On July 14th, Urban Forestry mailed a notice to comply to the property owner, which is Exhibit 15. This is a paragraph of mailing, and the attachment is also here. This is, again, a notice to comply requesting that the property owner provide more information relative to the tree removal and the allegation to determine further action or what further action was warranted at that time.

As a response to this notice to comply,

Mr. Crosby was communicative with us. He was very responsive. I will mention that as well, that he provided his response as per the NTC and that, again, is Exhibit 12 which has been shared. I don't know if you would like me to read this aloud or if maybe --

UNIDENTIFIED SPEAKER: I'm happy to -- (indiscernible) so I can get a full picture.

MR. RAMIREZ: Okay. That's fine. I will pause my presentation to allow you to -- sure. (Indiscernible).

MR. CROSBY: I thank you all for being here today. I am sorry this has happened. I hired licensed tree professionals who assured me that we were not cutting any trees that required permits, and I'm here to make this right, so however that can happen, that's my intent today. I will leave my full statement now then.

MS. HOPENSTAND: Mr. Crosby and (indiscernible) I think that this is intended to be the presentation of the (indiscernible) but we paused so that you could read a statement or have a statement read aloud but not necessarily a shift in the presentation.

UNIDENTIFIED SPEAKER: Sure.

MS. HOPENSTAND: So with that, maybe if it is to -- if you prefer your staff to read the statement, if that would be easier, or you're welcome to read the

exhibit. That's what this pause is for.

MR. CROSBY: Sure, it is really just a moment to say hello.

HEARING OFFICER: This is the hearing officer. We were only today provided with information, and I think it is important that you know until 20 minutes ago we did not know anyone was alleging that there was protected tree removal on July 7th by the second contractor. We had never heard that before. No one has ever told that to us. We would have had that contractor here if we knew that allegation --

UNIDENTIFIED SPEAKER: But even according to the e-mails that were sent were --

UNIDENTIFIED SPEAKER: They hired the contractor that had a certified arborist on it, and that's in this, and it is in the e-mail too. "We will not cut protected trees there." Own statement, said he will not take any protected trees. They went out and cut trees, yes, but we never heard that before today.

UNIDENTIFIED SPEAKER: Okay. Like the city attorney was saying --

UNIDENTIFIED SPEAKER: That's all I wanted to add.

UNIDENTIFIED SPEAKER: If you want to go ahead and take this moment, their case -- their

presentation is not completed yet. We will go ahead and let him read the statement and then we will continue.

MR. CROSBY: Should I read it now or should I wait?

UNIDENTIFIED SPEAKER: Yeah, read the statement now.

MR. CROSBY: Dear Board of Public Works, Urban Forestry Division, thank you for the opportunity to submit my formal statement on this matter. Putting on notice it appears that you have included at least one protected tree has been cut on my property. I'm incredibly concerned with this as I explicitly instructed the company I hired not to cut any protected trees, protected trees both verbally and in writing. A copy is attached. I'm grateful for the opportunity to work with you to submit a report at this point and follow the procedures upon the necessary replacements. At your request, I have laid out the series of events regarding tree removal that was recently done on my lot at 8461 west Grandview Drive. I received the notice to comply dated July 14th, 2023, when I went to the Post Office on July 25th, 2023, to pick up certified mail. I had been out of town. Our response was due on July 28, 2023. I requested an extension. On July 31, 2023, I hired Kelly Lewis from ETS Tree Service. He's a

registered consulting arborist No. 669, a former employee of the city of Los Angeles who will be providing a requested protected tree report and a mitigation plan to help resolve this issue. Please let me know if an extension to file a report is granted and when the report is now due.

I am the owner of the lot and have been working on plans to build a home on my property. I am not a developer by trade. This is a personal project that I have been pursuing for many years, and this will be my first time owning a home. Based on advice from my accountant, I'm using an LLC that is owned by me, (indiscernible) Enterprises LLC as a contractor developer.

On June 20th, I contacted Think Green Tree Care Incorporated, License No. 1023688, and spoke with Raymond Salis (phonetic). I asked if we could meet and discuss getting some trees and shrubs removed from an area of my lot. The purpose of removing the trees and shrubs from this area is for the proposed floor area for my home. I also have been made aware of an impending wildlife ordinance that is levied to affect my property and wish to proceed before restrictions were implemented on my lot regarding removing any trees. We met at 1 p.m. on June 22nd at my Grandview lot where I outlined

the proposed scope of work. During the walkthrough, I specifically asked if we were okay to proceed regarding any protected trees. Raymond pointed out the oak trees outside, which had been notated on the plans and excluded from the proposed site plan area, and he said we were good to proceed as long as they were not harmed. We then talked about the logistics for parking which I said I will attempt to arrange with my neighbors. We agreed on a price and continued to correspond by text and e-mail. I believe that because they were licensed that Think Green Tree Care Inc would know what trees were protected. Through Think Green Tree Care Inc., attachments Exhibit B shows some text messages between me and Raymond. "I'm happy to leave those out." "I can swing by tomorrow morning. Are you available?" "Hey Raymond, I have a busy morning. I can meet you at 1 p.m. or 3:30 p.m." "City of Los Angeles Laurel Canyon area." "1 p.m. is okay. What's the address? Also what exactly did you need?" "Great. 8461 Grandview Drive, 90046. Looking to remove some trees and shrubs." "Sounds good. See you tomorrow."

The next is Exhibit C, Think Green Tree Care Incorporated attachments from Misha Crosby, "Subject Tree Removal, Grandview Drive, 628" --

UNIDENTIFIED SPEAKER: I'm sorry, I don't

mean to interrupt you. I think we just wanted to hear the actual statement from the e-mail.

MR. CROSBY: Oh, sure. Absolutely.

UNIDENTIFIED SPEAKER: We will go ahead and let them finish their -- finish it on theirs.

MR. CROSBY: May I read the statements to the -- on the email?

UNIDENTIFIED SPEAKER: I'm sorry?

MR. CROSBY: May I read the statements on the e-mails, my instructions?

UNIDENTIFIED SPEAKER: Do you guys accept -- this is still your --

MR. CROSBY: Yeah, the statement is still continued. There were just some exhibits in the middle, but if I may read just the actual --

HEARING OFFICER: Yeah, I would prefer the statements be read, and then on your opportunity to touch on the exhibits or any others you would like since that would be the most --

MR. CROSBY: Okay. Of course. I will continue reading the statement then.

MS. HOPENSTAND: This is on Page 8 out of 14 on the counter.

MR. CROSBY: On Wednesday, June 28th, Raymond of Think Green Tree Care Inc and his team

arrived on site early. I worked out the parking with neighbors so that we were not blocking the road for passing traffic on the day. They proceeded with their work. I offered to bring the workers drinks out to the lot around noon. Raymond text me to let me know there had been an issue from a neighbor who is asking for permits on the trees that she believed were protected. I called and asked what was going on. He told me he said to her they were not protected and we could proceed. I stopped off at the gas station on my way out to Laurel Canyon to get the drinks, and I received another call from Raymond saying there was now an environmental lawyer onsite and I should come. I arrived shortly after the lot where I saw a man Jamie Hall filming and a woman with a dog (Indiscernible). It was not long before Jamie had a camera pointed at me close-up asking me if I knew this was a protected tree. I told him the tree company had informed me that they were not protected and directed the questions to the tree company.

Jamie then shifted the camera to Raymond asking about specific trees which he did not know, at which point I asked Jamie to stop filming. He said that it was public property, that he could still film, at which point I still said I would rather he didn't as it

was very disconcerting while we were attempting to figure out what was going on. Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licensed company, Raymond's company, Think Green Tree Care Incorporated, was not.

There were tree remains in the road blocking my neighbor's driveway, and at some point during one of Jamie's speeches, one of my neighbors called down to ask that we clear them away. The workers wished to clear them, but Jamie claimed we were removing evidence. I told him this was not what was happening. I said he was free to take photographs, but we didn't want to continue blocking the street or the driveway.

Once he was content and he had all the photographs he wanted, I asked if the workers were okay to proceed clearing the remains. He said that they were, and he began filming again and disposing of the remains. I asked Jamie to get me some sort of verification of what he was saying was true. He attempted to make a call and left a voice message. I took Jamie at face value at everything he was telling us. I respected his wishes and did not have Think Green Tree Care proceed. Jamie had then gone on to mention how they knew about this law and how they managed to stop the three property owners from building, and Ricky

then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed, it would be impossible to build. Ricky had mentioned how they had had bad experiences with developers in the past and tried to assure her that I was not a corporate developer and this was going to be a property to live in. Jamie had asked who had sold me the land and if they disclosed there were protected trees on the lot, and if he were me, he would sue Birkshire Hathaway for selling me the lot. Jamie then let me know he had to leave for a hearing and he would be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said he would call me back and he did not. He has not gotten back to me since, and I have not spoken with him. Because we stopped at Jamie's demand, the job was not finished, and there were still at least two trees and some shrubs remaining (indiscernible) area. Per Jamie's instruction, I found a company with an ISA certified arborist California Tree Design Inc and had them come out to look at the remaining work. I stated I had an incident with the previous neighbors and asked if we were okay to proceed with the remaining scope. I

specifically instructed them not to cut any protected trees both in our conversations and in writing. The crew was arranged at 8 a.m. July 7th to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon. When I returned, one of the crew mentioned to me that a neighbor had come by that I believed to be Ricky Ballous (phonetic) but I couldn't confirm as I didn't see her. The crew member told me that she said that I had been fined and I was not supposed to be cutting trees on the property. I asked them what preceded. They said they called their boss who told them to proceed with the remaining work and clean-up.

I hope this information will provide clarity in what has transpired regarding the matter. Please let me know if there is any other information I can provide to you. Sincerely, Misha Crosby.

UNIDENTIFIED SPEAKER: Thank you, Misha.

MR. RAMIREZ: I wanted to have you read his statement here that we have received, the attachment you can feel free to elaborate more on, so I will proceed again that this was the response that was provided as per was requested on the (Indiscernible).

On the 19th of August, an additional onsite field assessment of the property was performed by

myself, Bryan Ramirez, and Mr. Steven Dupre with the consent of the property owner, and again.

I want to emphasize Mr. Crosby was very cooperative and allowed us to take some more field assessments and pictures and things of that nature, and that is in Exhibit 19, and I want to elaborate and expand on how we came to these findings.

On August 18th, 2023, BR, Bryan Ramirez 050 is the crew that I'm assigned to here at Urban Forestry. Inspected the site. We arrived at the subject location at approximately 10:45 a.m. Bryan Ramirez and Steven Dupre, street tree superintendent, were met by property owner Misha Crosby. After a brief conversation addressing the property owner's questions, Bryan and Steven descended into the steep hillside to perform on-site inventory of trees or stubs at this point. A total of nine Southern California Black Walnut stumps and one Mexican Elderberry were documented during the site visit. Numerous other stumps were also observed. Small sprouts of these numerous other stumps revealed some sumac and non-protected or undetermined species. It is not feasible to ascertain the definite measurement of exact diameter at breast height, or DBH, or now it is referred to as "diameter extender type" during the inspection. Diameter of stumps close to the ground

level was what was recorded.

After that, I returned to the office and reviewed some more of the documents. A survey which was provided by Mr. Crosby within his response assisted in referencing the actual documented diameter of trees, and I have referenced Exhibit 13. I will reference it here again. Relative to the location identified at UFD superintendents Bryan Ramirez and Steven Dupre. This is the inventory of the stumps that I recorded. Again, what is highlighted in orange is the diameter at the base of the stumps 9, 7, 9, and 3 all cumulative within one stump, and I will scroll down and reference the recorded survey diameter which is recorded of existing trees.

Stump No. 1 and stump No. 2 were recorded to be walnut stumps. Stump 3 and Stump 4 were either non-protected or an undetermined species. Stump No. 5 was a walnut. Stump 6 and 7 were undetermined species. Stump 8, 9, 10, and 11 were identified to be walnut stumps. Stump 12 was an Elderberry stump. And Stump 13 and 14 were also identified to be walnut stumps. Again, these totals in 9 Southern California Black Walnut stumps and one Mexican Elderberry, and I will proceed to elaborate how we came to those findings.

I have pictures here. This was a very steep

hillside, and I made note and reference that I took pictures of all the stumps, identified each of the stumps with the exception of Walnut No. 13 which was towards the end of our inventory, and Mr. Steve Dupre happened to slide down the hill (indiscernible), and it kind of diverted my attention from actually taking pictures which is, again, why you won't -- you will not see Walnut 13 on record within my pictures here.

So, again, I referenced -- upon returning to the office, I gathered the notes we had collected, and I referenced them and compared them to the attachments that Mr. Crosby had sent. As you can see here, this is a survey of the lot. It depicts in green what was intended to be cut down, and this was instruction to the contractor. I will reference that this is the numbers that were given to the stumps by myself and Mr. Steven Dupre. Stump 1 and 2 were again documented as walnuts, and I identified them as orange with the exception of Stump 12 which is in pink which we typically identify as that color for a Mexican Elderberry. Again, you will not see Stump 3, 4, 6, and 7 as they were not determined to be protected trees. I only identified the walnuts and the Elderberry within this map, and I will, again, elaborate more on how we came to these findings. These are some of the pictures, Stump No. 1, Stump No. 2,

which is a walnut. Stump No. 3 was determined as not a protected species. We make that call on the field. Stump 4, just numerous little stumps, they were identified did not -- to be undetermined. Stump 5 was a protected walnut species. Stump 6 was again undetermined. Stump 7 undetermined. Stump 8 was determined to be a walnut. Stump 9 was also a walnut species. Stump 10 was also a walnut species. 11 is also a walnut. Stump 12 was a Mexican Elderberry. Stump -- again, 13 is not present, which is when Mr. -- Steve slid down the hill, and I was unable to get a picture, but Stump 14 was also identified to be a walnut.

The work information here, it has on record the service request, how the information was gathered. All the events from July 7th to our inspections is logged within this service request work record. And again, this is Mr. Alex Alvarez (phonetic) July 7th going out, sent a representative, and they were able to find five Southern California Black Walnuts were removed at the time of their initial inspection. Again, I want to emphasize that the findings, there is a discrepancy in their findings and our finding that we did. Potentially I would presume that either they limited their job walk to a certain segment of the lot or

certain stumps were just covered up in dirt at the time. But again, the pictures that myself and Steven Dupre took clearly identify that these are the quantities of stumps presented here.

So moving on, I don't know how granular I should get with all these findings. They are available for reference. But again, it is simply maintain a record from the time we got the request, all the actions that have taken place up until now. But for this presentation again, I'm focusing on the tree removals and then stumps recorded.

On August 29th, a notice of administrative hearing was mailed to the property owner, and that is all in accordance with LAMC-4606B which is part of the requirement. The notice was recorded with the county clerk in accordance with 4606B, and the hearing was scheduled no earlier than 20 days after the date of mailing which is in accordance with LAMC-4606. Again, this is our tree removal findings.

I want to touch on Exhibit 13. This is how the determination was made of the, 1) the amount of tree removals, again, referencing the pictures we took relative to their location. It concurred with the survey that was provided, and as we zoom into the survey that was provided, again, these trees which were

identified on the field, how the diameter of these trees on record here, there is a 24-inch diameter tree; this is a 29-inch diameter tree; and I hope we can all see this is a 30-inch diameter tree. You have a multi-trunk 8-inch diameter tree, 8-inch diameter trunk -- I'm sorry, an 8-inch diameter trunk with a combined diameter of 24. This is how our findings were documented here. They are referencing what we found on the field versus the pictures versus this survey that was provided.

I want to make note that Stumps No. 9 and 10 were not recorded, and they may have been just stumps, not viable trees. We come out to reference those pictures. They may have been just walnut sprouts or walnut stumps which is why they were not recorded. Again, this is a total of 9 walnuts. We have ascertained that 7 walnuts, and this is our quantity here that 7 walnuts were removed. We are not counting 9 and 10 as tree removals for the purpose of this hearing.

Again, this shows a little bit clearer pictures to show the actual texture of the bark relative to the trees. I do want to emphasize one of the other indicators of a stump being a walnut, even though there is no sprout and there was no sprouts to show the foliage at the time of inspection. We did uncover the bark and walnut stumps have a distinctive yellow

staining, kind of a Cambrian layer that stains your fingers. We ascertained -- and Steve may provide a little bit more testimony on that, but we peeled the bark back on each of these stumps. We found that yellow coloring and, again, distinctive identifying factor of these stumps. In addition to the color of the actual wood and also the indicators of the bark, which is consistent with a walnut. Again, this is 1, now a 2, and 3 is not -- we determined is not protected. Stump 4 is undetermined. 5 is walnut. 6 is undetermined. 7 undetermined. 8 is walnut. And again, Stump 9, which we are not identifying as a tree that was removed, but we did identify the stump, it may not have been a viable tree and there may have been just, you know, stumps that were cut down. For the record, we are not including these two stumps, 9 and 10, as part of (Indiscernible). There is a lot of dead wood here. There may have been a little bit of viable wood tissue that was cut down. May not have constituted a tree which is why it was not reflected on this survey that was previously referenced walnut.

In 11, this is the Elderberry. As you can see, the texture of the bark is different. The wood is different. And we took a trenching shovel and we peeled back the portion of the stump so we could identify this

was not a walnut, and it was an Elderberry. We referenced also the street view, the foliage and the canopy of that particular tree. Relative to its map and location, we identified that as an Elderberry tree. Elderberry shrub. Sorry. With this, I defer to Mr. Crosby to present any evidence or testimony that they would like to present and give them the opportunity.

Prior to that, I would ask the hearing officer if you would like a lit bit more testimony on how we obtained these, again, whether quantities, species identification and testimony from Mr. Dupre, we would be more than happy to.

HEARING OFFICER: I think at this time you did provide us sufficient information at this point, so we will go ahead, if you're ready.

MR. RAMIREZ: Yeah, one last mention I want to make here again, and I'm sorry for not mentioning it here, the age of the tree, municipal code also addresses the need to identify what an age oak tree is. One of the factors considered is Exhibit 12 -- I'm sorry, 20, Exhibit 20. This description I just focused on, again, it is a -- USDA is -- and the forest service are known entities to give accurate information in this species, so that's why I referenced this particular document.

But they speak on trees being able to reach the heights of 12 feet in approximately 12 years. That was something I wanted to reference relative to the street view. The reason why we determined this is that on 2007, there are one particular image here, and I also have my attachments depicting the trees that exist on this lot in 2007. I believe it is on Attachment 20 if I scroll all the way down. So I hope you're able to see again that there were existing walnut. That's when they were beginning to sprout --

UNIDENTIFIED SPEAKER: What year is that?

MR. RAMIREZ: This is 2007. There was this large walnut, and my apologies being so (indiscernible) on the actual attachments you will see on Exhibit 20, essentially the last page, some of the last pages, and I hope that was included here. That was used to determine what the age of these trees were. Being that they were existent in 2007 all the way up to 2022, it is an educated estimate that, again, these trees exceed -- you can see the walnut, Elderberry, they had begun to sprout in 2007. To fast forward, it is safe to give the estimate that the trees are over 10 years of age.

I could close with arguments if you would like. I would like to -- I would like to take the opportunity to hear out Mr. Crosby and his team to see

if they have any evidence they would like to present but also have an opportunity to rebut anything that they might have, and then maybe conclude at that time. (Indiscernible).

UNIDENTIFIED SPEAKER: I think you're discussing what we need to do. I give closing arguments and what the point of all of this is, if that's all right.

UNIDENTIFIED SPEAKER: What the final outcome could be --

UNIDENTIFIED SPEAKER: (Indiscernible).

UNIDENTIFIED SPEAKER: What is the point of their presentation so far? What is the city seeking?

MR. RAMIREZ: So I will go ahead and close out. The evidence I do want to point out is that the intent of this again was to establish that, No. 1, there was an appropriate procedure for this hearing to take place. The appropriate notices were sent in a timely matter in accordance with the code. No. 2, I sought to establish that the tree removals occurred while Mr. Crosby was in ownership of the lot, and they did not occur -- as I read verbatim here, "The applicant or permittee did not purchase the property after the removal of the trees."

HEARING OFFICER: Mr. Ramirez?

MR. RAMIREZ: Yes.

HEARING OFFICER: Sorry to interrupt you. You don't have to close. We can let them present theirs and then you can rebut, so it doesn't necessarily have to close at this point.

MR. RAMIREZ: Okay. Understood. Yeah, if it is the preference, I would like to hear anything you would like to --

HEARING OFFICER: I'm just telling you, yeah, you don't have to close on the city's end. You can go ahead and wait until they rebut.

MR. MONROE: I mean, there is many things we can stipulate and agree to. Is there a recommendation that's being made and agree with that. I mean, Mr. Crosby has openly said, you know, black walnuts were cut. He told them not to. The contractor on the video, you saw him say it is not a protected tree. Mr. Crosby is sort a victim of the contractor's straw here, the actions there. He's happy to replant trees. He's happy to, you know, pay a permit fee.

HEARING OFFICER: Well, I mean, at this point --

MR. MONROE: We don't need to take up your time with a lot of argument. The number of trees Mr. -- we don't know anything about trees. Mr. Lewis

will talk about what trees are out there and what was cut. It is obvious that black walnuts were cut and that Mr. Crosby told him not to. And we can look at the second contractor in his --

UNIDENTIFIED SPEAKER: Like I said, we're not going to cut any protected --

HEARING OFFICER: Yeah, right now, you're presenting your case. So I just want to say, Mr. Ramirez, if you have, you know, how the city would like to settle, let's present that to him right now.

MR. RAMIREZ: I believe that the determination and the recommendation that will be presented shortly, within my final, I guess, closing arguments here is that the intent and level of knowledge was one of the components of determining how the city was going to act, and as I was concluding this again, I wanted to establish that the trees were removed. The age, species, and quantity were --

HEARING OFFICER: Which I think they did admit already.

MR. RAMIREZ: Correct. That there were no exemptions applicable by the code. And on No. 6, again, I think in my closing statement we will address this knowledge and intent as we spoke about intent, and make clear Mr. Crosby intended to develop the lot as that was

the purpose of purchasing it. The only factor is the knowledge, level of knowledge by Mr. Crosby.

I would like to direct your attention, if you could open that folder there to Exhibit No. 8, and if you could also accompany us Exhibit No. 8. Yeah, I will pull it up here. This is the video from the first contractor again. The reason why I'm referencing the paper document is because the quality is a lot better than the scanned-in version that's very pixilated. As you can see here, I took a screenshot of this document by the contractor, and on paper you can see that there were walnuts identified on the map that was not provided to Urban Forestry. This is independent of the survey.

One thing that caught my eye personally, there was seven trees here. Again, these two walnuts and many of the stumps may not be recorded, but the contractor had this image on his phone sent by Mr. Crosby. It depicts orange dots and a pink dot here. You can see on your paper again it is a little bit resolution than this pixilated scanned-in version, and that is consistent with the tree removal application requirements of a survey being done. I am under the -- I think it is safe to understand that this map again was provided to the contractor. There was a survey done on this lot by some tree expert, and, again,

the level of knowledge, whether it be just responsibility being deferred on to a contractor, I believe Mr. Crosby was aware that there were protected trees on the lot.

In addition to this, if we refer to Mr. Crosby's statement and his attachments, it is evident that he -- he told the contractors on Exhibit C, which is his exhibits here, he put on his job description to the contractor, "Of course please do not remove the oak trees or any other protected trees on the lot." That statement, I think it is safe to infer that Mr. Crosby was aware that there was other protected trees on the lot. That's to the first contractor Wednesday the 28th.

On Exhibit J I believe was a second invoice or directive to the second contractor, and Mr. Crosby also stated here, they will not remove the oak trees or any other protected trees on the lot. And, again, I believe it is safe to infer that Mr. Crosby knew that there were other protected trees on the lot. I have not been made privy to that map that was provided to the contractor depicting the colored orange dots, but there was evidence again that determines that there was knowledge, knowledge of these trees being removed. In addition to that, the fact that the community intervened

on the 28th. They told Mr. Crosby that there were protected trees on the lot, to stop. It should have been the responsibility of his end to ensure that no protected trees were being removed, and this is -- again, this is the remaining two trees that were removed on July 27th. I understand Mr. Crosby is not a tree expert. But, again, I think sufficient warnings by the community and information was given to Mr. Crosby to allow him to act more prudently in this manner. And as I close this out, those were the pieces of evidence that stood out to me the most in this matter. The closing recommendations of the hearing officer based on the quantity, age, size of trees removed, the owner's intent, level of knowledge regarding the protected tree removals, give these recommendations for the Bureau to request that the superintendent of building withhold the building permits for a period of seven years, and with this I defer to the city attorney.

Any additional comment?

MS. HOPENSTAND: I will reserve closing until after there is an opportunity (Indiscernible).

UNIDENTIFIED SPEAKER: Can we take a break for a few minutes and talk amongst ourselves?

UNIDENTIFIED SPEAKER: Sure.

UNIDENTIFIED SPEAKER: What time is it?

UNIDENTIFIED SPEAKER: 10:45, so 10:55?

UNIDENTIFIED SPEAKER: Thank you.

UNIDENTIFIED SPEAKER: Can you stop the recording if it is still going.

UNIDENTIFIED SPEAKER: I will turn it off.

(Conclusion of Recording, Part 1)

REPORTER'S CERTIFICATION

I, the undersigned, do hereby certify:

That the foregoing transcript of electronically recorded proceedings designated as RECORDED HEARING RE MISHA CROSBY, PART 1, 1:09:06 minutes, were taken down by me and thereafter transcribed into typewriting under my direction and supervision.

I hereby certify that the foregoing transcript of electronically recorded proceedings is a full, true, and correct transcript to the best of my ability.

I further certify I am neither financially interested in the action nor a relative or employee of any attorney or party to this action.

In witness thereof, I have this date subscribed my name.

Dated: December 12, 2023

Hearing Reporter

0

050 30:8

1

1 6:7 7:12 23:25 24:16,18 31:15 32:17,25 34:21 36:8 39:16

10 9:14 11:4 13:25 31:19 33:8 35:10, 18 36:16 38:22

100 17:17

1023688 23:16

10:45 30:11

11 11:5 19:14 31:19 33:8 36:22

12 11:7 13:12 18:19 20:4 31:20 32:19 33:9 37:21 38:2

13 11:11,16 31:6, 20 32:3,8 33:10 34:20

134 4:13

135 4:13

14 11:20 25:22 31:21 33:12

14th 19:17 22:21

15 11:22 19:18

16 12:2

17 12:7

18 12:9 19:5

18th 30:8

19 12:14 30:6

19th 29:24

2

2 6:13 7:15 31:15 32:17,25 36:8 39:19

20 7:8 12:19 21:6 34:17 37:21,22 38:7,14

2007 38:5,7,12,18, 21

2015 5:25

2016 10:1

2018 9:12,25 10:21 13:3

2021 13:8

2022 6:2 13:23 14:1 38:18

2023 4:1,10 14:4, 10,16 18:13,16 22:21,22,24 30:8

20th 13:8 23:15

21 10:11,12

22nd 23:25

24 35:7

24-inch 35:2

25th 22:22

27 4:1

27th 8:7 9:25

28 10:11,12 14:16 22:23

28th 8:13 12:8 14:21,25 18:13, 21,22 25:24

29-inch 35:3

29th 34:12

3

3 6:17 7:17 31:11, 16 32:21 33:1 36:9

30-inch 35:4

31 22:24

3:30 24:17

4

4 7:21 31:16 32:21 33:3 36:9

46.01 4:9

4600 4:25 6:18

4601 5:2

4602 5:13

4603 5:14

4604 5:15

4605 5:16

4606 5:19 6:9 7:20

4606B 34:16

5

5 7:23 31:17 33:4 36:10

6

6 4:25 8:1 13:10 31:18 32:21 33:5 36:10 41:22

628 24:24

669 23:1

7

7 6:21 8:6 14:5 18:16 31:11,18 32:21 33:6 35:16, 17 36:10

7th 4:10 12:8 18:25 19:3,10 21:8 29:3 33:16, 18

8

8 8:9 14:18 25:22 29:3 31:19 33:6 36:11

8-inch 35:5,6

8461 4:13 22:20 24:19

9

9 9:10 10:11 13:7 31:11,19,22 33:7 35:10,15,17 36:11,16

90046 4:14 24:20

9:30 7:14

A

a.m. 29:3 30:11

absolutely 8:18 17:9 25:3

accept 25:12

accompany 10:4

accordance 6:9 11:25 34:14,16,18 39:19

accountant 23:12

accurate 37:24

act 41:16

action 19:23,24

actions 34:8 40:19

actual 7:17 25:2, 15 31:5 35:20 36:6 38:14

add 21:23

addition 36:6

additional 29:24

additions 5:15

address 4:21 5:23 7:10 24:18 41:23

addresses 37:19
addressing 30:14
administrative 7:13 34:12
admissible 9:7
admit 41:20
advice 23:11
advised 4:7
affect 13:19 23:22
affected 4:12
affecting 7:15,19
age 7:2 12:21,23 37:19,20 38:17,22 41:18
agree 40:13,14
agreed 24:9
ahead 4:16,17 9:2 21:25 22:1 25:4 37:16 39:14 40:11
Alex 33:18
allegation 19:23 21:11
allegations 12:12
alleged 19:4
alleging 21:7
allowed 30:4
aloud 20:5,21
Alvarez 33:18
amount 11:20 34:21
and/or 18:17
Angeles 4:14 23:2 24:17
apologies 38:13
apologize 5:25
app 17:22
apparent 8:15
appeal 5:16,17
appears 22:10
applicable 6:20 41:22
applicant 6:13 9:23 10:8 11:23 16:1 39:22
application 9:11, 20,25 10:4 13:4,6
approval 14:11, 15
approximately 30:11 38:2
arborist 21:15 23:1 27:3 28:22
area 10:7,19 13:16 23:19,20 24:5,18 28:20
argument 40:24
arguments 38:23 39:6 41:14
arrange 24:8
arranged 18:23, 25 29:3
arrived 16:12 26:1,14 30:10
Article 4:25 6:21
ascertain 30:22
ascertained 35:16 36:2
assessment 29:25
assessments 30:5
assigned 30:9
assisted 31:4
association 16:24
assure 28:5
assured 20:13
attached 22:15
attachment 7:7 8:10 10:2,24 19:19 29:20 38:7
attachments 6:10 10:4 12:13 13:7 24:13,23 32:11 38:6,14
attempt 24:8
attempted 27:20 28:13
attempting 27:1
attendance 7:14
attention 32:6
attorney 17:20 21:21
August 6:2 13:8 29:24 30:8 34:12
authorize 6:21
aware 13:18 19:4 23:21

B

back 5:25 9:12,16 10:21 16:11 28:16,17 36:4,25
bad 28:4
Ballous 29:7
bark 15:16 35:20, 25 36:4,7,23
base 31:11
based 11:17 23:11
basic 8:1
Bay 5:7
began 14:17 27:17
beginning 38:10
begun 38:20
believed 26:7 29:7
benefit 4:10
big 15:18
Birkshire 28:9
bit 6:5 11:19 12:17 35:19 36:3,18 37:10
black 5:6 10:16 15:1,5,12,22 17:1, 10,23 18:5 30:17 31:22 33:20 40:15 41:2
blocking 26:2 27:6,13
board 17:5 22:7
boss 29:12
bottom 10:2,7,17
BR 30:8
breast 30:23
briefly 7:10
bring 26:4
Bryan 30:1,8,11, 14 31:8
build 8:5 13:9,10, 14 14:5 15:8,9 16:4 23:8 28:3
building 13:11 14:11 27:25
Bureau 4:6
busy 24:16

C

California 5:5,6,7 14:25 15:5,12,22 17:1,10,23 18:5 28:22 30:17 31:22 33:20
call 26:12 27:20 28:16 33:2

called 26:8 27:8 29:12
Cambrian 36:1
camera 26:16,21
canopy 37:3
Canyon 24:17 26:11
capture 14:20
captured 12:4
Care 23:16 24:11, 12,22 25:25 27:5, 23
case 4:18 8:25 9:5 11:3 21:25 41:8
cases 17:21
certainty 17:18
certified 21:15 22:22 27:3 28:21
Chapter 6:21
chipper 15:6
chipping 15:15
city 11:24 16:9 17:7 21:20 23:2 24:17 28:12 39:13 41:9,15
city's 17:2 40:10
claimed 27:10
clarity 29:14
clean-up 29:13
clear 9:19 27:9 41:25
clearer 10:24 35:19
clearing 27:16
clerk 34:16
clerks 7:18
close 30:25 38:23 39:14 40:3,5,10
close-up 26:17
closing 39:6 41:13,23
code 4:8,21,22,25 5:4,22 6:12 7:20 12:1,22 19:13 37:19 39:19 41:22
coffee 29:4
collected 11:17 32:10
color 32:20 36:6
coloring 36:5
combined 35:6
communications 14:10
communicative 20:1
community 12:5
company 16:14, 15,16 18:1,3 22:13 26:18,20 27:4,5 28:21
compared 32:11
compilation 12:2
completed 22:1
compliant 6:12
comply 11:8,14 19:18,20,25 22:21
component 10:6
components 41:15
concerned 22:12
conclude 39:3
concluding 41:16
conclusion 18:11,12
concurred 34:23
concurs 8:3
condition 6:3
confirm 29:8
confirmed 15:3 17:22
confirming 19:12
consent 30:2
considered 37:21
consistent 36:8
constituents 12:10 19:5
constituted 36:19
construction 9:23
consulting 23:1
contacted 23:15
content 27:14
continue 18:15 22:2 25:21 27:12
continued 24:9 25:14
contractor 21:9, 11,15 23:13 32:15 40:16 41:4
contractor's 11:21 40:18
contractors 18:21
conversation 30:13
conversations 29:2
cooperative 30:4
copy 14:13 22:15
corporate 28:5
Correct 41:21
correspond 24:9
counter 25:23
counting 35:17
county 7:18 34:15
couple 4:21
court 8:17
courtroom 9:3,4
covered 34:1
crew 18:24,25 29:3,6,9 30:9
criteria 5:21
Crosby 4:15 7:22, 24 8:7 13:8,12 14:2,4 16:20 18:19 20:1,11,17 21:2 22:3,7 24:23 25:3,6,9,13,20,24 29:17 30:3,13 31:4 32:12 37:6 38:25 39:21 40:15,17 41:3,25
Crosby's 11:7
cumulative 5:12 31:11
custom 8:5
cut 16:3 21:17,19 22:11,13 29:1 32:14 36:15,18 40:16 41:2,6
cutting 15:7 20:14 29:10

D

date 8:2,3 34:17
dated 8:6 10:1 22:21
dates 12:7 19:1
David 19:7
day 19:3,10 26:3
days 34:17
DBH 30:23
dead 36:17
Dean 19:8
Dear 22:7

decades 16:13
decide 16:9
deed 14:2
defamatory 8:19
defer 37:5
defined 4:8
defines 4:25 5:1
definite 30:22
definition 5:2 6:19
demand 28:18
denied 5:17
Department 4:7
depict 8:2
depicting 38:6
depicts 7:17 8:6 11:4,5,16,20,22 13:23 32:13
depth 5:21
descended 30:15
description 37:22
Design 28:22
determination 12:20 34:21 41:12
determine 12:22 19:23 38:16
determined 32:21 33:1,7 36:9 38:4
determining 41:15
develop 8:8 41:25
developer 23:9, 14 28:6
developers 28:4
development 14:8
diagram 16:4
diameter 5:12 15:18 30:23,24,25 31:5,10,13 35:1,2, 3,4,5,6
diligence 11:24
directed 26:19
direction 15:2
dirt 34:1
disclosed 28:8
disconcerting 27:1
discrepancy 33:22
discuss 23:18
discussing 39:6
dispatched 19:11
disposing 27:17
distinctive 35:25 36:5
disturbing 16:11
dive 5:20
diverted 32:6
Division 7:16 9:11 12:11 22:8
Division's 11:16
document 9:12 37:25
documented 12:15 30:18 31:5 32:17 35:7
documents 10:25 11:18 31:3
dog 26:15
drafted 7:16
drinks 26:4,11 29:5
Drive 4:14 22:20 24:19,24
driveway 27:7,13
due 11:24 22:23 23:6
Dupre 19:8 30:1, 12 31:8 32:4,17 34:2 37:12
duties 11:21

E

e-mail 12:9 19:5 21:16 24:10 25:2
e-mails 12:3,4 21:13 25:10
earlier 34:17
early 26:1
easier 20:25
educated 38:19
elaborate 12:17 29:21 30:6 31:24 32:24
Elderberry 5:8 15:1 17:1 30:18 31:20,23 32:20,23 33:9 36:22 37:1,4, 5 38:20
element 6:17 7:3
elements 6:7
email 25:7
emphasize 30:3 33:22 35:21
employee 23:2
end 8:22 32:4 40:10
ensuring 6:11
Enterprises 23:13
entities 37:24
environmental 17:20 26:13
equipment 15:14
essentially 8:11 12:5 17:19 38:15
establish 6:6,13 39:16,20 41:17
estimate 38:19,22
ETS 22:25
events 8:12 11:9 22:18 33:16
evidence 27:10 37:6 39:1,15
evident 18:18
exact 30:23
exceed 38:19
exception 32:3, 18
excluded 24:5
exemption 6:20, 24
exemptions 41:22
exhibit 7:10,12, 15,17,21,23 8:1,6, 9 9:10,14,16 10:11 11:4,5,7,11, 16,20,22 12:2,7,9, 14,19 13:7,10,12, 25 14:5,18 18:19 19:5,14,18 20:4 21:1 24:13,22 30:6 31:6 34:20 37:21,22 38:14
exhibits 7:8 13:1 25:14,18
exist 38:6
existent 38:18
existing 14:1 19:16 31:13 38:9
expand 11:19 30:7
experiences 28:4
explains 11:8
explanation 11:10

explicitly 22:12
extender 30:24
extension 22:24 23:5

F

face 27:21
fact 17:24
factor 36:5
factors 37:21
false 8:19
familiar 8:20
family 9:22
fast 38:21
feasible 30:22
fee 40:20
feel 29:21
fees 5:15
feet 5:11 38:2
field 29:25 30:4 33:2 35:1,8
figure 27:2
file 9:23 19:15 23:5
film 26:24
filming 26:15,23 27:17
final 7:3 39:9 41:13
find 33:20
finding 33:23
findings 11:17 12:14 30:7 31:24 32:24 33:22,23 34:6,19 35:7
fine 20:8
fined 29:10
fingers 36:2
finish 18:25 25:5 29:3
finished 28:19
floor 13:16 23:20
focused 37:22
focusing 34:10
foliage 35:24 37:2
follow 22:17
forest 37:23
Forestry 4:17 7:16 9:11 11:7,16 12:11 19:17 22:8 30:9
form 11:5
formal 22:9
forward 6:2 38:21
found 28:21 35:8 36:4
four-and-a-half 5:11
free 27:12 29:21
fruit 17:15
full 14:25 20:7,16
future 13:17 14:8

G

gas 26:10
gathered 32:10 33:15
gave 16:4
general 12:24
geosoil 14:12
geosoils 8:6 10:1 14:6,15
give 16:1 37:7,24 38:21 39:6
good 24:6,21
Google 5:24 13:23,25
Grandview 4:14 22:20 23:25 24:19,24
granted 23:5
granular 34:5
Graphistry 7:21
grateful 22:15
Great 24:19
green 10:22 18:23 23:15 24:11,12,22 25:25 27:5,22 32:13
ground 5:11 30:25
group 28:1
guarantee 17:21
guess 41:13
guys 25:11

H

Hall 8:12 12:10 16:25 19:6 26:15
hand 15:17
handle 8:20
happen 20:15
happened 20:12 32:5
happening 27:11
happy 8:21 12:25 20:6 24:14 37:13 40:19
harmed 24:6
Hathaway 28:9
hear 25:1 38:25 40:7
heard 21:9,19
hearing 4:5 5:20 6:7,8,16 7:11,13 8:23 9:5,9,15,18 10:14 17:5 21:4 25:16 28:11 34:13,16 35:18 37:9,14 39:17,25 40:2,9,21 41:7,19
hearsay 8:17 9:7
height 30:23
heights 38:1
Hesher 19:7
Hey 24:15
highlight 13:17 18:22
highlighted 31:10
highlights 18:20
hill 32:5 33:11
hillside 30:15 32:1
hired 20:12 21:14 22:13,25
history 9:13 13:2
home 8:5 13:14, 17 15:4 23:8,11, 21
honesty 16:6
hope 29:14 35:3 38:8,16
HOPENSTAND 10:10 20:17,23 25:22
house 15:9

I

identification 37:12
identified 10:5, 15,18 31:7,19,21 32:2,18,22 33:4, 12 35:1 37:4

identifies 7:22 10:19

identify 7:1 9:18 32:19 34:3 36:13, 25 37:20

identifying 7:24 19:1 36:5,12

image 38:5

imagery 11:5

impact 12:5

impacted 10:20

impending 13:18 23:21

implemented 13:20 23:23

important 21:6

impossible 28:3

inadmissible 8:17

incident 28:14,24

incidents 14:21

included 8:9 12:19 13:6 18:20 22:10 38:16

includes 5:5,6

including 36:15

Incorporated 23:16 24:23 27:5

incredibly 22:12

index 12:20

indicators 35:22 36:7

indiscernible 5:25 12:12 15:20 16:4,8,17,22,24 17:11,25 18:8 20:7,10,18,19 23:13 26:15 28:20 29:23 32:5 36:16 38:13 39:4,11

inferred 13:11

information 11:17 12:16 19:22 21:5 29:14,16 33:14,15 37:15,24

informed 26:18

initial 10:1 14:7,9 33:21

Inspected 30:10

inspection 19:12 30:25 33:21 35:24

inspections 33:16

inspector 19:11

instructed 22:13 29:1

instruction 28:21 32:14

instructions 25:10

intended 20:18 32:14 41:25

intent 6:6 7:4 8:7 13:9,10 14:7 20:16 39:16 41:14,24

interest 7:9

interrupt 25:1 40:2

interrupting 8:22

introduction 4:6

inventory 30:16 31:9 32:4

investigate 12:11

ISA 28:21

issue 14:14 23:4 26:6

issued 13:5 14:12

J

Jamie 8:12 12:10 16:25 26:14,16, 21,23 27:2,10,18, 21,23 28:7,10,13

Jamie's 27:8 28:18,20

January 8:7 14:4

job 11:21 18:25 28:18 29:3 33:25

July 4:10 8:13 12:8 18:16,25 19:3,10,17 21:8 22:21,22,23,24 29:3 33:16,18

June 8:13 14:16, 21,25 18:13,21,22 23:15,25 25:24

justify 12:20

K

Kelly 22:25

kind 32:6 36:1

knew 21:11 26:17 27:24

knowledge 7:4 19:9 41:14,24

L

LA 4:8

labeled 10:9

laid 22:18

LAMC 6:9

LAMC-4606 34:18

LAMC-4606B 34:14

land 17:19 28:7

landowner 7:24

LAPBS 14:14

large 38:13

latest 13:23

Laurel 24:17 26:11

law 17:20 27:24

lawyer 26:13

layer 36:1

leading 11:9

learn 27:4

leave 20:16 24:14 28:11

left 27:20 28:14

legally 4:12

letter 14:11,15

letting 9:5

level 5:11 31:1 41:14

levied 23:22

Lewis 22:25 40:25

License 23:16

licensed 20:12 24:10 27:4

limited 33:24

lit 37:10

litigated 17:21

live 5:5 13:14 28:6

LLC 23:12,13

located 4:13

location 30:10 31:7 34:23 37:4

logged 33:17

logistics 24:7

long 24:6 26:16

longer 19:16

looked 6:1

Los 4:14 23:2 24:17

lot 5:24 6:20 8:8 10:7,24 11:6 13:20 14:17 22:19

23:7,19,24,25 26:5,14 28:8,10 29:4 32:13 33:25 36:17 38:7 39:21 40:24 41:25

lots 4:13 18:18

M

made 13:17 19:3 23:21 32:1 34:21 40:14

mail 22:22

mailed 19:17 34:13

mailing 19:19 34:18

maintain 34:7

make 5:9 12:11 20:15 27:20 33:2 35:10 37:18 41:24

man 26:14

managed 27:24

map 5:24 32:23 37:3

March 9:25 14:10

matter 22:9 29:15 39:19

matters 8:16

mature 16:13

measurement 30:22

meet 6:19 23:17 24:16

meeting 5:20

meets 15:18

member 29:9

mention 10:23 20:2 27:23 37:17

mentioned 28:3 29:6

mentioning 37:18

message 27:20

messages 24:13 28:15

met 23:24 30:12

Mexican 5:8 15:1 17:1 30:18 31:23 32:20 33:9

middle 25:14

minutes 4:21 21:7

Mirandez 19:7

Misha 4:15 13:8 16:20 24:23 29:17,18 30:13

mitigation 23:4

moment 21:3,25

MONROE 8:14 9:8 11:12 40:12, 23

morning 16:12 24:15,16 29:4

move 6:2

moving 5:13 13:22 34:5

multi-trunk 35:4

municipal 4:8,25 5:4 7:20 12:1,22 19:12 37:19

N

named 15:7

nature 30:5

necessarily 20:21 40:4

needed 27:3

neighbor 26:6 29:7

neighbor's 27:7

neighbors 24:8 26:2 27:8 28:24

non-protected 30:21 31:17

noon 26:5 29:5

Northern 15:21

notated 24:4

note 5:9 32:1 35:10

notes 32:10

notice 6:15 7:12, 15,18 11:8,12,13, 14 19:17,20,25 22:10,20 34:12,15

notices 6:10 11:22,25 39:18

NTC 20:3

number 7:1 8:16 40:24

numbers 32:15

numerous 8:18 28:15 30:19,20 33:3

O

oak 5:4,5 15:16 24:3 37:20

oaks 10:23

observed 30:19

obtain 18:7

obtained 14:4 37:11

obtaining 17:7

obvious 41:2

occasions 28:15

occur 39:22

occurred 11:10 19:2 39:20

occurring 19:10

offered 26:4

office 22:22 31:2 32:10

officer 4:5 8:23 9:9,15,18 10:14 21:4,5 25:16 37:10,14 39:25 40:2,9,21 41:7,19

official 19:8

on-site 19:11 30:16

online 17:22

onsite 10:6 26:13 29:24

open 19:15

openly 40:15

opine 18:4

opportunity 8:4 13:12 22:8,15 25:17 37:8 38:25 39:2

orange 31:10 32:18

order 17:3

ordinance 13:18 15:15 17:3 23:22 28:2

organized 28:1

outcome 39:10

outlined 5:21 23:25

outlines 5:3,13, 14

overview 12:17, 24,25

owned 23:12

owner 7:14,23,25 11:23 13:4 15:2,6, 8 16:2,18 19:18, 21 23:7 30:2,13 34:13

owner's 30:14

owners 4:15 7:4 27:25

ownership 39:21

owning 23:11

P

p.m. 23:25 24:17, 18

pages 38:15

paragraph 19:19

parcel 16:25

parking 24:7 26:1

part 4:23 5:16,22 7:20 10:3 11:9 12:21 34:14 36:16

passed 28:2

passing 26:3

past 28:4

Patel 9:24

pause 20:9 21:1

paused 20:19

pay 40:20

PDF 8:9 11:5

peeled 36:3,24

percent 17:17

perform 19:11 30:15

performed 29:25

permission 18:9

permit 5:14,15,16, 17 6:22 9:21 13:5 17:3,7 19:14 40:20

permits 4:11 20:14 26:7

permittee 6:14 39:23

person 15:6

personal 23:9

pertains 7:23

phonetic 9:24 19:7,8 23:17 29:8 33:18

photographs 27:12,15

physical 10:25

pick 22:22

picture 20:7 33:12

pictures 19:15 30:5 31:25 32:2,7, 8,25 34:2,22 35:9, 13,20

pink 32:19

place 12:8 34:9 39:18

plan 23:4 24:5

plans 13:14 23:8 24:4

point 6:2 22:16 26:23,25 27:7 30:16 37:15 39:7, 12,15 40:5,22

pointed 24:3 26:16

portion 36:25

possession 14:2

post 11:9 22:21

Potentially 33:24

preceded 29:11

prefer 20:24 25:16

preference 40:7

present 4:18 8:24 9:5 33:10 37:6,7 39:1 40:3 41:10

presentation 4:24 6:6 20:9,19, 21 22:1 34:10 39:13

presented 6:4 34:4 41:13

presenting 7:9 41:8

president 16:23

presume 33:24

pretty 6:3

previous 9:10 13:4 28:24

previously 14:6 36:20

price 24:9

Prior 37:9

problem 16:10

procedure 6:8 8:15 39:17

procedures 8:21 9:4 22:17

proceed 9:2 13:19 23:23 24:2, 6 26:10 27:16,23 28:14,25 29:12,21 31:23

proceeded 26:3

process 5:16,18

professionals 20:13

project 10:21 14:24 23:9

promotes 8:4

property 4:9,12 5:23 6:14 7:4,13, 15,19,23,25 8:4 9:13,21 11:23 13:9,13,19,24 14:3,5,8,12 15:2,8 16:2,18 19:18,21 22:11 23:8,22 26:24 27:25 28:6 29:11,25 30:2,12, 14 34:13 39:23

proposed 10:20 13:16 23:20 24:1, 5

proposing 10:8

protected 4:8,22 5:3,8,10 6:17,18, 21,23,24 10:7,14, 16,19 17:2,8 19:13 21:8,17,18 22:11,13,14 23:3 24:3,12 26:7,9,17, 19 28:8 29:1 32:22 33:2,5 36:9 40:17 41:6

protection 4:24

provide 19:21 29:14,16 36:2 37:15

provided 20:3 21:5 29:22 31:4 34:24,25 35:9

providing 23:3

prudent 4:20

public 4:7 17:5 18:10 22:7 26:24

published 14:22

pulling 5:23

purchase 6:14 39:23

purchased 13:9

purchasing 13:13

purpose 5:19 13:13,15 23:19 35:18

pursuing 23:10

put 15:5,17 16:11

puts 16:25

Putting 22:9

Q

quantities 34:3 37:11

quantity 12:15 35:16 41:18

question 8:14

questions 26:19 30:14

R

Ramirez 4:18,20 9:10,17,20 10:12, 16 11:14 18:12 20:8 29:19 30:1,8, 11 31:8 37:17 38:12 39:14,25 40:1,6 41:9,11,21

Raymond 15:7 16:7 18:23 23:17 24:3,14,16 25:25 26:5,12,21

Raymond's 27:4

reach 38:1

read 20:5,20,24, 25 22:2,3,5 25:6, 9,15,17 29:19 39:22

reading 25:21

ready 37:16

real 7:15,19

reason 38:4

rebut 8:25 9:6 39:2 40:4,11

receive 14:13

received 12:4 22:20 26:11 29:20

recently 22:19

recommendation 40:13 41:12

record 4:15 7:22 8:3 9:19 10:10 13:5 32:8 33:14, 17 34:8 35:2 36:15

recordation 6:15

recorded 31:1,9, 13,15 34:11,15 35:11,14

recording 7:18 18:8,11

reference 4:21 6:1,10 11:1 31:6, 12 32:1,15 34:7 35:12 38:3

referenced 14:6 31:6 32:9,11 36:20 37:2,25

referencing 31:5 34:22 35:8

referred 30:24

referring 10:11, 13

reflected 36:20

registered 23:1

relative 19:22 31:7 34:23 35:20 37:3 38:3

relevant 7:11,19 11:2

relocation 7:5

remaining 28:20, 23,25 29:13

remains 27:6,16, 18

removal 4:11 5:1, 2,14,17 6:15,19, 22,24 7:5 9:21,22 10:4 11:9 13:3 14:16 17:3 18:17 19:22 21:8 22:19 24:24 34:19 39:24

removals 12:8, 16,18 18:24 19:1, 2,4,9,13 34:10,22 35:18 39:20

remove 6:22 10:8 15:10,14 17:4 24:20

removed 4:9 6:18 7:2,3 10:20 11:6 15:2 19:16 23:18 33:20 35:17 36:12 41:17

removing 13:15, 21 17:6 23:19,24 27:10

replacement 10:22

replacements 22:17

replant 40:19

report 8:6 10:1,3, 5 11:1 14:5,6,12, 15 15:24 16:1 17:12 22:16 23:3, 5,6

reporting 28:11

representative 33:19

request 22:18 33:15,17 34:8

requested 14:13 22:24 23:3 29:23

requesting 7:14 12:10 19:21

required 4:10 5:10 20:14

requirement 7:20 34:15

requirements 5:14 12:22

requires 17:4

requiring 6:24

residence 9:22

resolve 23:4

respect 7:5

respected 27:22

responded 19:10

response 11:7 19:25 20:3 22:23 29:22 31:4

responsive 20:2

restrictions 13:20 23:23

result 11:8

resumed 18:17

returned 29:6 31:2

returning 32:9

revealed 30:20

reviewed 31:3

Ricky 27:25 28:3 29:7

road 26:2 27:6

run 13:2

S

Sachin 9:24

Sachine 9:23

safe 38:21

safety 14:11

sale 8:2,3

Salis 23:17

scheduled 34:17

scope 24:1 28:25

screenshots 8:11 14:18

scroll 18:24 31:12 38:8

scrub 15:16

search 7:22,24 8:1

searched 14:1

section 4:8 5:4,18 6:12

Sections 4:25

seeking 39:13

segment 33:25

selling 28:10
sending 11:25
separate 18:25
September 4:1
series 22:18
service 22:25 33:15,17 37:23
Services 4:6
settle 41:10
shared 7:7 10:25 12:13 20:4
shift 20:21
shifted 26:21
shocked 17:6
short 14:20
shortly 26:14 41:13
shovel 36:24
show 14:19 35:20, 23
showed 8:3
showing 4:23 8:7, 10 9:13
shown 14:18
shows 9:10 11:24 14:6 19:5 24:13 35:19
shrub 6:22 37:5
shrubs 5:7 6:23 7:2 13:15 14:17 18:17 23:18,20 24:20 28:20
sign 17:23
simply 12:2 34:7
Sincerely 29:17
single 9:22
site 6:1,3 8:1 11:17 14:24,25 24:5 26:1 30:10, 19
size 5:10 7:2 12:15
slid 33:11
slide 32:5
slope 10:17
Small 30:20
soils 14:5
sold 28:7
sort 27:18 40:18
sought 39:19
Sounds 24:21
source 11:18
Southern 5:6 15:4,12 16:25 17:10,23 18:5 30:17 31:22 33:20
space 18:10
speak 28:13 38:1
SPEAKER 20:6, 22 21:12,14,20, 22,24 22:5 24:25 25:4,8,11 29:18 38:11 39:5,9,11, 12 41:5
speaks 5:15,16 7:21
specialist 17:25
specialize 17:20
species 5:3 12:20 15:3 30:21 31:17, 18 33:2,5,8 37:12, 24 41:18
specific 5:21 12:21 26:22
specifically 24:2 29:1
specifics 13:1
specifies 4:22
speeches 27:8
spoke 10:6 23:16 41:24
spoken 28:17
sprout 35:23 38:10,20
sprouts 30:20 35:13,23
staff 20:24
staining 36:1
stains 36:1
start 6:5
started 4:16
stated 13:16 28:23
statement 12:5 14:14 18:19 20:16,20,24 21:17 22:2,6,9 25:2,13, 21 29:20 41:23
statements 8:19 12:6 25:6,9,17
station 26:10
steep 30:15 31:25
step 14:7
steps 14:9
Steve 32:4 33:11 36:2
Steven 30:1,11,15 31:8 32:16 34:2
stipulate 40:13
stop 18:10 26:23 27:25
stopped 26:10 28:18
straw 40:18
street 4:6 5:24 11:4 13:23 27:13 30:12 37:2 38:3
strongly 8:18
stubs 30:16
stump 31:12,15, 16,17,18,19,20 32:17,19,21,25 33:1,3,4,5,6,7,8,9, 10,12 35:22 36:9, 11,13,25
stumps 30:17,19, 20,25 31:9,11,16, 20,21,23 32:2,3, 16 33:3 34:1,4,11 35:10,11,14,25 36:4,6,14,16
subject 5:24 9:21 11:6 14:17 18:18 24:23 30:10
submit 22:9,16
submittals 10:1
submitted 8:16 9:11 10:3 13:4
sue 28:9
sufficient 37:15
sumac 30:21
summarize 7:10
summary 7:6
superintendent 30:12
superintendents 19:6 31:8
supposed 29:10
survey 31:3,13 32:13 34:24 35:9 36:20
swing 24:15
Sycamore 5:7

T

taking 32:6
talk 41:1
talked 24:7
tasks 11:21
tax 7:23
team 25:25 38:25

telling 27:21 40:9

telltale 17:23

testimony 36:3 37:6,10,12

text 24:9,13 26:5

texts 28:15

texture 35:20 36:23

things 11:10 16:11 30:5 40:12

time 6:11 19:16,24 23:11 33:21 34:1, 8 35:24 37:14 39:3 40:24

timeline 6:4 11:2 13:2,22,25 18:20

timely 39:18

times 28:14

tissue 36:18

title 14:3

today 5:20 7:7,14 8:10,16 15:1 20:12,16 21:5,19

told 15:8 16:3 21:10 26:8,18 27:11 29:9,12 40:16 41:3

tomorrow 24:15, 21

total 7:8 30:17 35:15

totals 31:22

touch 25:18 34:20

touching 5:19 11:2

town 22:23

Toyon 5:8

trade 23:9

traffic 26:3

transcribed 14:22

transpired 8:12 11:10 14:21 29:15

tree 4:8,10,23 5:1, 2,14,17 6:21 9:21 10:4,5,15,18 11:1 12:7,15,18,23 13:1,3 15:17,24 16:1 17:2,3,10,12, 16,17,20 18:1,3, 14,23 19:1,2,4,9, 13,22 20:13 21:8 22:11,19,25 23:3, 15 24:11,12,22,24 25:25 26:17,18,20 27:5,6,23 28:22 30:12 34:10,19,21 35:2,3,4,5,18 36:12,14,19 37:3, 4,19,20 39:20 40:17

trees 4:24 5:1,4, 10 6:15,17,18,23, 25 7:2,3 9:22 10:6,9,14,23 11:6, 20 12:21 13:15, 21,22,24 14:1,17 15:3,7,10,12,14, 19 16:3,13 17:2, 18 18:17 19:16 20:14 21:17,18,19 22:14 23:18,19,24 24:3,11,20 26:7, 22 28:8,19 29:2, 10 30:16 31:5,14 32:22 34:25 35:1, 12,21 38:1,6,17, 19,22 39:24 40:19,24,25 41:1, 17

trenching 36:24

true 27:19

trunk 35:5,6

type 10:15 17:16 30:24

typically 32:19

U

UFD 13:4 19:3,11 31:7

ultimately 8:8

unable 33:11

uncover 35:24

understand 12:24

Understood 40:6

undetermined 30:21 31:17,18 33:4,6 36:10,11

UNIDENTIFIED 20:6,22 21:12,14, 20,22,24 22:5 24:25 25:4,8,11 29:18 38:11 39:5, 9,11,12 41:5

unpermitted 14:16 18:16,17 19:4

upset 17:6

Urban 4:17 7:16 9:11 11:7,16 12:11 19:17 22:8 30:9

USDA 12:20 37:23

V

Valley 5:5

verbally 22:14

verbatim 39:22

verification 27:19

versus 35:8,9

viable 35:12 36:13,18

victim 40:18

video 8:10,11 14:19,20,22 18:11,13,14 40:16

view 5:24 11:4 13:23 37:2 38:4

violation 6:18 15:14 19:12

visit 30:19

visited 29:4

voice 27:20 28:15

W

wait 8:22 22:4 40:11

walk 33:25

walkthrough 24:1

walnut 5:6 15:1,5, 12,19,22 17:1,10, 13,17,18,23 30:17 31:16,18,19,21,22 32:3,8 33:1,5,7,8, 9,13 35:13,14,22, 25 36:8,10,11,21 37:1 38:9,13,20

walnuts 10:17 15:11 17:14,24 18:5 32:17,22 33:20 35:15,16,17 40:15 41:2

wanted 15:8,9 21:22 25:1 27:15 29:19 38:3 41:17

warned 28:1

warranted 19:24

Wednesday 18:22 25:24

west 22:20

Western 5:6

wildlife 23:22 28:2

wished 13:19 27:9

wishes 27:22

woman 26:15

wood 15:5 36:7, 17,18,23

woodland 10:7, 19

work 8:24 16:14 18:14 22:16 24:1 26:4 28:23 29:13 33:14,17

worked 26:1

workers 26:4 27:9,15 29:5

working 23:8

works 4:7 17:5 22:7

writing 22:14 29:2

Y

year 38:11

years 23:10 38:2, 22

yellow 35:25 36:4

Z

Zillow 8:2

zoom 34:24

RE: MISHA CROSBY-CITY ADMINISTRATION MATTER

BEFORE HEARING OFFICER: DAVID RIVERA

AUDIO TRANSCRIPTION OF RECORDED HEARING

SEPTEMBER 27, 2023

PART 2

Transcribed by:

LAURA A. O'DRISCOLL

Job No.:
45617CAT-AUDIO(B)

RE: MISHA CROSBY-CITY ADMINISTRATION MATTER

BEFORE HEARING OFFICER: DAVID RIVERA

AUDIO TRANSCRIPTION OF File Hearing RE Misha Crosby, Part 2, 1:31:22 minutes, taken on September 27, 2023, transcribed by LAURA A. O'DRISCOLL.

PARTIES PRESENT:

DAVID RIVERA, Hearing Officer

ADENA M. HOPENSTAND, City Attorney

MISHA CROSBY, Respondent

DAVID MONROE, Attorney for Misha Crosby

BRYAN RAMIREZ, Urban Forestry Division

HEARING OFFICER: We will go ahead and proceed again. Mr. Ramirez, are you ready to close on this point and let them --

MR. RAMIREZ: Yeah.

HEARING OFFICER: And you will have a chance to rebut, okay?

MR. CROSBY: So Bryan's reasoning regarding the intent, one of the things he brought up was the tree map that he saw on the image of the screen of Raymond. Now, the e-mails I have attached, especially part of the second e-mail which got cut off in the exhibit, which is why it wasn't there, but that was not prepared for a tree report in any manner whatsoever. That was actually provided by my designer, Alex, who happened to use red, right? Which must also be the same color as you used. There was certainly no intent for an application of any sort with that. This was actually my flight plan right here. This survey was done back in 2016 by a company called Pian Survey (phonetic) and they had provided that, so none of this was my actually initial work at all.

And in terms of thinking it was safe to infer regarding the "Please do not cut any protected trees or any oak trees," I don't think that anything was safe to infer. It was pretty clear in my instructions. I hired true professionals to come out and make that determination. I know nothing about trees.

UNIDENTIFIED SPEAKER: So in planning your house design, had you had a house designed prepared by a designer.

(No verbal response)

UNIDENTIFIED SPEAKER: And what did you all take into account as far as protected trees on the lot and preparing that?

MR. CROSBY: In a survey, it shows actually marked on that survey oak trees, right? We had deliberately made that design around any of those oak trees, and per the design you can see on the map I provided to Bryan.

UNIDENTIFIED SPEAKER: And so your building plan was to cover -- well, do you have your building plan that you can give to the hearing officer?

MR. CROSBY: I do. I do have a site plan, yeah.

UNIDENTIFIED SPEAKER: And that site plan worked around the oak trees specifically, so those would

not need to be removed.

MR. CROSBY: Right.

UNIDENTIFIED SPEAKER: And then what did you know about the number or the kind of protected trees that were or may be on your lot?

MR. CROSBY: Well, what I knew is that I needed some professional expertise, and so I hired professional expertise.

UNIDENTIFIED SPEAKER: And why did you have this -- well, what did you do with regard to the first tree company? And in your declaration, I don't know if you can go to his declaration so we can look at his e-mails. Exhibit 18. You didn't have him review the e-mails when he read his statement.

UNIDENTIFIED SPEAKER: Mr. Crosby, are you gonna submit that as an exhibit?

MR. CROSBY: I will. I submitted it to Bryan but then I will also then submit it as an additional exhibit to my statement.

UNIDENTIFIED SPEAKER: What is our last exhibit, 20?

MS. HOPENSTAND: The last exhibit is 20.

UNIDENTIFIED SPEAKER: 20? Okay, so we can admit it as 21.

UNIDENTIFIED SPEAKER: I think it was 12.

It is their exhibit.

UNIDENTIFIED SPEAKER: Oh, their exhibit.

UNIDENTIFIED SPEAKER: Their exhibit included his e-mails that were not read or discussed.

MS. HOPENSTAND: Point of clarification, Mr. Hearing Officer, are you asking Respondent whether this exhibit that was displayed on the computer should be marked as Exhibit 21, or are you asking what exhibit they are referring to now? There appears to be some confusion.

HEARING OFFICER: I didn't hear any exhibits offered, and I don't know if they have been offered or --

UNIDENTIFIED SPEAKER: I'm asking the picture showed on yours, you're going to submit that as an exhibit?

UNIDENTIFIED SPEAKER: I will, yes.

UNIDENTIFIED SPEAKER: Okay. And what about the plan that you said, the building plan?

UNIDENTIFIED SPEAKER: That actually -- that exhibit includes it, but I have also a separate building plan as well without anything (indiscernible).

UNIDENTIFIED SPEAKER: And also, Matt, are you going to submit that exhibit?

UNIDENTIFIED SPEAKER: Yeah, I'm happy to do

it.

UNIDENTIFIED SPEAKER: Okay. So then the first one will be 21 and then the plan will be 22.

UNIDENTIFIED SPEAKER: Mr. Crosby's e-mail to the Department of Public Works that was being displayed earlier --

UNIDENTIFIED SPEAKER: This one?

UNIDENTIFIED SPEAKER: Yes, Exhibit 12. So when you wrote this, where you wrote here, "The purpose of removing the trees and shrubs from this area is for the proposed floor area for my home." And when you prepared that, did you discuss the size of the protected trees, the oaks and stuff with your developer that you knew about?

MR. CROSBY: No, we didn't discuss the size and that. We just knew that -- there was a 2016 survey, it was marked on there with oak. (Indiscernible).

UNIDENTIFIED SPEAKER: Avoiding the oaks is what I was getting at.

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: All right. And so the purpose, the intent section of the statute says, what was your intent regarding not whether you were going to build on the property, that's fine, it was did you have an intent to remove protected trees without a

permit? Was that ever your intention?

MR. CROSBY: No.

UNIDENTIFIED SPEAKER: Did you ever know that there were any protected trees in that area that could not be cut without a permit?

MR. CROSBY: No.

UNIDENTIFIED SPEAKER: And so when you talked to this first contractor, Raymond Salis, how did you find him?

MR. CROSBY: I either found him on Yelp or had one of his business cards. It is one of the two. I certainly have his business card, but I can't remember.

UNIDENTIFIED SPEAKER: All right. And if we can go to the third page of this exhibit, and this is an e-mail that you wrote to the tree removal man that was Raymond that was seen in the video?

(No verbal response)

UNIDENTIFIED SPEAKER: And you said, "Hey Raymond, as promised, here is the floor plan and the area that needs to be cleared of trees."

MR. CROSBY: Mm-hm.

UNIDENTIFIED SPEAKER: And you attached to that, and it is shown on the next page of Exhibit D, you can look at that, and when you gave it to me, it didn't have these circles and writing on it.

MR. CROSBY: Correct (indiscernible).

UNIDENTIFIED SPEAKER: And on this, who prepared this?

MR. CROSBY: That was prepared by me, that green area, but it was the instructions were with my designer.

UNIDENTIFIED SPEAKER: So in the upper right-hand corner, there is a large area that is not going to be (indiscernible); is that right?

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: And are there trees on that area?

MR. CROSBY: To the left or the right?

UNIDENTIFIED SPEAKER: Top right.

MR. CROSBY: Yes, there are trees in the area.

UNIDENTIFIED SPEAKER: And so to say that the entire lot is being cleared of all trees, that is not a true statement, even today; those trees are still there, they were never touched.

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: Now when you --

UNIDENTIFIED SPEAKER: I'm going to interject. There was actually -- in that clutter of trees, there is three oak trees in the middle on the

very left side which would be the west. There is an older Elderberry at the top and to the west of that. To the east of that, there is an older walnut. So it is not just oak trees down there.

UNIDENTIFIED SPEAKER: And so those are still -- and I guess we will get to you as far as what's out there and what was --

UNIDENTIFIED SPEAKER: Yeah, I just want to clarify what's on the corner.

UNIDENTIFIED SPEAKER: So I want to clarify the statement that he knew that there were lots of trees on the lot and his building plan didn't involve removing a lot of those trees, and that was intentional, correct?

MR. CROSBY: Mm-hm.

UNIDENTIFIED SPEAKER: Because you knew there were protected trees out there?

MR. CROSBY: Correct. I certainly knew the oaks were protected.

UNIDENTIFIED SPEAKER: And then why did you get -- if you look at the prior page, Attachment C, Exhibit C, and on this you wrote to him, you said that -- you sent him the floor plan, and then you said, "The first PDF shows the overall area that needs to have the trees removed highlighted in green." That's what we just looked at?

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: The other PDF shows the proposed home and the trees need removing marked in red.

MR. CROSBY: Mm-hm.

UNIDENTIFIED SPEAKER: And that's what you showed the officer a moment ago on your --

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: For whatever reason, that didn't get attached to this --

MR. CROSBY: Correct, it was a second page of it, and it didn't attach easily. It was half.

UNIDENTIFIED SPEAKER: And who made the markings in red?

MR. CROSBY: That would have been myself.

UNIDENTIFIED SPEAKER: And did you ever have a tree -- as Mr. Ramirez suggested, did you ever have an actual tree report done or prepared as -- for city requirements so that you could make a permit application?

MR. CROSBY: No, I did not.

UNIDENTIFIED SPEAKER: I mean, you would need that ultimately as far as applying for a building permit. Did you know that?

MR. CROSBY: I am not aware of these rules.

I am learning them as they go, but I believe I will become more familiar.

UNIDENTIFIED SPEAKER: Just to add something, there is no record in the system of you ever applying for a permit to remove a tree, correct?

(Indiscernible).

UNIDENTIFIED SPEAKER: So when you make a request on 3/11 to apply for a permit to remove a protected tree, it automatically e-mails you back all of the information that has to be on a protected tree report. So there is a record of him actually never making that request. Therefore, he wouldn't have had the information to -- he wouldn't have -- he wouldn't have had that information to give to someone like me to create a tree report.

UNIDENTIFIED SPEAKER: And then continuing that paragraph, it says, "There may be shrubs and smaller trees, et cetera, that are not shown on the maps" (indiscernible) "in the green highlighted area that they are" (indiscernible). "Please make sure the right work is done so that the roots will not cause the trees to grow back." And then you wrote in the report, "Please do not remove the oak trees or any other protected trees on the lot." And if there were other protected trees on the lot, what did you expect him to

do?

MR. CROSBY: To tell me.

UNIDENTIFIED SPEAKER: And to not remove them.

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: I mean, you went out there with Mr. Raymond Salis before you hired him?

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: He looked at the trees?

MR. CROSBY: Mm-hm.

UNIDENTIFIED SPEAKER: Did you discuss with him whether he knew they were protected or not?

MR. CROSBY: We discussed that -- we planned out specifically the oak trees, but other than that, he said we were fine to proceed.

THE COURT: When you went up there that day when Jamie was there and they were cut, they cut some walnut trees, did you have a conversation with Raymond Salis about that, and why didn't he tell you that? What did he say, if anything?

MR. CROSBY: They were not protected, and he at that point didn't know -- didn't know much about what Jamie was saying, and so at that point he was starting to ask Jamie for information, and I was still trying to

(indiscernible).

UNIDENTIFIED SPEAKER: In fact, if you play back the video, he thought one of the walnuts was another type of walnut that was not protected.

MR. CROSBY: Yes, he said he thought it was a northern (indiscernible).

UNIDENTIFIED SPEAKER: So what did you do with regard to Mr. Salis doing any further work?

MR. CROSBY: I told him to stop immediately. We did not continue work with Raymond.

UNIDENTIFIED SPEAKER: And what date was that one? July 7th?

UNIDENTIFIED SPEAKER: June 28th.

UNIDENTIFIED SPEAKER: So then were you -- were you surprised that he had cut protected trees?

MR. CROSBY: Yeah.

UNIDENTIFIED SPEAKER: And then you go over to -- we can look again over on Exhibit F, you had hired him. The description (indiscernible) was cut down 7 trees, shrubs on hillside as outlined in e-mail correspondence. And you were going to pay him $3,200?

MR. CROSBY: $3,200. I actually paid him a little less because of him stopping, and I can't quite remember the figure off the top of my head, but it was a

portion less because he didn't finish.

UNIDENTIFIED SPEAKER: All right. Now, in the video up there, Mr. Jamie Hall focused in on a scrub oak that's cut down, and he implied that that was a protected tree. Did you have a conversation with Mr. Ramirez about whether scrub oaks are protected after the fact?

MR. CROSBY: After the fact, when Mr. Ramirez was on the property, he was assessing the trees, and he had called out at one point "oak" and I was really quite upset at that moment because I was like, "Oh, an oak," and per my request, he was definitely not to cut oaks, so I had thought maybe that was the case, but then Mr. Ramirez made it clear that that actually is not a protected oak.

UNIDENTIFIED SPEAKER: But then he cut those without a permit.

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: It was your understanding.

MR. CROSBY: Yes.

UNIDENTIFIED SPEAKER: And then if we go over to the company that you ended up hiring, Tree Genius --

MR. CROSBY: No, Tree Genius isn't right.

California Tree Design.

UNIDENTIFIED SPEAKER: California Tree Design.

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: And tell the officer what you did as far as hiring them. What was your due diligence?

MR. CROSBY: Jamie had specifically mentioned to get a certified arborist for any future work, and so I went out and tried to find a company that had certified ISA arborists, and that's how I found California Tree Design.

UNIDENTIFIED SPEAKER: And then we've got your e-mail to them on July 6th, which is Exhibit J. And then Exhibit J you were asking them -- did you go out there with him before they worked?

MR. CROSBY: I met one of the people from that company, correct, yes, before (indiscernible).

UNIDENTIFIED SPEAKER: All right. And what did you talk to them about?

MR. CROSBY: I talked to them about finishing cutting any remaining trees in the outlined area.

UNIDENTIFIED SPEAKER: All right. Did you talk to him about protected trees?

MR. CROSBY: Yes, I specifically asked them not to, and I said if there is anything that may -- do not cut any protected trees.

UNIDENTIFIED SPEAKER: All right. Did they tell you what their opinion was about whether there were any remaining protected trees in the area?

MR. CROSBY: They believed we were absolutely fine.

UNIDENTIFIED SPEAKER: All right. And then this is -- I have attached a map of the lot with the area marked in yellow. I have just part of that map the city has written on. So this is, again, you provide a map. The other area had been cleared already to your understanding?

MR. CROSBY: The vast majority of it, yeah. It is just the way these unfortunately (indiscernible).

UNIDENTIFIED SPEAKER: And so do you have this map that we can submit to the hearing officer?

MR. CROSBY: (Indiscernible).

UNIDENTIFIED SPEAKER: So we will update this with the exhibit that was attached to this e-mail so you will have that.

UNIDENTIFIED SPEAKER: So that will be Exhibit 23?

UNIDENTIFIED SPEAKER: Yes.

UNIDENTIFIED SPEAKER: So for clarification, it is going to be --

UNIDENTIFIED SPEAKER: Yellow highlighted map attached to e-mail of July 6, 2023. And then your Estimate K from them, Exhibit K, in writing. And this was -- it says, "Tree trimming," and you were going to pay them $1,800 to finish the job that the other guy started?

MR. CROSBY: Correct.

UNIDENTIFIED SPEAKER: It says, "Remove selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible for tree stumps to" (indiscernible). "California Tree Design will not remove the oak trees or any other protected trees on the lot." And did you trust them to do that?

MR. CROSBY: Yes.

UNIDENTIFIED SPEAKER: And so far, as you know, when they went out and worked on July 7th, did they remove any protected trees?

MR. CROSBY: No, on that day, no.

UNIDENTIFIED SPEAKER: And what happened that day while they were out there? What did you learn was happening? It is in your statement, but tell us again.

MR. CROSBY: Regarding --

UNIDENTIFIED SPEAKER: A call about protected trees being removed that day.

MR. CROSBY: Oh, regarding Ricky? So I received -- it was actually a call, and I got back out there of getting the workers some coffee, and some (indiscernible) and I came up, and one of the workers said, "Hey, there was a neighbor here, she said that Misha has been fined. He's not supposed to be cutting" --

UNIDENTIFIED SPEAKER: This is July 7th?

MR. CROSBY: Correct. "He has been fined. He's not supposed to be cutting trees on the lot." And so they called their boss to see if they should keep proceeding, and he said "Yes."

UNIDENTIFIED SPEAKER: The tree company called their boss?

MR. CROSBY: Correct. And then when I got back, I also (indiscernible).

UNIDENTIFIED SPEAKER: All right. And for the officer, you know, I called the tree company yesterday to try to talk with their people that were out there onsite. I only talked to one of the certified arborists who had not been to the site, and I had not heard back from them, but if we can supplement with

statements from them, declarations that -- as to what they actually did and that they did not remove any protected trees that day, I would like to maybe do that, if you could. But I don't have that today.

UNIDENTIFIED SPEAKER: When do you think you will have it? Because we have to make a determination, so...

UNIDENTIFIED SPEAKER: Today is Wednesday. I can try to have it for you by Monday.

MS. HOPENSTAND: If you allow supplemental evidence, if the hearing officer has discretion to decide to accept supplemental evidence after this hearing, if you could allow any time to respond (indiscernible) if you're allowing it, a time to respond. If you're not allowing it, then (indiscernible) supplemental response.

UNIDENTIFIED SPEAKER: Yeah, that would be great.

UNIDENTIFIED SPEAKER: With a code, provide a time of it on the hearing officer to render his decision?

UNIDENTIFIED SPEAKER: 30 days.

UNIDENTIFIED SPEAKER: At this point --

UNIDENTIFIED SPEAKER: I think we would rather go -- we would rather (indiscernible) proceed and

find out what's happening, and then we're interested in discussing with you all the situation, because your recommendation might change now that you have additional information.

UNIDENTIFIED SPEAKER: Well, let's just continue here.

UNIDENTIFIED SPEAKER: When you had this second group go out, did you think you needed a permit for them to do the work they were gonna do?

MR. CROSBY: No.

UNIDENTIFIED SPEAKER: And why is that?

MR. CROSBY: Because they told me that they weren't going to be cutting any protected trees.

UNIDENTIFIED SPEAKER: Did anybody ever tell you that you cannot go on your property and remove unprotected trees without a permit?

MR. CROSBY: (No verbal response)

UNIDENTIFIED SPEAKER: And, in fact, that's not the law, is it? That you don't need a permit is your understanding.

MR. CROSBY: As I understand it, you can remove any tree on your lot without permits as long as they are not protected.

UNIDENTIFIED SPEAKER: With regard to the trees that are out there, I would like to turn over to

Mr. Kelly Lewis and our mitigation plan, because there were trees removed, and there is --

UNIDENTIFIED SPEAKER: Also had an opportunity to give them (indiscernible). Would you like one?

UNIDENTIFIED SPEAKER: Yes, please. This will be Exhibit 24.

UNIDENTIFIED SPEAKER: So my tree report, there is only one discrepancy on not stumps, I didn't see the Elderberry stump. It might have been buried when I went out there the first time, and I just didn't look back at that area the second time I went out there, so I didn't even account for that. But if we could pull up the pictures of the 2022 street view from the side, just to clarify, before the trees are there.

UNIDENTIFIED SPEAKER: Look to the Kubel Map?

UNIDENTIFIED SPEAKER: Kubel Street Viewer. Where you can see it from the side-view. So that thing right there, that would be the Elderberry.

UNIDENTIFIED SPEAKER: Which things?

UNIDENTIFIED SPEAKER: The one the hand is on. That's the Elderberry stump, so that's -- that appears to be a stump regrowth, because that stump is gigantic in the picture, and what's there is remnants of

what was a tree, so what happens is somebody cut that down and (indiscernible), and that's no longer a tree, it is a regrowth. So in my report, I went over the stumps, and I measured -- I didn't measure two of the stumps were cut flush to the ground, so we cannot determine how big or how many uprights, upright trunks emanated out of that, and I can't determine any kind of health related to that stump, because we can kind of gauge the health of the tree based on the health of the stump. So a couple of them, they were rotten, even more than what they had shown. One of them was obviously an old Elderberry stump. That thing is old and rotten. I just called it an old stump. I couldn't even tell what it was. There was another one that obviously had a (indiscernible) on it which was a dead stump that had a regrowth, and there is obviously some of the other ones which are obviously bigger trees. So when you go from how big the cuts are at the bottom, that doesn't tell us how big the trunk was at four-and-a-half feet. If it is six inches down here, how big is it at four-and-a-half feet, and how many trunks do we have? So that calls into question maybe two of them, two more of the trees and how big were they? Because when you look at the overhead, it is hard to tell. Other than these first three trees here, we can't tell what's what behind that.

We can't tell the size of the trunk diameters or anything like that. I can't reasonably make an estimation on how big anything is beyond that, of what I can see -- what I can see the bases of. These trees definitely, you know, were bigger, and the stumps call that out. Beyond that, in that corner were all the stumps that were identified. So those were the ones we're not arguing about. There is the scrub oak, the other little oak -- other little stumps. There was an sumac stump, and then also there was some -- there was other walnuts back there. Those are the ones that would be (indiscernible).

Any questions on my synopsis in my report? So it's -- so based on the map that they submitted from the older report, can you pull up that older map that has the red -- that he submitted from a previous survey? It shows all the trees and little -- yeah, that. So this map has reference to -- it has reference to trees, but it doesn't say what they are and where they are, and this is oak. So we can't tell what's what based on -- based on what kind of tree was that. Were those -- were they Elderberries? Were they walnuts? Were they whatever the hell -- unknown species? Was it the scrub oak? So there is some indetermination there of who is who. Obviously the ones at the top there are

marked "oak." There is oak, oak there. It doesn't even show the Elderberry that was to the side of that, to the left. So there is the oak trees and the walnut tree. That tree up there, the tree that says "tree" right there, right about the curve, that's a walnut. Even though it says "tree," it wasn't identified as a walnut. So this thing is a bit -- they use it as a reference to what was there is you can't determine who is who, what species is what, and even at that time, this is -- what year was this?

MR. CROSBY: The survey was done in 2016.

UNIDENTIFIED SPEAKER: Yeah, so it has been a long time. So whether those trees are there now, beyond the three we can see, who knows what was there. But definitely there was -- there was -- on my survey, I did mark out the walnuts. I went back out there last week and all the walnuts had regrown, so it is easier to tell who is who. And then some of the other things had regrown. I could tell there were Elderberry because the leaflets weren't consistent with Elderberry leaves. Elderberry has opposite leaves where there is two leaves coming off a branch. These other trees had opposite and offset. They definitely weren't Elderberry. So this is questioning on which ones were which and the conditions of some of the walnuts. That's all my report basically

says. I can't determine it. And based on what we're looking at here, other than the upper three trees, we really can't -- nobody really can tell what they were. So there is some ambiguity there. Any questions?

MS. HOPENSTAND: (Indiscernible).

UNIDENTIFIED SPEAKER: Just some clean-up for the record, Exhibits 1 through 20 which were part of the State Services, those should be considered offered and part of the record. Because there was a comment made about that earlier, just to clarify.

UNIDENTIFIED SPEAKER: There were a number of exhibits they never discussed, a lot of e-mails from individual people. Those are being admitted.

UNIDENTIFIED SPEAKER: Part of the report I have even provided, and he went through and described what each exhibit contained and is offering those for the record. You have copies of them.

UNIDENTIFIED SPEAKER: I'm looking at an e-mail from Heidi, a lady named Heidi who she's made a bunch of statements in here. I mean --

UNIDENTIFIED SPEAKER: I don't want us to get off track. I'm just saying that there are -- there is a report. They have been provided to you along with everything else.

UNIDENTIFIED SPEAKER: Oh, is this what

you're calling a report?

MS. HOPENSTAND: (Indiscernible). They have been introduced at the hearing. They have been offered into evidence, and they have been admitted into evidence, and the weight of that evidence will be something the hearing officer will determine.

UNIDENTIFIED SPEAKER: Do you agree with that? All of this is now offered into evidence and admitted?

UNIDENTIFIED SPEAKER: Yes.

UNIDENTIFIED SPEAKER: So let me make something clear on how I measured my -- measured the trees. So I measured the stumps at where the cuts were. I didn't measure the whole width of the flat part of the stump. The stumps will come up and the growth will come out of those. So to measure down here, you might get a 24-inch stump where up here you get a five- or six-inch growth out of it, and then you might get (indiscernible) of those. So it depends on where you measure it, what you're measuring, how you're looking at it.

So what was your question about?

UNIDENTIFIED SPEAKER: Looking at the exhibit, the top (indiscernible).

UNIDENTIFIED SPEAKER: I was gonna ask about on the left side of this there is a lot of stumps that,

according to you, were not protected trees.

UNIDENTIFIED SPEAKER: What page are you on?

UNIDENTIFIED SPEAKER: Eleven.

UNIDENTIFIED SPEAKER: And you have a bigger version of this?

UNIDENTIFIED SPEAKER: Oh, yeah. This is the old school way to do it.

UNIDENTIFIED SPEAKER: For clarification, that's just a bigger plot plan or --

UNIDENTIFIED SPEAKER: Yeah, that's a bigger version of what you're looking at.

UNIDENTIFIED SPEAKER: Gotcha.

UNIDENTIFIED SPEAKER: So in case you can't see it --

UNIDENTIFIED SPEAKER: Number 11?

UNIDENTIFIED SPEAKER: So if there is comments in the e-mail attachments that are in the city's exhibit, to the effect that there is this grove of walnut trees here, over here on the left side, these are stumps, and they were -- when you say they were unknown, have you determined that they were not walnut?

UNIDENTIFIED SPEAKER: They are not protected species.

UNIDENTIFIED SPEAKER: They are not protected species. So if someone indicated there was

this grove of walnut trees and Elderberries that were all removed, your findings would be contrary to that?

UNIDENTIFIED SPEAKER: Right. The only Elderberry that would have been there would have been somewhere near Tree 5 would have been in that area. That's the stump I missed, somewhere on the top of that hill.

UNIDENTIFIED SPEAKER: So without a doubt there were trees being removed out there that were not protected.

UNIDENTIFIED SPEAKER: Correct.

UNIDENTIFIED SPEAKER: And they were mixed in with some protected trees.

UNIDENTIFIED SPEAKER: Correct. And then the only ones we could tell for sure were -- the only ones we could really see were 5 -- 8, 5 -- well, 8 wasn't much of anything, but it was 8, 5, and 6, and 7 was a little bit of -- was a little nothing. So we could only really see up here with a street viewer from this edge, and we couldn't really see what's back here in the bottom.

UNIDENTIFIED SPEAKER: And then with regard to mediation, planting of other walnuts, to mitigate this unfortunate event, what are your suggestions (indiscernible).

UNIDENTIFIED SPEAKER: Based on what's out there in the space, this is what I came up with. It is in the report. Taking into consideration -- I don't know what page that is. Referring to Page 13. Replant locations.

UNIDENTIFIED SPEAKER: Still Exhibit 24.

UNIDENTIFIED SPEAKER: Yes. And Appendix A, Page --

UNIDENTIFIED SPEAKER: 13.

UNIDENTIFIED SPEAKER: -- 13. So in this map. Taking into consideration somebody might want to build a house over here where these trees are no longer existing, that came into this after. I'm just going based on what's out there. So there is -- there is room in the lower half of the property to the west of the existing Elderberry for quite a number of trees, and then along the edge of the lot, going basically from the bottom walnut almost to the top we even put trees along here. Now, the ordinance does -- what's got changed, and since the olden days, before you weren't allowed to put mitigation trees on other properties. You had to put them all on the same property. Now they allow us for it. So there is another lot next door which is basically unbuildable and unusable between these two lots, a smaller lot where a large number of mitigation

trees were to be planted on top of these other two spaces. So a walnut forest could be replanted. And then there would be -- my discussion -- if we get that would be, okay, which trees were viable, how many, the number, the sizes, that would be something we could discuss. That's to be determined, I guess.

Any questions?

UNIDENTIFIED SPEAKER: Mr. Hearing Officer, there are a number of e-mails in this packet.

HEARING OFFICER: Correct.

MR. MONROE: And many of them restate the same things which are statements that a Mr. James Mills made, that they were protected trees removed on July 7th, and these e-mails express outrage that Mr. Crosby would hire people to go out and remove trees that are protected after he knew they were protected and after he was told to stop it. I think we've presented evidence to know that's true. I won't walk through all of these, but I do ask you to consider that Mr. James Mills, they call on him and said in the video, you know, "You shouldn't be doing this, basically we're going to stop you." The lady with him said that. They have an agenda to try to stop work on this house, and they have expressed things. What's said in these e-mails we contend are not true. There was nothing on July 7th.

If he had known that, he would have never done that. And that's the basis for the recommendation to not let him build on his property for seven years, which would be -- I guess I'm making closing argument -- would be punishing him because of a fraudulent contractor that he paid thousands of dollars to remove trees without a permit, and that contractor knew he had to have a permit to remove protected trees. If he did that without telling him, you know, that's fraud. He's a victim of fraud in that sense. He's a victim for sure of an either ignorant or unscrupulous contractor. I don't know if the contractor really didn't know the difference between the protected walnuts or not. He said on camera that he thought it was not protected, though, it is not protected walnut. Regardless, to punish Mr. Crosby for that contract, I don't know how he got a license. I don't know what's involved in being a licensed tree contractor, but they should be required to know what's protected and what's not protected. I don't know. But to punish Mr. Crosby for seven years on his property virtually, you know, he's a young man, prevent him from opening a home there, he's happy -- I think he's shown compliance. He's shown willingness. We were never told any of this until today. This is September 25th. And these allegations were made on July 7th. And for

two-and-a-half months public -- you know, e-mails to other people, stirring up public outrage when we had no knowledge any of that was going on, and I sent a letter to Mr. Hall asking him, "Who have you told about this and what have you said?" Because what you said in that video had incorrect statements.

Do you have the overhead maps, the overhead photographs?

UNIDENTIFIED SPEAKER: You mentioned these were your closing? You may want to wait --

UNIDENTIFIED SPEAKER: Okay. Perfect. I'll do that.

UNIDENTIFIED SPEAKER: -- for the city.

UNIDENTIFIED SPEAKER: Let me just present -- I guess this would be number -- are we at Exhibit 25?

UNIDENTIFIED SPEAKER: I believe 25.

MS. HOPENSTAND: Yes.

UNIDENTIFIED SPEAKER: Yes.

MR. MONROE: These are Google overhead. The first one, Exhibit 25, this is a May 9th, 2022 overhead of this lot, and the point here is you can see on this --

UNIDENTIFIED SPEAKER: What's the date?

MR. MONROE: It is right there in the bottom

left-hand corner, May 9th, 2022.

UNIDENTIFIED SPEAKER: Okay.

MR. MONROE: You can see how a great portion of this lot is completely bare, and at this time of year, there is no growth on it. There is a tree clump in the middle here, and so the suggestion that Mr. Jamie Hall made in his video, because he showed this barren area, and he said this was all full of Elderberries and walnut trees, that is an absolute lie, and that's an inflammatory statement that was made. You know, the thing about when you accuse somebody of wrongdoing, you can't ever unpluck the chicken. You can't put the wings back in once you pull it out. And once people say things like that and damage a man's reputation, it sometimes can't be undone. Now, this is Exhibit 26. This is July 10th. N27 is a poster route. And this shows July 10th, this would be after everything was done, and you can see --

UNIDENTIFIED SPEAKER: Hang on, Mr. Monroe.

MS. HOPENSTAND: Where is the date?

UNIDENTIFIED SPEAKER: Exhibit 26 is going to be dated 7/10/23.

UNIDENTIFIED SPEAKER: It says "imagery date." That's off of Google.

UNIDENTIFIED SPEAKER: Okay. That's going

to be Exhibit 26.

UNIDENTIFIED SPEAKER: And 27 is the same, just farther back.

MS. HOPENSTAND: Oh, okay.

UNIDENTIFIED SPEAKER: Same date?

UNIDENTIFIED SPEAKER: Same date.

UNIDENTIFIED SPEAKER: So when you compare those with May of 2022, you can see that the great portion is still empty. (Indiscernible) idea that this was not a lot full of trees, not like road trees, and so I hope that gives a little more perspective that Mr. Crosby was -- well, let me ask, according to the plans that you all had with the trees that were removed, would they need to be removed in order for you to build a residence on that lot?

MR. CROSBY: Yeah.

UNIDENTIFIED SPEAKER: I mean, would you be able to build a residence without having some of those trees removed?

MR. CROSBY: I don't think it would be viable.

UNIDENTIFIED SPEAKER: And so I think that's all we have for now.

MS. HOPENSTAND: I'm going to take the questioning (indiscernible). If I may start with

Mr. Lewis, we have in our possession the tree service report, and I don't recall what exhibit it is, but for clarity this is Exhibit 24 submitted (indiscernible). Just a couple of questions, Mr. Lewis. If you could turn to Page 8 of that report, is it your conclusion as demonstrated here that there were eight black walnut trees that had been removed?

MR. LEWIS: I found eight stumps out there.

MS. HOPENSTAND: Eight stumps.

MR. LEWIS: Eight stumps that were black walnuts, and in there is which ones are viable, which ones were not. And there is some things I can't determine how big they were, their health ratings, because information is limited.

MS. HOPENSTAND: I will have some questions about that. But I just wanted to refer to the first sentence of the first paragraph, "A total of eight Southern California Black Walnut trees were recently cut down to stumps at the subject property." Was that your connection based on your sight of it?

MR. LEWIS: That's based on what my sight is, yes.

MS. HOPENSTAND: And you agree with the representations that you include in the report; to the best of your knowledge that's why you included this

information in the report --

MR. LEWIS: Yes.

MS. HOPENSTAND: -- did you not? So you understood eight Southern California Black Walnut trees were recently cut down. However, you have some -- some questions of the eight black walnut trees, there is no dispute that Nos. 5, 6, and 8 were protected; is that correct?

MR. LEWIS: Were protected species, yes.

MS. HOPENSTAND: And you raised some questions as Stump Nos. 1, 2, 3, 4, and 7?

MR. LEWIS: Not that they were black walnuts, of their size, condition, and how big they were.

MS. HOPENSTAND: And you mentioned that your analysis was based on the stump at the base; is that right?

MR. LEWIS: Correct.

MS. HOPENSTAND: And that's because you couldn't measure four-and-a-half --

MR. LEWIS: Correct.

MS. HOPENSTAND: -- is it inches? Centimeters? What is it?

MR. LEWIS: Inches. (Indiscernible). It is in here somewhere.

MS. HOPENSTAND: And you couldn't measure standard height because the trunk -- (indiscernible).

MR. LEWIS: Yes.

MS. HOPENSTAND: Okay. And that was the same method that you heard Urban Forestry Division here represented Bryan Ramirez and Mr. Dupre indicate that that was how they performed their (indiscernible). Is that your understanding?

MR. LEWIS: I don't know how they -- the method they used on measurements. I'm just explaining the methods I used for measurements. I didn't measure the entirety of the place at the stump, I measured the upgrowths when I could find them. Two of the stumps were cut so low all's you had is a flattened piece.

MS. HOPENSTAND: So you were left to measure what you would measure because that's what was onsite.

MR. LEWIS: True.

MS. HOPENSTAND: Is that fair to say?

MR. LEWIS: And I can't make assumptions of what the tree looked like before or after that based on the fact that we can't see anything.

MS. HOPENSTAND: Okay. I think -- when were you contracted to perform this tree study? Is this called a tree study? A tree report? September 27th is when it was produced, but when were you asked to perform

this --

MR. LEWIS: When he first called me, when I sent him a proposal. And then he agreed to the proposal, and then I was contracted to do it. I didn't put those in thinking they're not relevant.

MS. HOPENSTAND: Did you understand that the report was initially due July 28th but there was an extension given?

MR. LEWIS: I wasn't given a time when the report was due.

MS. HOPENSTAND: Okay. This report was prepared and it is dated September 22nd, and do you know if this was provided to the city before today or --

MR. LEWIS: It was not.

MS. HOPENSTAND: It was not. So today is the opportunity -- the court's opportunity to now see the report. I think those are my questions for you. But I may come back to you.

I'm going to now turn to Mr. Crosby. Mr. Crosby, I'm going to refer to exhibit -- I'm going to be asking you questions, specifically the communications with the second tree company. I'm going to quickly refer to their name --

MR. CROSBY: California Tree Design.

MS. HOPENSTAND: -- California Tree Design,

and I am going to refer to an Exhibit 12, and I'm looking for your opinion and conclusion within that document. Exhibit J.

MR. CROSBY: Yeah, the e-mail to (indiscernible).

MS. HOPENSTAND: Yes. And actually I might share with you my document because it is colored, and I see yours is not. If you would look at Exhibit J, there is the top of the map you indicated is cut off, there is a portion in pink, a portion in green, and a portion that purports to be in yellow, like a lighter green.

MR. CROSBY: Right.

MS. HOPENSTAND: Do you see that?

MR. CROSBY: Yes.

MS. HOPENSTAND: This yellowish lighter green, was that your -- I'm sorry --

MR. CROSBY: It was the remaining in the area to still finish (indiscernible).

MS. HOPENSTAND: And so that was your instruction to California Tree Design, to remove the trees within that yellow area; is that correct?

MR. CROSBY: The remaining area, yes. But I testified anything remaining -- this is the initial area, but yeah.

MS. HOPENSTAND: The "this" is the greenish

area, and after the June 28th cutting, what was remaining is what -- or the tree company that claimed was remaining was this yellow area which is what you provided to California Tree Design.

MR. CROSBY: Yes, very roughly, yes.

MS. HOPENSTAND: Did they ever respond to you with respect to anything within that area, or was it, "Understood, take care of it." What was their response to --

MR. CROSBY: That was after we'd -- we had a site visit.

MS. HOPENSTAND: Okay. And you mentioned that you had heard from Mr. Hall or others that a certified arborist was important, and that was part of your search for your next tree removal company; is that right?

MR. CROSBY: Correct.

MS. HOPENSTAND: And what documentation did you receive from California Tree Design?

MR. CROSBY: They have advertisings on their site regarding their certification. I believe it is called ISA. There is a picture in there of their truck which shows their certification to the -- if you look at the right-hand side right there, I know the resolution may not be good, but (indiscernible).

MS. HOPENSTAND: So what Mr. Crosby is referring to is on Exhibit H, there is a rectangular -- rectangular image with a tree, and it is difficult to read. It is close to the taillight, but pursuant to Mr. Crosby, that's the indication that there is a certified arborist. Do you know if the individuals with whom you spoke with California Tree Design were also certified arborists or just that that's the company has certified arborists that they met?

MR. CROSBY: The specifics I'm not entirely sure, but from when I spoke with Frankie, he gave the impression that he was certified.

MS. HOPENSTAND: How did he give that impression?

MR. CROSBY: By saying, "I'm an arborist."

MS. HOPENSTAND: Okay. So he gave you a verbal representation, and based on that you understood he was an arborist. Okay.

Let's see. I think now I actually have questions for Mr. Ramirez. First point of clarification, in the course of the presentation today, there have been references to walnuts in your presentation. Is it fair to say that whenever you were saying walnut, you were referring to the protected walnut species as defined in the code?

MR. RAMIREZ: Yes.

MS. HOPENSTAND: And what is that?

MR. RAMIREZ: Southern California Black Walnut.

MS. HOPENSTAND: Also, the tree removals -- the protected tree removals that are the basis of this hearing today, were they based on your personal investigation of the matter?

MR. RAMIREZ: A tree protected, yes. We need to understand the species and the size for it to be protected, and based on the findings we did onsite relative to the maps that were provided that the locations of each stump correlated with the maps and their relative locations which is why we made the determination as per Exhibit 13, that these diameters on the survey, again, correlated with what we found onsite. They correlate with the pictures that we gathered and the numberings that we gave these trees. I personally disagree with Mr. Kelly's statement that you can't figure out what's what. I would say that trees don't move. They were recorded at one point, and the diameter was recorded. Diameters don't change much other than increase, so if this was taken in 2016, again, we referenced the map relative to what we found onsite and found that these species were, in fact, protected, and

we made the determination that they were protected based off of the survey in 2016 which gave them the qualifying diameter size. Hence, that is reflected again within our notes. I believe we were forthcoming on the manner in which these were collected. And, again, I collected the stump diameter, but also the survey's diameter were making the inference that these trees were protected based on both the fact that the stump diameter qualifying knowing that a tree will not taper from 11 inches down to 1 inch over the span of, you know, a foot, and also taking into account that the survey recorded them at a certain diameter which is why we determined that these trees were protected.

MS. HOPENSTAND: Was your determination that seven walnut trees and one Mexican Elderberry shrub were removed as described in Exhibit 13 in your testimony earlier today and now a result of solely of the complaints received by constituents that is included in one of these exhibits?

MR. RAMIREZ: That's still my determination that seven walnuts were removed. I don't believe that -- I have to reference I don't believe that the community spoke on the amount of tree removals. They just said that there is tree removals that occurred that were illegal, and obviously our division takes it to

investigate how many and things like that.

MS. HOPENSTAND: So is it a fair statement that your findings here today that formed your determination and recommendations to the hearing officer were based on your -- it would be your and the Urban Forestry Division investigation of this, of the alleged protected tree removals?

MR. RAMIREZ: Then yes, they were the recommendation based on...

MS. HOPENSTAND: And I think that is the questioning, but I would like to make a closing statement.

MR. MONROE: I would like to cross. So Mr. Ramirez, the 2016 survey, do you know who prepared it?

MR. RAMIREZ: I do not.

MR. MONROE: Do you know if they were doing a tree report? Did they base their measurements on a tree report?

MR. RAMIREZ: It was a tree survey is what I understand it -- well, it is a survey that included trees and the diameter of the trees and their relative location on that report.

MR. MONROE: But you don't know whether it was prepared by an arborist or a tree expert?

MR. RAMIREZ: I do not.

MR. MONROE: And then with respect to your recommendations, what evidence do you have that any protected trees were removed on July 7th, the second time, the second group went out?

MR. RAMIREZ: The statements made by Mr. Crosby where he asked -- I will pull up Exhibit 12, I believe Attachment J, or Exhibit J for this, the determination, 1) was that we were actually contacted on the 7th notifying us that the tree removals were, again, occurring. Mr. Crosby stated here that the crew was arranged for 7 a.m. on July 7th to finish the job. I can point to the image here where cutting had stopped. The video moves on, but this walnut is still here, and that is -- correlates with that yellow portion of the map, so I believe these were removed on the 7th.

I do want to point out, I got a last minute e-mail from a constituent, and they forwarded me the second tree removals taking place. I was unable to attach it because, again, it was forwarded last night. This morning I was putting everything together. I can share that, but I think there is enough here to determine that these other two walnuts, large walnuts that you can see from street view were removed on July 7th. Again, given that on the 28th, which is the day of

this video, the cutting had stopped. So what was removed on July 7th, again, were these two larger walnuts.

MS. HOPENSTAND: For the record, is there a number associated with those walnuts?

MR. RAMIREZ: I think the numbers will change, but the numbers on our inventory here, on UFD's inventory, they were 1 and 2.

MR. MONROE: I'm sorry, 5 and 6.

MR. RAMIREZ: 13 and 14, again, I couldn't see past that yellow boundary that was provided, you stated was cut off. These walnuts were still existing per the video, and obviously I couldn't see down the hillside, so it could have been 13 and 14, 1 and 2.

MR. MONROE: So other than statements of neighbors saying protected trees were being removed, you have no other evidence of that, correct?

MR. RAMIREZ: Statements and the videos.

MR. MONROE: From July 7th?

MR. RAMIREZ: Yes. If you would like me to, I can produce that video.

MR. MONROE: You were given a video of July 7th?

MR. RAMIREZ: I was given a video which I believe to be July 7th this morning. Would you like me

to show that?

MR. MONROE: You might as well, if you can, yes. We want to get everything on the table now.

Was my suspicion correct, is that Ricky who provided -- (indiscernible). It is not a question of whether the trees were cut down or not. We knew the trees were cut down.

Again, last night, at the time -- here it says the video taken July 7th.

MS. HOPENSTAND: And will you please provide this to the hearing officer --

MR. MONROE: I am introducing this into evidence.

MS. HOPENSTAND: Exhibit 26.

MR. RAMIREZ: That's the video from July 7th.

MS. HOPENSTAND: I'm sorry, I believe 26 is the tree report.

UNIDENTIFIED SPEAKER: 28, yeah, you're right.

UNIDENTIFIED SPEAKER: And introducing Exhibit 28. This is the second tree company here.

(Video published and transcribed as follows:)

"Okay, I'm on the lot on Grandview. The

tree cutters are here cutting California Black Walnut. Same lot as last week."

MR. RAMIREZ: That's the first video. They sent me three short videos.

"Okay. There is a black California Black Walnut they just cut that's down the hill on the same lot as last week. This is July 7th, and I have asked for the permit. They are telling me to talk to the owner. They don't have a permit, so they didn't have a permit last week. So I've asked them to stop, and they just won't. Thank you."

MR. RAMIREZ: And the third one.

"Okay. I have asked them to stop. They understand it is a California Black Walnut, and they are not going to continue with the job today. Thank you gentlemen."

MR. RAMIREZ: And that's what I received again last night. I opened it this morning. I wasn't able to include it into the report, but --

MR. MONROE: We have it now, correct.

MR. RAMIREZ: Let me clarify something on those previous survey maps. Maybe I didn't make it clear. When you do a survey report on trees, and if you're a good surveyor, you identify the tree trunks and how many trunks there are and each tree trunk, so if you

have three tree trunks, you will have this number, this number, and this number which equals this many inches. As you can see on my report, I went through and figured out which -- how big each of those rounds was and came up with a bigger -- with a number at that distance, so that is the report. Those numbers just have one number.

UNIDENTIFIED SPEAKER: There's one tree that has 888 for one tree.

UNIDENTIFIED SPEAKER: Okay. What about the other ones?

UNIDENTIFIED SPEAKER: 20, 24. The oak tree has more than one trunk?

UNIDENTIFIED SPEAKER: 20 diameter oak is what I see.

UNIDENTIFIED SPEAKER: It was 12-inch oak.

UNIDENTIFIED SPEAKER: Yeah, because two of those oaks have multiple trunks. So they weren't showing multiple trunks.

MR. RAMIREZ: So I don't know where -- the question is where were they measuring and what were they measuring with. I agree that over time they don't get smaller, but I question -- when I get -- I get a lot of bad surveys. When I do tree reports, the first thing I get is the tree survey person wants me to do a report on, and I look for those things. That's the biggest

mistake they make, is they measure it with a measuring tape, not a diameter tape, and they don't give multiple trunks, or they measure it in the ground which is a wrong number.

MR. MONROE: For the record, we're not disputing the trunk diameter of the oak trees or whether they were -- (indiscernible).

MR. RAMIREZ: But if they didn't get them correct up there, they didn't always identify them, whatever they were down there. And then the surveyor didn't know what kind of trees those were. They would have identified them. So a good surveyor company gets all -- all the tree names correctly on the survey. (Indiscernible). That wouldn't have passed my -- I would have given it back and said, "Go back and do this correctly."

Anyway, any questions? So I was just getting it clear what I was asked to do. I was only asked to look at the lot, identify existing oak trees, identify the stumps, and identify where potential (indiscernible) would go, so that's what my report is on. (Indiscernible). So if you don't miss out on the reading, that was the scope of my report.

MR. MONROE: Mr. Ramirez, you initially sent a notice to Mr. Crosby back in, like, July --

MR. RAMIREZ: Yes.

MR. MONROE: Is that in here somewhere? I don't see that.

MR. RAMIREZ: I believe it is 30.

MR. MONROE: So this was dated July 14th, all right? And do you recall us contacting you to let you know Mr. Crosby received it on July 25th?

UNIDENTIFIED SPEAKER: Yes, Mr. Crosby contacted us.

MR. MONROE: And also I e-mailed you and said there is a report; they responded to you like the next day, the 28th or something, report due -- "You shall submit a formal statement letter and then also a tree" -- "protected tree report. Must address site conditions." Did you have a date on when you wanted that?

MR. RAMIREZ: Comply-by date here.

MR. MONROE: Oh, okay, July 27th, so three days later. And do you recall me contacting you and asking for an extension of time to respond?

MR. RAMIREZ: I do not. I do not recall you personally, but Mr. Crosby e-mailed that he wanted an extension.

MR. MONROE: And then did you ever notify him as to when the extension date would be or how much

extension was granted?

MR. RAMIREZ: I did not get him a follow-up date.

MR. MONROE: Okay. So you never told him, "Hey, you need to have the tree report in by a certain date," right?

MR. RAMIREZ: No.

MR. MONROE: How many times have you spoken to Mr. Hall, Jamie Hall, if at all about this matter?

MR. RAMIREZ: I received e-mails from him. I believe I requested information from him, and he called me, if I'm recalling correctly, one time, letting me know that he had made attempts to contact the division via telephone, but my requests for him were just statements on some kind of e-mail correspondence.

MR. MONROE: Okay. In your investigation, did you ever contact either of the two companies that Mr. Misha gave you on August 8th, the Think Green Tree Care or the other California tree company?

MR. RAMIREZ: I did. I did. I called Think Green. I got no answer from them. I might have left a message. But again, I wasn't relying on the information that they gave me. I just wanted to see if I could get more understanding from what occurred. And the second company, I actually left a message on their website

requesting their contact -- that I could potentially request more information. I got no response.

MR. MONROE: Did you ask anybody else to investigate with him?

MR. RAMIREZ: No.

MR. MONROE: Your statement earlier that you believe Mr. Crosby had a tree survey done with appropriate markings of different types of trees, do you still believe that to be true, or do you now understand that he had put the red markings on the tree that Mr. Raymond Salis had on his phone?

MR. RAMIREZ: So the question is, do I believe they had a tree report --

MR. MONROE: That was on Mr. Raymond Salis's phone. You now understand that --

MR. RAMIREZ: According to what Mr. Crosby stated.

MR. MONROE: Do you have any reason to disbelieve that?

MR. RAMIREZ: I don't.

MR. MONROE: Did you ever know that Mr. Jamie was out there filming on July 7th?

MR. RAMIREZ: No, I didn't.

MR. MONROE: You just learned that today?

MR. RAMIREZ: Yes.

MR. MONROE: And the work -- were you out there that day?

MR. RAMIREZ: I had gone in that moment where this video occurred. I had gone to get coffee and drinks for the workers.

MR. MONROE: And the workers there told you what about the neighbors --

MR. RAMIREZ: They told me a neighbor had come and said that Misha has been fined. He's not supposed to cut trees on this lot. And then they said they called their boss, and he told them to continue. And I was a little confused with two different videos, because, 1) the person is saying they are not stopping and the other says they are stopping. (Indiscernible).

MS. HOPENSTAND: A few closing remarks. I'm going to begin with what is just a factor, one factor out of the four that informed the hearing officer's determination under 4606C as to the length of time of the withholding of the building permit, so I'm going to speak just to the knowledge and intent factor as there has been quite a bit of discussion, and then I'm going to frame it within the code section itself.

So there have been two removals that we have heard about today. On June 28th and also July 7th. The evidence before you in a number of these exhibits,

statements made frankly on the record today as well as in those exhibits, and I will be more specific momentarily, confirm either knowledge or that the property owner believed an intent -- believed there to be protected trees, but either actual knowledge or a substantial belief of protected trees on the property beyond just oaks, and yet the removals proceeded without reasonable steps to make sure that those trees were protected. And I'm going to speak to statements made before June 28th, and then I'm gonna get to after July 7th while I think that the evidence and the record reflects that knowledge and intent even before June 28th, it is crystal clear after July 7th.

So what do we have before June 22nd? Well, 1) we have the testimony here today that they could not viable to build the single family home that was desired without clearing the trees on the property. That was the testimony you heard today at this hearing. There is evidence in the record, Exhibit 12, that on June 20th, so before June 28th when the first communication happened with Mr. Raymond Salis, according to the statements we see in Exhibit 12, that there was a request to meet, and the request to meet was for removing trees and shrubs from the area of the lot, and the purpose of removing the trees and shrubs from this

area is for the proposed floor area for my home. I had also been made aware of an impending wildlife ordinance that was likely to affect my property and wish to proceed before restrictions were implemented on my lot regarding removing trees. So what this statement reflects in Exhibit 12 is an intent to remove -- an intent to remove before an ordinance implemented further restrictions.

Then we also have further in Exhibit 12 on the -- let's see, right before Exhibit B starts, it describes a meeting on June 22 outlining a proposed scope of work, and specifically asking if it's okay to proceed regarding protected trees, and it discusses Raymond pointing out oak tree. What's interesting throughout Exhibit 12 is there is knowledge of oak tree, then why the constant mention of oak trees and other protected trees? The repeated mentioning, including the different contract-related e-mail correspondence and the various exhibits, including Exhibit 12, both with Think Green Tree Care and California Design, repeat something to the effect of the documents speak for themselves, but I'm going to paraphrase. "Don't remove the oaks or protected tree." Had there truly been the analysis and comfort and level of knowledge that the only trees on the site were oak trees, we would have said, "Don't

remove oak trees." So a reasonable inference exists that there was a belief understanding of other protected trees, not oak trees, not just oak trees because we know there were on that property.

What else do we know? We have -- we also have what was described in the testimony today as a crude drawing that Mr. Crosby made to split the green -- the green area that was provided -- let me see, which exhibit -- it is reflected on Exhibit D, and then it also underlies part of Exhibit J, but that crude drawing, what's interesting is it's an area where trees are to be removed. Yet again, there is without any information on that drawing or any instruction of being informed it's a specie nature, size, age of any of those trees, including any of those that are just defined as trees with respect to that crude drawing.

What else do we know? We also know that there was a licensed Think Green Tree Care company hired without any confirmation or knowledge or true reasonable efforts to be made as to what the expertise on species recognition or protection by that company.

Now, what also happened on June 28th, as we saw on the video, there was a word from some community members who spoke with Mr. Crosby himself in addition to his contractor and said these are protected trees. For

sure on June 28th he was placed on notice without question or dispute that there were protected trees on site, including the Southern California Black Walnut that we have heard so much about today.

So what is significant is, in the last testimony or exchange with Mr. Ramirez, there was a question about what is the evidence that we have in the record as to further protected tree removals after July 7? And what we heard from Mr. Ramirez, in part, was there is photographic evidence that on June 28th, after the tree removals had stopped by Think Green Tree Care Incorporated that there were visible, at least two black walnuts that could be visually confirmed on that date, and yet when you get to July 7 or afterwards, those trees are removed.

What else do we have? We have the map provided in Exhibit J to Exhibit 12, and in that map, you heard the testimony about the yellowish area. I call it yellow. It is green to me, but it purports to be yellow. Those were the remaining trees to be removed that had not been removed on June 28th. The instruction was to California Design, Tree Design, "Remove those trees." If you cross-reference even this partial map with Exhibit 19, there is -- if you look at Exhibit 19, there is a cross reference to Exhibit 13, Think Green

Tree Care Inc. Attachment, Exhibit D. We heard testimony today with what those stump numbers depict, and if you wouldn't mind, I would actually prefer you turn to -- I'm asking Mr. Ramirez to display Exhibit J and Exhibit 12, and I'm going to ask the rest of us while this is displayed to instead look at Exhibit 19 and to the page with the map and the circles. It is -- says UFD red pen. It appears -- go to four pages in. If you can confirm, Mr. Ramirez -- I'm sorry, there is no questioning, so you can rely on the exhibits themselves. These two circles here correspond to Trees 14, a stump that had been labeled 13 and 14, in which case that's additional confirmation of two additional trees in addition to the ones that were identified in testimony as I believe it was 1 or 2, but I believe the testimony speaks for itself, but the trees that were also identified in testimony within the yellow area. So there is both information to confirm knowledge and intent, and intent to clear the property to avoid implication of a wildlife ordinance to make property tree removals more difficult, including protected tree removal. And testimony that the property would not be viable without removing the trees, including the protected trees, that's the implication, and so this is all the evidence that you have regarding knowledge and

intent.

Now I'm just going to put it in context. What is this -- what is this -- where does this fit? If Mr. Ramirez could display the muni code. So in 4606C. Okay. Thank you for highlighting. That is the testimony to be referring to. The question is not whether there is a violation that took place here. It has been stipulated to. In addition, we heard uncontested, undisputed evidence at a minimum three viable black walnut trees, and there is some evidence presented to suggest that the other five recently removed trees, as to their age and size that was presented by Mr. Crosby, that has to be weighed against the evidence of the site visits and the investigation conducted, and all of the testimony and evidence inferred to inform the Urban Forestry Division's determination as to those protected trees also being at issue. So uncontested removal of protected trees. Uncontested without a permit. Uncontested during the course of the property owner owning the property.

So what are these factors that we've been discussing have to do with the violation? The violation is established, is a question of how these factors play into determination of the length of time of the building permit. So what are those factors? In making the

determination, the bureau shall consider the following factors: The number of trees. And you heard the evidence of the seven black walnuts, the protected species by the Urban Forestry Division and at minimum uncontested three and the age -- size and age of the trees. You also heard evidence about that, of the size determined based on diameter based on information from previous reports, based on measurements that were conducted on the field by experts within the Urban Forestry Division. You have heard about the knowledge and intent of the owner of the property. That's just one of the four factors. And you haven't heard of prior violations because that's not before you today.

So these are three factors that enter into and inform a determination of the length of withholding the building permit. It is not something that goes into the violation itself, which has been so stipulated to and established based on the evidence.

That's it. Anything you want to add, Bryan, as to the reason for the recommendation?

MR. RAMIREZ: Again, the recommendation that was previously stated by myself and reiterated by Ms. Hopenstand today is the amount of trees that were removed. The age, size, again, the street view, aerial view will depict what that site looked like and

essentially how much of the (indiscernible) that was removed from the site. I believe that the recommendation again is being made to you as a hearing officer, and it is made under the assumption that there was -- there should have been more care taken in this process. I would state here I think the property should be developed, but it should be developed through the right procedures through the permitting process and not out of an intent to go around the established process. I think that the municipal code speaks to the city's way of enforcing these issues is by revocation of permits. And, again, I'm making a recommendation to you -- as a hearing officer, I realize that the final determination is up to you to specify the length of time, but I have nothing further as far as evidence outside of what has been presented here today. Again, it has been a seven-year recommendation that's being made. (Indiscernible).

MR. MONROE: In the Article 7 preservation protected tree, there is a permit process, and if someone knows there is protected trees before they are removed, they need to get a permit, and that's a complicated process. Now, trees can be removed according to (indiscernible) one of the considerations is it is necessary to remove a protected tree or shrub

because its continued existence at the location prevents the reasonable development of the subject property. And that was the case here, is what would be the reasonable development of the property? You had a number of protected trees on it, and Mr. Crosby was with his developer instructing it in such a way as to stay away from the oak trees, and he didn't know about the other trees, and he was inquiring of tree removal person to go out and look at it and tell him, are there protected trees here that I have to have a permit for? And they told him no. And he believed them. Now, what more is he supposed to do. He put it in writing. "Don't remove any protected trees." They knew you had to have a permit. For him to hire two companies to go out and cut protected trees without a permit. On the first instance it would be foolish, and the contractor shouldn't do it. And then in the second instance, when he knows the city is being advised to have a certified arborist hire him to tell him, "Oh, go cut protected trees anyway," that just makes no sense in this circumstance. This man is trying to build a home. He doesn't know what a walnut tree is. His contractor thought there was another walnut. I mean, the whole -- the four factors to consider in 4606, you know, are the number of trees, and there is a little bit of dispute, but there were trees

cut. The age, size. There is a little bit of dispute. But they can be relocated, and he's willing to (indiscernible).

The most important one is the knowledge and intent of the owners of the property, not with respect to building a house, with respect to the removal or relocation and prior violations of law, and I submit to you when there is no intent, that trumps, you know, telling a man he can't build a house. I mean, there is no suggestion by city council, by city attorney, what was he supposed to do when a licensed contractor tells him these are all okay. Even if they were walnuts, they have to be of a certain size. He doesn't know what those things are. He relied on them. And this is a terrible situation. And the contractor, I don't know, the contractor himself in the video said, "What about me? What's going to happen?" And Mr. Jamie says, "Well, that's for the city to decide." But, you know, the mitigation we're willing to do. We have a very differing view of whether or not that tree cut down on July 7th was a protected walnut. Mr. Lewis's diagram says it was not. It identifies the two trees there that they identify as walnuts as not walnuts.

UNIDENTIFIED SPEAKER: There is a little bit of dispute there.

UNIDENTIFIED SPEAKER: (Indiscernible).

MR. MONROE: But on the map there is a difference. You have them as not designed, and he has them -- I'm not sure if you're looking at --

UNIDENTIFIED SPEAKER: His (indiscernible) might be off.

MR. MONROE: They are different. But so he's here to mitigate, plant the trees necessary, I believe more walnuts after this is done if you decide for walnuts to be planted. But a seven-year punishment for him relying on contractors, that's just -- it is not reasonable, and it is not fair. And I think it would be a terrible injustice if that was done to this man.

UNIDENTIFIED SPEAKER: I also want to note that he -- when Mr. Hall approached him on June 28th as a tree expert, it was in his due diligence to become more knowledgeable and not proceed with the tree removals on July 7th.

MR. MONROE: With a certified arborist hired, how can -- how could he not -- (indiscernible).

UNIDENTIFIED SPEAKER: How is that not reasonable?

UNIDENTIFIED SPEAKER: The city has already closed.

UNIDENTIFIED SPEAKER: Sorry. Are you

closed?

MR. MONROE: Yes.

HEARING OFFICER: I just want to confirm, okay, that you guys are on record that no further -- well, you're still going to present some evidence, correct? What exhibits were they?

UNIDENTIFIED SPEAKER: Exhibit 21 I think is the red circle map. We can e-mail that to you today. We can e-mail it right now. And Exhibit 22 was -- I didn't write down what that one was, it was the yellow map.

UNIDENTIFIED SPEAKER: I have down 21 and 22, the exhibit.

UNIDENTIFIED SPEAKER: And Exhibit 23, the fuller sized map.

UNIDENTIFIED SPEAKER: The full map, okay.

UNIDENTIFIED SPEAKER: I didn't write down what 22 was.

UNIDENTIFIED SPEAKER: 22 was we got a site plan, building site plan.

UNIDENTIFIED SPEAKER: Yeah, we can e-mail those now, today.

UNIDENTIFIED SPEAKER: Yeah, please do. All right. So the city has no further evidence to provide?

UNIDENTIFIED SPEAKER: Well, I think the

city would take a look at those submitted and potentially if it had any further input on them would respond.

MS. HOPENSTAND: And you want to give a deadline?

UNIDENTIFIED SPEAKER: What's today, Wednesday?

UNIDENTIFIED SPEAKER: We will e-mail those to you before we leave, and to them.

UNIDENTIFIED SPEAKER: Okay. You get that in today. Friday will be reasonable for the city to respond?

UNIDENTIFIED SPEAKER: Yeah, we could do that.

UNIDENTIFIED SPEAKER: Okay, so let's do Friday.

UNIDENTIFIED SPEAKER: By close of business Friday.

HEARING OFFICER: Close of business Friday, which is what, the 29th? Okay. So by the end of -- close of business on Friday, we will receive all the evidence. I will take it under determination starting Monday, and then I will have 30 days to reply with the results of my findings, and that's about it. I will let you guys know then in writing within the 30 days after

we receive the additional information.

UNIDENTIFIED SPEAKER: So that's just a -- just so everybody is clear in terms of the timing, the determination -- I'm just looking at the code, it is from 30 days of the hearing.

UNIDENTIFIED SPEAKER: That's today, but you're going to submit some additional information. The Bureau is going to submit some additional information. I think we're all in agreement that supplemental information is really considered part of the hearing and so that 30 days will run starting after Friday. 30 days from today. 30 days from today. All right. Very good, 30 days from today. Okay? Thank you sir. All right. Well, thank you all for attending. Provide that information, and we will get back to you guys, okay? All right. Thank you everybody.

(Conclusion of Recording, Part 2)

REPORTER'S CERTIFICATION

I, the undersigned, do hereby certify:

That the foregoing transcript of electronically recorded proceedings designated as RECORDED HEARING RE MISHA CROSBY, PART 2, 1:31:22 minutes, were taken down by me and thereafter transcribed into typewriting under my direction and supervision.

I hereby certify that the foregoing transcript of electronically recorded proceedings is a full, true, and correct transcript to the best of my ability.

I further certify I am neither financially interested in the action nor a relative or employee of any attorney or party to this action.

In witness thereof, I have this date subscribed my name.

Dated: December 12, 2023

Hearing Reporter

$

$1,800 19:7

$3,200 15:22,23

1

1 27:7 38:11 45:10 47:9 48:8,14 56:13 57:15 61:15

10th 35:16,17

11 29:15 45:9

12 6:25 8:8 41:1 47:7 57:19,22 58:6,9,15,19 60:17 61:5

12-inch 51:15

13 31:4,9,10 44:15 45:16 48:10,14 60:25 61:12

14 48:10,14 61:12

14th 53:5

18 6:13

19 60:24 61:6

2

2 38:11 48:8,14 61:15 70:17

20 6:21,22,23 27:7 51:11,13

2016 4:22 8:16 26:11 44:23 45:2 46:14

2022 23:14 34:21 35:1 36:8

2023 4:1 19:4

20th 57:19

21 6:24 7:8 8:3 68:7,12

22 8:3 58:11 68:9, 13,18,19

22nd 40:12 57:14

23 18:24 68:14

24 23:7 31:6 37:3 51:11

24-inch 28:17

25 34:16,17,21

25th 33:24 53:7

26 35:15,21 36:1 49:14,17

27 4:1 36:2

27th 39:24 53:18

28 49:19,22

28th 15:13 40:7 42:1 47:25 53:12 56:24 57:10,13,20 59:22 60:1,10,21 67:15

29th 69:20

3

3 38:11

3/11 13:8

30 21:22 53:4 69:23,25 70:5,11, 12,13

4

4 38:11

4606 65:24

4606C 56:18 62:4

5

5 30:5,16,17 38:7 48:9

6

6 19:4 30:17 38:7 48:9

6th 17:14

7

7 15:20 30:17 38:11 47:12 60:9, 14 64:19

7/10/23 35:22

7th 15:12 19:19 20:11 32:14,25 33:25 47:4,10,12, 16,25 48:2,19,23, 25 49:9,16 50:7 55:22 56:24 57:11,13 66:21 67:18

8

8 30:16,17 37:5 38:7

888 51:8

8th 54:18

9

9th 34:21 35:1

A

a.m. 47:12

absolute 35:9

absolutely 18:8

accept 21:12

account 5:12 23:13 45:11

accuse 35:11

actual 12:18 57:5

add 13:3 63:19

addition 59:24 61:14 62:8

additional 6:19 22:3 61:13 70:1,7, 8

address 53:14

admit 6:24

admitted 27:13 28:4,9

advertisings 42:20

advised 65:18

aerial 63:24

affect 58:3

age 59:14 62:12 63:5,24 66:1

agenda 32:22

agree 28:7 37:23 51:21

agreed 40:3

agreement 70:9

ahead 4:5

Alex 4:18

all's 39:14

allegations 33:25

alleged 46:6

allowed 31:20

allowing 21:14,15

ambiguity 27:4

amount 45:23 63:23

analysis 38:16 58:23

appears 7:9 23:24 61:8

Appendix 31:7

application 4:20 12:20

apply 13:8

applying 12:23 13:5

approached 67:15

arborist 17:9 42:14 43:6,15,18 46:25 65:18 67:19

arborists 17:11 20:24 43:8,9

area 8:10,11 9:4, 20 10:5,8,12,16 11:23 13:19 17:23 18:6,11,13 19:11 23:12 30:5 35:8 41:18,21,22,24 42:1,3,7 57:24 58:1 59:8,11 60:18 61:17

arguing 25:8

argument 33:4

arranged 47:12

Article 64:19

assessing 16:9

assumption 64:4

assumptions 39:19

attach 12:12 47:20

attached 4:14 9:22 12:10 18:10, 21 19:4

Attachment 11:20 47:8 61:1

attachments 29:17

attempts 54:13

attending 70:14

attorney 66:10

August 54:18

automatically 13:9

avoid 61:19

Avoiding 8:18

aware 12:25 58:2

B

back 4:22 13:9,22 15:3 20:5,19,25 23:12 25:11 26:16 30:20 35:13 36:3 40:18 52:15,25 70:15

bad 51:23

bare 35:4

barren 35:7

base 38:16 46:18

based 24:9 25:14, 20,21 27:1 31:1, 14 37:20,21 38:16 39:20 43:17 44:7, 11 45:1,8 46:5,9 63:7,8,18

bases 25:4

basically 26:25 31:17,24 32:21

basis 33:2 44:7

begin 56:16

belief 57:6 59:2

believed 18:7 57:4 65:11

big 24:6,18,19,20, 23 25:3 37:13 38:13 51:4

bigger 24:17 25:5 29:4,9,10 51:5

biggest 51:25

bit 26:7 30:18 56:21 65:25 66:1, 24

black 37:6,10,18 38:4,6,12 44:3 50:1,5,14 60:3,13 62:10 63:3

boss 20:14,17 56:11

bottom 24:18 30:21 31:18 34:25

boundary 48:11

branch 26:22

brought 4:12

Bryan 5:18 6:18 39:6 63:19

Bryan's 4:11

build 8:24 31:12 33:3 36:14,18 57:16 65:21 66:9

building 5:19,20 7:19,21 11:12 12:23 56:19 62:24 63:16 66:6 68:20

bunch 27:20

bureau 63:1 70:8

buried 23:10

business 9:11,12 69:17,19,21

C

California 17:1,2, 12 19:14 37:18 38:4 40:24,25 41:20 42:4,19 43:7 44:3 50:1,5, 14 54:19 58:20 60:3,22

call 20:2,5 25:5 32:20 60:19

called 4:23 16:10 20:14,17,21 24:13 39:24 40:2 42:22 54:12,20 56:11

calling 28:1

calls 24:21

camera 33:13

card 9:12

cards 9:11

care 42:8 54:19 58:20 59:18 60:12 61:1 64:5

case 16:14 29:13 61:13 65:3

Centimeters 38:23

certification 42:21,23

certified 17:9,11 20:23 42:14 43:6, 8,9,12 65:18 67:19

cetera 13:18

chance 4:9

change 22:3 44:22 48:7

changed 31:19

chicken 35:12

circle 68:8

circles 9:25 61:7, 11

circumstance 65:20

city 12:18 18:12 34:13 40:13 65:17 66:10,18 67:23 68:24 69:1,11

city's 29:18 64:10

claimed 42:2

clarification 7:5 19:1 29:8 43:21

clarify 11:9,10 23:15 27:10 50:21

clarity 37:3

clean-up 27:6

clear 5:4 16:14 28:12 50:23 52:18 57:13 61:19 70:3

cleared 9:20 10:18 18:13

clearing 57:17

close 4:6 43:4 69:17,19,21

closed 67:24 68:1

closing 33:4 34:10 46:11 56:15

clump 35:5

clutter 10:24

code 21:19 43:25 56:22 62:4 64:10 70:4

coffee 20:6 56:4

collected 45:5

color 4:19

colored 41:7

comfort 58:24

comment 27:9

comments 29:17

communication 57:20

communications 40:22

community 45:23 59:23

companies 54:17 65:14

company 4:22 6:11 16:23 17:10, 18 20:16,21 40:22 42:2,15 43:8 49:22 52:12 54:19,25 59:18,21

compare 36:7

complaints 45:18

completely 35:4

compliance 33:23

complicated 64:23

Comply-by 53:17

computer 7:7

conclusion 37:5 41:2 70:17

condition 38:13

conditions 26:24 53:15

conducted 62:15 63:9

confirm 57:3 61:9,18 68:3

confirmation 59:19 61:13

confirmed 60:13

confused 56:12

confusion 7:10

connection 37:20

consideration 31:3,11

considerations 64:24

considered 27:8 70:10

consistent 26:20

constant 58:16

constituent 47:18

constituents 45:18

contact 54:13,17 55:1

contacted 47:9 53:9

contacting 53:6, 19

contained 27:16

contend 32:25

context 62:2

continue 15:10 22:6 50:15 56:11

continued 65:1

continuing 13:16

contract 33:16

contract-related 58:18

contracted 39:23 40:4

contractor 9:8 33:5,7,11,12,18 59:25 65:16,22 66:11,15,16

contractors 67:11

contrary 30:2

conversation 14:19 16:5

copies 27:17

corner 10:8 11:9 25:6 35:1

correct 8:20 10:1, 10,21 11:13,17 12:1,8,11 13:5 14:5,8 16:18 17:4, 18 19:9 20:12,18 30:11,14 32:10 38:8,18,21 41:21 42:17 48:17 49:4 50:20 52:9 68:6

correctly 52:13, 16 54:12

correlate 44:17

correlated 44:13, 16

correlates 47:15

correspond 61:11

correspondence 15:22 54:15 58:18

council 66:10

couple 24:10 37:4

COURT 14:17

court's 40:16

cover 5:20

create 13:15

crew 47:11

Crosby 4:11 5:14, 22 6:2,6,15,17 8:15,20 9:2,6,10, 21 10:1,4,10,13, 15,21 11:14,17 12:1,5,8,11,15,21, 25 14:2,5,8,11,14, 22 15:5,9,17,23 16:8,18,21,25 17:4,8,17,21 18:1, 7,15,19 19:9,17, 21 20:1,4,12,18 22:10,12,17,21 26:11 32:14 33:15,20 36:12, 16,20 40:19,20,24 41:4,12,14,17,22 42:5,10,17,20 43:1,5,10,15 47:7, 11 52:25 53:7,8, 22 55:7,16 59:7, 24 62:13 65:5

Crosby's 8:4

cross 46:13 60:25

cross-reference 60:23

crude 59:7,10,16

crystal 57:13

curve 26:5

cut 4:15 5:2 9:5 14:18 15:15,20 16:4,13,16 18:3 24:1,5 37:18 38:5 39:14 41:9 48:12 49:6,7 50:6 56:10 65:14,19 66:1,20

cuts 24:18 28:13

cutters 50:1

cutting 17:22 20:10,13 22:13 42:1 47:13 48:1 50:1

D

damage 35:14

date 15:11 34:24 35:20,24 36:5,6 53:15,17,25 54:3, 6 60:14

dated 35:22 40:12 53:5

day 14:17 19:21, 23 20:3 21:3 47:25 53:12 56:2

days 21:22 31:20 53:19 69:23,25 70:5,11,12,13

dead 24:15

deadline 69:5

decide 21:12 66:18 67:9

decision 21:21

declaration 6:11, 12

declarations 21:1

defined 43:25 59:15

deliberately 5:16

demonstrated 37:6

Department 8:5

depends 28:19

depict 61:2 63:25

describes 58:11

description 15:20

design 5:8,16,17 17:1,3,12 19:14 40:24,25 41:20 42:4,19 43:7 58:20 60:22

designed 5:8 67:3

designer 4:18 5:9 10:6

desired 57:16

determination 5:6 21:6 44:15 45:1,14,20 46:4 47:9 56:18 62:17, 24 63:1,15 64:13 69:22 70:4

determine 24:6,7 26:8 27:1 28:6 37:13 47:23

determined 29:21 32:6 45:13 63:7

developed 64:7

developer 8:13 65:6

development 65:2,4

diagram 66:21

diameter 44:21 45:3,6,8,12 46:22 51:13 52:2,6 63:7

diameters 25:1 44:15,22

difference 33:12 67:3

differing 66:20

difficult 43:3 61:21

diligence 17:7 67:16

disagree 44:19

disbelieve 55:19

discrepancy 23:9

discretion 21:11

discuss 8:12,15 14:12 32:6

discussed 7:4 14:14 27:12

discusses 58:13

discussing 22:2 62:22

discussion 32:3 56:21

display 61:4 62:4

displayed 7:7 8:6 61:6

dispute 38:7 60:2 65:25 66:1,25

disputing 52:6

distance 51:5

division 39:5 45:25 46:6 54:14 63:4,10

Division's 62:16

document 41:3,7

documentation 42:18

documents 58:21

dollars 33:6

door 31:23

doubt 30:8

drawing 59:7,11, 13,16

drinks 56:5

due 17:6 40:7,10 53:12 67:16

Dupre 39:6

E

e-mail 4:15 8:4 9:15 15:21 17:14 18:21 19:4 27:19 29:17 41:4 47:18 54:15 58:18 68:8, 9,21 69:8

e-mailed 53:10,22

e-mails 4:14 6:13, 14 7:4 13:9 27:12 32:9,14,24 34:1 54:10

earlier 8:6 27:10 45:17 55:6

easier 26:17

easily 12:12

east 11:3

edge 30:20 31:17

effect 29:18 58:21

efforts 59:20

Elderberries 25:22 30:1 35:8

Elderberry 11:2 23:10,20,23 24:12 26:2,19,20,21,23 30:4 31:16 45:15

Eleven 29:3

emanated 24:7

empty 36:9

end 69:20

ended 16:23

enforcing 64:11

enter 63:14

entire 10:18

entirety 39:12

equals 51:2

essentially 64:1

established 62:23 63:18 64:9

Estimate 19:5

estimation 25:3

event 30:24

evidence 21:11, 12 28:4,5,8 32:17 47:3 48:17 49:13 56:25 57:11,19 60:7,10 61:25 62:9,10,14,15 63:3,6,18 64:15 68:5,24 69:22

exchange 60:6

exhibit 4:15 6:13, 16,19,21,22 7:1,2, 3,7,8,16,21,24 8:8 9:14,23 11:21 15:19 17:14,15 18:21,24 19:5 23:7 27:16 28:23 29:18 31:6 34:16, 21 35:15,21 36:1 37:2,3 40:20 41:1, 3,8 43:2 44:15 45:16 47:7,8 49:14,22 57:19,22 58:6,9,10,15,19 59:9,10 60:17,24, 25 61:1,4,5,6 68:7,9,13,14

exhibits 7:12 27:7,12 45:19 56:25 57:2 58:19 61:10 68:6

existence 65:1

existing 31:13,16 48:12 52:19

exists 59:1

expect 13:25

expert 46:25 67:16

expertise 6:7,8 59:20

experts 63:9

explaining 39:10

express 32:14

expressed 32:24

extension 40:8 53:20,23,25 54:1

F

fact 15:2 16:7,8 22:18 39:21 44:25 45:8

factor 56:16,20

factors 62:21,23, 25 63:2,12,14 65:23

fair 39:18 43:23 46:2 67:12

familiar 13:2

family 57:16

farther 36:3

feet 24:19,21

field 63:9

figure 15:25 44:20

figured 51:3

filming 55:22

final 64:13

find 9:9 17:10 22:1 39:13

findings 30:2 44:11 46:3 69:24

fine 8:24 14:16 18:8

fined 20:9,12 56:9

finish 16:1 19:7 41:18 47:12

finishing 17:22

fit 62:3

five- 28:17

flat 28:14

flattened 39:14

flight 4:21

floor 8:11 9:19 11:22 58:1

flush 24:5

focused 16:3

follow-up 54:2

foolish 65:16

foot 45:11

forest 32:2

Forestry 39:5 46:6 62:16 63:4, 10

formal 53:13

formed 46:3

forthcoming 45:4

forwarded 47:18, 20

found 9:10 17:11 37:8 44:16,24,25

four-and-a-half 24:19,20 38:20

frame 56:22

Frankie 43:11

frankly 57:1

fraud 33:9,10

fraudulent 33:5

Friday 69:11,16, 18,19,21 70:11

full 35:8 36:10 68:16

fuller 68:15

future 17:9

G

gathered 44:17

gauge 24:9

gave 9:24 43:11, 16 44:18 45:2 54:18,23

Genius 16:24,25

gentlemen 50:16

gigantic 23:25

give 5:21 13:14 23:4 43:13 52:2 69:4

good 42:25 50:24 52:12 70:12

Google 34:20 35:24

Gotcha 29:12

Grandview 49:25

granted 54:1

great 21:18 35:3 36:8

green 10:5 11:24 13:19 41:10,11,16 54:18,21 58:20 59:8,18 60:11,19, 25

greenish 41:25

ground 19:12 24:5 52:3

group 22:8 47:5

grove 29:18 30:1

grow 13:22

growth 28:15,18 35:5

guess 11:6 32:6 33:4 34:15

guy 19:7

guys 68:4 69:25 70:15

H

half 12:12 31:15

Hall 16:3 34:4 35:7 42:13 54:9 67:15

hand 23:22

Hang 35:19

happen 66:17

happened 4:18 19:22 57:21 59:22

happening 19:24 22:1

happy 7:25 33:22

hard 24:24

head 15:25

health 24:8,9 37:13

hear 7:11

heard 20:25 39:5 42:13 56:24 57:18 60:4,9,18 61:1 62:8 63:2,6,10,12

hearing 4:5,9 5:21 7:6,11 18:18 21:11,13,20 28:3, 6 32:8,10 44:7 46:4 49:11 56:17 57:18 64:3,13 68:3 69:19 70:5, 10

Heidi 27:19

height 39:2

hell 25:23

Hey 9:18 20:8 54:5

highlighted 11:24 13:19 19:3, 11

highlighting 62:5

hill 30:7 50:6

hillside 15:21 48:14

hire 32:15 65:14, 18

hired 5:5 6:7 14:7 15:19 59:18 67:20

hiring 16:23 17:6

home 8:11 12:3 33:22 57:16 58:1 65:21

hope 36:11

Hopenstand 6:22 7:5 21:10 27:5 28:2 34:18 35:20 36:4,24 37:9,15, 23 38:3,10,15,19, 22 39:1,4,15,18, 22 40:6,11,15,25 41:6,13,15,19,25 42:6,12,18 43:1, 13,16 44:2,5 45:14 46:2,10 48:4 49:10,14,17 56:15 63:23 69:4

house 5:8 31:12 32:23 66:6,9

I

idea 36:9

identified 25:7 26:6 52:12 61:14, 17

identifies 66:22

identify 50:24 52:9,19,20 66:23

ignorant 33:11

illegal 45:25

image 4:13 43:3 47:13

imagery 35:23

immediately 15:9

impending 58:2

implemented 58:4,7

implication 61:20,24

implied 16:4

important 42:14 66:4

impression 43:12,14

inch 45:10

inches 24:20 38:22,24 45:10 51:2

include 37:24 50:19

included 7:4 37:25 45:18 46:21

includes 7:21

including 58:17, 19 59:15 60:3 61:21,23

Incorporated 60:12

incorrect 34:6

increase 44:23

indetermination 25:24

indication 43:5

indiscernible 7:22 8:17 10:1,9 13:6,19,20 15:1,6, 20 17:18 18:16,19 19:13 20:7,19 21:14,16,25 23:4 24:2,15 25:12 27:5 28:2,18,23 30:25 36:9,25 37:3 38:24 39:2,7 41:5,18 42:25 49:5 52:7,14,21, 22 56:14 64:1,18, 24 66:3 67:1,5,20

individual 27:13

individuals 43:6

infer 5:2,4

inference 45:7 59:1

inferred 62:16

inflammatory 35:10

inform 62:16 63:15

information 13:10,13,14 14:25 22:4 37:14 38:1 54:11,22 55:2 59:13 61:18 63:7 70:1,7,8,10,15

informed 56:17 59:14

initial 4:24 41:23

initially 40:7 52:24

injustice 67:13

input 69:2

inquiring 65:8

instance 65:15,17

instructing 65:6

instruction 41:20 59:13 60:21

instructions 5:4 10:5

intent 4:12,20 8:22,23,25 56:20 57:4,12 58:6,7 61:19 62:1 63:11 64:9 66:5,8

intention 9:1

intentional 11:13

interested 22:1

interesting 58:14 59:11

interject 10:24

introduced 28:3

introducing 49:12,21

inventory 48:7,8

investigate 46:1 55:4

investigation 44:8 46:6 54:16 62:14

involve 11:12

involved 33:17

ISA 17:11 42:22

issue 62:18

issues 64:11

J

James 32:12,19

Jamie 14:18,24, 25 16:3 17:8 35:6

54:9 55:22 66:17

job 19:7 47:12 50:15

July 15:12 17:14 19:4,19 20:11 32:13,25 33:25 35:16,17 40:7 47:4,12,24 48:2, 19,22,25 49:9,15 50:7 52:25 53:5,7, 18 55:22 56:24 57:10,13 60:9,14 66:21 67:18

June 15:13 42:1 56:24 57:10,12, 14,19,20 58:11 59:22 60:1,10,21 67:15

K

Kelly 23:1

Kelly's 44:19

kind 6:4 24:7,8 25:21 52:11 54:15

knew 6:6 8:14,16 11:11,15,17 14:13 32:16 33:7 49:6 65:13

knowing 45:9

knowledge 34:3 37:25 56:20 57:3, 5,12 58:15,24 59:19 61:18,25 63:10 66:4

knowledgeable 67:17

Kubel 23:16,18

L

labeled 61:12

lady 27:19 32:22

large 10:8 31:25 47:23

larger 48:2

law 22:19 66:7

leaflets 26:20

learn 19:23

learned 55:24

learning 13:1

leave 69:9

leaves 26:20,21

left 10:13 11:1 26:3 28:25 29:19 39:15 54:21,25

left-hand 35:1

length 56:18 62:24 63:15 64:14

letter 34:3 53:13

letting 54:12

level 58:24

Lewis 23:1 37:1,4, 8,10,21 38:2,9,12, 18,21,24 39:3,9, 17,19 40:2,9,14

Lewis's 66:21

license 33:16

licensed 33:17 59:18 66:11

lie 35:9

lighter 41:11,15

limited 37:14

location 46:23 65:1

locations 31:5 44:13,14

long 22:22 26:13

longer 24:2 31:12

looked 11:25 14:9 39:20 63:25

lot 5:12 6:5 10:18 11:12,13 13:24,25 18:10 19:15 20:13 22:22 27:12 28:25 31:17,23,25 34:22 35:4 36:10,15 49:25 50:2,7 51:22 52:19 56:10 57:24 58:4

lots 11:11 31:25

low 39:14

lower 31:15

M

made 5:16 12:13 16:14 27:10,19 32:13 33:25 35:7, 10 44:14 45:1 47:6 54:13 57:1,9 58:2 59:7,20 64:3, 4,17

majority 18:15

make 5:5 12:19 13:7,20 21:6 25:2 28:11 39:19 46:11 50:22 52:1 57:8 61:20

makes 65:20

making 13:12 33:4 45:7 62:25 64:12

man 9:15 33:21 65:20 66:9 67:13

man's 35:14

manner 4:17 45:4

map 4:13 5:17 18:10,11,13,18 19:4,12 23:17 25:14,15,18 31:11 41:9 44:24 47:16 60:16,17,23 61:7 67:2 68:8,11,15, 16

maps 13:19 34:7 44:12,13 50:22

mark 26:16

marked 5:15 7:8 8:17 12:3 18:11 26:1

markings 12:14 55:8,10

Matt 7:23

matter 44:8 54:9

measure 24:4 28:14,16,19 38:20 39:1,11,15,16 52:1,3

measured 24:4 28:12,13 39:12

measurements 39:10,11 46:18 63:8

measuring 28:20 51:20,21 52:1

mediation 30:23

meet 57:23

meeting 58:11

members 59:24

mention 58:16

mentioned 17:9 34:9 38:15 42:12

mentioning 58:17

message 54:22, 25

met 17:17 43:9

method 39:5,10

methods 39:11

Mexican 45:15

middle 10:25 35:6

Mills 32:12,19

mind 61:3

minimum 62:9 63:4

minute 47:17

Misha 20:9 54:18 56:9

missed 30:6
mistake 52:1
mitigate 30:23 67:8
mitigation 23:1 31:21,25 66:19
mixed 30:12
Mm-hm 9:21 11:14 12:5 14:11
moment 12:7 16:11 56:3
momentarily 57:3
Monday 21:9 69:23
Monroe 32:11 34:20,25 35:3,19 46:13,17,24 47:2 48:9,15,19,22 49:2,12 50:20 52:5,24 53:2,5,10, 18,24 54:4,8,16 55:3,6,14,18,21, 24 56:1,6 64:19 67:2,7,19 68:2
months 34:1
morning 47:21 48:25 50:18
move 44:21
moves 47:14
multiple 51:17,18 52:2
muni 62:4
municipal 64:10

N

N27 35:16
named 27:19
names 52:13
nature 59:14
needed 6:7 22:8
neighbor 20:8 56:8
neighbors 48:16 56:7
night 47:20 49:8 50:18
northern 15:6
Nos 38:7,11
note 67:14
notes 45:4
notice 52:25 60:1
notify 53:24
notifying 47:10
number 6:4 27:11 29:15 31:16,25 32:5,9 34:15 48:5 51:1,2,5,6 52:4 56:25 63:2 65:4, 24
numberings 44:18
numbers 48:6,7 51:6 61:2

O

oak 5:3,15,16,25 8:17 10:25 11:4 13:23 14:15 16:4, 10,12,15 19:14 25:8,9,20,24 26:1, 3 51:11,13,15 52:6,19 58:14,15, 16,25 59:1,3 65:7
oaks 8:13,18 11:18 16:6,13 51:17 57:7 58:22
occurred 45:24 54:24 56:4
occurring 47:11
offered 7:12,13 27:8 28:3,8
offering 27:16
officer 4:5,9 5:21 7:6,11 12:7 17:5 18:18 20:21 21:11,20 28:6 32:8,10 46:4 49:11 64:4,13 68:3 69:19
officer's 56:17
offset 26:23
olden 31:20
older 11:2,3 25:15
onsite 20:23 39:16 44:11,16,24
opened 50:18
opening 33:22
opinion 18:5 41:2
opportunity 23:4 40:16
opposite 26:21, 22
order 36:14
ordinance 31:19 58:2,7 61:20
outlined 15:21 17:22
outlining 58:11
outrage 32:14 34:2
overhead 24:24 34:7,20,21
owner 50:9 57:4 62:20 63:11
owners 66:5
owning 62:20

P

packet 32:9
pages 61:8
paid 15:23 33:6
paragraph 13:17 37:17
paraphrase 58:22
part 4:14 18:11 27:7,9,14 28:14 42:14 59:10 60:9 70:10,17
partial 60:23
passed 52:14
past 48:11
pay 15:22 19:7
PDF 11:23 12:2 19:12
pen 61:8
people 17:17 20:22 27:13 32:15 34:2 35:13
Perfect 34:11
perform 39:23,25
performed 39:7
permit 9:1,5 12:19,24 13:5,8 16:17 22:8,16,19 33:7 50:8,9,10 56:19 62:19,25 63:16 64:20,22 65:10,14,15
permits 22:22 64:11
permitting 64:8
person 51:24 56:13 65:8
personal 44:8
personally 44:18 53:22
perspective 36:11
phone 55:11,15
phonetic 4:23

photographic 60:10

photographs 34:8

Pian 4:23

picture 7:15 23:25 42:22

pictures 23:14 44:17

piece 39:14

pink 41:10

place 39:12 47:19 62:7

plan 4:21 5:20,21, 22,24 7:19,22 8:3 9:19 11:12,22 23:1 29:9 68:20

planned 14:14

planning 5:7

plans 36:13

plant 67:8

planted 32:1 67:10

planting 30:23

play 15:2 62:23

plot 29:9

point 4:7 7:5 14:23,24 16:10 21:23 34:22 43:20 44:21 47:13,17

pointing 58:14

portion 16:1 35:3 36:9 41:10 47:15

possession 37:1

poster 35:16

potential 52:20

potentially 55:1 69:2

prefer 61:3

prepared 4:16 5:8 8:12 10:3,4 12:18 40:12 46:14,25

preparing 5:13

present 34:15 68:5

presentation 43:21,23

presented 32:17 62:11,13 64:16

preservation 64:19

pretty 5:4

prevent 33:21

prevents 65:1

previous 25:16 50:22 63:8

previously 63:22

prior 11:20 63:12 66:7

procedures 64:8

proceed 4:6 14:16 21:25 58:4, 13 67:17

proceeded 57:7

proceeding 20:15

process 64:6,8,9, 20,23

produce 48:21

produced 39:25

professional 6:7, 8

professionals 5:5

promised 9:19

properties 31:21

property 8:24 16:9 22:15 31:15, 22 33:3,20 37:19 57:4,6,17 58:3 59:4 61:19,20,22 62:20 63:11 64:6 65:2,4 66:5

proposal 40:3,4

proposed 8:11 12:3 58:1,11

protected 5:2,12 6:4 8:12,25 9:4 11:16,18 13:9,10, 24,25 14:13,22 15:4,15 16:5,6,15 17:25 18:3,6 19:15,20 20:3 21:3 22:13,23 29:1,23,25 30:10, 13 32:13,16 33:8, 13,14,15,19 38:7, 9 43:24 44:6,9,11, 25 45:1,7,13 46:7 47:4 48:16 53:14 57:5,6,9 58:13,17, 23 59:2,25 60:2,8 61:21,24 62:17,18 63:3 64:20,21,25 65:5,9,13,15,19 66:21

protection 59:21

provide 18:12 21:19 49:10 68:24 70:14

provided 4:18,23 5:18 19:12 27:15, 23 40:13 42:4 44:12 48:11 49:5 59:8 60:17

public 8:5 34:1,2

published 49:23

pull 23:13 25:15 35:13 47:7

punish 33:15,20

punishing 33:5

punishment 67:10

purports 41:11 60:19

purpose 8:9,22 57:25

pursuant 43:4

put 31:18,21,22 35:12 40:5 55:10 62:2 65:12

putting 47:21

Q

qualifying 45:2,9

question 24:22 28:21 49:5 51:20, 22 55:12 60:2,7 62:6,23

questioning 26:24 36:25 46:11 61:10

questions 25:13 27:4 32:7 37:4,15 38:6,11 40:17,21 43:20 52:17

quickly 40:23

R

raised 38:10

Ramirez 4:6,8 12:17 16:6,9,14 39:6 43:20 44:1,3, 9 45:20 46:8,14, 16,20 47:1,6 48:6, 10,18,20,24 49:15 50:3,12,17,21 51:19 52:8,24 53:1,4,17,21 54:2, 7,10,20 55:5,12, 16,20,23,25 56:3, 8 60:6,9 61:4,9 62:4 63:21

ratings 37:13

Raymond 4:13 9:8,16,19 14:7,19 15:10 55:11,14 57:21 58:14

read 6:14 7:4 43:4

reading 52:23

ready 4:6

realize 64:13

reason 12:9 55:18 63:20

reasonable 57:8 59:1,19 65:2,3 67:12,22 69:11

reasoning 4:11

rebut 4:10

recall 37:2 53:6, 19,21

recalling 54:12

receive 42:19 69:21 70:1

received 20:5 45:18 50:17 53:7 54:10

recently 37:18 38:5 62:11

recognition 59:21

recommendation 22:3 33:2 46:9 63:20,21 64:3,12, 17

recommendations 46:4 47:3

record 13:4,11 27:7,9,17 48:4 52:5 57:1,11,19 60:8 68:4

recorded 44:21, 22 45:12

Recording 70:17

rectangular 43:2, 3

red 4:18 12:4,14 25:16 55:10 61:8 68:8

refer 37:16 40:20, 23 41:1

reference 25:18 26:7 45:22 60:25

referenced 44:24

references 43:22

referring 7:9 31:4 43:2,24 62:6

reflected 45:3 59:9

reflects 57:12 58:6

regard 6:10 15:8 22:24 30:22

regrown 26:17,19

regrowth 23:24 24:3,16

reiterated 63:22

related 24:8

relative 44:12,14, 24 46:22

relevant 40:5

relied 66:14

relocated 66:2

relocation 66:7

rely 61:10

relying 54:22 67:11

remaining 17:22 18:6 41:17,22,23 42:2,3 60:20

remarks 56:15

remember 9:12 15:25

remnants 23:25

removal 9:15 19:12 42:15 61:22 62:18 65:8 66:6

removals 44:6 45:23,24 46:7 47:10,19 56:23 57:7 60:8,11 61:21 67:18

remove 8:25 13:5, 8,23 14:3 19:10, 14,20 21:2 22:15, 22 32:15 33:6,8 41:20 58:6,7,22 59:1 60:22 64:25 65:12

removed 6:1 11:24 20:3 23:2 30:2,9 32:13 36:13,14,19 37:7 45:16,21 47:4,16, 24 48:2,16 59:12 60:15,20,21 62:12 63:24 64:2,22,23

removing 8:10 11:12 12:3 57:24, 25 58:5 61:23

render 21:20

repeat 58:20

repeated 58:17

Replant 31:4

replanted 32:2

reply 69:23

report 4:17 12:18 13:11,15,22 23:8 24:3 25:13,15 26:25 27:14,23 28:1 31:3 37:2,5, 24 38:1 39:24 40:7,10,11,17 46:18,19,23 49:18 50:19,23 51:3,6, 24 52:21,23 53:11,12,14 54:5 55:13

reports 51:23 63:8

representation 43:17

representations 37:24

represented 39:6

reputation 35:14

request 13:8,12 16:12 55:2 57:23

requested 54:11

requesting 55:1

requests 54:14

required 33:18

requirements 12:19

residence 36:15, 18

resolution 42:24

respect 42:7 47:2 59:16 66:5,6

respond 21:13,15 42:6 53:20 69:3, 12

responded 53:11

Respondent 7:6

response 5:10 9:17 21:16 22:17 42:9 55:2

rest 61:5

restate 32:11

restrictions 58:4, 8

result 45:17

resulting 19:12

results 69:24

review 6:13

revocation 64:11

Ricky 20:4 49:4

right-hand 10:8 42:24

road 36:10

room 31:14

roots 13:21

rotten 24:10,12

roughly 42:5

rounds 51:4

route 35:16

rules 12:25

run 70:11

S

safe 5:1,4

Salis 9:8 14:7,20 15:8 55:11 57:21

Salis's 55:14

school 29:7

scope 52:23 58:12

screen 4:13

scrub 16:3,6 25:8, 24

search 42:15

section 8:22 56:22

selected 19:11

sense 33:10 65:20

sentence 37:17

separate 7:21

September 4:1 33:24 39:24 40:12

service 37:1

Services 27:8

seven-year 64:17 67:10

share 41:7 47:22

short 50:4

show 26:2 49:1

showed 7:15 12:7 35:7

showing 51:18

shown 9:23 13:18 24:11 33:22,23

shows 5:14 11:23 12:2 25:17 35:17 42:23

shrub 45:15 64:25

shrubs 8:10 13:17 15:21 19:11 57:24,25

side 11:1 23:14 26:2 28:25 29:19 42:24

side-view 23:19

sight 37:20,21

significant 60:5

single 57:16

sir 70:13

site 5:22,24 20:24 42:11,21 53:14 58:25 60:3 62:14 63:25 64:2 68:19, 20

situation 22:2 66:15

six-inch 28:17

size 8:12,15 25:1 38:13 44:10 45:3 59:14 62:12 63:5, 6,24 66:1,13

sized 68:15

sizes 32:5

smaller 13:18 31:25 51:22

solely 45:17

sort 4:21

Southern 37:18 38:4 44:3 60:3

space 31:2

spaces 32:2

span 45:10

speak 56:20 57:9 58:21

SPEAKER 5:7, 11,19,24 6:3,9,15, 20,23,25 7:2,3,14, 17,18,20,23,25 8:2,4,7,8,18,21 9:3,7,13,18,22 10:2,7,11,14,17, 22,23 11:5,8,10, 15,19 12:2,6,9,13, 16,22 13:3,7,16 14:3,6,9,12 15:2, 7,11,13,14,18 16:2,16,19,22 17:2,5,13,19,24 18:4,9,17,20,23, 25 19:1,3,10,18, 22 20:2,11,16,20 21:5,8,17,19,22, 23,24 22:5,7,11, 14,18,24 23:3,6,8, 16,18,21,22 26:12 27:6,11,14,18,21, 25 28:7,10,11,22, 24 29:2,3,4,6,8, 10,12,13,15,16, 22,24 30:3,8,11, 12,14,22 31:1,6,7, 9,10 32:8 34:9,11, 13,14,17,19,24 35:2,19,21,23,25 36:2,5,6,7,17,22 49:19,21 51:7,9, 11,13,15,16 53:8 66:24 67:1,5,14, 21,23,25 68:7,12, 14,16,17,19,21, 23,25 69:6,8,10, 13,15,17 70:2,6

speaks 61:16 64:10

specie 59:14

species 25:23 26:9 29:23,25 38:9 43:25 44:10, 25 59:20 63:4

specific 57:2

specifically 5:25 14:15 17:8 18:1 40:21 58:12

specifics 43:10

split 59:7

spoke 43:7,11 45:23 59:24

spoken 54:8

standard 39:2

start 36:25

started 19:8

starting 14:24 69:22 70:11

starts 58:10

state 27:8 64:6

stated 47:11 48:12 55:17 63:22

statement 6:14, 19 10:19 11:11 19:24 35:10 44:19 46:2,12 53:13 55:6 58:5

statements 21:1 27:20 32:12 34:6 47:6 48:15,18 54:15 57:1,9,22

statute 8:22

stay 65:6

steps 57:8

stipulated 62:8 63:17

stirring 34:2

stop 15:9 32:17, 21,23 50:10,13

stopped 47:13 48:1 60:11

stopping 15:24 56:13,14

street 23:14,18 30:19 47:24 63:24

study 39:23,24

stuff 8:13

stump 23:10,23, 24 24:8,10,12,13, 15 25:10 28:15,17 30:6 38:11,16 39:12 44:13 45:6, 8 61:2,12

stumps 19:12,13 23:9 24:4,5 25:5, 7,9 28:13,15,25 29:20 37:8,9,10, 19 39:13 52:20

subject 37:19 65:2

submit 6:16,18 7:15,24 18:18 53:13 66:7 70:7,8

submitted 6:17 25:14,16 37:3 69:1

substantial 57:6

suggest 62:11

suggested 12:17

suggestion 35:6 66:10

suggestions 30:24

sumac 25:10

supplement 20:25

supplemental 21:10,12,16 70:9

supposed 20:9, 13 56:10 65:12 66:11

surprised 15:15

survey 4:22,23 5:14,15 8:16 25:16 26:11,15 44:16 45:2,11 46:14,20,21 50:22,23 51:24 52:13 55:7

survey's 45:6

surveyor 50:24 52:10,12

surveys 51:23

suspicion 49:4

synopsis 25:13

system 13:4

T

table 49:3

taillight 43:4

takes 45:25

taking 31:3,11 45:11 47:19

talk 17:20,25 20:22 50:8

talked 9:8 17:21 20:23

tape 52:2

taper 45:9

telephone 54:14

telling 33:9 50:8 66:9

tells 66:11

terms 5:1 70:3

terrible 66:15 67:13

testified 41:23

testimony 45:16 57:15,18 59:6 60:6,18 61:2,15, 16,17,22 62:6,15

thing 23:19 24:12 26:7 35:11 51:23

things 4:12 23:21 26:18 32:12,24 35:14 37:12 46:1 51:25 66:14

thinking 5:1 40:5

thought 15:3,5 16:13 33:14 65:22

thousands 33:6

time 21:13,14,20 23:11,12 26:9,13 35:4 40:9 47:5 49:8 51:21 53:20 54:12 56:18 62:24 64:14

times 54:8

timing 70:3

today 10:19 21:4, 8 33:24 40:13,15 43:21 44:7 45:17 46:3 50:15 55:24 56:24 57:1,15,18 59:6 60:4 61:2 63:13,23 64:16 68:8,22 69:6,11 70:6,12,13

told 15:9 22:12 32:17 33:23 34:4 54:4 56:6,8,11 65:11

top 10:14 11:2 15:25 25:25 28:23 30:6 31:18 32:1 41:9

total 37:17

touched 10:20

track 27:22

transcribed 49:23

tree 4:12,17 6:11 9:15 12:17,18 13:5,9,10,15 16:5, 23,25 17:1,2,12 19:6,13,14 20:16, 21 22:22 23:8 24:1,2,9 25:21 26:3,4,6 30:5 33:17 35:5 37:1 39:20,23,24 40:22,24,25 41:20 42:2,4,15,19 43:3, 7 44:5,6,9 45:9, 23,24 46:7,18,19, 20,25 47:10,19 49:18,22 50:1,24, 25 51:1,7,8,11,23, 24 52:13 53:14 54:5,18,19 55:7, 10,13 58:14,15, 20,23 59:18 60:8, 11,22 61:1,21 64:20,25 65:8,22 66:20 67:16,17

trees 5:3,6,12,15, 17,25 6:4 8:10,13, 25 9:4,20 10:11, 15,18,19,25 11:4, 11,13,16,24 12:3 13:18,22,23,24,25 14:10,15,19 15:16,21 16:10 17:22,25 18:3,6 19:11,14,15,20 20:3,13 21:3 22:13,16,25 23:2, 15 24:17,22,25 25:4,17,18 26:3, 13,22 27:2 28:13 29:1,19 30:1,9,13 31:12,16,18,21 32:1,4,13,15 33:6, 8 35:9 36:10,13, 19 37:7,18 38:4,6 41:21 44:18,20 45:7,13,15 46:22 47:4 48:16 49:6,7 50:23 52:6,11,19 55:8 56:10 57:5,6, 8,17,24,25 58:5, 13,16,17,24,25 59:1,3,11,15,16, 25 60:2,15,20,23 61:11,14,16,23,24 62:10,12,17,18 63:2,6,23 64:21, 23 65:5,7,8,10,13, 15,19,24,25 66:22 67:8

trimming 19:6

truck 42:22

true 5:5 10:19 32:18,25 39:17 55:9 59:19

trumps 66:8

trunk 24:19 25:1 39:2 50:25 51:12 52:6

trunks 24:6,21 50:24,25 51:1,17, 18 52:3

trust 19:16

turn 22:25 37:5 40:19 61:4

two-and-a-half 34:1

type 15:4

types 55:8

U

UFD 61:8

UFD's 48:7

ultimately 12:23

unable 47:19

unbuildable 31:24

uncontested 62:9,18,19 63:5

underlies 59:10

understand 22:21 40:6 44:10 46:21 50:14 55:9, 15

understanding 16:20 18:14 22:20 39:8 54:24 59:2

understood 38:4 42:8 43:17

undisputed 62:9

undone 35:15

unfortunate 30:24

UNIDENTIFIED 5:7,11,19,24 6:3, 9,15,20,23,25 7:2, 3,14,17,18,20,23, 25 8:2,4,7,8,18,21 9:3,7,13,18,22 10:2,7,11,14,17, 22,23 11:5,8,10, 15,19 12:2,6,9,13, 16,22 13:3,7,16 14:3,6,9,12 15:2, 7,11,13,14,18 16:2,16,19,22 17:2,5,13,19,24 18:4,9,17,20,23, 25 19:1,3,10,18, 22 20:2,11,16,20 21:5,8,17,19,22, 23,24 22:5,7,11, 14,18,24 23:3,6,8, 16,18,21,22 26:12 27:6,11,14,18,21, 25 28:7,10,11,22, 24 29:2,3,4,6,8, 10,12,13,15,16, 22,24 30:3,8,11, 12,14,22 31:1,6,7, 9,10 32:8 34:9,11, 13,14,17,19,24 35:2,19,21,23,25 36:2,5,6,7,17,22 49:19,21 51:7,9, 11,13,15,16 53:8 66:24 67:1,5,14, 21,23,25 68:7,12, 14,16,17,19,21, 23,25 69:6,8,10, 13,15,17 70:2,6

unknown 25:23 29:21

unpluck 35:12

unprotected 22:16

unscrupulous 33:11

unusable 31:24

update 18:20

upgrowths 39:13

upper 10:7 27:2

upright 24:6

uprights 24:6

upset 16:11

Urban 39:5 46:5 62:16 63:4,9

V

vast 18:15

verbal 5:10 9:17 22:17 43:17

version 29:5,11

viable 32:4 36:21 37:11 57:16 61:23 62:10

victim 33:9,10

video 9:16 15:3 16:3 32:20 34:6 35:7 47:14 48:1, 13,21,22,24 49:9, 15,23 50:3 56:4 59:23 66:16

videos 48:18 50:4 56:12

view 23:14 47:24 63:24,25 66:20

viewer 23:18 30:19

violation 62:7,22 63:17

violations 63:13 66:7

virtually 33:21

visible 60:12

visit 42:11

visits 62:14

visually 60:13

W

wait 34:10

walk 32:18

walnut 11:3 14:19 15:4 26:3,5,6 29:19,21 30:1 31:18 32:2 33:15 35:9 37:6,18 38:4, 6 43:24,25 44:4 45:15 47:14 50:1, 6,14 60:3 62:10 65:21,23 66:21

walnuts 15:3 25:11,22 26:16, 17,25 30:23 33:13 37:11 38:13 43:22 45:21 47:23 48:3, 5,12 60:13 63:3 66:12,23 67:9,10

wanted 37:16 53:15,22 54:23

website 54:25

Wednesday 21:8 69:7

week 26:17 50:2, 7,10

weighed 62:13

weight 28:5

west 11:1,2 31:15

whatsoever 4:17

width 28:14

wildlife 58:2 61:20

willingness 33:23

wings 35:12

withholding 56:19 63:15

word 59:23

work 4:24 13:21 15:8,10 17:10 22:9 32:23 56:1 58:12

worked 5:25 17:16 19:19

workers 20:6,7 56:5,6

Works 8:5

write 68:10,17

writing 9:25 19:5 65:12 69:25

written 18:12

wrong 52:4

wrongdoing 35:11

wrote 8:9 9:15
11:21 13:22

Y

year 26:10 35:5

years 33:3,20

yellow 18:11 19:3
41:11,21 42:3
47:15 48:11
60:19,20 61:17
68:10

yellowish 41:15
60:18

Yelp 9:10

yesterday 20:22

young 33:21

Exhibit 18

BPW-2024-0168
TRANSMITTAL NO. 5
Bryan Ramirez <bryan.ramirez@lacity.org>

Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com> Fri, Jul 7, 2023 at 12:52 PM
To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>
Cc: Rikki Poulos <redezine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babcnc.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at https://share.icloud.com/photos/031_uwosi3-IN2iDHPdwX2GLw.

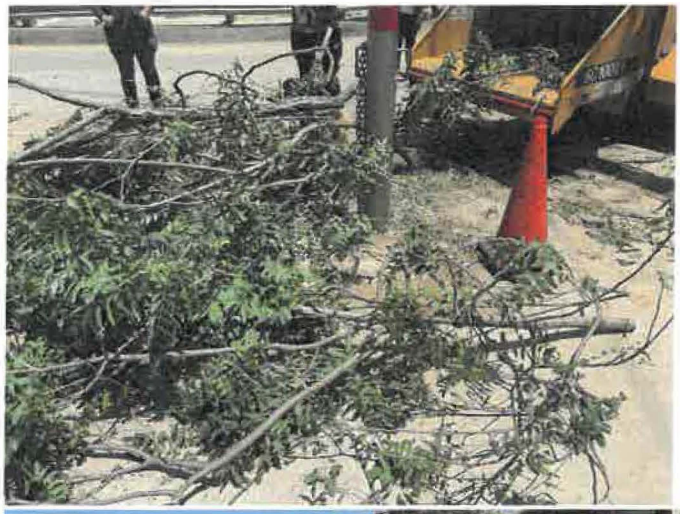
The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is misha@mishacrosby.com.

The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occuring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councimember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.



Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

* To Book a Meeting with Me Via Zoom Visit https://calendly.com/channellaw/zoom-meeting-with-jamie

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Please consider the environment before printing this email

Prior Tree Removal Permit Service Request.pdf
144K

DocuSign Envelope ID: 30BC4862-2E79-4324-A267-4A805766FA11

Exhibit 1

BPW-2024-0168

TRANSMITTAL NO. 6

BOARD OF PUBLIC WORKS
MEMBERS

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES

KEITH MOZEE
EXECUTIVE DIRECTOR AND
GENERAL MANAGER

STEPHANIE CLEMENTS
SHIRLEY LAU
ANA TABUENA-RUDDY
ASSISTANT DIRECTORS

1149 SOUTH BROADWAY, STE 400
LOS ANGELES, CA 90015

REQUEST FOR SERVICE
TEL: (800) 996-CITY OR 3-1-1
FAX: (213) 847-3300
STREETSLA.LACITY.ORG

August 25, 2023

CERTIFIED MAIL

Mr. Misha B. Crosby
Datura enterprises, LLC
1260 N Flores Street Unit 1
West Hollywood, California, 90069
Attention: Mr.Misha B. Crosby

NOTICE OF ADMINISTRATIVE HEARING

NOTIFICATION OF INTENT TO ACT PURSUANT TO THE LOS ANGELES MUNICIPAL CODE SECTION 46.06 - WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OF PROTECTED TREES

This notice requests your attendance at a mandatory administrative hearing regarding the illegal removal of trees protected by Los Angeles Municipal Code (LAMC) Section 46.00, et seq. The removal of protected trees occurred on or before July 7, 2023 on property located at 8461 West Grand View Drive, Los Angeles, California, 90046. LAMC Section 46.02 requires a permit from the Board of Public Works or its designated officer or employee to remove protected trees or shrubs.

LAMC Section 46.06 authorizes the Bureau of Street Services to request the Department of Building and Safety to withhold issuance of all building permits for a period of time up to ten years and/or to revoke existing permits on properties where it has been determined that unpermitted protected tree removals have occurred. **In accordance with LAMC 46.06, the Bureau of Street Services hereby notifies you, and any person holding a deed of trust, mortgage, or other security interest in the property, of its intent to act pursuant to that Section. Pursuant to LAMC 46.06, a copy of this Notice has also been recorded with the Los Angeles County Registrar-Recorder, along with a Notice Affecting Real Property.**

DocuSign Envelope ID: 30BC4862-2E79-4324-A267-4A805766FA11

Administrative Hearing

You are requested to appear for an administrative hearing regarding this matter on September 27, 2023 at 9:30 a.m.The administrative hearing will take place at the following location:

Urban Forestry Division Conference Room
1149 South Broadway, 4th Floor
Los Angeles, California 90015.

You may submit any evidence which you deem relevant on this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action pursuant to LAMC 46.06.

If you have any questions regarding this matter, you may contact Ana Tabuena-Ruddy, Assistant Director, at Ana.Tabuena-Ruddy@lacity.org.

Sincerely,

DocuSigned by:

CE9D8B57492A452...

KEITH MOZEE
Executive Director and General Manager
Bureau of Street Services

Exhibit 2

OFFICIAL BUSINESS
Document entitled to free recording per Government Code Sections 6103 and 27383

Recording Requested by and When Recorded Return to:

LOS ANGELES DEPARTMENT OF PUBLIC WORKS – BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION
1149 S. Broadway, Suite 400
Los Angeles, CA 90015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE AFFECTING REAL PROPERTY

(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows **(LEGAL DESCRIPTION)**: APN 4432-010-024 TRACT NO 798 LOTS 134 AND LOT 135 which property is located at and known as **(ADDRESS)**: 8461 GRAND VIEW DR LOS ANGELES CA 90046 , currently in the name(s) of **(OWNER(S) OF RECORD)**: CROSBY,MISHA B

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto, and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday, September 27, 2023. This matter will be heard at 9:30 am in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 06 day of September, in the year 2023.

Bryan Ramirez, Street Tree Superintendent I
Urban Forestry Division
Department of Public Works – Bureau of Street Services.

CERTIFICATE OF ACKNOWLEDGMENT

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 Los Angeles) ss.

On September 6, 2023 before me Varouj Asdourian, Notary Public,
a notary public, personally appeared BRYAN RAMIREZ,
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.

Signature: _____ (Seal)

VAROUJ ASDOURIAN
Notary Public - California
Los Angeles County
Commission # 2370915
My Comm. Expires Dec 5, 2025

Exhibit 3

This page is part of your document - DO NOT DISCARD

20230614544

Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/14/23 AT 04:15PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00

LEADSHEET

202309140750017

00023772340

014275936

SEQ:
01

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E528330

OFFICIAL BUSINESS
Document entitled to free recording per Government Code Sections 6103 and 27383

Recording Requested by and When Recorded Return to:

LOS ANGELES DEPARTMENT OF PUBLIC WORKS – BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION
1149 S. Broadway, Suite 400
Los Angeles, CA 90015

09/14/2023
20230614544

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEW FORM

Recording to correct document # 20230594468 recorded on September 06, 2023 to correct APN # 4432-010-024.
The correct APN # is: 5556-017-004

NOTICE AFFECTING REAL PROPERTY
(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows **(LEGAL DESCRIPTION)**: APN 5556-017-004 Tract NO 798 LOTS 134 AND LOT 135, which property is located at and known as **(ADDRESS)**: 8461 GRAND VIEW DR LOS ANGELES CA 90046 currently in the name(s) of **(OWNER(S) OF RECORD)**: CROSBY, MISHA B.

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto (Exhibit 1), and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday September 27, 2023. This matter will be heard at 9:30 a.m. in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 14th day of September in the year 2023.

Dyni J. Miranda, Management Analyst
Urban Forestry Division
Department of Public Works – Bureau of Street Services.

CERTIFICATE OF ACKNOWLEDGMENT

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 Los Angeles) ss.

On September 14, 2023 before me Alex Rubalcava Martel / Notary Public, a notary public, personally appeared Dyni J. Miranda, 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.

Signature: Alex Rubalcava (Seal)

ALEX RUBALCAVA MARTEL
Notary Public - California
Los Angeles County
Commission # 2451867
My Comm. Expires Jun 29, 2027

DocuSign Envelope ID: 30BC4862-2E79-4324-A267-4A805766FA11

EXHIBIT 2

BOARD OF PUBLIC WORKS
MEMBERS

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES

KEITH MOZEE
EXECUTIVE DIRECTOR AND
GENERAL MANAGER

STEPHANIE CLEMENTS
SHIRLEY LAU
ANA TABUENA-RUDDY
ASSISTANT DIRECTORS

1149 SOUTH BROADWAY, STE 400
LOS ANGELES, CA 90015

REQUEST FOR SERVICE
TEL: (800) 996-CITY OR 3-1-1
FAX: (213) 847-3300
STREETSLA.LACITY.ORG

August 25, 2023

CERTIFIED MAIL

Mr. Misha B. Crosby
Datura enterprises, LLC
1260 N Flores Street Unit 1
West Hollywood, California, 90069
Attention: Mr.Misha B. Crosby

NOTICE OF ADMINISTRATIVE HEARING

NOTIFICATION OF INTENT TO ACT PURSUANT TO THE LOS ANGELES MUNICIPAL CODE SECTION 46.06 - WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OF PROTECTED TREES

This notice requests your attendance at a mandatory administrative hearing regarding the illegal removal of trees protected by Los Angeles Municipal Code (LAMC) Section 46.00, et seq. The removal of protected trees occurred on or before July 7, 2023 on property located at 8461 West Grand View Drive, Los Angeles, California, 90046. LAMC Section 46.02 requires a permit from the Board of Public Works or its designated officer or employee to remove protected trees or shrubs.

LAMC Section 46.06 authorizes the Bureau of Street Services to request the Department of Building and Safety to withhold issuance of all building permits for a period of time up to ten years and/or to revoke existing permits on properties where it has been determined that unpermitted protected tree removals have occurred. **In accordance with LAMC 46.06, the Bureau of Street Services hereby notifies you, and any person holding a deed of trust, mortgage, or other security interest in the property, of its intent to act pursuant to that Section. Pursuant to LAMC 46.06, a copy of this Notice has also been recorded with the Los Angeles County Registrar-Recorder, along with a Notice Affecting Real Property.**

DocuSign Envelope ID: 30BC4862-2E79-4324-A267-4A805766FA11

Administrative Hearing

You are requested to appear for an administrative hearing regarding this matter on September 27, 2023 at 9:30 a.m.The administrative hearing will take place at the following location:

Urban Forestry Division Conference Room
1149 South Broadway, 4th Floor
Los Angeles, California 90015.

You may submit any evidence which you deem relevant on this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action pursuant to LAMC 46.06.

If you have any questions regarding this matter, you may contact Ana Tabuena-Ruddy, Assistant Director, at Ana.Tabuena-Ruddy@lacity.org.

Sincerely,

DocuSigned by:

CE9D8B57492A452...

KEITH MOZEE
Executive Director and General Manager
Bureau of Street Services

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

SEP 14 2023

Dean C. Logan
REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

Exhibit 4

BPW-2024-0168

TRANSMITTAL NO. 7

This page is part of your document - DO NOT DISCARD

20211279005

Pages: 0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

08/20/21 AT 08:00AM

FEES:	25.00
TAXES:	672.00
OTHER:	0.00
PAID:	697.00

LEADSHEET

202108200230034

00021045269

012578425

SEQ: 01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

318053

E825305

Requested By: L.Lynch, Printed: 9/12/2023 12:20 PM

Doc: CALOSA:2021 01279005~06037

RECORDING REQUESTED BY:
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

MR. MISHA BENJAMIN CROSBY
1260 N FLORES STREET , UNIT 1
WEST HOLLYWOOD, CA 90069

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00318053 **Escrow No.:** 003948-RP
APN: 5556-017-004

GRANT DEED

THA 00067

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $ 132—
CITY TRANSFER TAX $ 540—

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT L. GOPEN, TRUSTEE OF THE R.L.GOPEN TRUST DATED 3/11/1986 AS TO AN UNDIVIDED 66.667% INTEREST AND ROBERT GOPEN, TRUSTEE OF THE GOPEN IRREVOCABLE TRUST FBO ROBERT GOPEN AS TO AN UNDIVED 33.333% INTEREST.

hereby GRANT(s) to:

Misha Benjamin Crosby, a single man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 134 and 135 of Tract No. 798, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 16, Pages 34 and 35 of Maps, in the Office of the County Recorder of said County.

Also Known as: 8461 Grand View Drive (APN # 5556-017-004), Los Angeles, CA 90046

DATED: August 10, 2021

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 00318053 Escrow No.: 003948-RP AP#: 5556-017-004

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: August 10, 2021

R. L. Gopen Trust Dated 3/11/1986

By: Robert L. Gopen, Trustee
Robert L. Gopen, Trustee

Gopen Irrevocable Trust Fbo Robert Gopen

By: Robert Gopen, Trustee
Robert Gopen, Trustee
aka Robert L. Gopen

ACKNOWLEDGMENT

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~~ Massachusetts
COUNTY OF Middlesex
On August 11, 2021
before me, Tori A. Silva
A Notary Public personally appeared
Robert L. Gopen

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.

Signature _____ (Seal)

TORI A. SILVA
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 4, 2027

TORI A. SILVA NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES MARCH 4, 2027

Requested By: L.Lynch, Printed: 9/12/2023 12:20 PM

APN: 5556017004

Owner Name:	CROSBY,MISHA B	**Name Overflow:**	
Special Name:		**2nd Owner Name:**	
Situs Address:	8461 GRAND VIEW DR LOS ANGELES CA 90046	**Mailing Address:**	1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069
Census Tract:	194200	**Hazard City Key Code:**	
Census Block:	3006	**Hazard Info. No.:**	0000000000
Council District:	04	**Zone Code. No.:**	LAR1
Tax Area:	00067	**Land Use Code:**	010V
Agency No.:	000000	**Ownership Code:**	3
Tax Status Key Code :	0	**Doc. Reason Code:**	A
Delq Year:	0	**Parcel Area:**	0.1988
Recording Date:	2021-08-20	**Recorder's Doc. Key:** 1	**Recorder's Doc. Nbr:** 1279005

Parcel Sales Information

SALES_SEQ_NBR	SALES_DT_CD_TXT	SALES_AMT
3	2015-04-16	$0.00
2	2020-09-21	$0.00
1	2021-08-20	$120,001.00

Building Data

SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT

Legal Description

TRACT NO 798 LOTS 134 AND LOT 135

2020 Roll Value

	VALUE	YR	EXEMPTION INFORMATION			
LAND	$467,047.00	2020	**HOMEOWNER**	$0.00	**KEY**	000
IMPROVEMENT	$0.00	2020	**REAL ESTATE**	$0.00		
INVENTORY	$0.00		**INVENTORY**	$0.00		
FIXTURE	$0.00		**FIXTURE**	$0.00		
PERS PROP	$0.00		**PERS PROP**	$0.00		
			EX CLAIM TYPE CD			

5556	17 SHEET	P. A. 12-11 5556-20	TRA 67	REVISED 690827 740726	831205603-84 2004032403005001-09 2004032403005002-09	2012051006004001-09 2018022121002001-09			SEARCH NO 601		OFFICE OF THE ASSESSO COUNTY OF LOS ANGELE COPYRIGHT © 2002

Date Printed: 2/14/2018 10:09:59 AM

Tax Search

Exhibit 5

TITLEPOINT

Los Angeles, California
Searched: 5556-017-004
Order Search

Tax Year: 2022-2023
Tax Cover: 09/04/2023
Searched By: LEE LYNCH
Searched On: 9/12/2023 3:16 PM

Company: CITY OF LOS ANGELES | PUBLIC WORKS | 01 | 03646-00000

APN:	**5556-017-004**
Described As:	**TRACT NO 798 LOTS 134 AND LOT 135**
Address:	**8461 GRAND VIEW DR**
City:	**LOS ANGELES CITY**
Billing Address:	**1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069**
Assessed Owner(s):	**CROSBY,MISHA B**
Search As:	**Lot 135 Map 16/34A (Tr 798)** **Lot 134 Map 16/34A (Tr 798)**

Tax Rate Area:	**00067**	**Value**		Conveyance Date:	
Use Code:	**010V**	Land:	**120,000.00**	Conveying Instrument:	
SINGLE RESIDENTIAL		Improvements:		Date Transfer Acquired:	
Region Code:	**CULVER CITY**	Personal Property:		Vesting:	
Flood Zone:		Fixtures:		Year Built:	
Zoning Code:	**LAR1**	Inventory:		Year Last Modified:	
Taxability Code:		**Exemptions**		**Square Footage**	
Tax Rate:	**1.201975 %**	Homeowner:		Land:	
Bill #:		Inventory:		Improvements:	
Issue Date:	**10/15/2022**	Religious:		Tax Defaulted:	
		Personal Property:		Total Tax:	**1,442.37**
		All Other:			
		Net Taxable Value:	**120,000.00**		

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	**721.19**	**0.00**	**12/10/2022**	**PAID**	**10/12/2022**	**0.00**
2nd	**721.18**	**82.11**	**4/10/2023**	**PAID**	**6/8/2023**	**0.00**
					Total Balance:	**0.00**

Special Liens

Account	Special Lien Description	Amount
03071	**LOS ANGELES COUNTY FLOOD CONTROL**	**1.71**
06111	**LOS ANGELES COUNTY WEST VECTOR CONTROL DIST**	**14.65**
06851	**MRCA·BRUSH FIRE CLEAR'G DIST #1**	**20.00**
18850	**LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1**	**6.03**
18869	**LOS ANGELES STORMWATER POLLUTION ABATEMENT**	**1.36**

1915 ACT BOND IS COLLECTED WITH TAXES

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

*****END OF REPORT*****

TRANSMITTAL NO. 8

Prepared For

Misha Crosby
8461 Grand View Drive
Los Angeles, Ca 90046
(310) 717-9973
mishacrosby@yahoo.com

Prepared By:

Mr. Kelly Lewis

American Society of Consulting Arborist RCA #669

American Society of Consulting Arborist Tree and Plant Appraisal Qualification

International Society of Arboriculture Certified Arborist # WE-4395

International Society of Arboriculture Tree Risk Assessor Qualified

International Society of Arboriculture Certified Tree Worker 1430C

2509 Scott Place, Thousand Oaks, CA 91360 – (818) 512-5625
E- mail: treesurgeonklewis@yahoo.com

September 22, 2023

Table of Contents

Summary.....3

Introduction.....4

Background.....4

Assignment.....4

Limits of Assignment.....4

Purpose and Use of this Report.....5

Observations.....5

Site.....5

The Tree and Stumps.....5-8

Discussion & Conclusion.....8-9

Appendix A -Topographical Survey.....11-12

Appendix A – Replant Locations.....16

Appendix B - Photos of trees and stumps.....14-24

Appendix B - Google Street View and Satellite Images.....25-27

Appendix B - "NavigateLA" Image.....28

Appendix C - Assumptions and Limiting Conditions.....29

Summary

This tree report was prepared at the request of Misha Crosby, the property owner of 8461 Grand View Drive, Los Angeles, Ca 90046. Mr. Crosby received a notice to comply, from the City of Los Angeles, Urban Forestry Division. Mr. Crosby was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired Kelly Lewis, Registered Consulting Arborist, to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested. The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible. The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number. A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry. A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance. There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted. I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15-feet between clusters, which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined. The remaining protected trees on this property were undisturbed and should be protected in place.

Introduction

Background

Mr. Misha Crosby, the owner of the subject property at 8461 Grand View Drive, Los Angeles, Ca 90046, contacted me on July 29, 2023, regarding protected trees that were removed on his property. Mr. Crosby explained that he hired a tree company to cut down some trees that resided on his hillside lot. He expressly told the owner of this tree company to not remove any protected tree species. The owner of the tree company looked at the trees on the lot and stated that there were no protected trees on the property except for some Oak trees. Mr. Crosby stated that he hired this company to remove the trees and while this crew was there, a person who lives in the neighborhood, took videos and stopped this crew from working. Mr. Crosby stated that this person stated that he was a tree expert and that they had cut protected trees and that he, Mr. Crosby, needed to hire a certified arborist. Mr. Crosby explained that some days after this incident, he hired a tree company that has a certified arborist that looked at the remaining trees and said that they were not protected species, so Mr. Crosby hired them to remove the trees. Mr. Crosby continued to explain that he received a notice to comply, from the City of Los Angeles, Urban Forestry Division. That he was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired me to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested.

Assignment

Mr. Misha Crosby requested me to provide the following services:

- Visit the site and conduct a visual inspection of the trees and stumps on the property.
- Produce a formal written protected tree report with the evaluation and my findings with recommendations for tree replacements and that addresses site conditions prior to the tree removal.

Limits of Assignment

In the terms of my assignment, my inspection is limited to a ground-level visual inspection of the subject trees and stumps. My evaluation is based solely upon my inspection of the trees and stumps on August 17, 2023, and September 21, 2023.

Purpose and Use of this Report

The purpose of this report is to document my observations and opinions concerning the trees and stumps on his property tree, with recommendations for tree replacements and that addresses site conditions prior to the tree removal. This report is intended to be used by Mr. Crosby to have a formal tree report regarding these conditions on his property. This report is intended for the exclusive use of Mr. Crosby and upon submission will be the property of Mr. Crosby.

Observations

Site

On August 17, 2023, and September 21, 2023, I conducted a site visit at 8461 Grand View Drive, Los Angeles, Ca 90046. The site is within City of Los Angeles and the County of Los Angeles. The subject property is North of Sunset Blvd, West of Laurel Canyon Boulevard, just of Kirkwood Drive.

The lot is empty and slopes downhill from the street. The lot size is 3,915 Sq. Ft. APN # 5556017004.

The subject trees are located toward the lower section of the property while the stumps are scattered throughout the middle to upper area.

The Trees and Stumps

The Protected Tree Ordinance NO. 186873 for the City of Los Angeles refers to protected trees and shrubs.

Sec. 2. "**Protected Tree or Shrub**-Any of the following Sothern California indigenous tree species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

a) 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*).
b) Southern California Black Walnut (*Juglans califonnica*)

c) Western Sycamore (*Platanus racemose*)
d) California Bay (*Umbellularia califonica*)

Protected Shrubs:

a) Mexican Elderberry (*Sambucus mexicana*)
b) Toyon (*Heteromeles arbutifolia*)

The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible.

The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number.

Concurrent with my visual inspection, I took photographs of the site for reference. **See Appendix B, Pictures of trees and stumps).**

Trees over 4-inches (both single and multi-stem) are assigned a health and vigor rating based on a summary of the condition of roots, trunk, scaffold branches, small branches and twigs and foliage according to the *International Society of Arboriculture Guide to Judging Plant Health.* Each factor was given a point score according to the guidelines (5 being the high score, 1 the worst). The total value was divided by 25 (the maximum amount of points possible) and multiplied by 100 to obtain a percent rating.

Excellent "A" (90-100%) – A healthy and vigorous tree characteristics of its species and reasonably free of any visible signs of stress, disease or pest infestation.

Good "B" (70-89%) - A healthy and vigorous tree characteristics of its species with less than 25% of the tree affected by visible signs of stress, disease or pest infestation.

Fair "C" (50-69%) – A healthy and vigorous tree characteristics of its species with 25-75% of the tree affected by visible signs of stress, disease or pest infestation.

Poor "D" (25-49%) – Greater than 75% of the tree is affected by visible signs of stress, disease or pest and appears to be in a general state of decline.

Very Poor/ Dead "F" (0-24%) – The tree exhibits few, if any, signs of life.

Table of summary of trees at 8461 Grand View Dr Los Angeles, Ca 90046.

Tree No.	Species "Scientific"	Common Name	No. of trunks	DSH (Inches)	Height (Feet)	Crown Points N,S,E,W	Health & Vigor Rating	Action Needed/ Comments
1	*Quercus agrifolia*	Coast Live Oak	2	15+10=25	25	N 18, S 8, E 16, W 7	65%, "C" Fair	Protect in place
2	*Quercus agrifolia*	Coast Live Oak	1	10	22	N 18, S 0, E 10, W 4	65%, "C" Fair	Protect in place
3	*Quercus agrifolia*	Coast Live Oak	3	17+9+9=35	25	N 24, S 5, E 17, W 5	65%, "C" Fair	Protect in place
4	*Sambucus mexicana*	Mexican Elderberry	3	6+5+5=16	6	N 20, S 4, E 4, W 6	30%, "D" Poor	Protect in place
5	*Juglans californica*	Southern California Black Walnut	3	9+9+5=23	14	N 18, S 0, E 8, W 4	55%, "C" Fair	Protect in place

Table of summary of tree stumps at 8461 Grand View Dr Los Angeles, Ca 90046.

Tree Stump No.	Species "Scientific"	Common Name	No. of trunks	Diameter in inches at ground level	Action Needed/ Comments
1	*Juglans californica*	Southern California Black Walnut	1	16	Stump has extensive decay
2	*Juglans californica*	Southern California Black Walnut	2	6 +7 =13	No decay in stump
3	*Juglans californica*	Southern California Black Walnut	1	6	Stump has extensive decay
4	*Juglans californica*	Southern California Black Walnut	1	9	decay in middle of stump
5	*Juglans californica*	Southern California Black Walnut	3	10+8+6=24	decay in stump
6	*Juglans californica*	Southern California Black Walnut	2	6+4=10	Some decay in stump
7	*Juglans californica*	Southern California Black Walnut	1	3	Old stump with regrowth
8	*Juglans californica*	Southern California Black Walnut	3	5+4+3=12	Some decay in stump
N/A	*Malosma laurina*	Laurel Sumac	5	Est 3-10	There is a lot of re-regrowth in many locations
N/A	*Quercus berberidifolia*	Scrub Oak	1	10	Has regrowth
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species

N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	1	20	Old rotten stump, no growth

Discussion and Conclusion

A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry.

Of the 8 Black Walnut trees, numbers 5, 6 and 8, can be seen in the Google Street Viewer images because they are at the top of the slope. The stumps on these 3 Black Walnuts have little decay and appear too likely have been somewhat healthy. These 3 trees were definitely of the size that is considered protect under tree ordinance.

Stumps numbers 1, 2, 3, 4, and 7 have various degrees of condition and cannot been seen from the Google Street View but are in the overhead satellite images, where it is had to determinate which tree is which or trunk size and health. These black walnuts trees are more difficult to determine if they were of the size that would make them protected, if they were dead/dying or if they were viable tree and not just an old stump with regrowth.

Trees are measured for diameter at standard height (DSH) of 4.5 feet from the ground. Measurements of the stumps were taken, and the areas measured was the diameter of each cut trunk at or close to ground level. These tree trunks will be significantly smaller at 4.5-feet of the ground. Unless these Black Walnut trees were previously surveyed in a Protected Tree Report that has actual trunk diameters, I can only provide an educated estimated trunk diameter for each of these trees.

Black Walnut Stumps #1: This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in this stump. I can not make any reasonable determination of the size or health of this tree based on the condition of the stump other than there is currently regrowth.

Black Walnut Stumps #2: This stump is very health with 2 distinctive trunks, 6 and 7-inches in diameter at the base. If we assume that each of these trunks was half this diameter at 4.5-feet, then this tree would likely have been cumulatively over 4-inches, which make it protected. Based on the condition of the stump, this was likely a health walnut tree.

Black Walnut Stumps #3: This stump has extensive decay and was likely a dead or dying tree. The diameter at the base was 6-inches which means it is unlikely this tree was 4-inches at 4.5 feet high. I do not think this walnut tree qualified as being protected under the ordinance.

Black Walnut Stumps #4: This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in the middle of this stump. I cannot make any reasonable determination of the size health of this tree based on the condition of the stump other than there is currently regrowth.

Black Walnut Stumps #7: This stump was an older dead stump that had regrowth that was removed to the base level. This was not a viable Black Walnut tree, and the small size of the regrowth would indicate that these regrowth's did not meet the size to be considered protected under the ordinance.

A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance.

There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted.

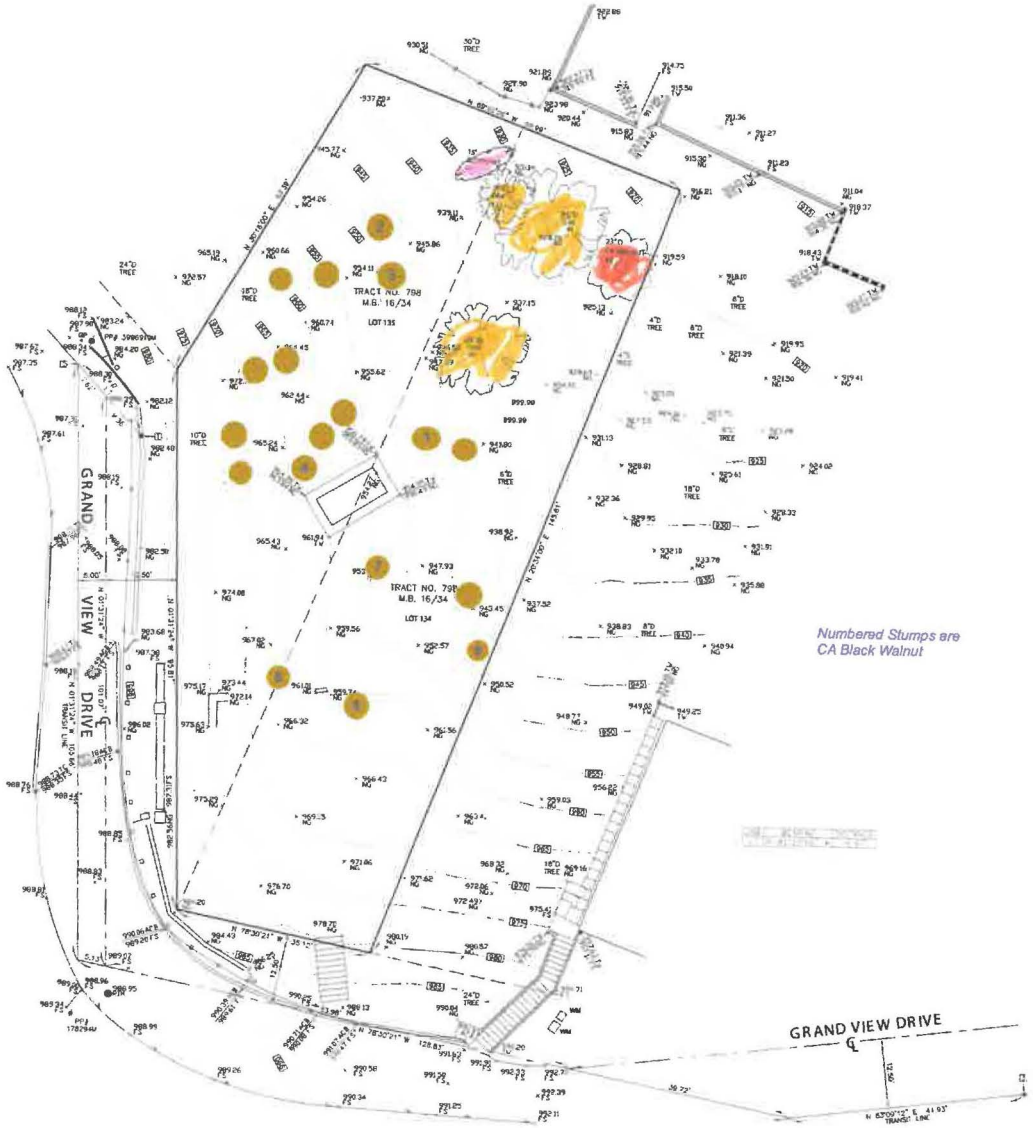
I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15 between clusters which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined.

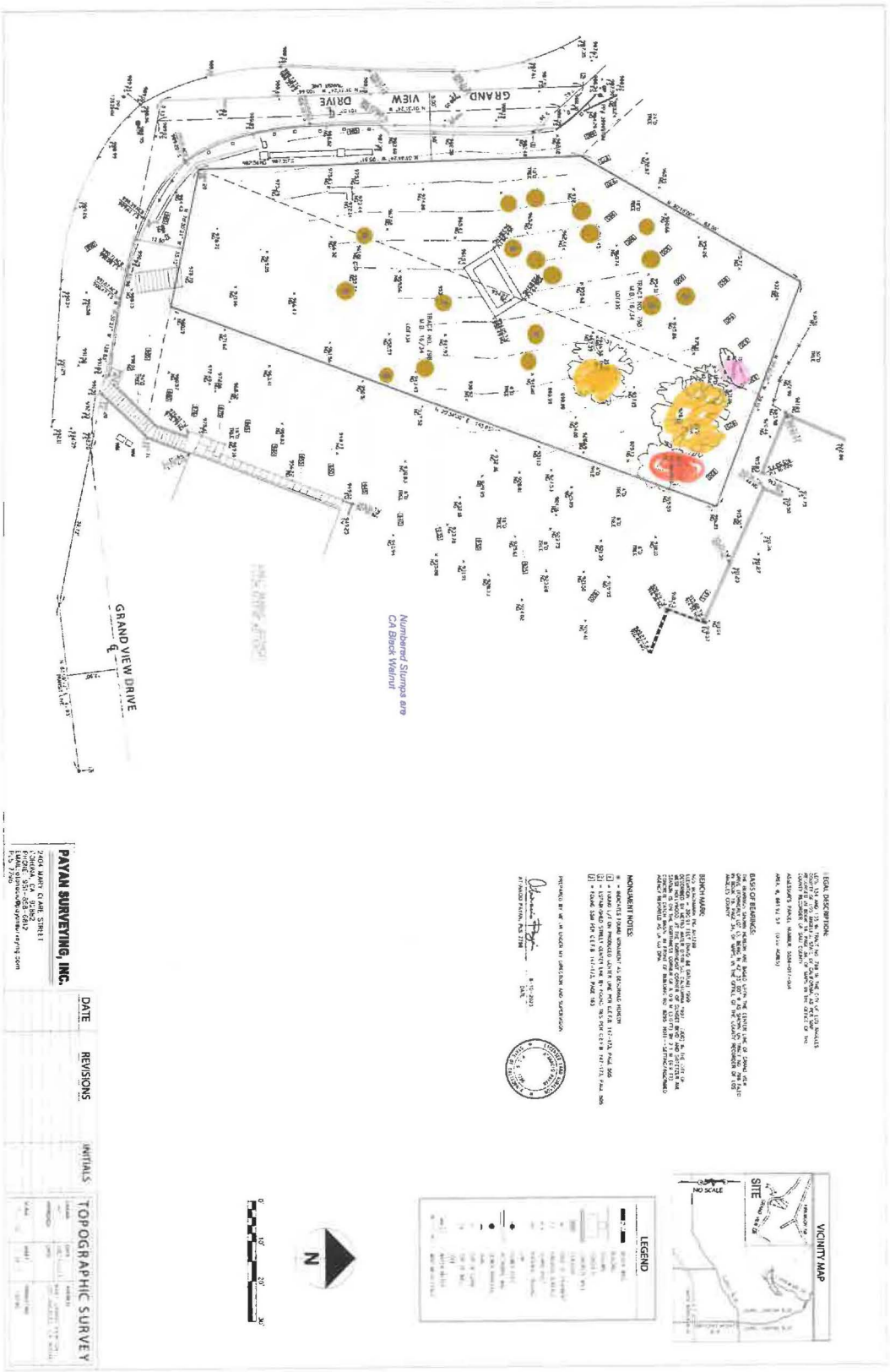
The remaining protected trees on this property were undisturbed and should be protected in place.

Respectfully submitted,

Kelly Lewis
ASCA Registered Consulting Arborist #669
ISA Certified Arborist WC-4395
ISA Certified Tree Worked 1430C
ISA Tree Risk Assessor Qualified
ASCA Tree and Plant Appraisal Qualified

Appendix A – Topographical Survey




GRAND VIEW DRIVE
Numbered Stumps are CA Black Walnut
LEGAL DESCRIPTION:
BASIS OF BEARINGS:
BENCH MARK:
MONUMENT NOTES:
LEGEND
VICINITY MAP
NO SCALE
SITE
PAYAN SURVEYING, INC.
DATE
REVISIONS
INITIALS
TOPOGRAPHIC SURVEY

Appendix A – Replant Location

Appendix B – Photos of Trees and Stumps

Appendix B - Coast Live Oak

Appendix B – Coast Live Oak #2

Appendix B – Coast Live Oak #3

Appendix B – Mexican Elderberry #4

Appendix B – Southern California Black Walnut #5

Appendix B – Southern California Black Walnut Stump #1

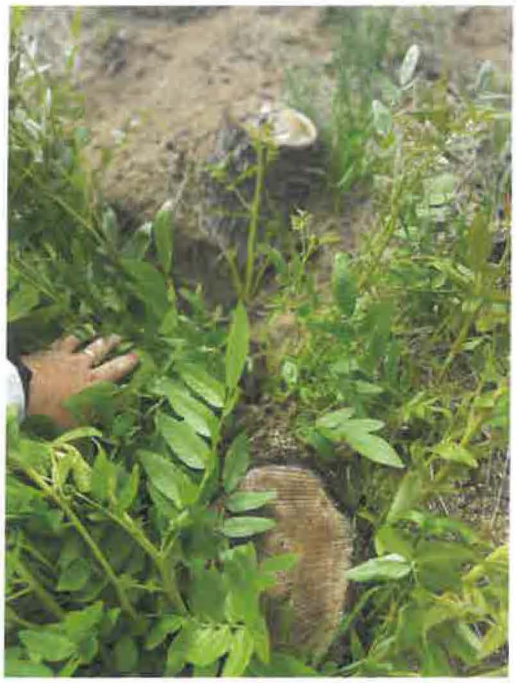
Appendix B – Southern California Black Walnut Stump #2

Appendix B – Southern California Black Walnut Stump #3

Appendix B – Southern California Black Walnut Stump #4

Appendix B – Southern California Black Walnut Stump #5

Appendix B – Southern California Black Walnut Stump #6

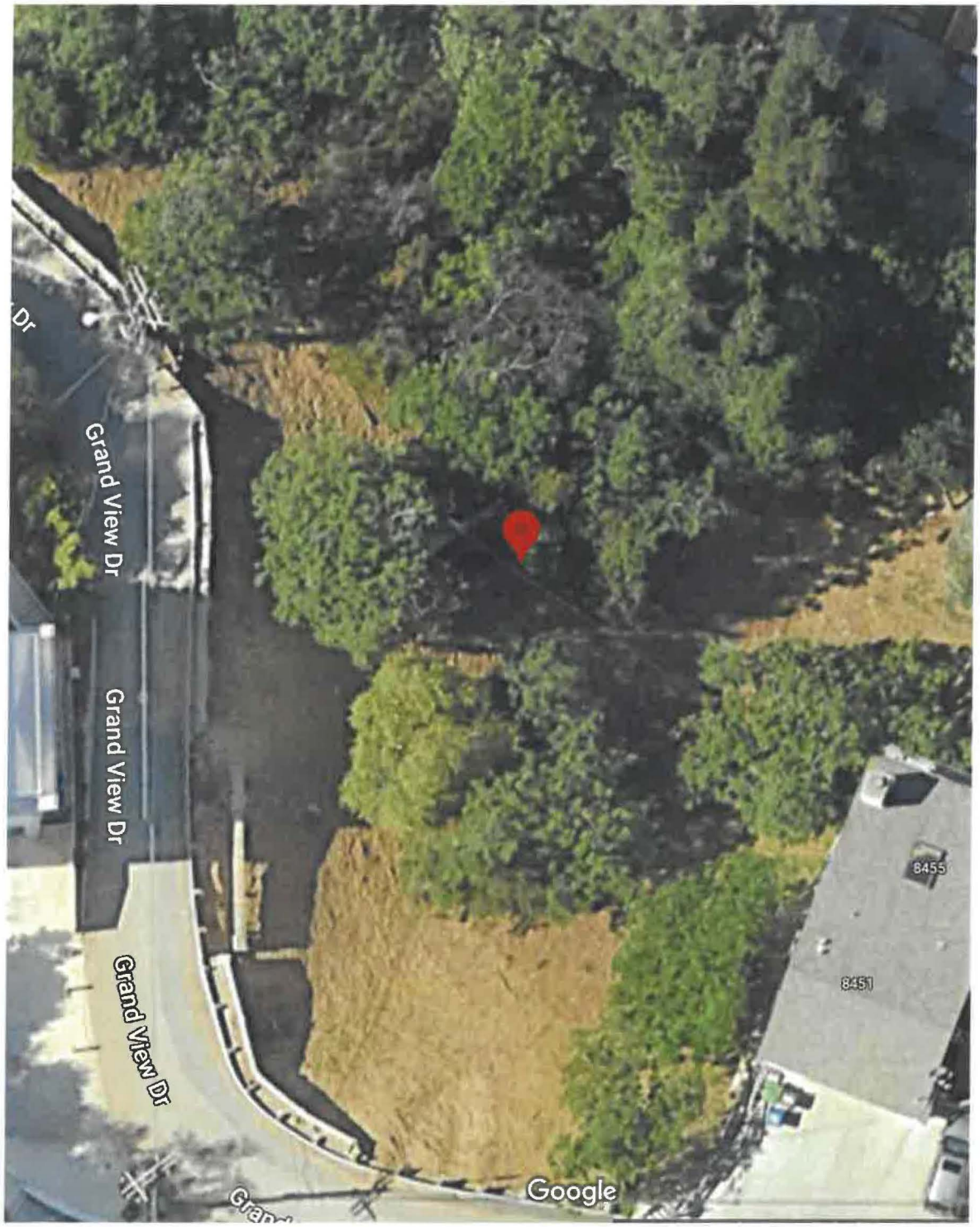


Appendix B – Southern California Black Walnut Stump #7

Appendix B – Southern California Black Walnut Stump #8

Appendix B – Other Stumps, " Unknown" and non-protected species

Appendix B- Google Street View and Satellite Images



Google Street View August 2022

City of Los Angeles Engineering "NavigateLA" Image

Appendix C - Assumptions and Limiting Conditions

1. Any legal description provided to the consultant / appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible for the accuracy of information provided by others.
3. The Consultant/appraiser 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 and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. 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 to whom is addressed, without the prior expressed written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant / appraiser, and the consultant's / appraiser's fees 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.
7. Sketches, diagrams, graphs, 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.
8. 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: and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property on question may not arise in the future.

TRANSMITTAL NO 9

Audio & Video will be available upon request

Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)

TRANSMITTAL NO. 10

to be Exhibit 26.

UNIDENTIFIED SPEAKER: And 27 is the same, just farther back.

MS. HOPENSTAND: Oh, okay.

UNIDENTIFIED SPEAKER: Same date?

UNIDENTIFIED SPEAKER: Same date.

UNIDENTIFIED SPEAKER: So when you compare those with May of 2022, you can see that the great portion is still empty. (Indiscernible) idea that this was not a lot full of trees, not like road trees, and so I hope that gives a little more perspective that Mr. Crosby was -- well, let me ask, according to the plans that you all had with the trees that were removed, would they need to be removed in order for you to build a residence on that lot?

MR. CROSBY: Yeah.

UNIDENTIFIED SPEAKER: I mean, would you be able to build a residence without having some of those trees removed?

MR. CROSBY: I don't think it would be viable.

UNIDENTIFIED SPEAKER: And so I think that's all we have for now.

MS. HOPENSTAND: I'm going to take the questioning (indiscernible). If I may start with

Mr. Lewis, we have in our possession the tree service report, and I don't recall what exhibit it is, but for clarity this is Exhibit 24 submitted (indiscernible). Just a couple of questions, Mr. Lewis. If you could turn to Page 8 of that report, is it your conclusion as demonstrated here that there were eight black walnut trees that had been removed?

MR. LEWIS: I found eight stumps out there.

MS. HOPENSTAND: Eight stumps.

MR. LEWIS: Eight stumps that were black walnuts, and in there is which ones are viable, which ones were not. And there is some things I can't determine how big they were, their health ratings, because information is limited.

MS. HOPENSTAND: I will have some questions about that. But I just wanted to refer to the first sentence of the first paragraph, "A total of eight Southern California Black Walnut trees were recently cut down to stumps at the subject property." Was that your connection based on your sight of it?

MR. LEWIS: That's based on what my sight is, yes.

MS. HOPENSTAND: And you agree with the representations that you include in the report; to the best of your knowledge that's why you included this

information in the report --

MR. LEWIS: Yes.

MS. HOPENSTAND: -- did you not? So you understood eight Southern California Black Walnut trees were recently cut down. However, you have some -- some questions of the eight black walnut trees, there is no dispute that Nos. 5, 6, and 8 were protected; is that correct?

MR. LEWIS: Were protected species, yes.

MS. HOPENSTAND: And you raised some questions as Stump Nos. 1, 2, 3, 4, and 7?

MR. LEWIS: Not that they were black walnuts, of their size, condition, and how big they were.

MS. HOPENSTAND: And you mentioned that your analysis was based on the stump at the base; is that right?

MR. LEWIS: Correct.

MS. HOPENSTAND: And that's because you couldn't measure four-and-a-half --

MR. LEWIS: Correct.

MS. HOPENSTAND: -- is it inches? Centimeters? What is it?

MR. LEWIS: Inches. (Indiscernible). It is in here somewhere.

MS. HOPENSTAND: And you couldn't measure standard height because the trunk -- (indiscernible).

MR. LEWIS: Yes.

MS. HOPENSTAND: Okay. And that was the same method that you heard Urban Forestry Division here represented Bryan Ramirez and Mr. Dupre indicate that that was how they performed their (indiscernible). Is that your understanding?

MR. LEWIS: I don't know how they -- the method they used on measurements. I'm just explaining the methods I used for measurements. I didn't measure the entirety of the place at the stump, I measured the upgrowths when I could find them. Two of the stumps were cut so low all's you had is a flattened piece.

MS. HOPENSTAND: So you were left to measure what you would measure because that's what was onsite.

MR. LEWIS: True.

MS. HOPENSTAND: Is that fair to say?

MR. LEWIS: And I can't make assumptions of what the tree looked like before or after that based on the fact that we can't see anything.

MS. HOPENSTAND: Okay. I think -- when were you contracted to perform this tree study? Is this called a tree study? A tree report? September 27th is when it was produced, but when were you asked to perform

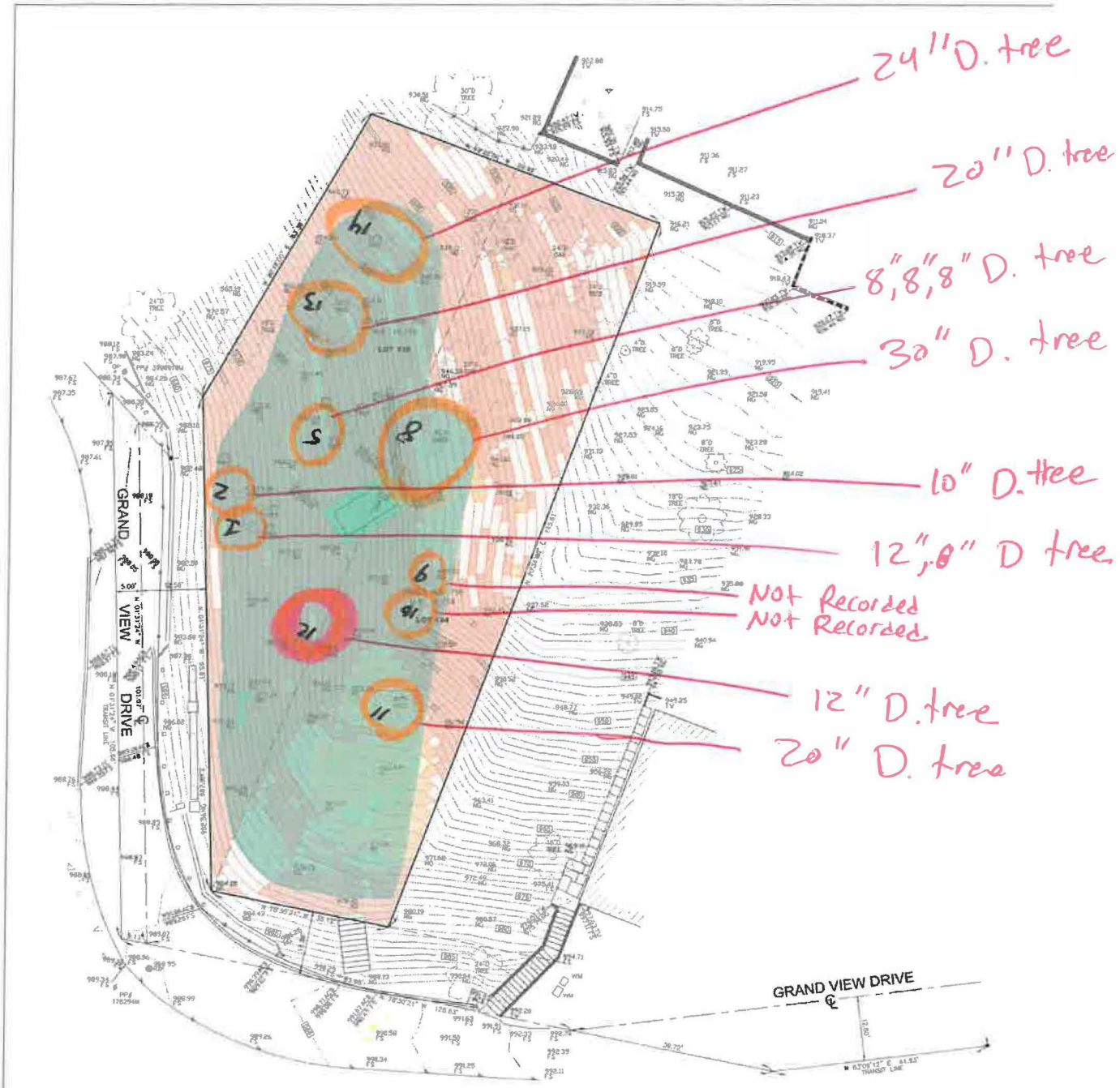
Exhibit 13.

BPW-2024-0168

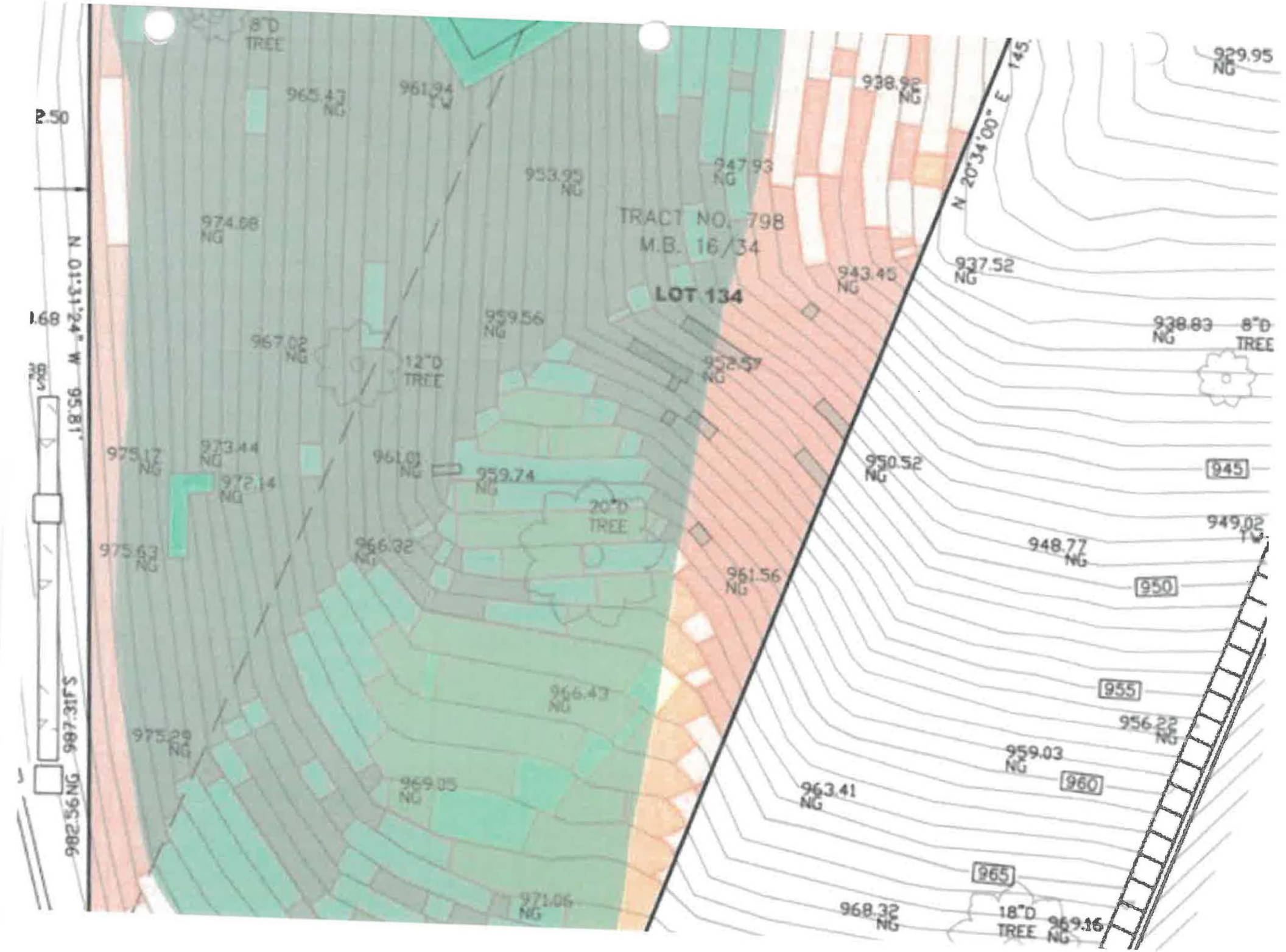
TRANSMITTAL NO. 11 D

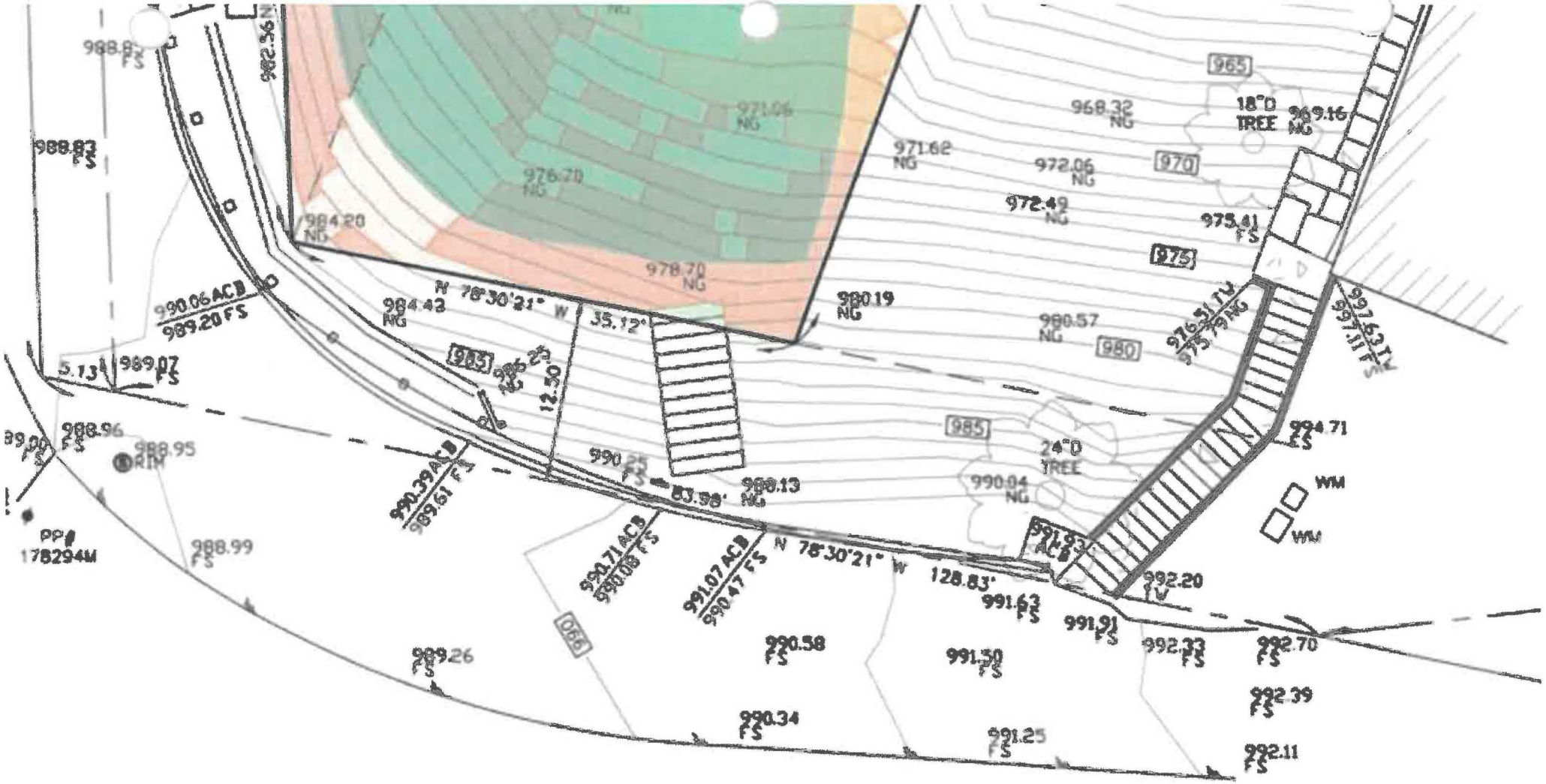
Red Pen

Think Green Tree Care Inc. Attachments EXHIBIT D



TRACT NO. 798
M.B. 16/34
LOT 135
N 35°18'00" E 63.39'
24"D TREE
16"D TREE
20"D TREE
12"D TREE
12"D OAK
24"D OAK
20"D OAK
30"D TREE
10"D TREE
8"D TREE
6"D TREE
4"D TREE
965.19 NG
972.57 NG
960.66 NG
954.26 NG
954.11 NG
945.96 NG
939.11 NG
931.16 NG
928.26 NG
925.13 NG
937.15 NG
988.12 FS
987.90 FS
983.24 NG
988.34 FS
984.20 NG
988.30 FS
988.39 FS
982.12 NG
987.91 FS
982.48 NG
988.19 FS
964.45 NG
972.31 NG
962.44 NG
955.62 NG
965.24 NG
973.09 NG
960.74 NG
946.55 NG
947.39 NG
928.69 NG
934.00 NG
989.99
999.99
941.86 NG
927.53 NG
931.13 NG
928.81 NG
932.36 NG
929.95 NG
925 NG
GRANI


TRACT NO. 798
M.B. 16/34
LOT 134
N 20°34'00" E 145'
N 01°31'24" W 95.81'
S 13°31'24" E 98.31'
8"D TREE
12"D TREE
20"D TREE
18"D TREE
965.43 NG
961.94 NG
953.90 NG
947.93 NG
974.68 NG
967.02 NG
959.56 NG
952.57 NG
943.45 NG
938.92 NG
937.52 NG
929.95 NG
938.83 NG
975.17 NG
973.44 NG
972.14 NG
961.01 NG
959.74 NG
950.52 NG
975.63 NG
966.32 NG
961.56 NG
948.77 NG
949.02 NG
966.43 NG
975.29 NG
969.05 NG
963.41 NG
959.03 NG
956.22 NG
971.06 NG
968.32 NG
969.16 NG
945
950
955
960
965


988.83 FS
971.06 NG
976.70 NG
984.20 NG
978.70 NG
968.32 NG
971.62 NG
972.06 NG
972.49 NG
969.16 NG
18"D TREE
965
970
975
975.41 FS
980.19 NG
980.57 NG
976.51 TW
975.79 NG
997.63 TW
997.11 FS
N 78°30'21" W 35.12'
990.06 ACB
989.20 FS
984.43 NG
985
985.23 NG
12.50'
989.07 FS
5.13'
988.96 FS
988.95 RIM
990.39 ACB
989.61 FS
990.25 FS
83.98'
988.13 NG
990.04 NG
24"D TREE
994.71 FS
WM
WW
991.93 ACB
N 78°30'21" W 128.83'
992.20 TW
991.63 FS
991.91 FS
992.33 FS
992.70 FS
992.39 FS
991.25 FS
992.11 FS
990.71 ACB
990.08 FS
991.07 ACB
990.47 FS
990.58 FS
991.30 FS
990.34 FS
989.26 FS
988.99 FS
066
PP# 178294M

to be Exhibit 26.

UNIDENTIFIED SPEAKER: And 27 is the same, just farther back.

MS. HOPENSTAND: Oh, okay.

UNIDENTIFIED SPEAKER: Same date?

UNIDENTIFIED SPEAKER: Same date.

UNIDENTIFIED SPEAKER: So when you compare those with May of 2022, you can see that the great portion is still empty. (Indiscernible) idea that this was not a lot full of trees, not like road trees, and so I hope that gives a little more perspective that Mr. Crosby was -- well, let me ask, according to the plans that you all had with the trees that were removed, would they need to be removed in order for you to build a residence on that lot?

MR. CROSBY: Yeah.

UNIDENTIFIED SPEAKER: I mean, would you be able to build a residence without having some of those trees removed?

MR. CROSBY: I don't think it would be viable.

UNIDENTIFIED SPEAKER: And so I think that's all we have for now.

MS. HOPENSTAND: I'm going to take the questioning (indiscernible). If I may start with

TRANSMITTAL NO 13

Audio & Video will be available upon request

Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)

Exhibit 12

BPW-2024-0168
TRANSMITTAL NO. 14

Misha Crosby
Datura Enterprises, LLC
1260 N Flores St, #1
West Hollywood, CA 90069
misha@mishacrosby.com
310-717-9973

DEPARTMENT OF PUBLIC WORKS
CITY OF LOS ANGELES
BUREAU OF STREET SERVICES URBAN FORESTRY DIVISION
1149 S. Broadway, Suite 400
Los Angeles, CA. 90015

RE: SR # 1-4377422511; Formal Statement in Response to Notice to Comply

08/01/2023

Dear Board of Public Works, Urban Forestry Division

Thank you for the opportunity to submit my formal statement on this matter. Per your notice it appears that you have concluded that at least one protected tree has been cut on my property. I have been incredibly concerned with this, as I explicitly instructed the company I hired not to cut any protected trees, both verbally and in writing (copies attached). I am grateful for the opportunity to work with you to submit the report at this point and follow the procedure to plant the necessary replacements. Per you request, I have laid out the series of events regarding tree removal that was recently done on my lot at 8461 W Grand View Drive.

I received the Notice to Comply, dated July 14, 2023 when I went to the Post Office on July 25, 2023 to pick up the certified mail. I had been out of town. A response was due July 28, 2023. I have requested an extension.

On July 31, 2023, I hired Kelly Lewis from PTS Tree Service. He is a Registered Consulting Arborist #669 and former employee of the City of Los Angeles who will be providing the requested Protected Tree Report and a mitigation plan to help resolve this issue. Please let me know that an extension to file the report is granted and when the report is now due.

I am the owner of the lot and have been working on plans to build a home for me to live on my property. I am not a developer by trade, this is a personal project that I've been pursuing for many years and this will be my first time owning a home. Based on advice of my accountant, I am using an LLC that is owned by me, Datura Enterprises, LLC., as a conduit for development.

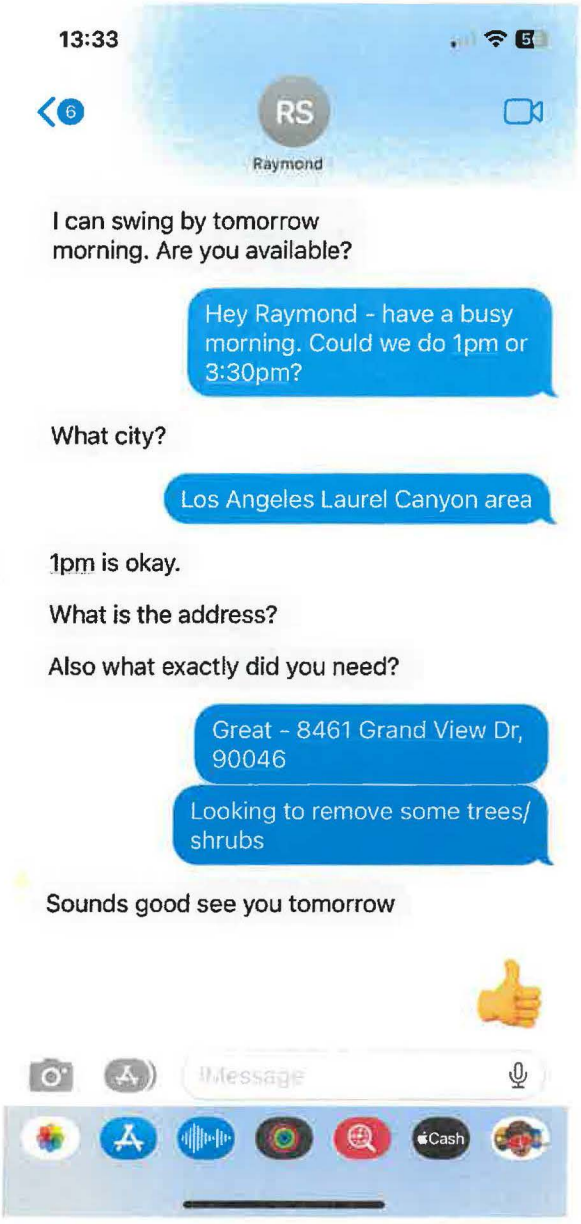
On June 20th I contacted Think Green Tree Care Inc., Lic #1023688 and spoke with Raymond Salas. I asked if we could meet to discuss getting some trees and shrubs removed from an area of my lot. The purpose of removing the trees and shrubs from this area is for the proposed floor area for my home. I had also been made aware of an impending wildlife ordinance that is likely to affect my property and wished to proceed before restrictions were implemented on my lot regarding removing any trees.

Think Green Tree Care Inc. Attachments EXHIBIT A

We met at 1pm on June 22nd at my Grand View lot where I outlined the proposed scope of work. During the walk through I specifically asked if we were ok to proceed regarding any protected trees. Raymond pointed out the oak trees on site, which had been notated on the plans and excluded from the proposed site plan area, and he said that we were good to proceed as long as they were not harmed. We then talked about logistics for parking, which I said I would attempt to arrange with my neighbours. We agreed on a price and continued to correspond via text and email.

I believed, because they were licensed, that Think Green Tree Care would know what trees were protected.

Think Green Tree Care Inc. Attachments EXHIBIT B



Think Green Tree Care Inc. Attachments EXHIBIT C

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

Cheers!
Misha

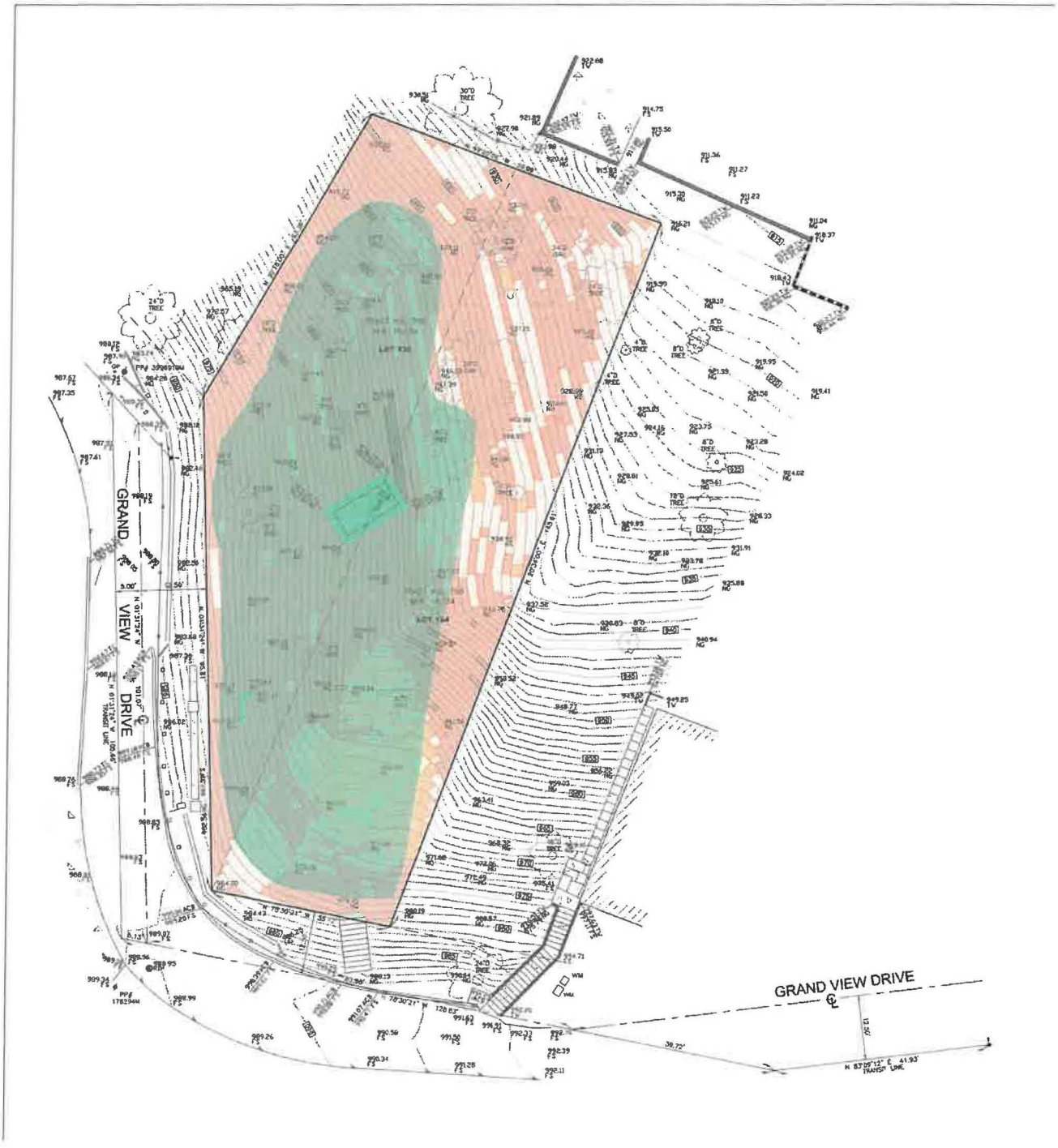
From: **Raymond Salas** thinkgreentreecaresales@gmail.com
Subject: Re: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 6:28 PM
To: Misha Crosby mishacrosby@yahoo.co.uk

Will do

On Fri, Jun 23, 2023 at 4:27 PM Misha Crosby <mishacrosby@yahoo.co.uk> wrote:

> Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.
>
> The first PDF shows the overall area that needs to have the trees removed highlighted in green.
>
> The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.
>
> Please make sure the right work is done so that the roots will not cause the trees to grow back.
>
> N.B Of course please do not remove the oak trees or any other protected trees on the lot.
>
> **Wednesday 28th 8:30am** is what I have currently in the calendar.
>
> Got an ok back from all three neighbors.
> Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
> The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.
>
> Please send me through the $3200 quote back here so I have it.
>
> Cheers!
> Misha

Think Green Tree Care Inc. Attachments EXHIBIT D



Think Green Tree Care Inc. Attachments EXHIBIT E

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Re: Your estimate 838 from Think Green Tree Care Inc.
Date: June 24, 2023 at 2:41 PM
To: thinkgreentreecaresales@gmail.com

Thanks Raymond!

A few updates below please and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC.**

2) In Description **add:** Cut down 7 trees/shrubs on hillside (various species) **as outline in emailed correspondence.**

3) Add: Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

4) Not planing on canceling but in the event there was a problem 25% is quite steep. Happy to do 10%.

Cheers & chat soon!

Misha

On Jun 24, 2023, at 7:26 AM, Raymond Salas <delivery@email.joistapp.com> wrote:

Estimate #838 from Think Green Tree Care Inc.

Attn: Mischa Crosby

We are excited about the possibility of working with you.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

Think Green Tree Care Inc. Attachments EXHIBIT F

ESTIMATE

Prepared For

Datura Enterprises, LLC.
8461 W Grand View Dr
Los Angeles , CA 90046
(310) 717-9973

Think Green Tree Care Inc.

16037 Harvest Moon
La Puente, CA 91744
Phone: (626) 510-5144
Email: thinkgreentreecaresales@gmail.com
Web: thinkgreentreecare.com

Estimate # 838
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species). Haul away and clean up included.	$3,200.00

Subtotal	$3,200.00
Total	**$3,200.00**

Notes:

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

Datura Enterprises

Signed on: 06/24/2023

Datura Enterprises, LLC.

On Wed June 28th Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

I had asked Jamie to get me some sort of verification of what he was saying was true, and he attempted to make a call and left a voice message. I took Jamie at face value with everything he was telling us. I respected his wishes and did not have Think Green Tree Care Inc. proceed.

Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

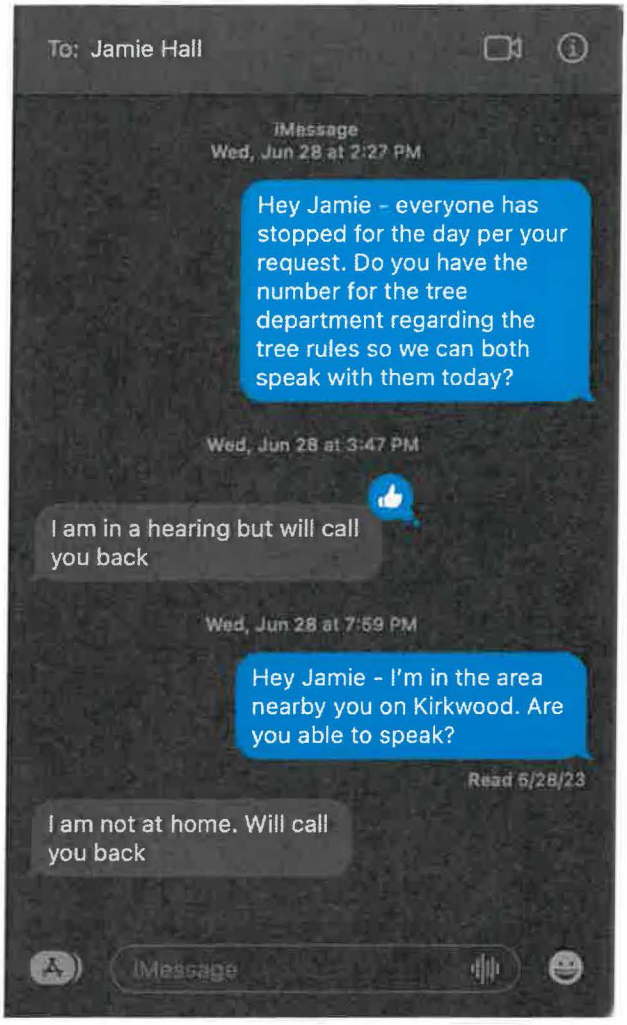
Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.

Jamie Hall (resident) Attachment EXHIBIT G



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7th to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.

California Tree Design Inc. Attachments EXHIBIT H

California Tree Design Inc. Attachments EXHIBIT I

California Tree Design Inbox - mi...y@yahoo.co.uk July 6, 2023 at 10:30 PM
Your estimate 3525 from California Tree Design
To: Misha Crosby,
Reply-To: californiatreedesign@gmail.com

CALIFORNIA TREE DESIGN

Estimate #3525 from California Tree Design

Attn: Misha Crosby

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

California Tree Design Inc. Attachments EXHIBIT J

Misha Crosby Sent -...yahoo.co.uk July 6, 2023 at 11:15 PM
Re: Your estimate 3525 from California Tree Design
To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

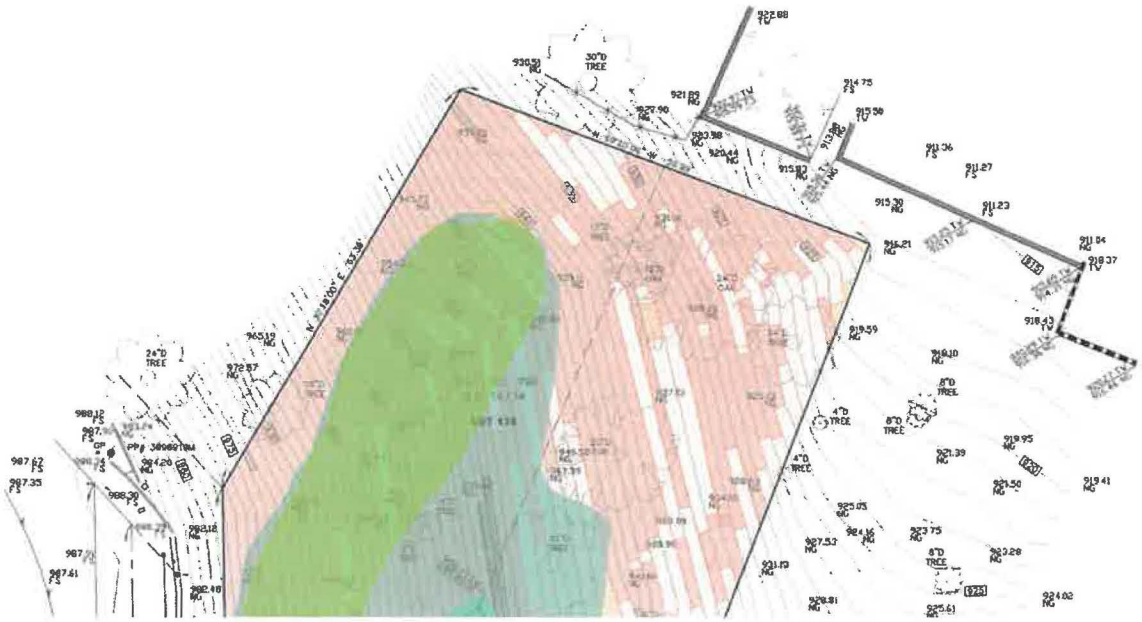
1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,
Misha



California Tree Design Inc. Attachments EXHIBIT K

ESTIMATE

Prepared For

Datura Enterprises, LLC
8461 W Grand View Dr Los Angeles, CA 90046
United States

California Tree Design

6528 Greenleaf Ave., Suite 112
Whittier, CA 90601
Phone: (562) 253-9577
Email: californiatreedesign@gmail.com
Web: www.catreedesign.com

Estimate #	3525
Date	07/06/2023
Business / Tax #	27-2596057

Description	Total
Tree Pruning	$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	
Haul away	$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

Subtotal	$1,800.00
Total	**$1,800.00**

M Crosby

Signed on: 07/07/2023
Datura Enterprises, LLC

I hope this information has provided clarity of what has transpired regarding the matter.

Please let me know if there is any other information I can provide to you.

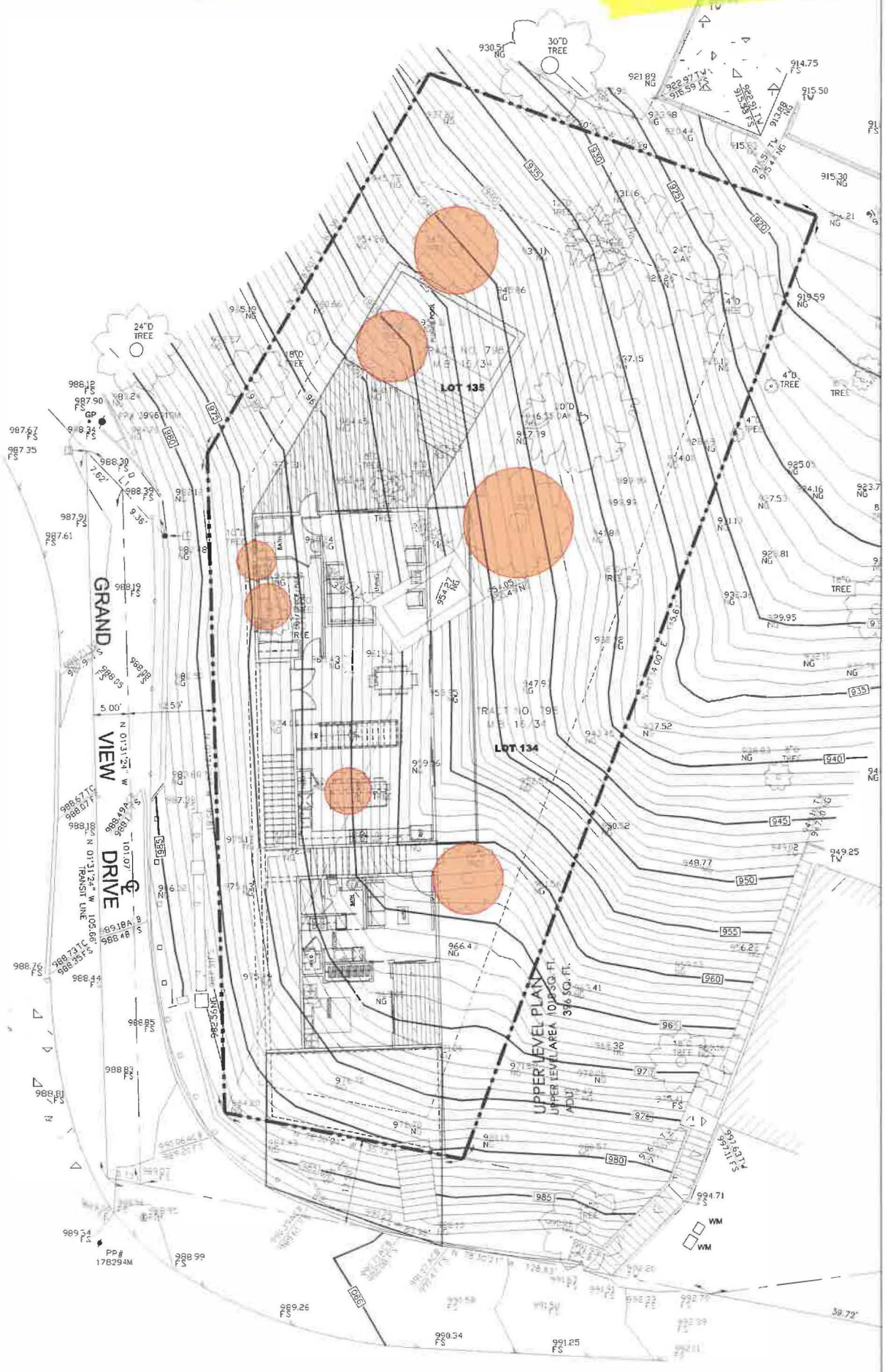
Sincerely,

Misha Crosby
310-717-9973

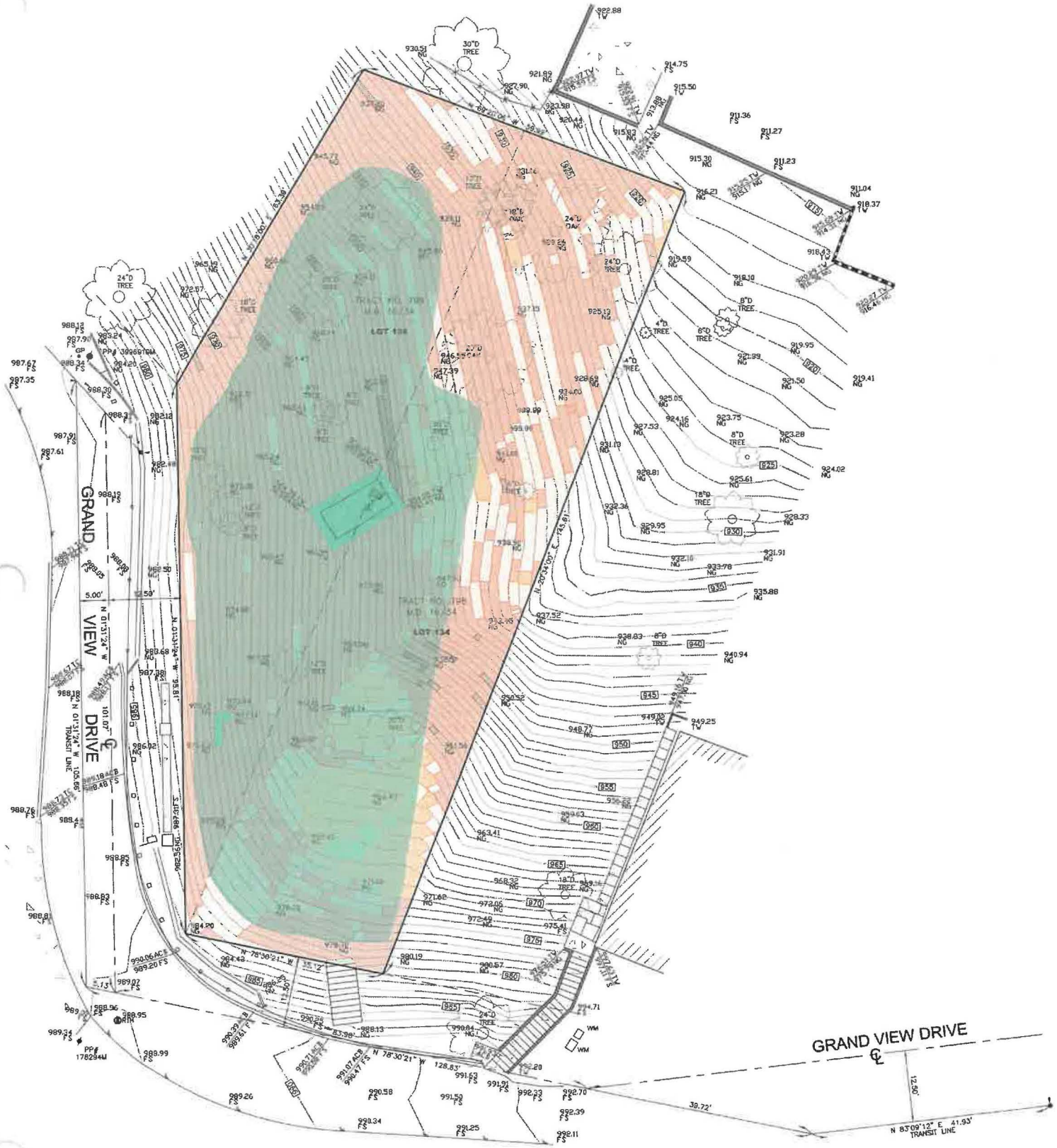
Exhibit 21

TRANSMITTAL NO. 15

BPW-2024-0168



SITE PLAN at +975.00


GRAND VIEW DRIVE
GRAND VIEW DRIVE
LOT 134
TRACT NO. 7198
M.B. 161/54
5.00'
12.50'
101.07'
N 01°31'24" W 95.81'
N 01°31'24" W 105.66'
TRANSIT LINE
N 78°30'21" W 128.83'
N 78°30'21" W 83.98'
N 20°34'00" E 743.81'
N 83°09'12" E 41.93'
TRANSIT LINE
38.72'
12.50'
24"D TREE
30"D TREE
18"D TREE
8"D TREE
6"D TREE
4"D TREE
PP# 178294W
PP# 399697W
GP

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

Cheers!
Misha

Exhibit 23

BPW-2024-0168

TRANSMITTAL NO. 16

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Re: Your estimate 3525 from California Tree Design
Date: July 6, 2023 at 11:15 PM
To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,
Misha

Tree Map - 8461 Grand...rea.pdf

On Jul 6, 2023, at 10:30 PM, California Tree Design <delivery@email.joistapp.com> wrote:

CALIFORNIA TREE DESIGN

Estimate #3525 from California Tree Design

Attn: Misha Crosby

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

View Estimate

Powered by JOIST

Trouble seeing this email? Add us to your safe senders list

GRAND VIEW DRIVE
GRAND VIEW DRIVE
LOT 133
LOT 134
5.00'
N 01°31'24" W
101.07'
N 01°31'24" W 105.56'
TRANSIT LINE
N 78°30'21" W
128.83'
39.72'
12.56'
N 83°09'12" E 41.93'
TRANSIT LINE

TRANSMITTAL NO 17

Audio & Video will be available upon request

Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)

MR. RAMIREZ: I do not.

MR. MONROE: And then with respect to your recommendations, what evidence do you have that any protected trees were removed on July 7th, the second time, the second group went out?

MR. RAMIREZ: The statements made by Mr. Crosby where he asked -- I will pull up Exhibit 12, I believe Attachment J, or Exhibit J for this, the determination, 1) was that we were actually contacted on the 7th notifying us that the tree removals were, again, occurring. Mr. Crosby stated here that the crew was arranged for 7 a.m. on July 7th to finish the job. I can point to the image here where cutting had stopped. The video moves on, but this walnut is still here, and that is -- correlates with that yellow portion of the map, so I believe these were removed on the 7th.

I do want to point out, I got a last minute e-mail from a constituent, and they forwarded me the second tree removals taking place. I was unable to attach it because, again, it was forwarded last night. This morning I was putting everything together. I can share that, but I think there is enough here to determine that these other two walnuts, large walnuts that you can see from street view were removed on July 7th. Again, given that on the 28th, which is the day of

this video, the cutting had stopped. So what was removed on July 7th, again, were these two larger walnuts.

MS. HOPENSTAND: For the record, is there a number associated with those walnuts?

MR. RAMIREZ: I think the numbers will change, but the numbers on our inventory here, on UFD's inventory, they were 1 and 2.

MR. MONROE: I'm sorry, 5 and 6.

MR. RAMIREZ: 13 and 14, again, I couldn't see past that yellow boundary that was provided, you stated was cut off. These walnuts were still existing per the video, and obviously I couldn't see down the hillside, so it could have been 13 and 14, 1 and 2.

MR. MONROE: So other than statements of neighbors saying protected trees were being removed, you have no other evidence of that, correct?

MR. RAMIREZ: Statements and the videos.

MR. MONROE: From July 7th?

MR. RAMIREZ: Yes. If you would like me to, I can produce that video.

MR. MONROE: You were given a video of July 7th?

MR. RAMIREZ: I was given a video which I believe to be July 7th this morning. Would you like me

Case No. 122610
APPEAL OF MISHA CROSBY
TO THE LOS ANGELES BOARD OF PUBLIC WORKS
Of Hearing Examiner Report/Notice of Decision
Dated October 27, 2023

RESPONSE OF MISHA CROSBY TO BSS BOARD REPORT

TO THE COMMISSIONERS OF THE LOS ANGELES BOARD OF PUBLIC WORKS:

Please consider this Response of Misha Crosby to the Bureau of Street Services Board Report ("BSS Report") tendered in this case on or about January 18, 2024.

This Response assumes the Commissioners are familiar with the Notice of Appeal filed by Misha Crosby, in the Board's file as Transmittal 2.

Misha Crosby tenders three new exhibits: Exhibit A, the Declaration of Raymond Salas; Exhibit B, a complete copy of the email Mr. Crosby sent to Raymond Salas with full copies of maps attached; and Exhibit C, a letter to Mr. Crosby from Mr. Jamie Hall.

The BSS Report ignores the key facts in this case: that Mr. Crosby conferred with tree removal professionals before he hired them to do any work, and both told Mr. Crosby the trees he wanted removed were not protected.

The BSS Report ignores the undisputed fact that Mr. Crosby met with two different tree removal professionals on this property, who viewed the trees Mr. Crosby wanted removed, and both told Mr. Crosby that the trees in the area were not protected under the City ordinance; and therefore, he did not need a tree removal permit.

The undisputed evidence is that Mr. Crosby met on site with a licensed contractor, Raymond Salas, and an arborist, Frankie Lopez; and was given their opinions that no protected trees were in the area designated for removal; before Mr. Crosby hired either company to clear his property.

Mr. Crosby's statement (Transmittal 14) details that he met with both contractors on the property, and looked at the specific trees with them. And both contractors told Mr. Crosby that the trees he was looking at having removed were not protected. Transmittal 14, pages 1-2 re Think Green Tree Care, Inc. – pages 9-13 re California Tree Design. The meetings and conversations are further confirmed by text messages and emails between Mr. Crosby and the contractors.

The Declaration of Raymond Salas exonerates Mr. Crosby of the BSS's accusations.

Attached hereto as Exhibit A is the Declaration of Raymond Salas, owner of Think Green Tree Care, Inc., the contractor who first removed protected trees by mistake on June 28, 2023. [Note: this Declaration was not presented to the Hearing Officer.] Mr. Salas confirms what Mr.

Crosby testified to: that Mr. Crosby met with Mr. Salas on the property before Mr. Salas was hired, and that Mr. Salas told Mr. Crosby the trees he wanted removed were not protected. Mr. Salas confirms that Mr. Crosby did not ask him to remove any protected trees. Mr. Salas admits it was his mistake that protected trees were removed, and that he should have known better. Mr. Salas is not an arborist, but admits that since he is in the business of removing trees, he should know better. He assumes responsibility for his mistake.

Mr. Crosby hired certified arborists to consult after Mr. Salas removed protected trees.

Mr. Crosby relied on Mr. Salas as a tree removal professional. When Mr. Cosby learned on June 28 that Mr. Salas was not an arborist, he had Mr. Salas stop work. As set forth in Mr. Crosby's statement and as testified to at the hearing, Mr. Crosby felt it was important before continuing work, after Mr. Salas' company had improperly removed protected trees, to consult with a certified arborist (as neighbor Jamie Hall had explained to him). Mr. Crosby researched and found California Tree Design, which advertises certified arborists. See their website link at https://californiatreedesign.com.

Frankie Lopez of California Tree Design told Mr. Crosby he is an arborist, and met with Mr. Crosby on the lot, prior to Mr. Crosby hiring Mr. Lopez's company to complete the job. Mr. Crosby told Mr. Lopez of the prior problem with the first contractor. Mr. Lopez looked at the trees and told Mr. Crosby they were not protected. Only then did Mr. Crosby hire California Tree Design; and put in their contact that they were not to cut any protected trees. *Id.*

The BSS Report makes no mention of Mr. Crosby meeting with the tree removal experts in person, and ignores this evidence; and misstates other evidence.

Disturbingly, the BSS Report nowhere mentions the fact that Mr. Crosby met with and conferred with experts before having trees removed. The BSS Report makes **no mention at all** of the meetings Mr. Crosby had with the two contractors, before they were hired. The BSS Report ignores this evidence completely, and inexplicably.

Indeed, the following section of the BSS Report at page 8 is restated here in its entirety. It attempts to gloss over the facts with the following statements, which appear intended to imply that Mr. Crosby never meet with the experts, but simply sent them written instructions and maps:

> Appellant Crosby made no effort to identify the tree species on site to be cleared
>
> Appellant Crosby presented no evidence and made no meaningful effort to confirm what protected tree or shrub species were on the property prior to giving instructions for either of these services. He made no effort to have arborists or other professionals first confirm the presence or absence of protected trees before contracting for tree removal.5 On the contrary, Appellant Crosby presented both tree services with maps showing areas in green and yellow, respectively, to be cleared (presenting at best a contradiction with the ostensible supposed direction to avoid protected trees). *See* Exhibits 12, 21 and 23 (Transcript of Part 2, 40:19-42:5; Audio of Part 2, 0:45:45-047:40).

5 Appellant understood the second tree removal company had arborists, but he did not have nor request any specific arborist review or survey prior to removal. See generally Transmittal No.13 Transcript of Part 2, 41:12-43:15; Audio of Part 2, 47:42-49:01.

These statements are factually incorrect. "He made no effort to have arborists or other professionals first confirm the presence or absence of protected trees before contracting for tree removal." This statement is blatantly false.

For clarity, Mr. Crosby attaches hereto Exhibit B, which is a copy of his email to Raymond Salas with two maps attached; neither of which are prepared as part of a tree survey. These maps were provided by Mr. Crosby to Mr. Salas **after** they had met on the property, viewed the trees, and Mr. Salas had told Mr. Crosby none of them were protected.

Mr. Bryan Ramirez of the BSS even argued at the Hearing that he thought, from seeing a picture on Mr. Hall's video of one of these maps on Mr. Salas's phone, and thinking that it had "orange dots and pink dots" - that "there was a [tree] survey done on this lot by some tree expert" that was given to Mr. Salas, and that was the basis for his "belief" that "Mr. Crosby was aware there were protected trees on the lot." Transcript of Hearing Vol. 2, page 42-43. Mr. Ramirez never contacted Mr. Salas or Mr. Crosby to try to verify his "belief." BSS seems to have withdrawn this accusation. It is now clear there was no such "tree report" prepared. It was improper for Mr. Ramirez, on behalf of the BSS, to make such a serious and wildly unsubstantiated allegation at the Hearing, without doing adequate investigations.

What more "reasonable steps" should Mr. Crosby have taken?

The following unsupported argument is claimed at BSS Report page 7 – Mr. Crosby "knew or should have known of the protected trees on his property and taken reasonable steps to prevent their removal, both before June 28, 2023, and July 7, 2023." What more "reasonable steps" should Mr. Crosby have taken? The BSS Report is silent on this issue. What more was Mr. Crosby to have done? BSS does not explain why it was unreasonable for Mr. Crosby to rely on professionals. What does "should have known" mean? How?

Property owners must rely on the opinions of experts in the industry in identifying protected trees. Certified arborists prepare the protected tree reports involved in applying for building permits and tree removal permits. If the experts are wrong, the property owner should not be punished.

LAMC § 46.06(a) gives the Bureau discretion to seek withholding of permits, but such withholding is not required or mandatory.

LAMC § 46.06(a) states: "The Bureau of Street Services, after notice and hearing pursuant to Subsections (b) and (c) in this section, shall have the authority to request the Superintendent of Building to withhold issuance of building permits…up to a maximum of 10 years….

The statute grants permissive authority to request withholding of permits if protected trees are removed without a permit, but that is not mandatory.

LAMC § 46.06(c) provides that at the required hearing, if the facts indicate, the BSS may request withholding of permits. LAMC § 46.06 does not make this mandatory, as erroneously argued in the BSS Report at page 6. It is discretionary, based on the facts.

There is no evidence that Mr. Crosby had knowledge or intent to wrongfully have protected trees removed without a permit; and no evidence of any prior violations; the two key factors at issue here.

LAMC § 46.06(c) lists four factors the BSS should consider in whether or not to request withholding of building permits: as mentioned in the Notice of Appeal. The first two factors deal with (1) the number of trees, and (2) their size and age. The BSS Report does not discuss how those factors should play into any decision about whether to seek withholding of building permits. They simply say how old they think the trees were and their size.

The next two factors listed in §46.06 – (3) the knowledge and intent of the owner with respect to the removal, and (4) prior violations of law with respect to the removal of protected shrubs, were discussed at length in the Notice of Appeal.

BSS admits there is no evidence of any prior violations by Mr. Crosby. BSS Report p. 9.

This leaves only the question: what is the evidence of Mr. Crosby's knowledge and intent with respect to the protected trees?

The BSS has submitted no evidence of knowledge or intent on behalf of Mr. Crosby to remove protected trees without a permit.

The BSS has argued speculation, and in forming its arguments, has been less than candid with the Commissioners. According to the Declaration of Mr. Salas, the BSS (or anyone from the City) never contacted Mr. Salas to ask about that happened here; though they had his email address and phone number in Mr. Crosby's statement.

The BSS never interviewed Mr. Crosby. They never asked him for additional information. They simply went for the jugular, asking for a seven year moratorium on building permits.

The BSS Report, and indeed the presentation of the Bureau at the hearing, seem to demonize Mr. Crosby for wanting to build a residence on the residential lot he had purchased in a residential zoned area. For no reason. They seem to accuse Mr. Crosby of wanting to remove trees and shrubs that needed to be removed to build a house; as if there is anything wrong with that?

LAMC § 46.02((b)(1) allows a protected tree removal permit to be granted if "it is necessary to remove the protected tree or shrub because its continued existence at the location

prevents the reasonable development of the subject property." And in a residential zoned area, the only reasonable development is the building of a residence. If it is permissible for protected trees to be removed for these reasons, it was clearly permissible for Mr. Crosby to remove what he thought were unprotected trees, for the same reason.

BSS was unduly influenced to punish Mr.. Crosby by the "neighbor" emails.

None of the seventeen "neighbors" who sent emails to the Commissioners and other City officials complaining about Mr. Crosby, claiming Mr. Crosby intentionally and knowingly destroyed protected trees, ever spoke with Mr. Crosby to investigate.

We have learned since the hearing (where Mr. Crosby first learned of the neighborhood emails), the emails come from people associated with an organization headed by Jamie Hall that has as it specific mission to try to prevent further development of homes on residential lots in Laurel Canyon.

Attached as Exhibit C is a letter Mr. Crosby recently received from Mr. Jamie Hall, after the Bureau's Decision recommended a four year moratorium on building on Mr. Crosby's lot. The letter asks Mr. Crosby to consider donating his land to the Laurel Canyon Land Trust, which has as its stated "Mission Statement" "to acquire existing undeveloped land in Laurel Canyon for both residents and animals."

Whether Mr. Hall was merely gloating or was serious is unknown. However, the information in Mr. Crosby's statement, that Mr. Hall had told Mr. Crosby "how they'd stopped the previous owner from building," and Rikki Poulos then warned Mr. Crosby "about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible [for Mr. Crosby] to build;" these statements now take on new meaning. See Crosby Statement, page 8 (Exhibit 12, Transmittal 14).

Multiple factual findings in the Decision are clearly erroneous.

The Decision erred in holding in the "Specifications of the Allegations" that the BSS was alleging that there were three episodes of tree removal, on June 28, July 7 and July 27;" and also in making a Finding of Fact that Mr. Crosby "received a Notice to attend an Administrative Hearing on August 25, 2023…[and] after receiving the Notice, an additional two protected Black Walnut trees were removed by arborists on July 27th, 2023…." Of note, this is confusing because July 27 is before August 25 – however, regardless, there is no evidence of tree removal on three dates, or after a written Notice of hearing was received.

This error was pointed out in the Notice of Appeal at ¶6. BSS at page 7, footnote 4, admits that the Decision erred, and admits that no trees were removed after July 7, 2023.

Oddly, the BSS does not suggest that these serious factual error needs correction, and asks the Board to "CONCUR" with the Decision's findings and determinations even though the Hearing Officer was mistaken. In light of the Decision's clear error about the number of times trees were removed, the reasoning behind the severe penalty should definitely be reassessed.

The Hearing Officer in his Decision also mistakenly found that "the last Owner" "had applied for a building permit, which was denied back in 2018. Misha Crosby was aware that building on this property was not viable without the removal of these protected trees." As noted in the Notice of Appeal at ¶7, this too is inaccurate.

The BSS Report does not explain how the Hearing Officer made these multiple errors.

Mr. Crosby is willing to make amends, pay any permit fees, and plant replacement trees in mitigation.

Mr. Crosby stands ready and willing to plant replacement trees, and pay whatever fees would be required for a protected tree removal permit. Mr. Kelly Lewis's report (Transmittal 8) has made suggestions, which the BSS Report does not comment on.

It is baffling that the BSS has not requested any protected trees be re-planted. Indeed, the BSS has not proposed any mitigation planting at all. They are apparently more concerned with preventing Crosby from building a residence than the presence of protected trees.

As the Report of Mr. Kelly Lewis (Transmittal 8) makes clear, there is more than ample room to allow for the planting of Southern California Black Walnuts trees in mitigation, which Mr. Crosby is willing to do.

Unprotected trees were removed by the contractors, including a Sumac tree and a scrub oak. Transmittal 8, page 8. There remain on the property protected trees, three Coast Live Oaks, one Mexican Elderberry, and one Southern California Black Walnut. Transmittal 8, page 7.

Mr. Crosby protected the Live Oak trees he knew about, and asked two professionals to determine if other trees were protected. Those professionals made mistakes and removed protected trees, which was no fault of Mr. Crosby. Mr. Crosby is willing to make amends.

However, it is not fair to punish Mr. Crosby for the mistakes of the contractors.

In conclusion, Mr. Crosby requests that the Board reverse the Decision, and that appropriate mitigation be determined, so that he may proceed with building his home.

Respectfully submitted,

/s/ David L. Monroe

ABLE & MONROE, P.C.
9010 Rosewood Avenue
West Hollywood, CA 90048
d.monroe.law@gmail.com
415-559-6829
Attorney for Misha Crosby and
Datura Enterprises, LLC

DECLARATION OF RAYMOND SALAS

I, Raymond Salas, am the owner of Think Green Tree Care, Inc. I am over eighteen years of age, and am a resident of California. My phone number is 626-510-5144.

Last summer, I was contacted by Misha Crosby about having my company remove some trees and shrubs from his property at 8461 W. Grand Drive in Los Angeles. Two days or so before we did the actual work, I met with Mr. Crosby at the property. Misha Crosby showed me a diagram of the house he was going to build. We looked at the trees involved in the diagram area that he wanted cleared, and together we looked at all the trees that had to be cut down in order to build his house. He told me did not know if any of the trees, other than live oak trees on the map, were protected. He asked me if any of the other trees were protected, and I said that none of the trees in the area he wanted cleared were protected. The only trees I saw that I thought were protected were the live oak trees. Mr. Crosby made clear he did not have a permit to cut protected trees, and made clear he did not want any protected trees cut down. To be clear, Misha Crosby did not instruct Think Green Tree Care Inc. to cut down protected trees; to the contrary.

It was to my knowledge that the only trees protected on the property were the oak trees. I have been in business about 7+ years now, but I am not a certified arborist. Regardless, I work in the tree business and I should know these important things.

Mr. Crosby then hired my company to clear that part of his land on the diagram, and we signed a contract. My company went to the property and started clearing the area. While we were working, I learned that we had cut down black walnuts, and an elberberry tree. A neighbor came and brought this to our attention, while we were still working. We stopped doing the work immediately and there is video to prove that.

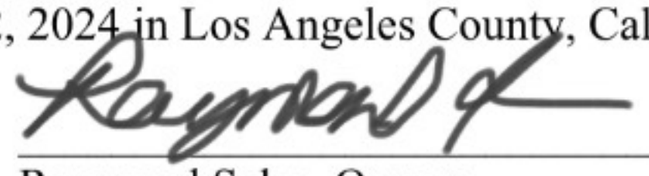
I now have pictures on all my work trucks to remind myself and all my workers not to touch protected trees. I now use an app that helps me identify trees, which I did not have or use when I did the work for Mr. Crosby.

Think Green Tree Care Inc. takes full responsibility for cutting down the protected trees on Mr. Crosby's property. It was an honest mistake. It was not done intentionally or with any malice. My apologies go out to the city of Los Angeles and to the state of California for this terrible mistake. I also want to extend my apologizes to my client, Misha Crosby, for not being able to build and for the trouble he has gone through because of my actions.

Since this occurred last summer, I have not been contacted by anyone from the City of Los Angeles asking me what happened.

Please feel free to contact me with any questions. Thank you.

I hereby declare that the above facts are within my personal knowledge, and are true and correct, under penalty of perjury. Signed on February 12, 2024 in Los Angeles County, California.



Raymond Salas, Owner
Think Green Tree Care, Inc.

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Tree Removal - Grand View Drive - 06/28
Date: June 23, 2023 at 4:26 PM
To: Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

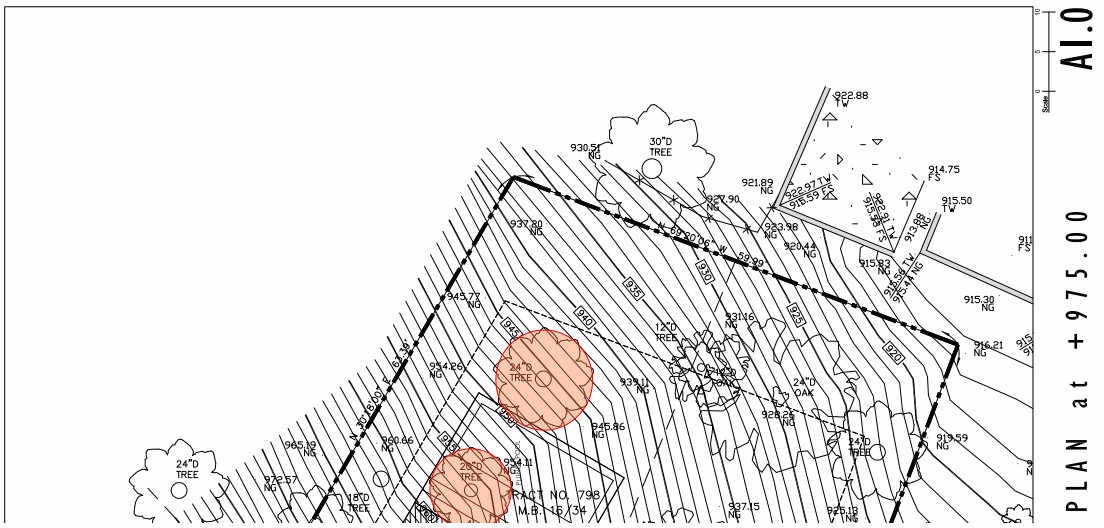
Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the $3200 quote back here so I have it.

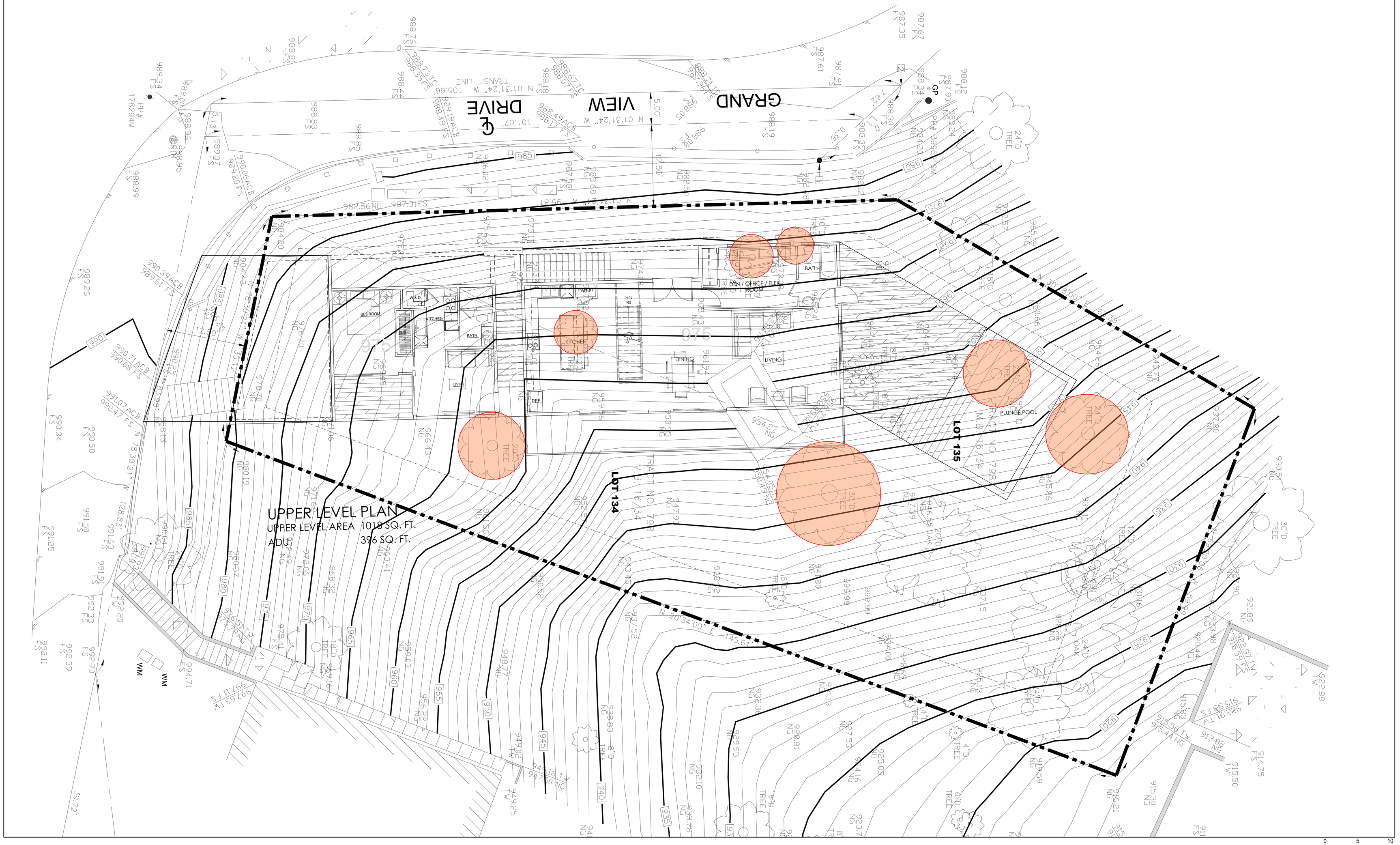
Cheers!
Misha

Tree Map - 8461 Grand...py.pdf
1.2 MB



TRACT NO. 798
M.B. 16/34
LOT 135
LOT 134
GRAND VIEW DRIVE
GRAND VIEW DRIVE
PP# 3996919M
PP# 178294M
N 30°18'00" E 63.39'
N 69°20'06" W 59.99'
N 20°34'00" E 145.61'
N 01°31'24" W 95.81'
N 78°30'21" W 35.12'
N 78°30'21" W 128.83'
N 01°31'24" W TRANSIT LINE 105.66'
N 83°09'12" E 41.93' TRANSIT LINE
5.00'
12.50'
101.07'
39.72'
83.98'
5.13'
GP
RIM
WM
WM
30"D TREE
24"D TREE
20"D TREE
18"D TREE
12"D TREE
10"D TREE
8"D TREE
6"D TREE
4"D TREE
12"D OAK
24"D OAK
20"D OAK
946.55 OAK
930.51 NG
927.90 NG
921.89 NG
922.97 TW
915.59 FS
922.91 TW
915.53 FS
922.88 TW
914.75 FS
915.50 TW
913.88 NG
923.98 NG
920.44 NG
915.83 NG
915.56 TW
915.44 NG
911.36 FS
911.27 FS
915.30 NG
911.23 FS
916.21 NG
915.25 TW
915.17 NG
911.04 NG
918.37 TW
915.69 TW
914.31 NG
918.43 TW
920.89 TW
916.36 NG
920.27 TW
916.46 NG
919.59 NG
918.10 NG
919.95 NG
921.39 NG
921.50 NG
919.41 NG
925.05 NG
924.16 NG
923.75 NG
927.53 NG
923.28 NG
931.13 NG
928.81 NG
925.61 NG
924.02 NG
932.36 NG
929.95 NG
928.33 NG
932.10 NG
933.78 NG
931.91 NG
935.88 NG
937.52 NG
938.83 NG
940.94 NG
950.52 NG
949.16 TW
947.00 NG
949.02 TW
949.25 TW
948.77 NG
956.22 NG
959.03 NG
963.41 NG
968.32 NG
969.16 NG
971.62 NG
972.06 NG
972.49 NG
975.41 FS
976.51 TW
975.79 NG
997.63 TW
997.11 FS
994.71 FS
991.93 ACB
992.20 TW
991.63 FS
991.91 FS
992.33 FS
992.70 FS
992.39 FS
992.11 FS
991.50 FS
991.25 FS
990.58 FS
990.34 FS
989.26 FS
988.99 FS
990.04 NG
988.13 NG
990.25 FS
990.39 ACB
989.61 FS
990.71 ACB
990.08 FS
991.07 ACB
990.47 FS
989.34 FS
989.00 FS
988.96 FS
988.95 RIM
989.07 FS
990.06 ACB
989.20 FS
988.85 FS
988.83 FS
988.81 FS
984.20 NG
984.43 NG
986.25 NG
978.70 NG
976.70 NG
971.06 NG
969.05 NG
963.43 NG
961.94 TW
954.27 NG
956.79 TW
953.83 NG
954.05 TW
950.49 NG
947.93 NG
943.45 NG
939.11 NG
937.20 NG
931.16 NG
928.26 NG
925.13 NG
937.15 NG
934.00 NG
928.69 NG
947.39 NG
955.62 NG
960.74 NG
964.45 NG
962.44 NG
965.24 NG
973.08 NG
972.31 NG
975.63 NG
975.29 NG
973.44 NG
972.14 NG
975.17 NG
967.02 NG
959.56 NG
953.95 NG
961.01 NG
959.74 NG
966.32 NG
961.56 NG
966.43 NG
969.05 NG
971.06 NG
976.70 NG
978.70 NG
980.19 NG
980.57 NG
984.20 NG
984.43 NG
986.25 NG
988.13 NG
990.04 NG
991.93 ACB
988.71 TC
987.96 FS
988.67 TC
988.07 FS
988.49 ACB
988.17 FS
989.18 ACB
988.48 FS
988.73 TC
988.35 FS
988.44 FS
988.76 FS
987.67 FS
987.35 FS
988.34 FS
988.30 FS
988.39 FS
987.91 FS
987.61 FS
988.19 FS
988.08 FS
988.05 FS
987.38 FS
988.18 FS
986.02 NG
982.56 NG
988.12 FS
987.90 FS
983.24 NG
984.20 NG
982.12 NG
982.48 NG
982.50 NG
983.68 NG
965.19 NG
960.66 NG
954.26 NG
945.77 NG
945.86 NG
954.11 NG
972.57 NG
965.19 NG
960.66 NG
954.26 NG
945.77 NG
937.20 NG
930.51 NG
927.90 NG
921.89 NG
922.97 TW
915.59 FS
922.91 TW
915.53 FS
922.88 TW
914.75 FS
915.50 TW
913.88 NG
923.98 NG
920.44 NG
915.83 NG
915.56 TW
915.44 NG
911.36 FS
911.27 FS
915.30 NG
911.23 FS
916.21 NG
915.25 TW
915.17 NG
911.04 NG
918.37 TW
915.69 TW
914.31 NG
918.43 TW
920.89 TW
916.36 NG
920.27 TW
916.46 NG
919.59 NG
918.10 NG
919.95 NG
921.39 NG
921.50 NG
919.41 NG
925.05 NG
924.16 NG
923.75 NG
927.53 NG
923.28 NG
931.13 NG
928.81 NG
925.61 NG
924.02 NG
932.36 NG
929.95 NG
928.33 NG
932.10 NG
933.78 NG
931.91 NG
935.88 NG
937.52 NG
938.83 NG
940.94 NG
950.52 NG
949.16 TW
947.00 NG
949.02 TW
949.25 TW
948.77 NG
956.22 NG
959.03 NG
963.41 NG
968.32 NG
969.16 NG
971.62 NG
972.06 NG
972.49 NG
975.41 FS
976.51 TW
975.79 NG
997.63 TW
997.11 FS
994.71 FS
991.93 ACB
992.20 TW
991.63 FS
991.91 FS
992.33 FS
992.70 FS
992.39 FS
992.11 FS
991.50 FS
991.25 FS
990.58 FS
990.34 FS
989.26 FS
988.99 FS
990.04 NG
988.13 NG
990.25 FS
990.39 ACB
989.61 FS
990.71 ACB
990.08 FS
991.07 ACB
990.47 FS
989.34 FS
989.00 FS
988.96 FS
988.95 RIM
989.07 FS
990.06 ACB
989.20 FS
988.85 FS
988.83 FS
988.81 FS
984.20 NG
984.43 NG
986.25 NG
978.70 NG
976.70 NG
971.06 NG
969.05 NG
963.43 NG
961.94 TW
954.27 NG
956.79 TW
953.83 NG
954.05 TW
950.49 NG
947.93 NG
943.45 NG
939.11 NG
937.20 NG
931.16 NG
928.26 NG
925.13 NG
937.15 NG
934.00 NG
928.69 NG
947.39 NG
955.62 NG
960.74 NG
964.45 NG
962.44 NG
965.24 NG
973.08 NG
972.31 NG
975.63 NG
975.29 NG
973.44 NG
972.14 NG
975.17 NG
967.02 NG
959.56 NG
953.95 NG
961.01 NG
959.74 NG
966.32 NG
961.56 NG
966.43 NG
969.05 NG
971.06 NG
976.70 NG
978.70 NG
980.19 NG
980.57 NG
984.20 NG
984.43 NG
986.25 NG
988.13 NG
990.04 NG
991.93 ACB
988.71 TC
987.96 FS
988.67 TC
988.07 FS
988.49 ACB
988.17 FS
989.18 ACB
988.48 FS
988.73 TC
988.35 FS
988.44 FS
988.76 FS
987.67 FS
987.35 FS
988.34 FS
988.30 FS
988.39 FS
987.91 FS
987.61 FS
988.19 FS
988.08 FS
988.05 FS
987.38 FS
988.18 FS
986.02 NG
982.56 NG
988.12 FS
987.90 FS
983.24 NG
984.20 NG
982.12 NG
982.48 NG
982.50 NG
983.68 NG
965.19 NG
960.66 NG
954.26 NG
945.77 NG
945.86 NG
954.11 NG
972.57 NG

LINE	BEARING	DISTANCE
L1	N 42°33'00" W	16.97'



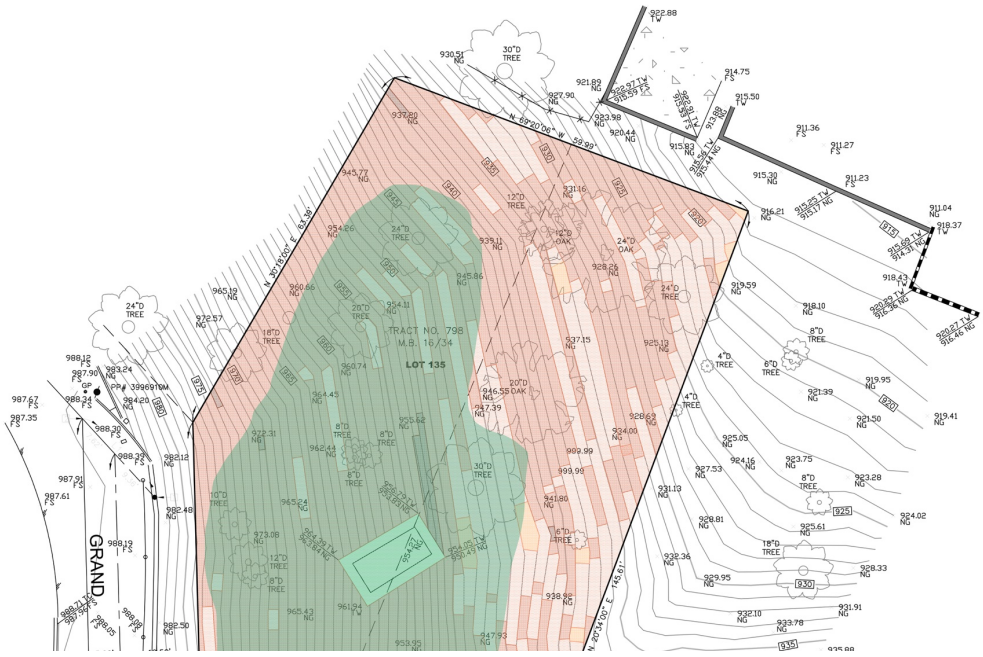
SITE PLAN at +975.00

A1.0

From: **Misha Crosby** mishacrosby@yahoo.co.uk
Subject: Fwd: Tree Removal - Grand View Drive - 06/28
Date: September 27, 2023 at 2:34 PM
To: David Monroe d.monroe.law@gmail.com

MC

> Begin forwarded message:
>
> **From:** Misha Crosby <mishacrosby@yahoo.co.uk>
> **Subject:** **Tree Removal - Grand View Drive - 06/28**
> **Date:** June 23, 2023 at 4:26:44 PM PDT
> **To:** Thinkgreentreecaresales@gmail.com
>
> Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.
>
> The first PDF shows the overall area that needs to have the trees removed highlighted in green.
>
> The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.
>
> Please make sure the right work is done so that the roots will not cause the trees to grow back.
>
> N.B Of course please do not remove the oak trees or any other protected trees on the lot.
>
> **Wednesday 28th 8:30am** is what I have currently in the calendar.
>
> Got an ok back from all three neighbors.
> Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).
> The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.
>
> Please send me through the $3200 quote back here so I have it.
>
> Cheers!
> Misha



LAURELCANYON
LAND TRUST

A Non-Profit Organization Dedicated to Preserving Open Space in Laurel Canyon

VIA USPS

Why You May Want to Consider Donating Your Open Space to The Laurel Canyon Land Trust

Dear Landowner,

My name is Jamie Hall. I am the President of the Laurel Canyon Land Trust ("Land Trust" or "LCLT") and live on Kirkwood Drive. The Land Trust works to acquire and permanently preserve open space in Laurel Canyon. We do this because we think Laurel Canyon is a special place and we want to see our precious natural resources retained for future generations as well as protect the native wildlife. To date we have saved over 30 acres in the Laurel Canyon area.

I am writing to ask if you have ever considered donating vacant parcels of land that you may own, or granting us a conservation easement over an undeveloped portion of your land so that it may be permanently preserved as open space by the Land Trust.

About Donating Land and Granting Conservation Easements

LCLT accepts donations of land and conservation easements. **Non-cash charitable donations are tax deductible as provided by the Internal Revenue Code.** LCLT will pay for an appraisal of the land to determine the fair market value as determined by a qualified appraiser. LCLT will provide donors IRS Form 8283 (signed by the qualified appraiser) attesting to the fair market value of the property and affirming the donation to LCLT (a 501(c)(3) entity).

Donors can obtain a tax write-off for the noncash charitable donation (i.e. the fair market value of the property). LCLT will pay for the closing costs associated with the donation. Donors should contact LCLT's President, Jamie T. Hall, to initiate the donation process.

Tel: 310-709-9600
Email: jamie@lclandtrust.org

LCLT Mission Statement

Our mission is to acquire existing undeveloped land in Laurel Canyon for both residents and animals. ***Keeping the Canyon wild.***

About LCLT

Established in 2017, the Laurel Canyon Land Trust is the sister organization of the Laurel Canyon Association, a long-standing neighborhood association. LCLT is a non-profit organization established for the purpose of conserving undeveloped land in Laurel Canyon, California.

The Laurel Canyon Land Trust is a public benefit 501(c)(3) corporation. **Donations are fully tax deductible to the extent allowed by law.** We work to preserve the natural topography and wildlife of the Santa Monica Mountains and hillsides in Laurel Canyon for the benefit of all the people of Los Angeles. Among other things, the open spaces we acquire are used for historical, educational, ecological, recreation and scenic purposes.

Whether you need more information on what we do, want to volunteer, or have a killer idea for how to keep the Canyon wild, please don't hesitate to reach out. We can't do this alone.

I may be contacted at (323) 709-9600 or at jamie@lclandtrust.org if you have any questions, comments or concerns. Check out our website at www.lclandtrust.org.

Sincerely,

Jamie T. Hall
Laurel Canyon Land Trust
President

WHY DONATE?

It is our mission to keep the Canyon wild. The land we save is home to countless species of plants and animals that would be displaced and threatened if their habitat was developed.

FIND US ON

donorbox

YouTube

twitter

facebook

Harness

GOT LAND?

Non-cash charitable donations are tax deductible as provided by the Internal Revenue Code. LCLT will pay for an appraisal of the land to determine the fair market value as determined by a qualified appraiser. LCLT will provide donors IRS Form 8283 (signed by the qualified appraiser) attesting to the fair market value of the property and affirming the donation to LCLT (a 501(c)(3) entity). Alternatively, LCLT accepts donations of conservation easements. Learn more about the granting LCLT conservation easements on our website.

Donors can obtain a tax write-off for non-cash charitable donations including donations of land as well as conservation easements (i.e. the fair market value of the property or adjustment of value in the case of conservation easement donation). LCLT will pay for the closing costs associated with the donation.

Visit Our Website at
lclandtrust.org

To Donate:
visit us on *Donorbox*
(link can be found on website)

Whether you need more information on what we do, want to volunteer, or have a killer idea for how to keep the Canyon wild, please don't hesitate to reach out.

We can't do this alone.

WHY SHOULD YOU CARE?

The Santa Monica Mountains provide a home for 450 animal species, including rare species such as the golden eagle, mountain lion, and bobcat. Sadly, given the pace of development in the Los Angeles region, it is unlikely that these animals will be able to survive for many more generations in increasingly small pockets of wilderness. This is where LCLT comes in. We have made it our mission to acquire and protect the remaining wilderness of Laurel Canyon and ***we can do it, but only with your help!***

WHAT WE DO

Established in 2017, the Laurel Canyon Land Trust ("LCLT") is the sister organization of the Laurel Canyon Association, a long-standing neighborhood association. LCLT is a non-profit organization established for the purpose of conserving undeveloped land in Laurel Canyon, California.

CONTACT US

President

Jamie T. Hall
8453 Kirkwood Dr.
Los Angeles, CA 90046

Phone:
(323) 709-9600

E-mail:
jamie@lclandtrust.org
or
info@lclandtrust.org

LAUREL CANYON
LAND TRUST