Appendix B

Arborist Report

Proposed Residential Development at 1024 West Workman Avenue

Arborist Report

prepared for

MLC Holdings, Inc.
5 Peters Canyon Road Suite 310
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prepared by

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September 2020

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Appendices

1 Introduction

Rincon Consultants, Inc. (Rincon) has prepared this Arborist Report for MLC Holdings, Inc. (MLC) in support of the Initial Study and Mitigated Negative Declaration (IS-MND) prepared under the California Environmental Quality Act (CEQA) for the proposed residential development at 1024 West Workman Avenue (project).

1.1 Regulatory Context

This report has been prepared in accordance with the City of West Covina (City)'s Tree Ordinance (Chapter 26, Article VI, Division 9. §26.288-295 – Preservation, Protection and Removal of Trees), hereinafter referred to as the Ordinance. Pursuant to the Ordinance, a Significant and Heritage Tree Permit must be obtained prior to damaging or removing any significant or heritage trees.

A heritage tree generally means any tree(s) identified as such by the City's Planning Commission[1] and/or any of the Southern California black walnut tree species (*Juglans californica*) located in the San Jose Hills, as found within West Covina's jurisdictional boundaries.

A significant tree is a tree located on private and/or public property that meets one or more of the following requirements:

- Tree is located in the front yard of a lot or parcel and has a caliper[2] of one (1) foot or more, as measured four and one-half feet above mean natural grade.
- Tree is located in the street-side yard of a corner lot and has a caliper of one (1) foot or more.
- Tree is located anywhere on a lot, has a caliper of six (6) inches, or more, and is one of the following species: any native tree of the oak genus *Quercus*, California sycamore (*Platanus racemosa*), American sycamore (*Platanus occidentalis*), and southern California black walnut (*Juglans californica).*

In addition, a tree permit must be obtained for any city (public) tree which has a caliper of one foot or more.

1.2 Project Location and Description

The project site is located generally west of State Route 39, north of Interstate 10, and east of Interstate 605, in the northern part of the City of West Covina, in southeastern Los Angeles County. Specifically, the site is located at 1024 West Workman Avenue on an 8.05-acre property that is a former elementary school campus. The site is bordered by West Workman Avenue to the north; North Vincent Avenue and West Garvey Avenue North to the east; two-story residential apartment buildings and townhomes to the south; and single-story single-family homes to the west. The project site is located on Assessor's Parcel Number (APN) 8457-029-906

[1] Based on a phone conversation with the City's Planning Manager on September 30, 2020; the City has not identified any heritage trees at this time other than the southern California black walnut tree.

[2] Caliper is defined by the Ordinance as the maximum diameter of the trunk of a tree measured at 4.5 feet above the natural grade. In the case of multi-trunked trees, caliper shall mean the sum of the calipers of each individual trunk measured at 4.5 feet above grade.

Rincon understands that the project activities consist of removing the existing on-site uses, grading the site, and constructing 51 single family detached homes and 69 attached townhomes.

1.3 Project Background

An initial Existing Tree Inventory Plan for the project was completed by Studio Pad, LLC. (Studio Pad) on July 30, 2020 (Studio Pad 2020, Appendix B). The plan includes tree data and information required per the Ordinance. The plan identified five significant trees and 12 non-significant trees within the project site, all of which are slated to be removed. The Existing Tree Inventory Plan will be updated by Studio Pad with additional trees observed during Rincon's tree survey, as described in the section below.

2 Subject Tree Survey Methodology

As requested by MLC, Rincon conducted a tree inventory and health assessment to confirm the accuracy and completeness of the Existing Tree Inventory Plan and to document any additional significant or heritage trees within or immediately adjacent to the project site with potential to be impacted by the project. The tree survey was conducted by Rincon International Society of Arboriculture (ISA) Certified Arborist Robin Murray (#WE-12768A) on September 16, 2020, in accordance with the requirements set forth by the Ordinance.

The following information was confirmed or gathered for all previously inventoried and newly added trees (subject trees): Scientific and common name; geographic location of each tree using a Trimble® Geo 7x handheld with integrated rangefinder; caliper of all trunks at four and one-half feet above natural grade (i.e., diameter at standard height or DSH)[3] using an English unit diameter tape or caliper; visual estimation of tree height and canopy spread; health assessment of tree characteristics including evidence of disease, presence of insect pests, structure, damage, and vigor. Results were incorporated into the overall condition rating based on archetype trees of the same species with criteria described in Table 1 below; and representative photographs of each subject tree, provided in Appendix A. All newly added trees that were not previously identified by Studio Pad were mapped as individual tree locations and provided to Studio Pad in the form of a computer-aided design (CAD) file to be incorporated into the Existing Tree Inventory Plan. All subject trees were visually evaluated based only on the above-ground portions. Relationships among the trees (i.e., multiple trunks arising from the same root, mature clones of a no longer present parent tree) were not determined, as only above-ground portions of the trees were examined.

Table 1 Overall Condition Rating Criteria

Rating	Structure
Excellent	In addition to attributes of a 'good' rating, the tree exhibits a well-developed root flare and a balanced canopy. Provides shading or wildlife habitat and is aesthetically pleasing.
Good	Trunk is well developed with well attached limbs and branches; some flaws exist but are hardly visible. Good foliage cover and density, annual shoot growth above average. Provides shading or wildlife habitat and has minor aesthetic flaws.
Fair	Flaw in trunk, limb and branch development are minimal and are typical of this species and geographic region. Minimal visual damage from existing insect or disease, average foliage cover and annual growth.
Poor	Limbs or branches are poorly attached or developed. Crown is not symmetrical. Trunk has lean. Branches or trunks have physical contact with the ground. May exhibit fire damage, responses to external encroachment/obstructions or existing insect/disease damage.
Dead	Trunk, limbs or branches have extensive visible decay or are broken. Crown leaves are non-seasonally absent or uniformly brown throughout, with no evidence of new growth.

[3] DSH is used to determine the measurement of trunk size above the natural swelling at the base of the trunk, known as the trunk flare. Trees were considered to have multiple trunks when trunks were split below 4.5 feet above natural grade, and if physical contact of the trunks at the base of the tree could be observed without disturbing soil cover. In some cases, if leaf litter could be removed without disturbing soil and a connection was observed, the stem/trunk was lumped into the multi-trunk tree. DSH of each trunk was recorded for trees with multiple trunks at or below DSH and the GPS tree location was taken as close as possible to the largest/main trunk. Where deformity occurred at 4.5 feet, measurement was taken immediately below or above deformity, as close to 4.5 feet above natural grade as possible.

3 Subject Tree Survey Results and Discussion

Twenty subject trees are located within or immediately adjacent to the project site, as summarized in Table 2. Of the 20 subject trees, three significant trees (T18, T19, and T20) were newly added that were not identified in the Existing Tree Inventory Plan. Of the 20 subject trees, eight are significant trees per the Ordinance, and 12 are non-significant trees. No heritage trees were identified. Seventeen trees have trunks on the project site, and three have trunks in the City parkway immediately north of the project site.

Of the 20 subject trees, five are crape myrtle (*Lagerstoemia* sp.) trees, three are mulberry (*Morus* sp.) trees, two are camphor (*Cinnamomum* sp.) trees, one is a fern pine (*Podacarpus* sp.) tree, seven are coast live oak (*Quercus agrifolia*) trees, one is an orange tree (*Citrus* sp.), and one was dead and unidentifiable.

The arborist verified that the descriptions of tree #s T1 to T17 from the Existing Tree Inventory Plan were accurate.

The three newly added trees (#s T18 to T20) were located along the western and southern boundaries of the site in areas identified as existing scrub in the Existing Tree Inventory Plan. Trees T18 and T19 are growing between a chain link fence and cinder block wall, and Tree T20 is growing immediately north of a wooden fence.

Table 2 Subject Tree Matrix

Tree ID #	Common Name/ Scientific Name	DSH (inches)	Height (feet)	Canopy Spread (feet)	Significant (s) Non-Sign. (NS)	Location / Remarks
T1	crape myrtle (*Lagerstroemia* sp.)	10	20	25	S	On-site. Leaning, potential weak trunk structure.
T2	crape myrtle (*Lagerstroemia* sp.)	10	25	25	NS	On-site. Some trunk damage.
T3	crape myrtle (*Lagerstroemia* sp.)	10	18	16	NS	On-site. Slightly leaning.
T4	fern pine (*Podacarpus* sp.)	24	40	35	NS	On-site. Tree too close against existing building. Roots may be growing under foundation.
T5	crape myrtle (*Lagerstroemia* sp.)	8	60	-	NS	On-site leaning potential weak trunk structure.
T6	crape myrtle (*Lagerstroemia* sp.)	6	15	12	NS	On-site. Leaning with poor trunk structure.
T7	coast live oak (*Quercus agrifolia*)	24	35+	40+	S	On-site. Roots growing up and under street sidewalk and parkway. Leaning toward street.
T8	Unidentified	30	40	25	NS	On-site. Dead.
T9	orange (*Citrus* sp.)	8	10	14	NS	On-site.
T10	camphor (*Cinnamomum* sp.)	12	25	22	NS	On-site. Leaning, potential weak trunk structure.
T11	camphor (*Cinnamomum* sp.)	12	25	22	NS	On-site. Slightly leaning.
T12	mulberry (*Morus* sp.)	22	35	28	NS	On-site. Poor condition and weak trunk structure, leaf loss.
T13	mulberry (*Morus* sp.)	24	30	24	NS	On-site. Poor condition and poor crown, weak trunk structure, leaf loss.

Tree ID #	Common Name/ Scientific Name	DSH (inches)	Height (feet)	Canopy Spread (feet)	Significant (s) Non-Sign. (NS)	Location / Remarks
T14	mulberry (*Morus* sp.)	26	25	25	NS	On-site. Poor condition and poor crown, open canopy, leaf loss.
T15	coast live oak (*Quercus agrifolia*)	12	35	24	S	City Parkway. Slightly leaning, narrow parkway width, roots growing up against sidewalk.
T16	coast live oak (*Quercus agrifolia*)	12	30	20	S	City Parkway. Open canopy, narrow parkway width, roots growing up against sidewalk.
T17	coast live oak (*Quercus agrifolia*)	15	30	20	S	City Parkway. Narrow parkway width, roots growing up against sidewalk.
T18	coast live oak (*Quercus agrifolia*)	8	30	30	S	On-site. Between chain link fence and cinder block wall. Fair condition, new growth evident, trunk has grown through chain link fence.
T19	coast live oak (*Quercus agrifolia*)	7 trunks (ranging 5-8 inches)	35	35	S	On-site. Between chain link fence and cinder block wall. Good condition, new growth evident.
T20	coast live oak (*Quercus agrifolia*)	13, 13, 18	45	40	S	On-site. Fair condition, large tree with new growth evident, tent caterpillars present but do not appear to be affecting tree vitality.

4 Impact Summary

All 20 subject trees identified in this report will be removed to allow for grading of the site.

As discussed above, eight of those are significant trees and 12 are non-significant.

If it is determined at the time of construction that removal of a significant subject tree is not necessary, the tree should be protected per §26-294 of the Ordinance. The following guidelines are provided in determining acceptable impacts to trees protected in place: The ISA typically recommends that not more than 25 percent of the crown or foliage of a tree be removed in an annual growing season (American National Standards Institute [ANSI] 2017). The ISA also recommends that activities affecting the roots of a tree impact no more than 25 percent of the root zone. Impacts to more than 25 percent of the root zone of a tree can lead to rapid decline in tree health and impacts up to 50 percent of the root zone of a tree typically result in death of the tree (United States Department of Agriculture 2003; California Department of Forestry (CDF) 1989a; CDF 1989b). Removal of larger roots (particularly lateral or sinker roots and roots greater than two inches in diameter) can severely impact the stability of the tree. Healthy and young trees may tolerate impacts to as much as 50 percent of their crown or root system, which are located within the TPZ (Sinclair, Lyon, and Johnson; 1987). However, trees that are relatively large and/or old for the species or already under stress will have lower tolerances.

5 Required Mitigation

Eight significant trees are proposed to be removed for the project and will require mitigation or replacement. Of those, five are located on site and three are located adjacent to the site in the City parkway.

Twelve non-significant trees are proposed to be removed for the project and do not require mitigation or replacement.

Significant trees that are removed due to the project must be mitigated by one or more of the following measures:

- Replacement with trees of a comparable species, size, and condition as determined by the planning director;
- Relocation on or off site with submission of an arborist report describing the method and one year survival guarantee;
- Payment of the proper restitution value of the tree(s), or donation of a boxed tree(s) to the City or other public agency to be used elsewhere in the community.

6 References

American National Standards Institute (ANSI)

2012. Tree, Shrub, and Other Woody Plant Management - Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)

2017. Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning)

California Department of Forestry and Fire Protection (CDF)

1989a. Tree Notes: Protecting Trees from Construction Impacts.

1989b. Tree Notes: Tree Roots; Major Considerations for the Developer.

International Society of Arboriculture (ISA)

2000. Guide for Plant Appraisal (9th Edition), Council of Tree and Landscape Appraisers.

2004. Western Chapter, Species Classification and Group Assignment: A Regional Supplement to the CTLA Guide for Plant Appraisal, 9th Edition

2008. Best Management Practices. Managing Trees During Construction.

2010. Arborist Certification Survey Guide.

Sinclair, W.A., Lyon, H.H., and Johnson, W.T.

1987. *Diseases of Trees and Shrubs.* Comstock Publishing Associates, Ithaca, NY.

Studio Pad, LLC. (Studio Pad)

2020. Existing Tree Inventory Plan. July 30.

7 List of Preparers

Field Survey

- Robin Murray (#WE-12768A), Arborist / Senior Biologist

Primary Report Author

- Yuling Huo (#WE-11075A), Arborist / Associate Biologist

Technical Review

- Robin Murray (#WE-12768A), Arborist / Senior Biologist
- Christopher Julian, Principal / Senior Regulatory Specialist

Graphics

- Annette Tran, GIS Analyst

Appendix A

Tree Photographs

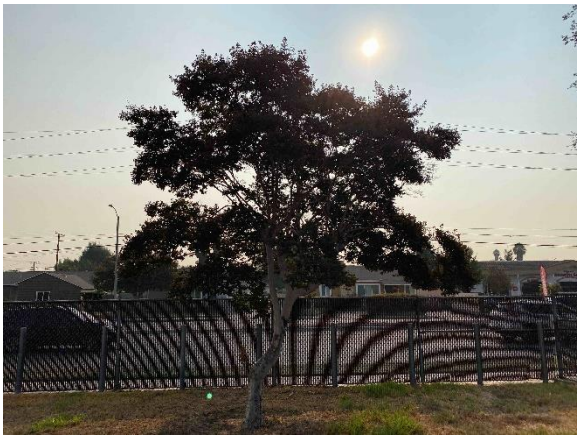
Tree #1

Tree #2

Tree #3

Tree #4

Tree #5



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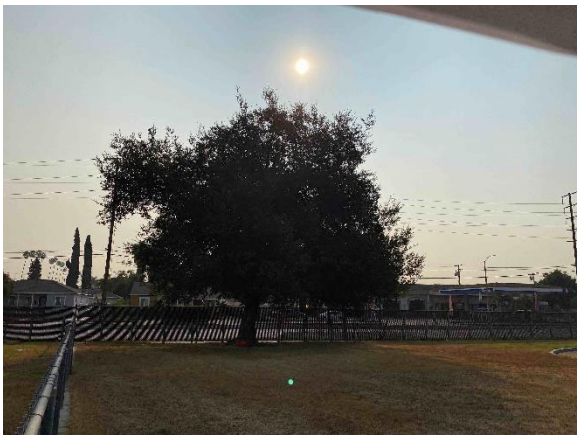


Tree #7

Tree #8

Tree #9

Tree #10

Tree #11

Tree #12

Tree #13

Tree #14

Tree #15

Tree #16

Tree #17

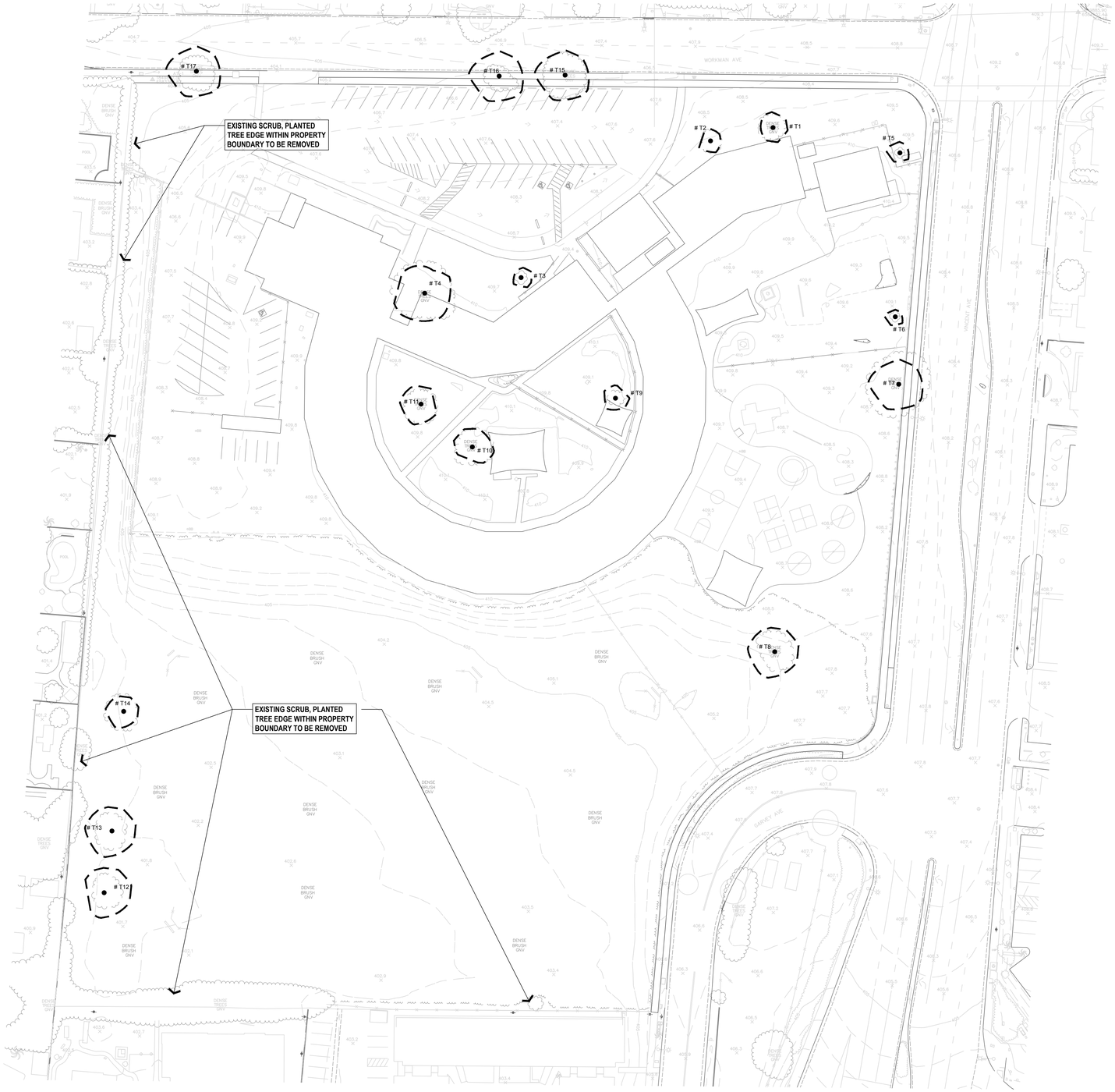
Tree #18

Tree #19

Tree #20

Appendix B

Existing Tree Inventory Plan (Studio Pad 2020)



LISTING OF MATURE TREES AT PROJECT SITE

Tree #	Botanical Name (Common Name)	Height (')	Spread (')	Dia. of Tree (") (DBH @ 4'-6" H)	Remove (R) Keep (K)	*Signaficant (S) Non-Sign. (NS)	Location / Remarks
# T1	Lagerstroemia (Crape myrtle)	20	25	10	R	S	On-site. Leaning, potential weak trunk structure.
# T2	Lagerstroemia (Crape myrtle)	25	25	10	R	NS	On-site. Some trunk damage.
# T3	Lagerstroemia (Crape myrtle)	18	16	10	R	NS	On-site. Slightly leaning.
# T4	Podocarpus (Fern Pine)	40	35	24	R	NS	On-site. Tree too close against existing building, roots maybe growing under foundation.
# T5	Lagerstroemia (Crape myrtle)	60'	-	8	R	NS	On-site. Leaning, potential weak trunk structure.
# T6	Lagerstroemia (Crape myrtle)	15	12	6	R	NS	On-site. Leaning with poor trunk structure.
# T7	Quercus agrifolia (Coast Live Oak)	35+	40+	24	R	S	On-site. Roots growing up and under street sidewalk and parkway. Leaning towards street.
# T8	Unidentified (Dead)	40	25	30	R	NS	On-site. Dead.
# T9	Citrus (Orange Tree)	10	14	8	R	NS	On-site.
# T10	Cinnamomum (Camphor Tree)	25	22	12	R	NS	On-site. Leaning, potential weak trunk structure.
# T11	Cinnamomum (Camphor Tree)	25	22	12	R	NS	On-site. Slightly leaning.
# T12	Morus (Mulberry Tree)	35	28	22	R	NS	On-site. Poor condition and weak trunk structure, leaf loss.
# T13	Morus (Mulberry Tree)	30	24	24	R	NS	On-site. Poor condition and poor crown, weak trunk structure, leaf loss.
# T14	Morus (Mulberry Tree)	25	25	26	R	NS	On-site. Poor condition and poor crown, open canopy, leaf loss.
# T15	Quercus agrifolia (Coast Live Oak)	35	24	12	R	S	City Parkway. Slightly leaning, narrow parkway width, roots growing up against sidewalk.
# T16	Quercus agrifolia (Coast Live Oak)	30	20	12	R	S	City Parkway. Open canopy, narrow parkway width, roots growing up against sidewalk.
# T17	Quercus agrifolia (Coast Live Oak)	30'	20	15	R	S	City Parkway. Narrow parkway width, roots growing up against sidewalk.

* Denotes Significant tree as per City of West Covina's 'Significant Tree & Heritage Trees, Tree Removal or Excess Trimming Permit' (Application)

KEY

T1 Remove

0 20' 40' 80'

Scale: 1" = 40'

MLC Holdings, INC.

Existing Tree Inventory Plan

1st City Submittal | Project No.: MLC01-2020 | Date: July 30, 2020

TI-1

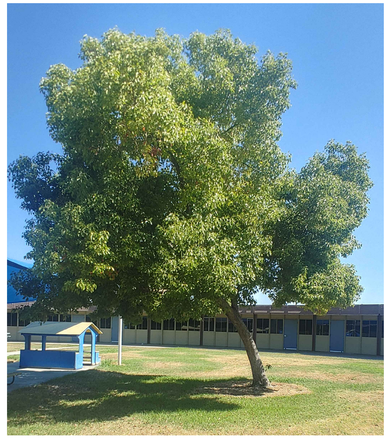
MLC Holdings, Inc.

Vincent Ave. / West Covina, CA

REGISTERED LANDSCAPE ARCHITECT — Peter A. Duarte, LIC. NO. 5067 — Signature — Exp. 8/31/2022 — Renewal Date 07/30/2020 — Date — STATE OF CALIFORNIA

studio PAD Landscape Architecture
25215 S. Peralta Drive (Ste 150)
Laguna Hills CA 92653 (www.studio-PAD.com)

Tree # 13



Tree # 10

Tree # 7 (Coast Live Oak)

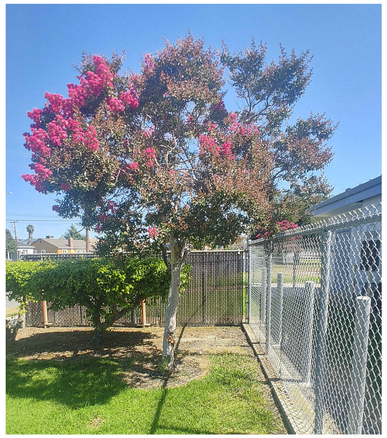
Tree # 4

Tree # 1

Tree # 14

Tree # 11

Tree # 8



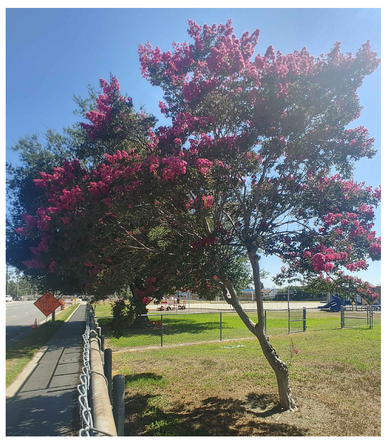
Tree # 5

Tree # 2

Tree # 15, 16, & 17 (Coast Live Oak)

Tree # 12

Tree # 9



Tree # 6

Tree # 3

Existing Tree Images

MLC Holdings, INC.

1st City Submittal | Project No.: MLC01-2020 Date: July 30, 2020 TI-2

MLC Holdings, Inc.

Vincent Ave. / West Covina, CA

REGISTERED LANDSCAPE ARCHITECT Peter A. Duarte, Lic. No. 3882 Signature Exp. 8/31/2022 Renewal Date 07/30/2020 Date STATE OF CALIFORNIA

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