

Appendix IS-2

Tree Inventory Report



**CITY OF LOS ANGELES TREE INVENTORY REPORT
ANGELS LANDING
361 SOUTH HILL STREET
LOS ANGELES, CALIFORNIA 90013**

SUBMITTED TO:

**ANGELS LANDING PARTNERS, LLC
745 FIFTH AVENUE, SUITE 1610
NEW YORK, NEW YORK 10151**

PREPARED BY:

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**JUNE 19, 2018
REVISED MARCH 6, 2019**

www.cycarlberg.com

**CITY OF LOS ANGELES TREE INVENTORY REPORT
ANGELS LANDING, 361 SOUTH HILL STRET, LOS ANGELES, CA**

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June 19, 2018 (revised March 6, 2019)

Angels Landing Partners, LLC

745 5th Avenue, Suite 1610

New York, New York 10151

Via email to Dawil R. Sully, Claridge Properties (dsully@claridgeproperty.com)

**Re: Angels Landing, Los Angeles, California 90013
City of Los Angeles - Tree Inventory Report**

Dear Gentlemen,

EXECUTIVE SUMMARY

This tree report was prepared in accordance with the City of Los Angeles Tree Preservation Ordinance No. 177.404. Per the Ordinance, “protected” trees are coast live oak, western sycamore, Southern California black walnut, or California bay laurel with trunk diameters (measured at 4.5 feet above grade) of 4 inches or greater. “Significant” trees are any tree with a trunk diameter of 8 inches or larger. Palm trees with a brown trunk height of 15 feet or greater have also been included as “significant” trees. Of the 139 inventoried trees, 63 trees meet the City’s criteria for “significant” trees. None of the private property species are native species considered “protected” by the Ordinance. Eight London plane (*Platanus x acerifolia*) trees are “protected” by virtue of their status as City rights-of-way trees.

BACKGROUND AND ASSIGNMENT

The Angels Landing Project (Project) is a new mixed-use development proposed on a 97,631-square-foot (2.24-acre) site located at 332, 350, and 358 South Olive Street/351 and 361 South Hill Street/417 and 425 West 4th Street (Project Site) in the Central City Community Plan area of the City of Los Angeles. The 131 inventoried private property trees are located throughout the property. The eight rights-of-way trees are located on Hill Street. We were retained to prepare a tree inventory to accompany the environmental documents to be submitted as part of the Angels Landing Environmental Impact Report (EIR). We visited the property, inventoried and photographed all trees regardless of size and identified all “protected and “significant” trees. A comprehensive analysis of each tree as it pertains to construction was not requested and is not a part of this study. This report is based on our site visit on May 2, 2018.

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OBSERVATIONS

We inventoried 139 trees of various species throughout the subject property. Tree trunks were recorded in the field, from grade, using PSOMAS's ALTA Survey (December 3, 2015), provided to us.

Table 1 is a summary of the tree species comprising the 139 total trees. Captioned photographs and the exhibit at the end of this report illustrate site context, tree locations, tree structure, and vigor. Tree locations are graphically represented on the 'Tree Location Exhibit.'

CONCLUSION

There are no trees on the subject property that are considered protected per applicable ordinances.

Very truly yours,



Cy Carlberg, Registered Consulting Arborist
Principal



TABLE 1 –TREE INVENTORY

Tree #	Common Name	Botanical Name	Trunk diameter – DBH - (inches)	Height (feet)	Canopy Spread NS/EW	Health	Structure	Disposition	“Protected” or “Significant”
1	Chinese fringe tree	<i>Chionanthus retusus</i>	3	10	10 / 10	B-	B-	Remove	No
2	Chinese fringe tree	<i>Chionanthus retusus</i>	3	10	10 / 10	B-	B	Remove	No
3	chitalpa	<i>x Chitalpa tashkentensis</i>	4	15	15 / 15	C	B	Remove	No
4	carob	<i>Ceratonia siliqua</i>	1,1,1,1,1	15	15 / 15	A	C	Remove	No
5	London plane	<i>Platanus x acerifolia</i>	6	25	21 / 21	C-	C	Remove	No
6	London plane	<i>Platanus x acerifolia</i>	6.5	25	21 / 21	C-	C	Remove	No
7	London plane	<i>Platanus x acerifolia</i>	5.5	25	15 / 15	C-	C	Remove	No
8	cape chestnut	<i>Calodendrum capense</i>	6.5	25	25 / 25	A	A	Remove	No
9	cape chestnut	<i>Calodendrum capense</i>	5	25	15 / 20	A	A	Remove	No
10	cape chestnut	<i>Calodendrum capense</i>	4.5	15	15 / 15	A	A	Remove	No
11	tipu tree	<i>Tipuana tipu</i>	15	35	45 / 25	B-	B	Remove	Significant
12	tipu tree	<i>Tipuana tipu</i>	15	35	50 / 30	B	B-	Remove	Significant
13	tipu tree	<i>Tipuana tipu</i>	12	20	50 / 30	B	B	Remove	Significant
14	queen palm	<i>Syagrus romanzoffiana</i>	BT - 30'	38	15 / 20	B	B	Remove	Significant
15	date palm	<i>Phoenix dactylifera</i>	BT - 20'	30	25 / 25	B+	B	Remove	Significant
16	date palm	<i>Phoenix dactylifera</i>	BT - 16'	26	30 / 30	B+	B	Remove	Significant
17	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 40'	45	15 / 15	A	A	Remove	Significant
18	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 45'	50	15 / 15	A	A	Remove	Significant
19	tipu tree	<i>Tipuana tipu</i>	6	10	18 / 15	B	B	Remove	No
20	Chinese elm	<i>Ulmus parvifolia</i>	15	25	30 / 30	B-	B	Remove	Significant
21	Chinese elm	<i>Ulmus parvifolia</i>	9	15	25 / 20	B-	B	Remove	Significant
22	Chinese flame tree	<i>Koelreuteria bipinnata</i>	3,4	15	15 / 10	A	B+	Remove	No



Tree #	Common Name	Botanical Name	Trunk diameter – DBH - (inches)	Height (feet)	Canopy Spread NS/EW	Health	Structure	Disposition	“Protected” or “Significant”
23	pink trumpet tree	<i>Handroanthus impetiginosus</i>	4	15	12 / 10	A	B	Remove	No
24	glossy privet	<i>Ligustrum lucidum</i>	1	6	4 / 6	A	A	Remove	No
25	floss silk	<i>Ceiba speciosa</i>	21	25	25 / 25	B	B-	Remove	Significant
26	tipu tree	<i>Tipuana tipu</i>	7	15	25 / 20	B	B	Remove	No
27	tipu tree	<i>Tipuana tipu</i>	7	15	20 / 15	B	B	Remove	No
28	floss silk	<i>Ceiba speciosa</i>	26	30	33 / 27	B	B	Remove	Significant
29	floss silk	<i>Ceiba speciosa</i>	16.5	25	25 / 25	B+	B	Remove	Significant
30	floss silk	<i>Ceiba speciosa</i>	22	35	30 / 35	B+	B+	Remove	Significant
31	floss silk	<i>Ceiba speciosa</i>	21	25	25 / 25	A-	B	Remove	Significant
32	floss silk	<i>Ceiba speciosa</i>	19	25	25 / 25	B-	B	Remove	Significant
33	floss silk	<i>Ceiba speciosa</i>	15	25	25 / 25	B+	B	Remove	Significant
34	floss silk	<i>Ceiba speciosa</i>	15	30	20 / 25	A-	A	Remove	Significant
35	tipu tree	<i>Tipuana tipu</i>	6	30	25 / 25	B	B	Remove	No
36	tipu tree	<i>Tipuana tipu</i>	7.5	25	15 / 25	B	B-	Remove	No
37	tipu tree	<i>Tipuana tipu</i>	16.5	30	30 / 30	B-	B-	Remove	Significant
38	tipu tree	<i>Tipuana tipu</i>	14	30	30 / 30	B-	B-	Remove	Significant
39	tipu tree	<i>Tipuana tipu</i>	13	35	30 / 30	B-	B	Remove	Significant
40	cape chestnut	<i>Calodendrum capense</i>	5	15	25 / 20	A	A	Remove	No
41	cape chestnut	<i>Calodendrum capense</i>	3	10	15 / 10	A	A	Remove	No
42	cape chestnut	<i>Calodendrum capense</i>	4	10	15 / 15	A	A	Remove	No
43	London plane	<i>Platanus x acerifolia</i>	12	35	30 / 30	C	B	Remove	Significant
44	London plane	<i>Platanus x acerifolia</i>	7.5	30	20 / 20	C	B	Remove	No
45	London plane	<i>Platanus x acerifolia</i>	13.5	40	30 / 30	C	B	Remove	Significant



Tree #	Common Name	Botanical Name	Trunk diameter – DBH - (inches)	Height (feet)	Canopy Spread NS/EW	Health	Structure	Disposition	“Protected” or “Significant”
46	chitalpa	<i>Chitalpa tashkentensis</i>	4	10	10 / 10	B+	A	Remove	No
47	chitalpa	<i>Chitalpa tashkentensis</i>	4	12	10 / 10	B+	B+	Remove	No
48	queen palm	<i>Syagrus romanzoffiana</i>	BT - 6',13',15'	12,20,25	15 / 20	A	A	Remove	Significant
49	jacaranda	<i>Jacaranda mimosifolia</i>	6	15	20 / 20	B	B	Remove	No
50	jacaranda	<i>Jacaranda mimosifolia</i>	8	25	21 / 25	B	B	Remove	Significant
51	jacaranda	<i>Jacaranda mimosifolia</i>	8.5	20	25 / 25	B	B	Remove	Significant
52	jacaranda	<i>Jacaranda mimosifolia</i>	8	20	30 / 25	B	B	Remove	Significant
53	jacaranda	<i>Jacaranda mimosifolia</i>	9	20	30 / 30	B	B	Remove	Significant
54	Chinese flame tree	<i>Koelreuteria bipinnata</i>	3	10	10 / 10	B	B	Remove	No
55	Chinese flame tree	<i>Koelreuteria bipinnata</i>	4	15	15 / 15	B	B+	Remove	No
56	jacaranda	<i>Jacaranda mimosifolia</i>	2,3,5,5	15	15 / 15	B	B-	Remove	Significant
57	jacaranda	<i>Jacaranda mimosifolia</i>	6,7,11	25	35 / 40	B+	B+	Remove	Significant
58	floss silk	<i>Ceiba speciosa</i>	17	30	30 / 30	B+	B	Remove	Significant
59	floss silk	<i>Ceiba speciosa</i>	21	25	25 / 25	B+	B	Remove	Significant
60	floss silk	<i>Ceiba speciosa</i>	28	40	25 / 35	A-	B	Remove	Significant
61	floss silk	<i>Ceiba speciosa</i>	26	35	40 / 40	A-	B	Remove	Significant
62	floss silk	<i>Ceiba speciosa</i>	24	40	30 / 40	B+	B	Remove	Significant
63	floss silk	<i>Ceiba speciosa</i>	12	15	15 / 25	B+	B-	Remove	Significant
64	floss silk	<i>Ceiba speciosa</i>	22	35	30 / 30	B	B	Remove	Significant
65	floss silk	<i>Ceiba speciosa</i>	13	30	15 / 15	A-	B+	Remove	Significant
66	floss silk	<i>Ceiba speciosa</i>	11	25	15 / 15	B+	B+	Remove	Significant
67	floss silk	<i>Ceiba speciosa</i>	13.5	30	20 / 20	A	A	Remove	Significant
68	floss silk	<i>Ceiba speciosa</i>	22	30	30 / 30	A	A	Remove	Significant



Tree #	Common Name	Botanical Name	Trunk diameter – DBH - (inches)	Height (feet)	Canopy Spread NS/EW	Health	Structure	Disposition	“Protected” or “Significant”
69	floss silk	<i>Ceiba speciosa</i>	18	30	30 / 30	B+	B+	Remove	Significant
70	Chinese flame tree	<i>Koelreuteria bipinnata</i>	5	10	15 / 15	B	B	Remove	No
71	jacaranda	<i>Jacaranda mimosifolia</i>	7.5	25	25 / 15	B	B	Remove	No
72	jacaranda	<i>Jacaranda mimosifolia</i>	8	30	25 / 25	B	B	Remove	Significant
73	jacaranda	<i>Jacaranda mimosifolia</i>	7	20	25 / 25	B-	B	Remove	No
74	jacaranda	<i>Jacaranda mimosifolia</i>	3,4,7	20	20 / 25	C	C	Remove	Significant
75	jacaranda	<i>Jacaranda mimosifolia</i>	3,5,7	20	18 / 15	C	C	Remove	Significant
76	jacaranda	<i>Jacaranda mimosifolia</i>	3,4	20	20 / 15	C-	C-	Remove	No
77	jacaranda	<i>Jacaranda mimosifolia</i>	6	20	20 / 20	B	B	Remove	No
78	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 3'	7	8 / 8	A	A	Remove	No
79	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 3'	7	8 / 8	A	A	Remove	No
80	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	5	6 / 6	A	A	Remove	No
81	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 4'	8	10 / 10	A	A	Remove	No
82	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	5	8 / 8	A	A	Remove	No
83	edible fig	<i>Ficus carica</i>	3.5	10	10 / 10	A	B	Remove	No
84	Chinese flame tree	<i>Koelreuteria bipinnata</i>	13	30	30 / 30	B	B	Remove	Significant
85	Chinese flame tree	<i>Koelreuteria bipinnata</i>	12	30	30 / 30	B	B	Remove	Significant
86	Chinese flame tree	<i>Koelreuteria bipinnata</i>	13	30	30 / 30	B	B	Remove	Significant
87	Chinese flame tree	<i>Koelreuteria bipinnata</i>	11	30	30 / 30	C	B	Remove	Significant
88	Chinese flame tree	<i>Koelreuteria bipinnata</i>	11	30	30 / 30	C	B	Remove	Significant
89	Chinese flame tree	<i>Koelreuteria bipinnata</i>	10	25	30 / 30	B-	B	Remove	Significant
90	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 10'	15	12 / 12	A	A	Remove	No
91	shamel ash	<i>Fraxinus uhdei</i>	2,3,4,4,5	20	20 / 20	A	B	Remove	Significant



Tree #	Common Name	Botanical Name	Trunk diameter – DBH - (inches)	Height (feet)	Canopy Spread NS/EW	Health	Structure	Disposition	“Protected” or “Significant”
92	desert museum palo verde	<i>Parkinsonia x 'Desert Museum'</i>	3,3,3,3,4,4	10	28 / 28	A	A	Remove	Significant
93	lemon bottlebrush	<i>Callistemon citrinus</i>	3,3	10	15 / 12	A	A	Remove	No
94	lemon bottlebrush	<i>Callistemon citrinus</i>	2,2,3,3,3,3	10	12 / 12	A	A	Remove	No
95	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6	7 / 7	A	A	Remove	No
96	desert museum palo verde	<i>Parkinsonia x 'Desert Museum'</i>	2,4	10	10 / 10	A	A	Remove	No
97	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1	10	8 / 8	A	A	Remove	No
98	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1,1	10	8 / 8	A	A	Remove	No
99	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1	8	7 / 7	A	A	Remove	No
100	Chinese flame tree	<i>Koelreuteria bipinnata</i>	5	15	15 / 15	B	A	Remove	No
101	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1	10	6 / 6	A	A	Remove	No
102	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1	10	8 / 8	A	A	Remove	No
103	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1	10	7 / 7	A	A	Remove	No
104	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1,1,1	10	10 / 10	A	A	Remove	No
105	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1	10	9 / 9	A	A	Remove	No
106	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1	10	8 / 8	A	A	Remove	No
107	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1	10	5 / 5	A	A	Remove	No
108	lemon bottlebrush	<i>Callistemon citrinus</i>	2 @ 2'	4	4 / 4	A	A	Remove	No
109	desert museum palo verde	<i>Parkinsonia x 'Desert Museum'</i>	4,4	10	20 / 20	A	A	Remove	No
110	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6	8 / 8	A	A	Remove	No
111	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6	9 / 9	A	A	Remove	No
112	Chinese flame tree	<i>Koelreuteria bipinnata</i>	6	15	20 / 20	B	A	Remove	No
113	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6	9 / 9	A	A	Remove	No
114	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1	8	7 / 7	A	A	Remove	No



Tree #	Common Name	Botanical Name	Trunk diameter – DBH - (inches)	Height (feet)	Canopy Spread NS/EW	Health	Structure	Disposition	“Protected” or “Significant”
115	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1	10	8 / 8	A	A	Remove	No
116	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1	8	8 / 8	A	A	Remove	No
117	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1	10	9 / 9	A	A	Remove	No
118	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1	7	7 / 7	A	A	Remove	No
119	lemon bottlebrush	<i>Callistemon citrinus</i>	1 @ 3'	4	6 / 6	A	A	Remove	No
120	London plane	<i>Platanus x acerifolia</i>	9	20	20 / 20	B-	B	Remove	Significant
121	London plane	<i>Platanus x acerifolia</i>	10	30	30 / 25	B	A	Remove	Significant
122	London plane	<i>Platanus x acerifolia</i>	12.5	40	30 / 30	B	B+	Remove	Significant
123	Chinese flame tree	<i>Koelreuteria bipinnata</i>	4	15	20 / 15	B+	A	Remove	No
124	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	5	7 / 7	A	A	Remove	No
125	London plane	<i>Platanus x acerifolia</i>	13	30	30 / 30	B+	B	Remove	Significant
126	Indian laurel	<i>Ficus microcarpa</i>	20	30	50 / 30	A	A	Remove	Significant
127	Indian laurel	<i>Ficus microcarpa</i>	17	30	40 / 30	A	A	Remove	Significant
128	Indian laurel	<i>Ficus microcarpa</i>	18	30	30 / 40	A	A	Remove	Significant
129	Indian laurel	<i>Ficus microcarpa</i>	16	30	20 / 40	A	A	Remove	Significant
130	Indian laurel	<i>Ficus microcarpa</i>	17	30	15 / 30	A	A	Remove	Significant
131	Indian laurel	<i>Ficus microcarpa</i>	20	30	40 / 40	A	A	Remove	Significant
City of Los Angeles Right-of-Way Trees									
ST132	London plane	<i>Platanus x acerifolia</i>	13.5	40	10 / 15 / 16 / 12	A	B+	Remove	Right-of-Way
ST133	London plane	<i>Platanus x acerifolia</i>	10	30	10 / 7 / 10 / 12	A	B+	Remove	Right-of-Way
ST134	London plane	<i>Platanus x acerifolia</i>	7.5	25	6 / 6 / 12 / 12	A-	B+	Remove	Right-of-Way
ST135	London plane	<i>Platanus x acerifolia</i>	11	25	12 / 6 / 12 / 12	B	B-	Remove	Right-of-Way
ST136	London plane	<i>Platanus x acerifolia</i>	9.5	30	9 / 12 / 12 / 10	B+	B	Remove	Right-of-Way



Tree #	Common Name	Botanical Name	Trunk diameter – DBH - (inches)	Height (feet)	Canopy Spread NS/EW	Health	Structure	Disposition	“Protected” or “Significant”
ST137	London plane	<i>Platanus x acerifolia</i>	10.5	30	10 / 12 / 15 / 8	A	B+	Remove	Right-of-Way
ST138	London plane	<i>Platanus x acerifolia</i>	8	20	10 / 12 / 10 / 12	A-	A	Remove	Right-of-Way
ST139	London plane	<i>Platanus x acerifolia</i>	7	20	8 / 12 / 10 / 12	A	A	Remove	Right-of-Way
BT: Brown Trunk - Because palms do not typically expand in trunk diameter, they are measured in Brown Trunk Height, the distance between grade and the newest emerging spear.									





EXHIBIT 1 - AERIAL VIEW OF THE SUBJECT AREA
ANGELS LANDING - 361 SOUTH HILL STREET, LOS ANGELES, CA
SOURCE: CITY OF LOS ANGELES - ZIMAS



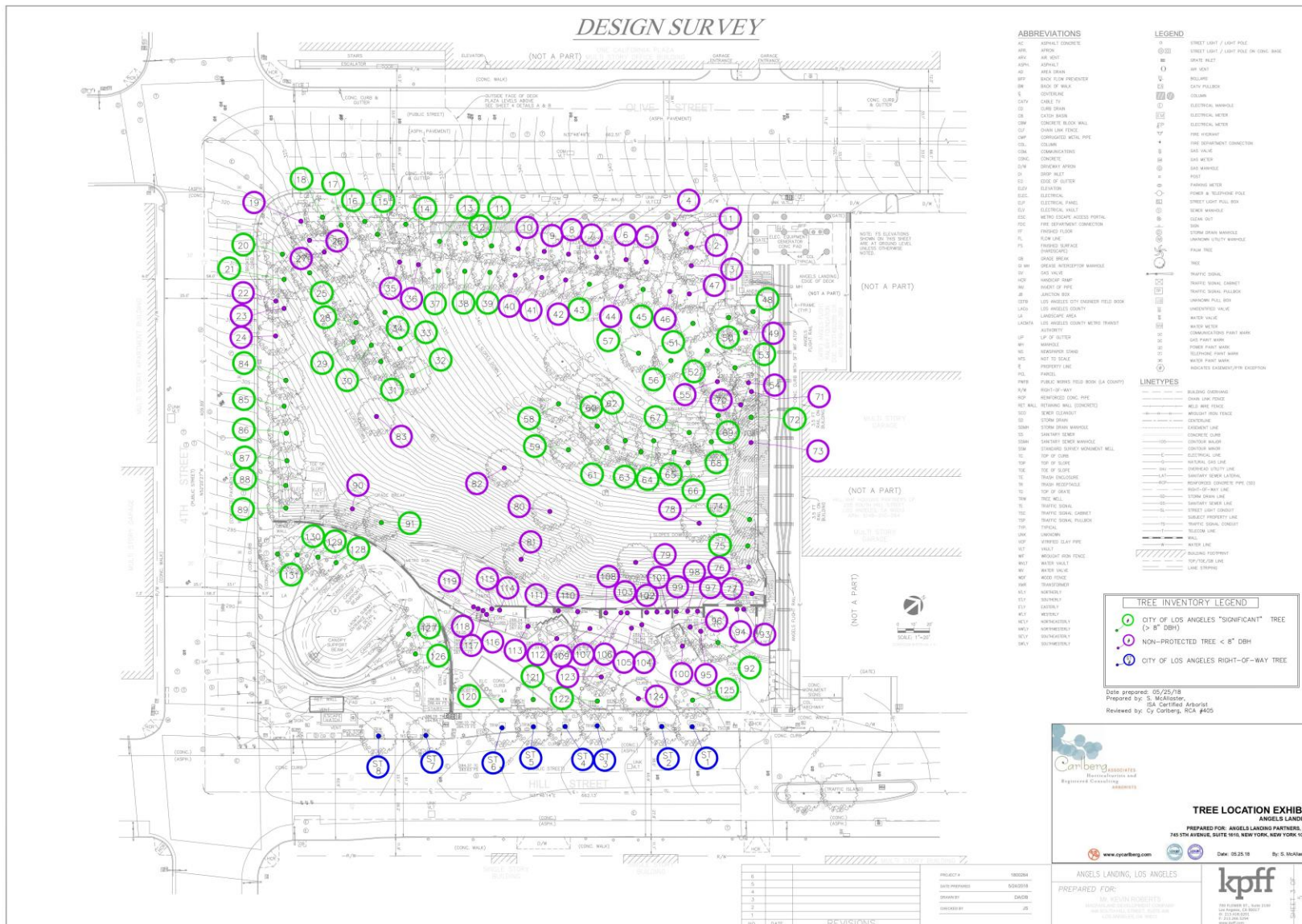
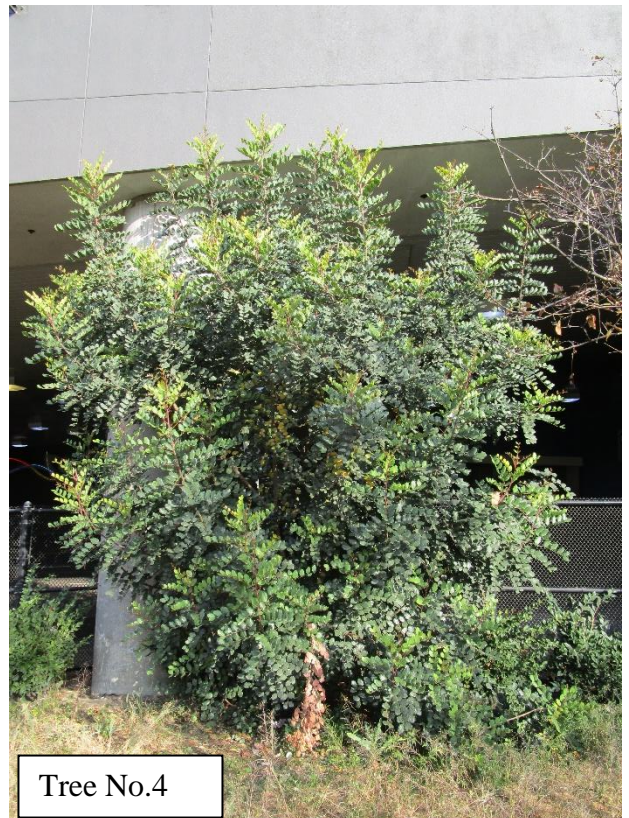


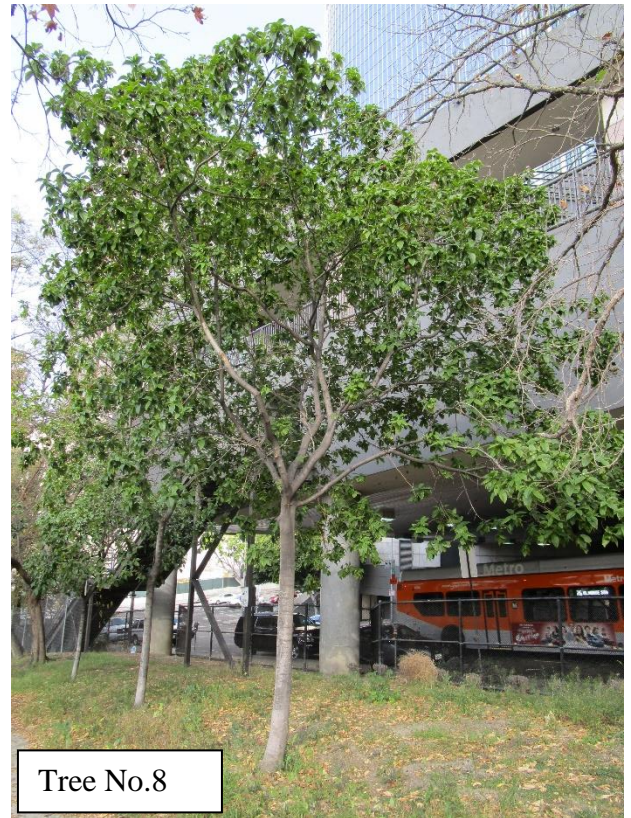
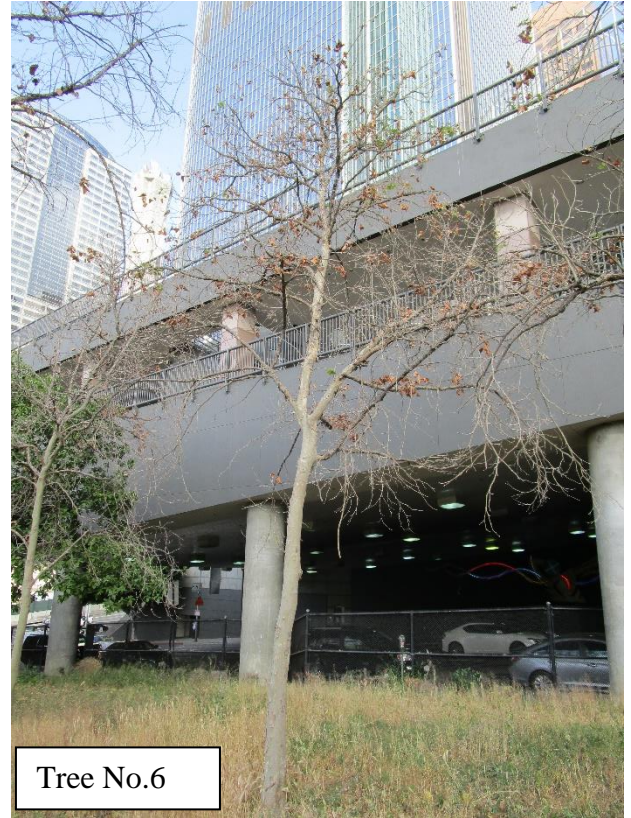
EXHIBIT 2 – REDUCED COPY OF TREE LOCATION EXHIBIT

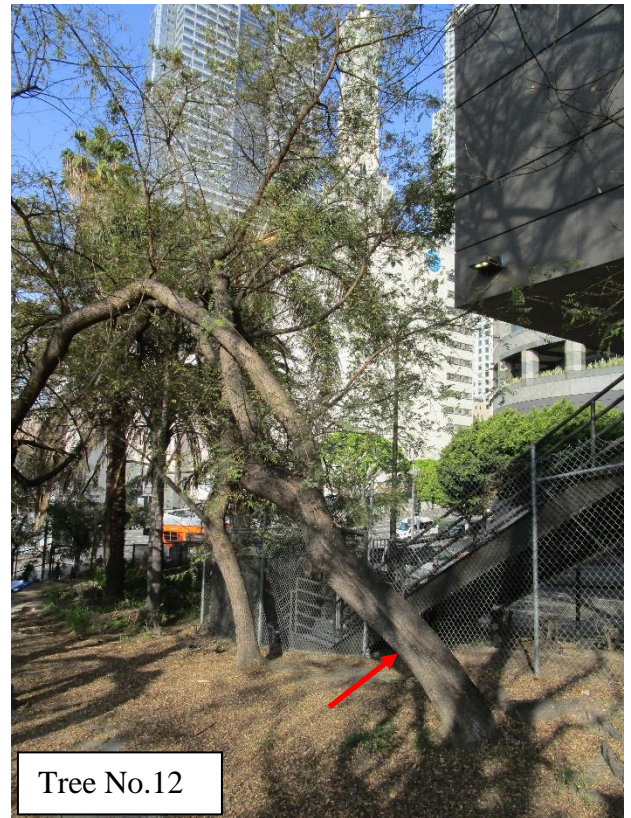
Not to Scale

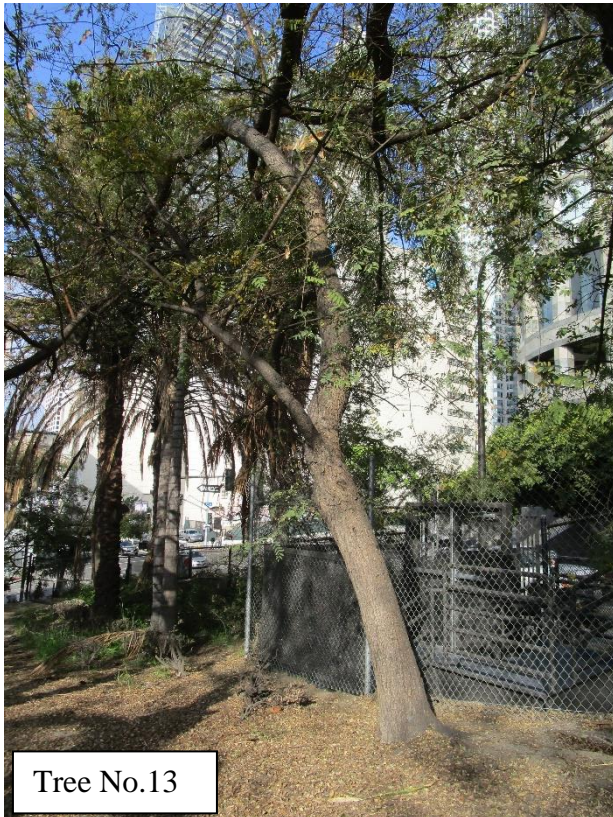


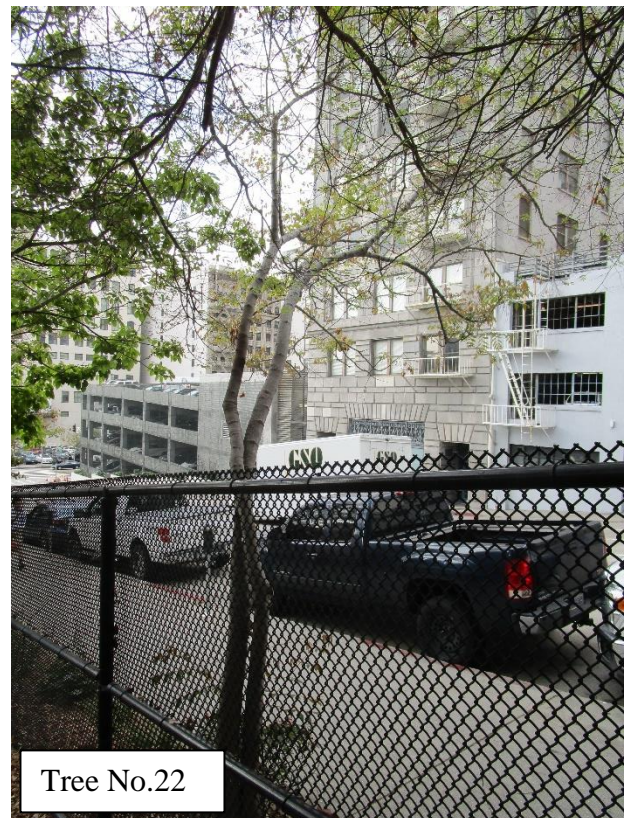
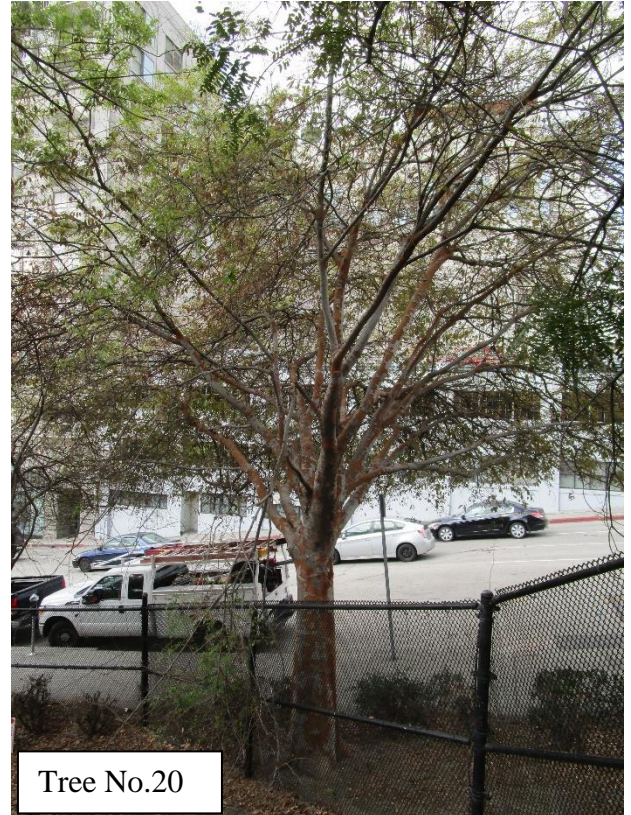
CAPTIONED TREE PHOTOGRAPHS

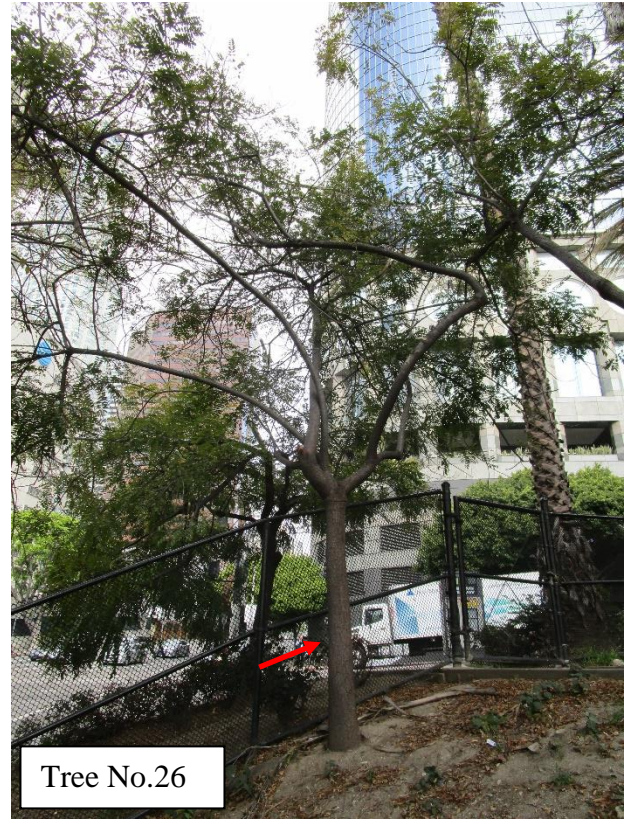




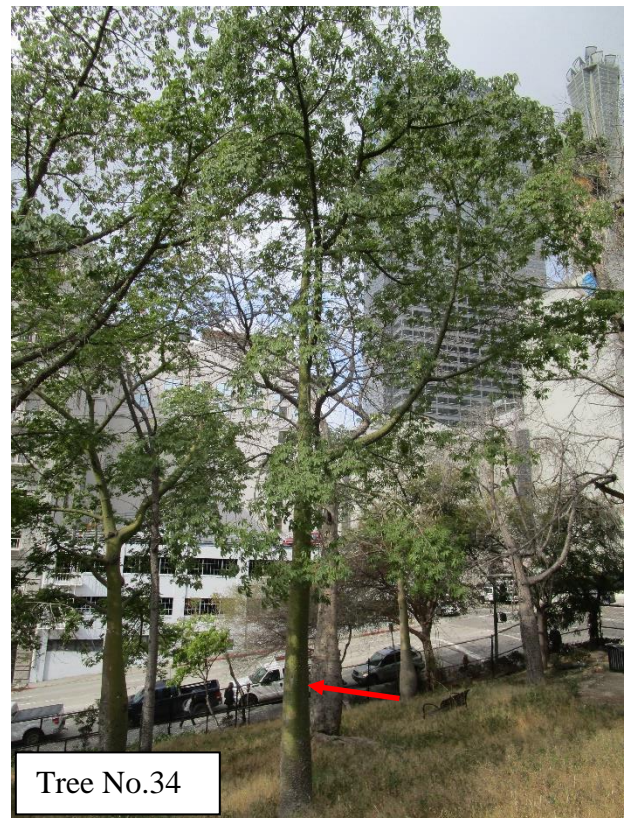


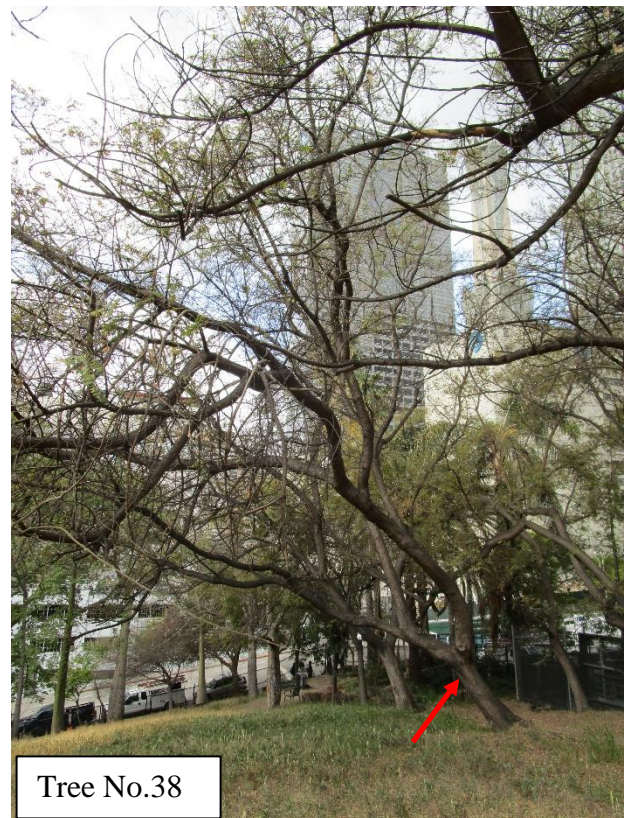
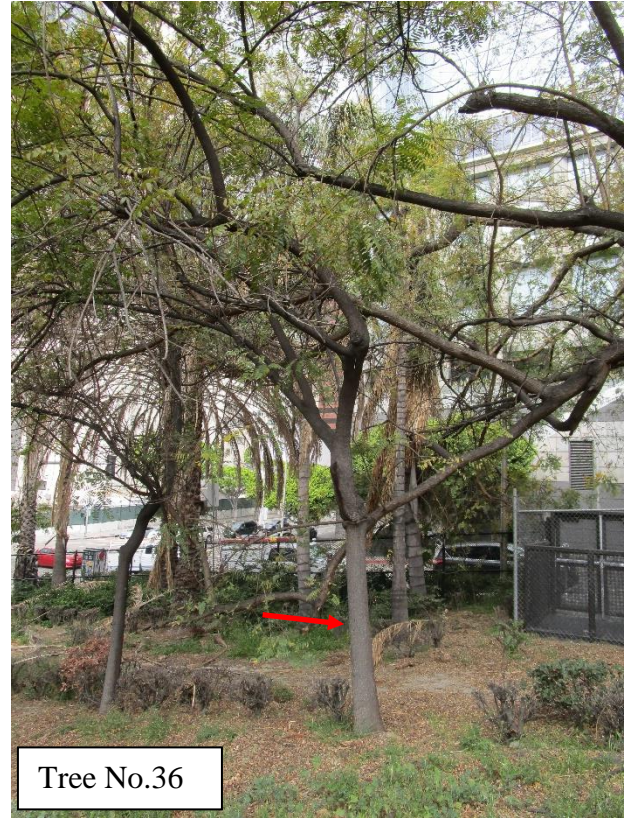
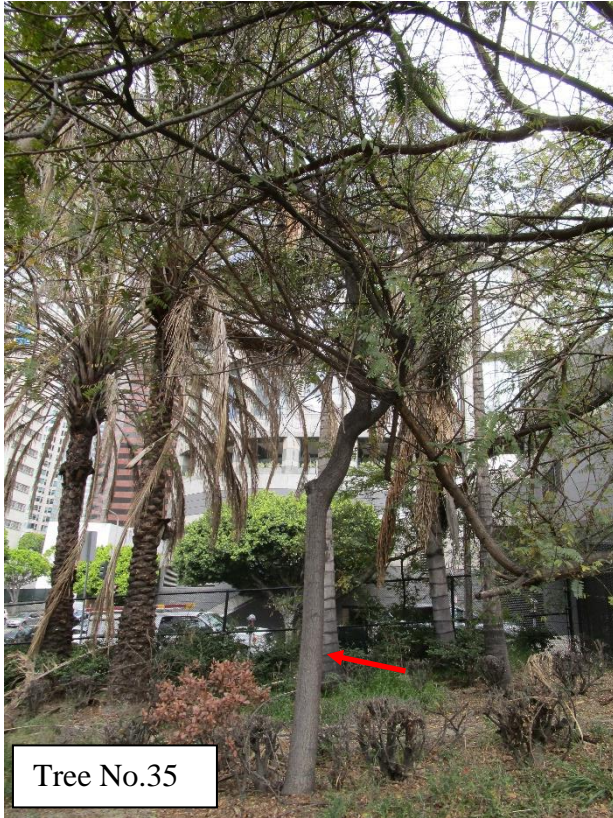


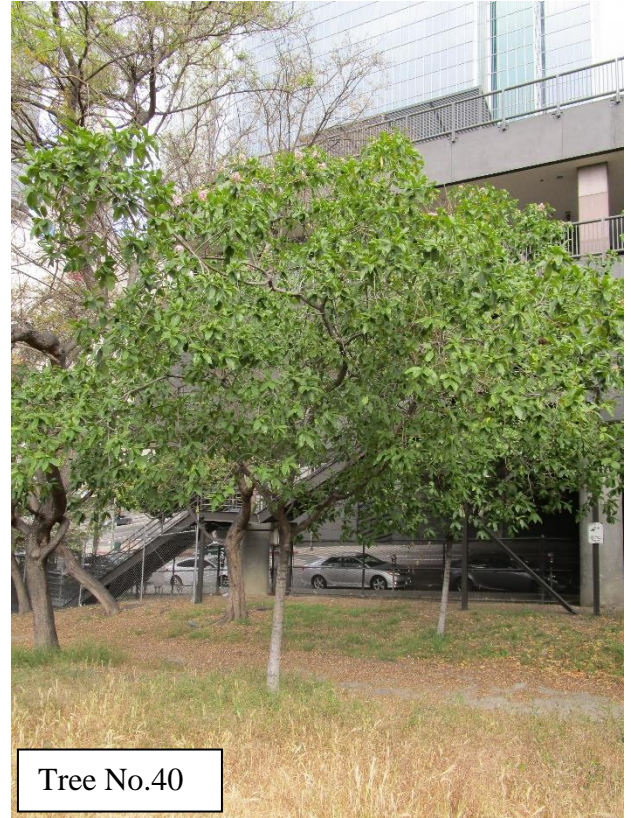


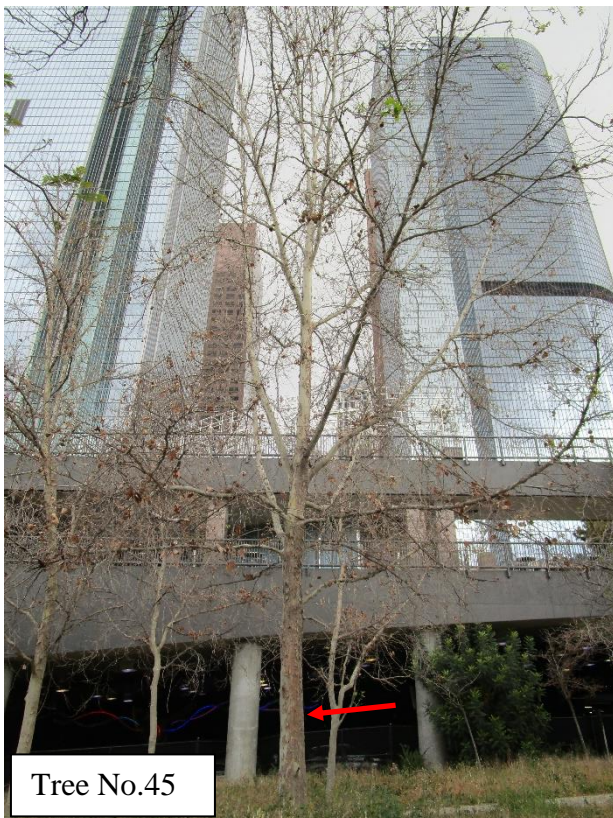
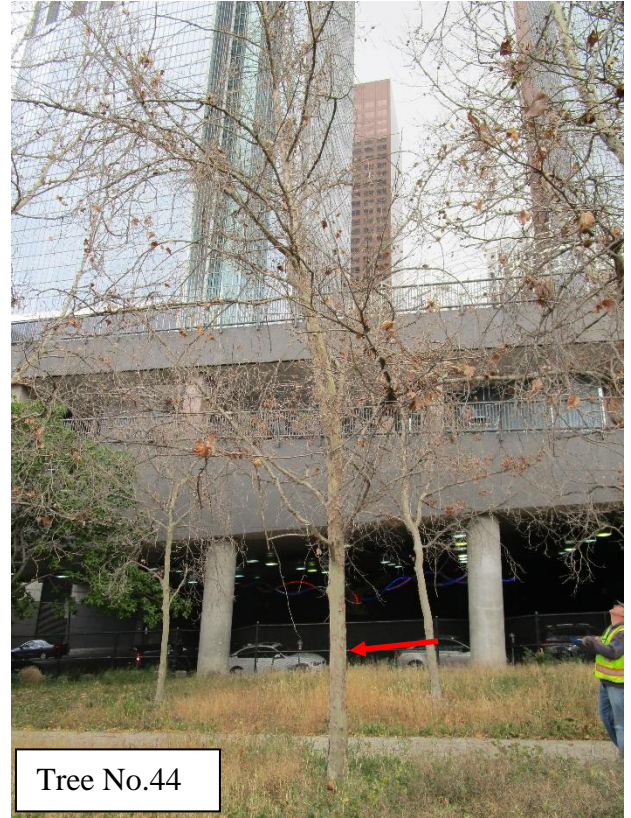


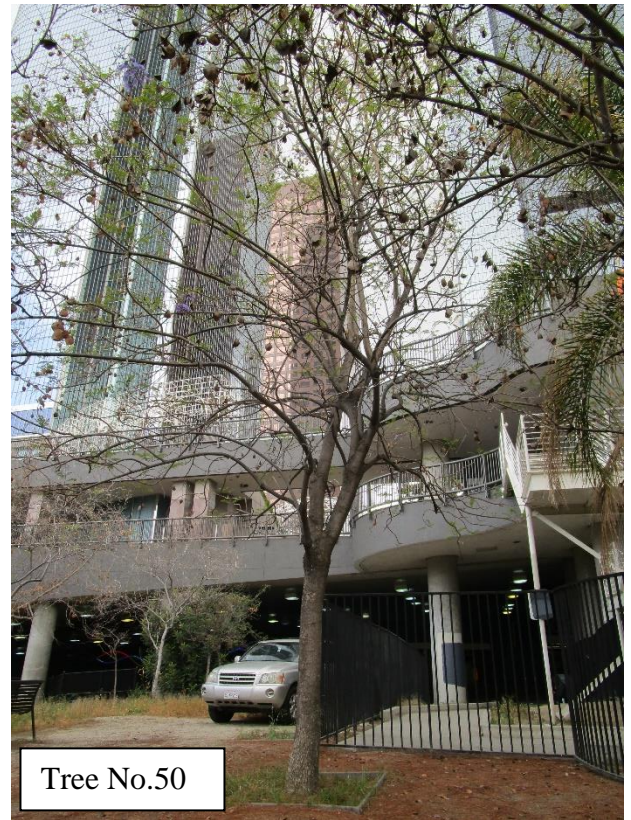
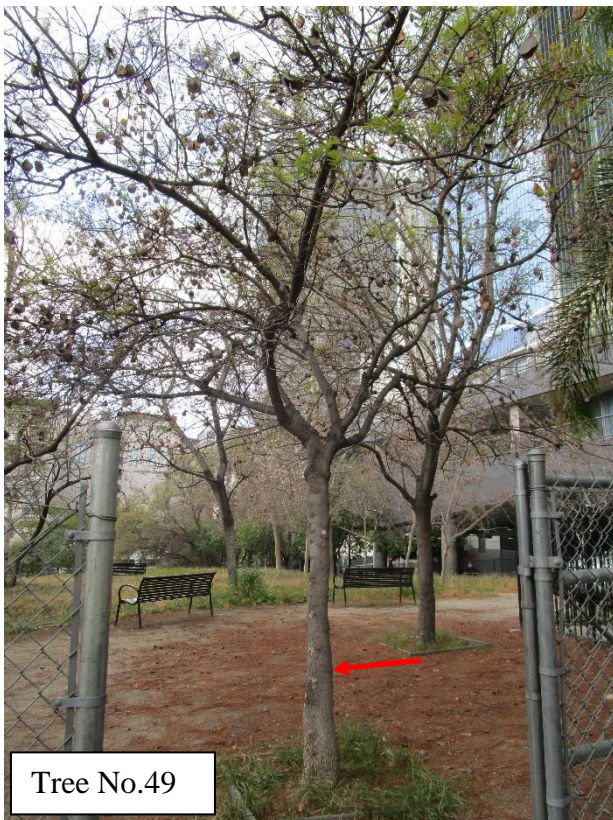
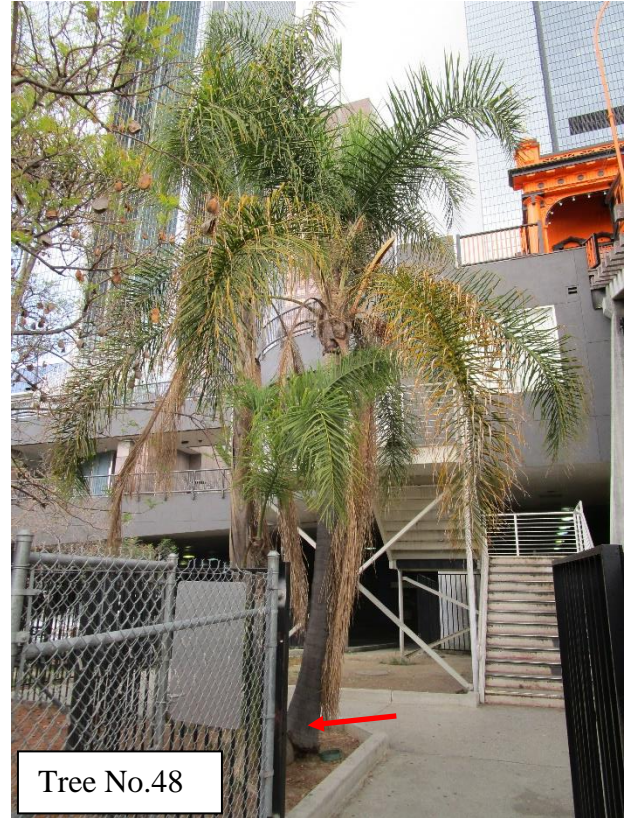


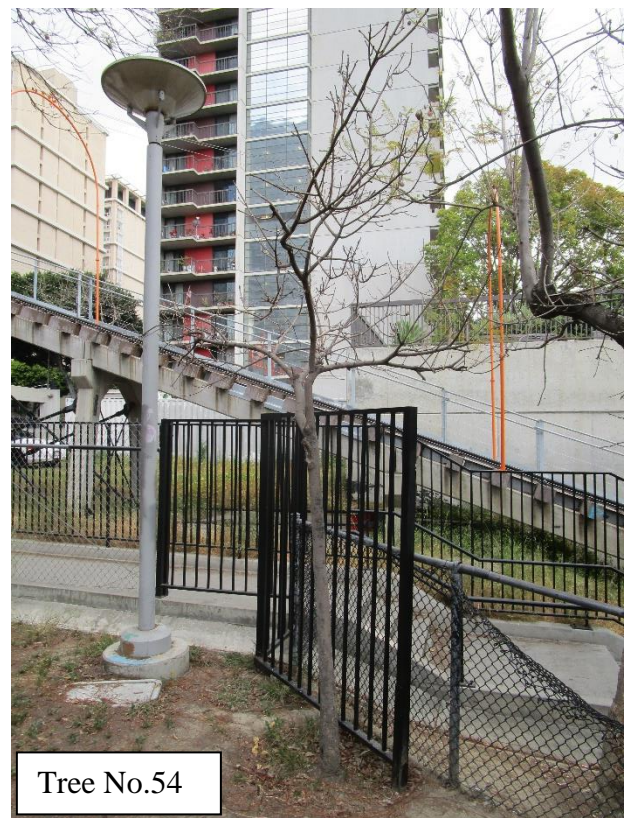


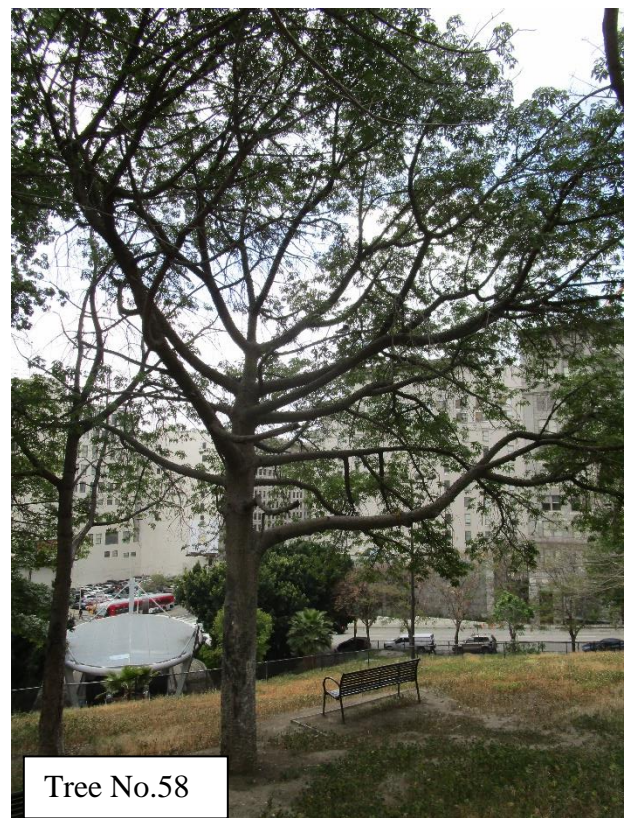
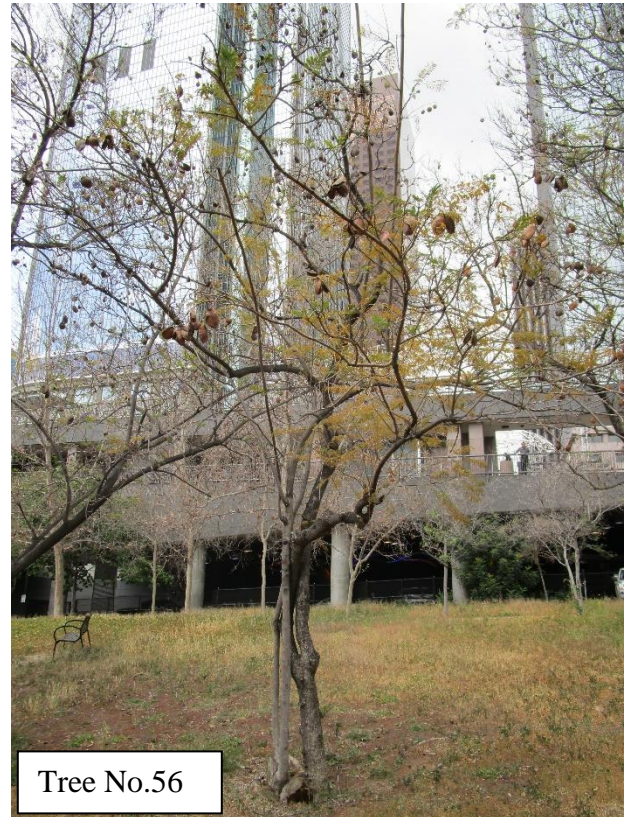




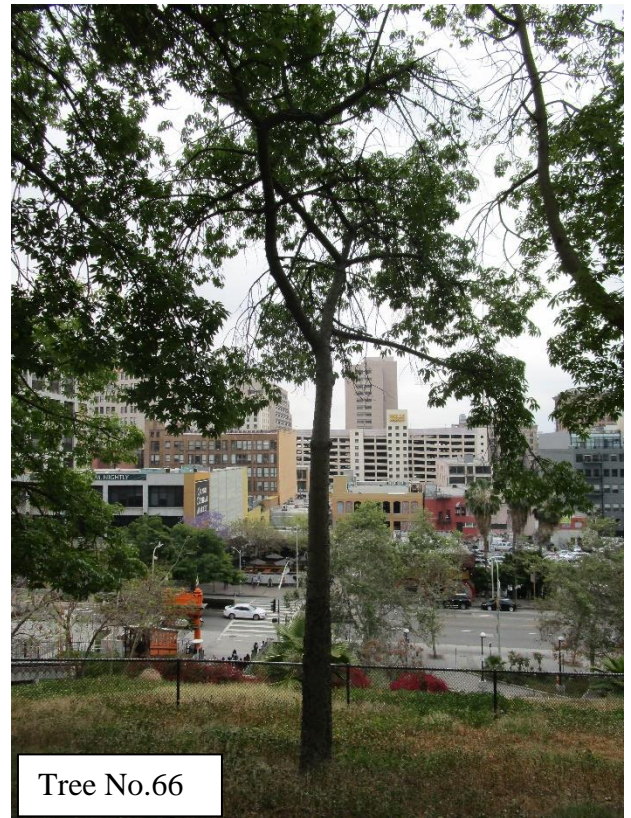


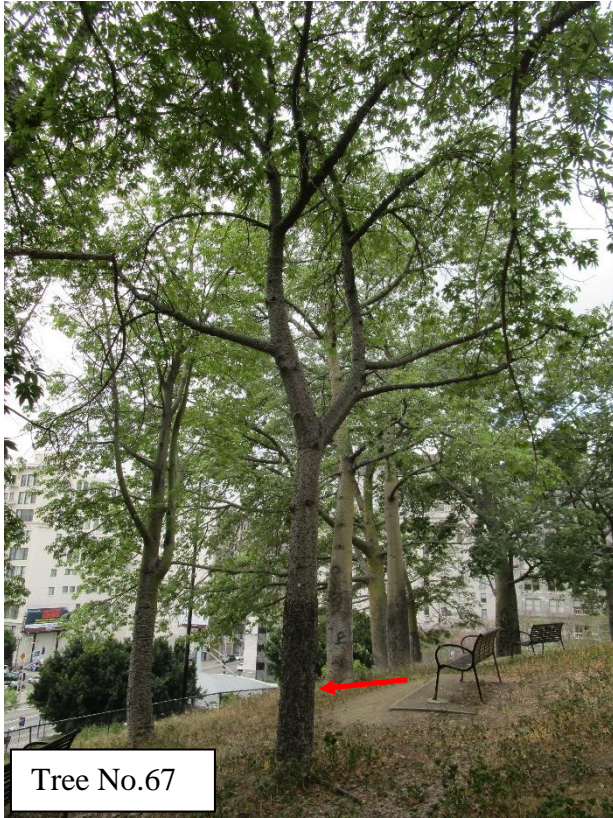


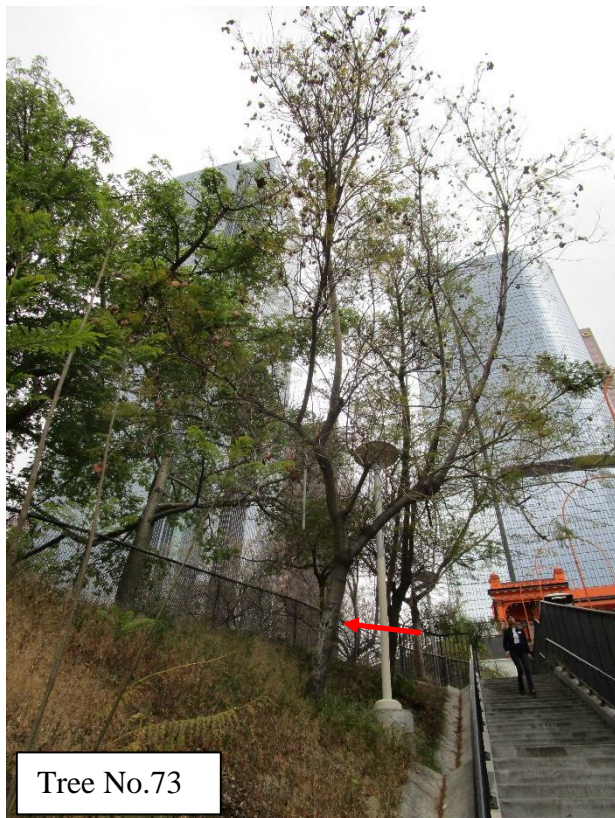
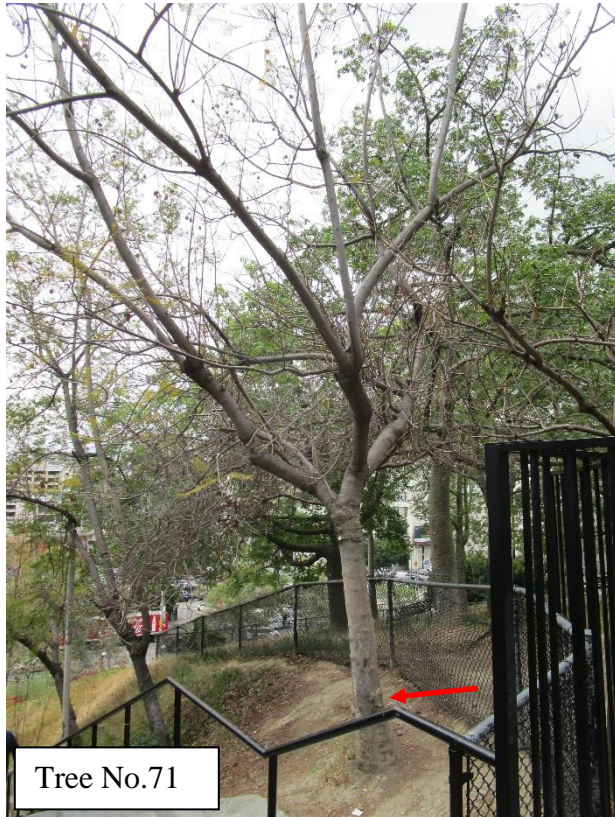






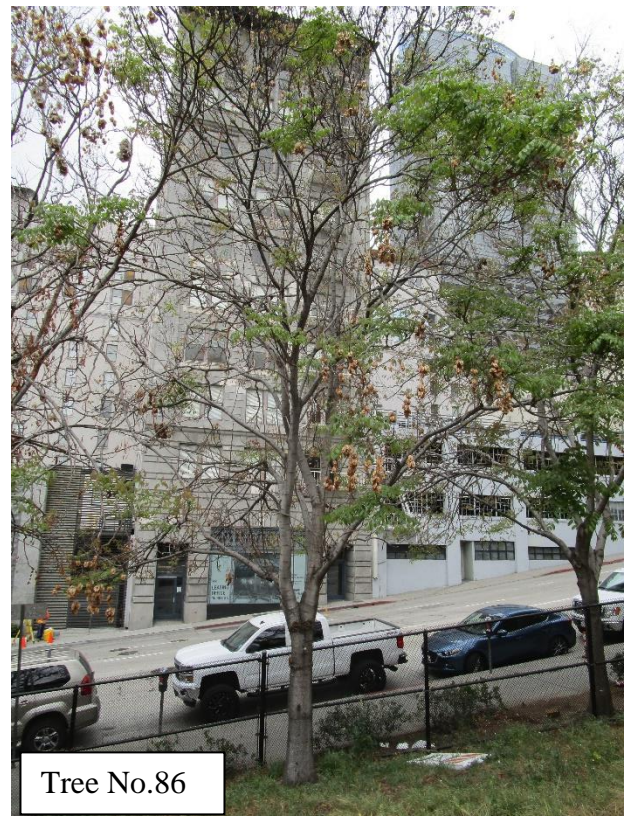
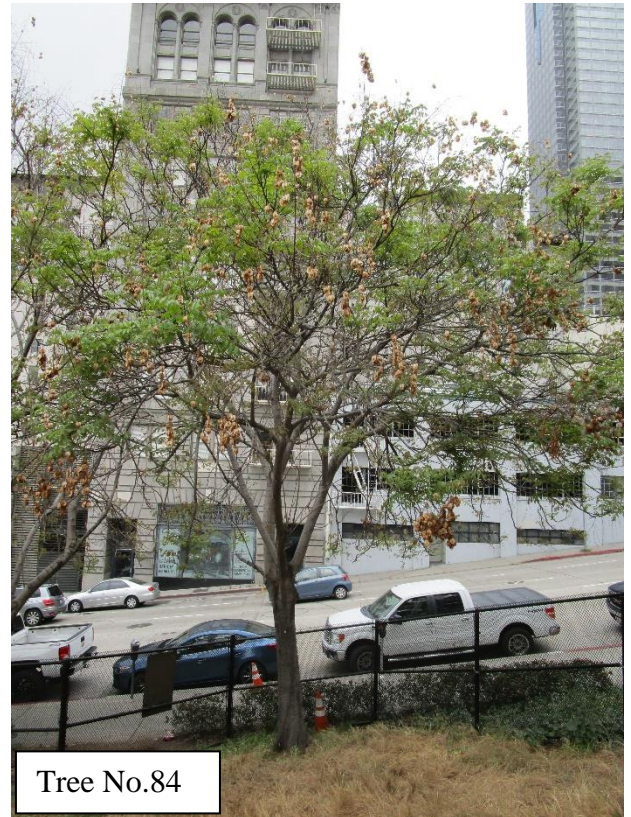


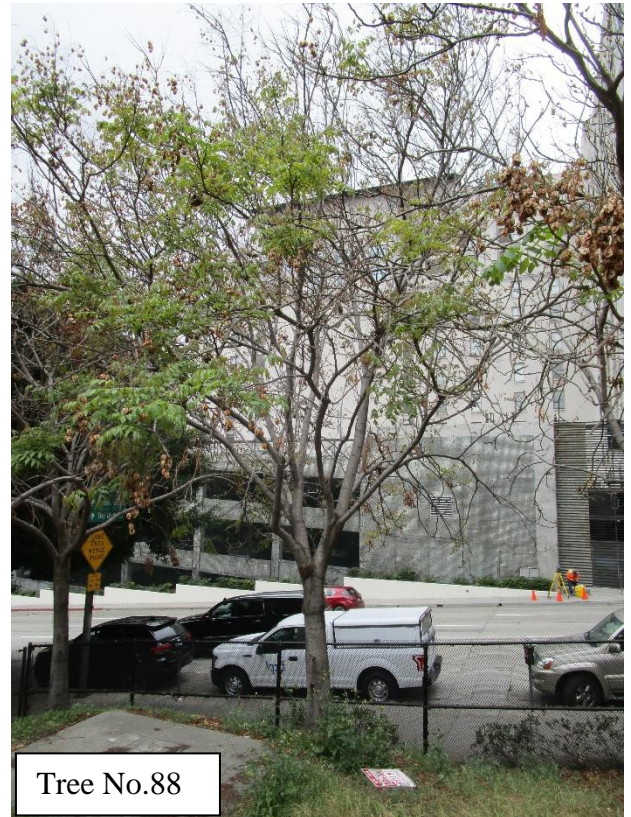


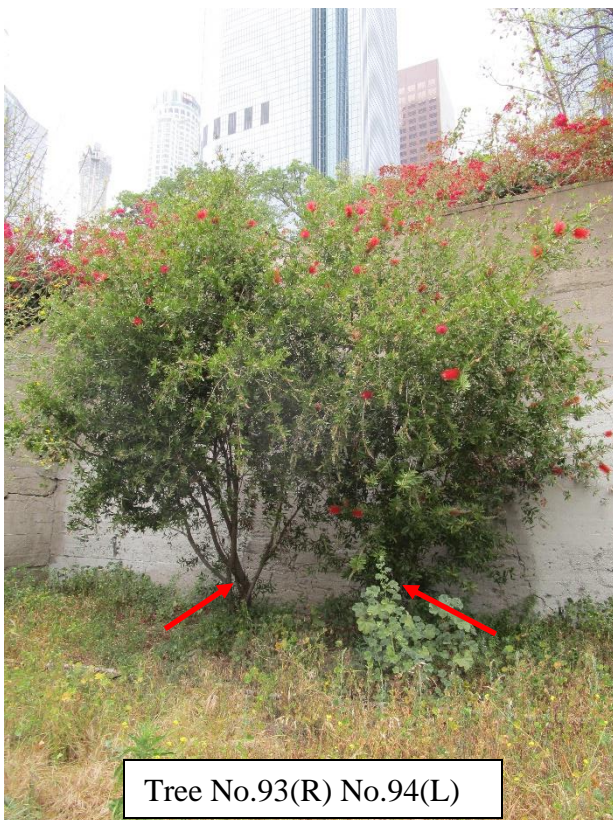


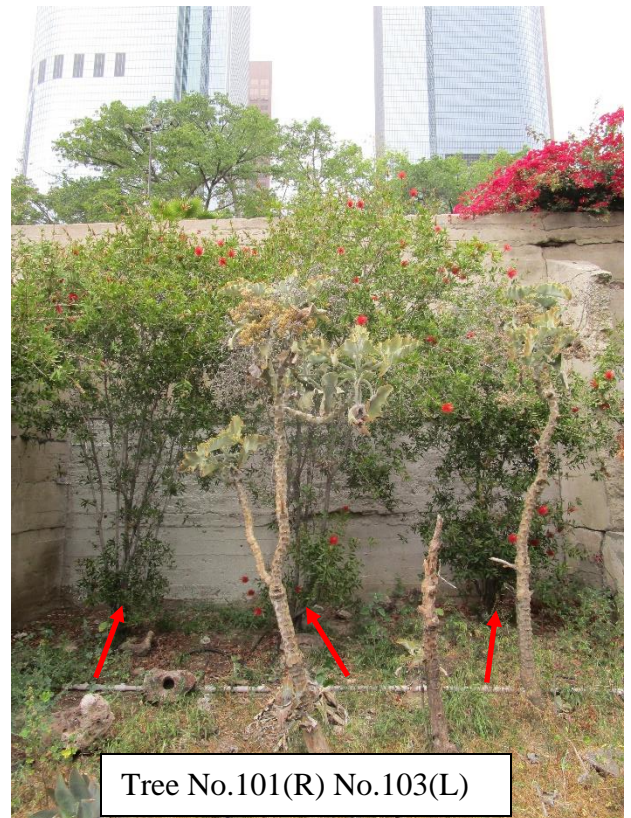




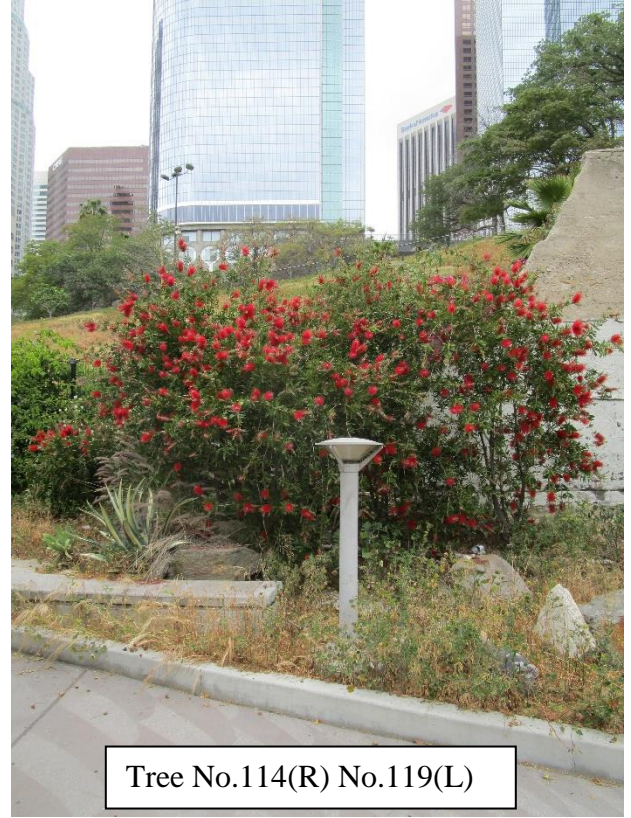








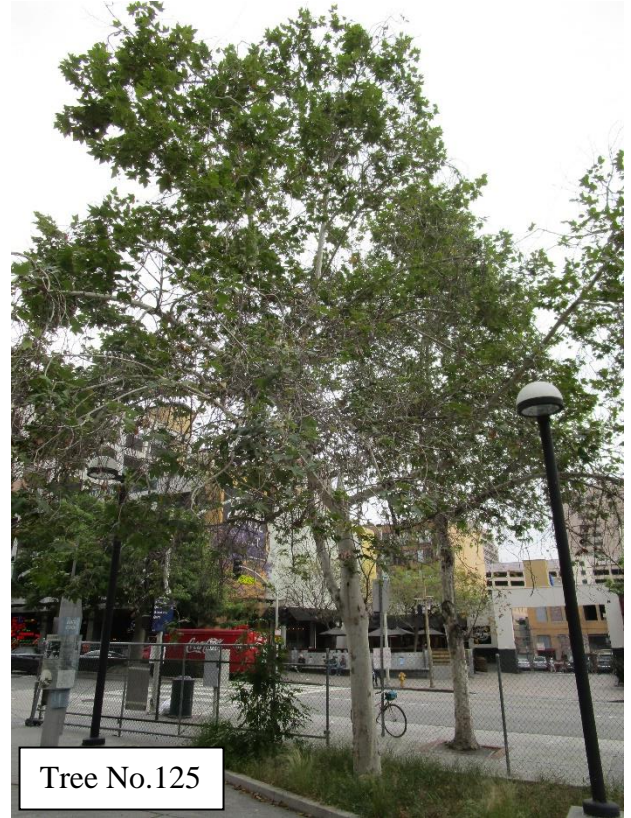








Tree No.124



Tree No.125



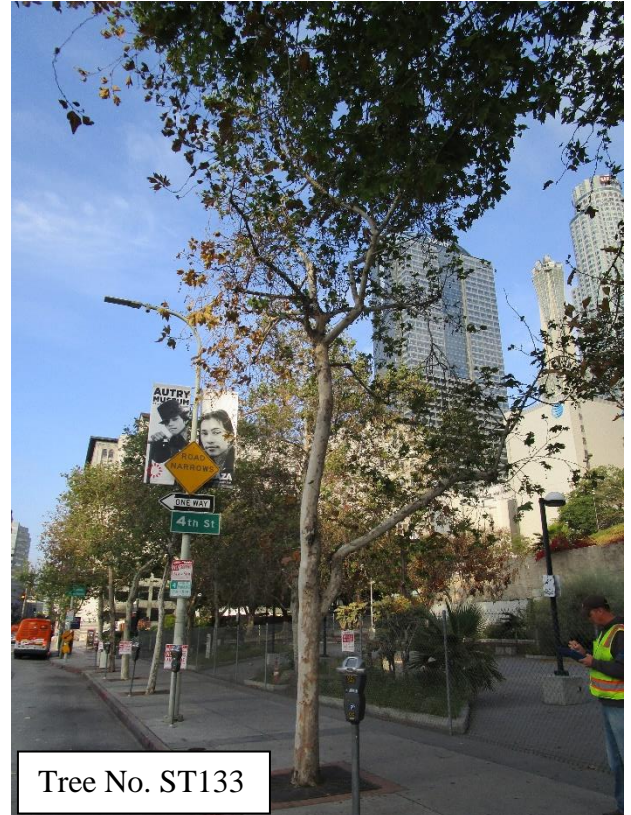
Tree No.126(R) No.127(L)



Tree No.128(R) No.131(L)



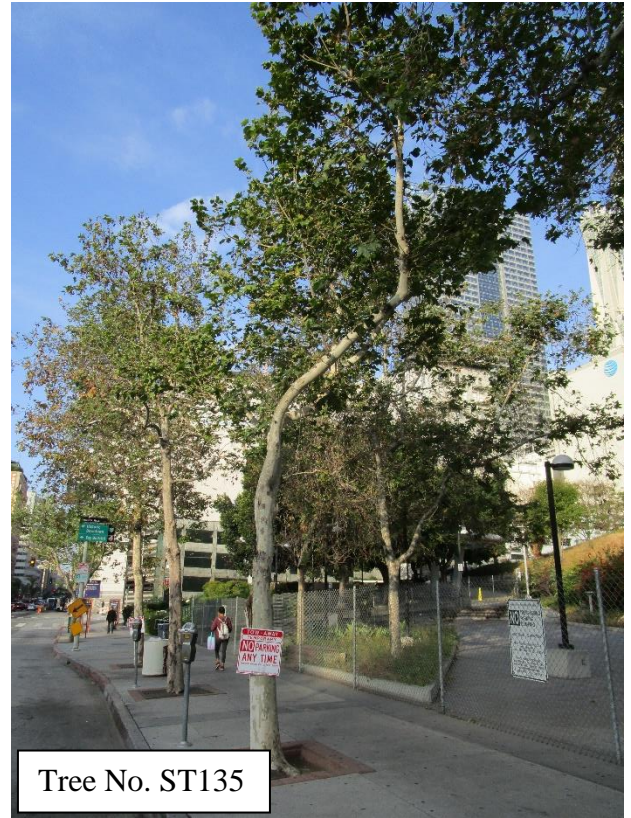
Tree No. ST132



Tree No. ST133

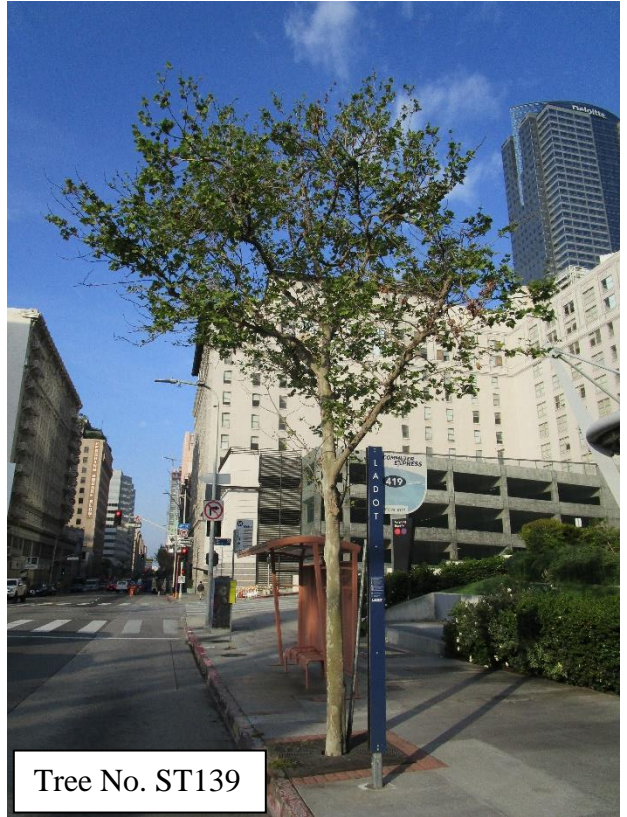
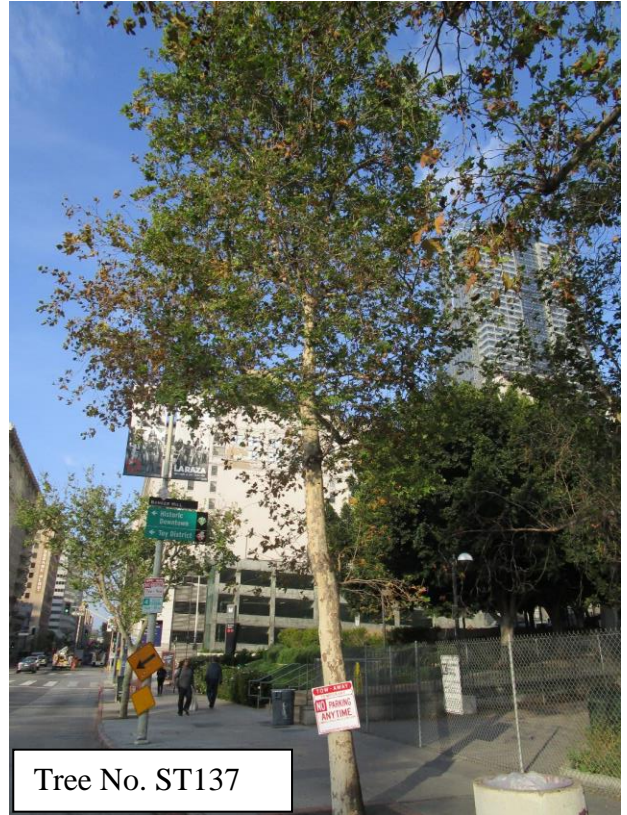


Tree No. ST134



Tree No. ST135





HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition were rated A-F:

Health

- A. Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.
- B. Above average – Good to very good trees that exhibit minor necrotic or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.
- C. Average – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small deadwood in outer crown areas, decreased shoot growth and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.
- D. Below Average/Poor - trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.
- F. Dead or in spiral of decline – this tree exhibits very little to no signs of life.

Structure

- A. Outstanding – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that result in a sturdy form or architecture that resists failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward sign of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, which would preclude them from achieving an “A” grade.
- B. Above average - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural

defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.

- C. Average - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.
- D. Well Below Average/Poor - Trees poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.
- F. Severely Compromised – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced and irreparable decay, disease, or severe fire damage. Trees with this rating are in severe, irreparable decline, or are barely alive. Risk of full or partial failures in the near future may be severe.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees contribute greatly to our enjoyment and appreciation of life. Nonetheless, they are subject to the laws of gravity and physiological decline. Therefore, neither arborists nor tree owners can be reasonably expected to warrant unfailing predictability or elimination of risk.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Risk assessments were neither requested nor performed on any of the trees for this project.

CY CARLBERG
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<u>Education</u>	B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, 2002 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
<u>Experience</u>	Consulting Arborist, Carlberg Associates, 1998-present Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998 Director of Grounds, Scripps College, Claremont, 1988-1992
<u>Certificates</u>	Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002 Certified Urban Forester (#013), California Urban Forests Council, 2004 Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

Areas of Expertise

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

Previous Consulting Experience

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens	The City of Claremont
The Los Angeles Zoo and Botanical Gardens	The City of Beverly Hills
The Rose Bowl and Brookside Golf Course, Pasadena	The City of Pasadena
Walt Disney Concert Hall and Gardens	The City of Los Angeles
The Art Center College of Design, Pasadena	The City of Santa Monica
Pepperdine University	Santa Monica/Malibu Unified School District
Loyola Marymount University	San Diego Gas & Electric
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd,	Los Angeles Department of Water and Power
Claremont Graduate University, Pitzer, Claremont University Center)	Rancho Santa Ana Botanic Garden, Claremont
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	Latham & Watkins, LLP (attorneys at law)

Affiliations

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005, 2014
- American Society of Consulting Arborists, Board of Directors, 2013-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present



SCOTT MCALLASTER

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<u>Education</u>	B.A., Environmental Studies, University of California, Santa Barbara, 2000
<u>Experience</u>	Project Planner & Senior Arborist, Land Design Consultants, Inc. Pasadena, 1999 – 2014
<u>Certificates</u>	Certified Arborist, WE-7011A, International Society of Arboriculture, 2004 Qualified Tree Risk Assessor, International Society of Arboriculture, 2015

AREAS OF EXPERTISE

Mr. McAllaster is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Construction monitoring and reporting
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Performance of long-term mitigation compliance monitoring & reporting

PREVIOUS CONSULTING EXPERIENCE

Mr. McAllaster has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. He has over 13 years of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

City of Pasadena	San Diego Gas & Electric
City of Santa Clarita	Corky McMillin Companies
City of Glendora	City of South Gate
Los Angeles County Fire Department	City of Arcadia
Los Angeles County Sanitation Districts	D2 Development
Newhall County Water District	Burtec, Inc.
Pulte/Centex Homes	The Claremont Colleges
Newhall Land and Farming	The New Home Company
E & S Ring, Inc.	William Carey University
Hollywood Forever Cemetery	Claremont Golf Course
Archdiocese of Los Angeles	Universal Hilton
St. John's Hospital, Santa Monica	Gensler Architects
Kovac Architects	Marmol Radziner, Architects
Tim Barber, Ltd., Architects	NAC Architecture
Ojai Valley Community Hospital	Aurora/Signature Health Services
The Kibo Group	Monte Vista Grove Homes
El Monte Garden Senior Center	Highpointe Communities
IMT Capital, LLC	Claremont University Center

AFFILIATIONS

Mr. McAllaster serves with the following national and regional professional organizations:

- Member, International Society of Arboriculture, Western Chapter
- Member, Street Tree Seminar, Inc.



**INSERT FULL-SIZE COPY OF
TREE LOCATION EXHIBIT
(24" x 36" – Color)**

