

Appendix C

Arborist Report



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1616 West Cameron Avenue Project

Arborist Report

prepared for

MLC Holdings

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Table of Contents

1	Introduction	1
1.1	Regulatory Context	1
1.2	Project Location and Description	1
2	Tree Survey Methodology	4
3	Tree Survey Results and Discussion	5
4	Impact Discussion	7
5	Mitigation Requirements and Tree Protection Measures	8
5.1	Mitigation Requirements	8
5.2	Recommended Tree Protection Measures	8
6	References	9
7	List of Preparers	10

Tables

Table 1	Overall Condition Rating Criteria	4
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Figures

Figure 1	Regional Vicinity	2
Figure 2	Project Site	3
Figure 3	Trees	6

Appendices

- Appendix A Significant Tree Photographs
- Appendix B Tree Matrix

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1 Introduction

Rincon Consultants, Inc. (Rincon) has prepared this Arborist Report for MLC Holdings 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 1616 West Cameron 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 Commission¹ and/or any of the Southern California black walnut trees (*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 yard² of a lot or parcel and has a caliper³ 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.

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

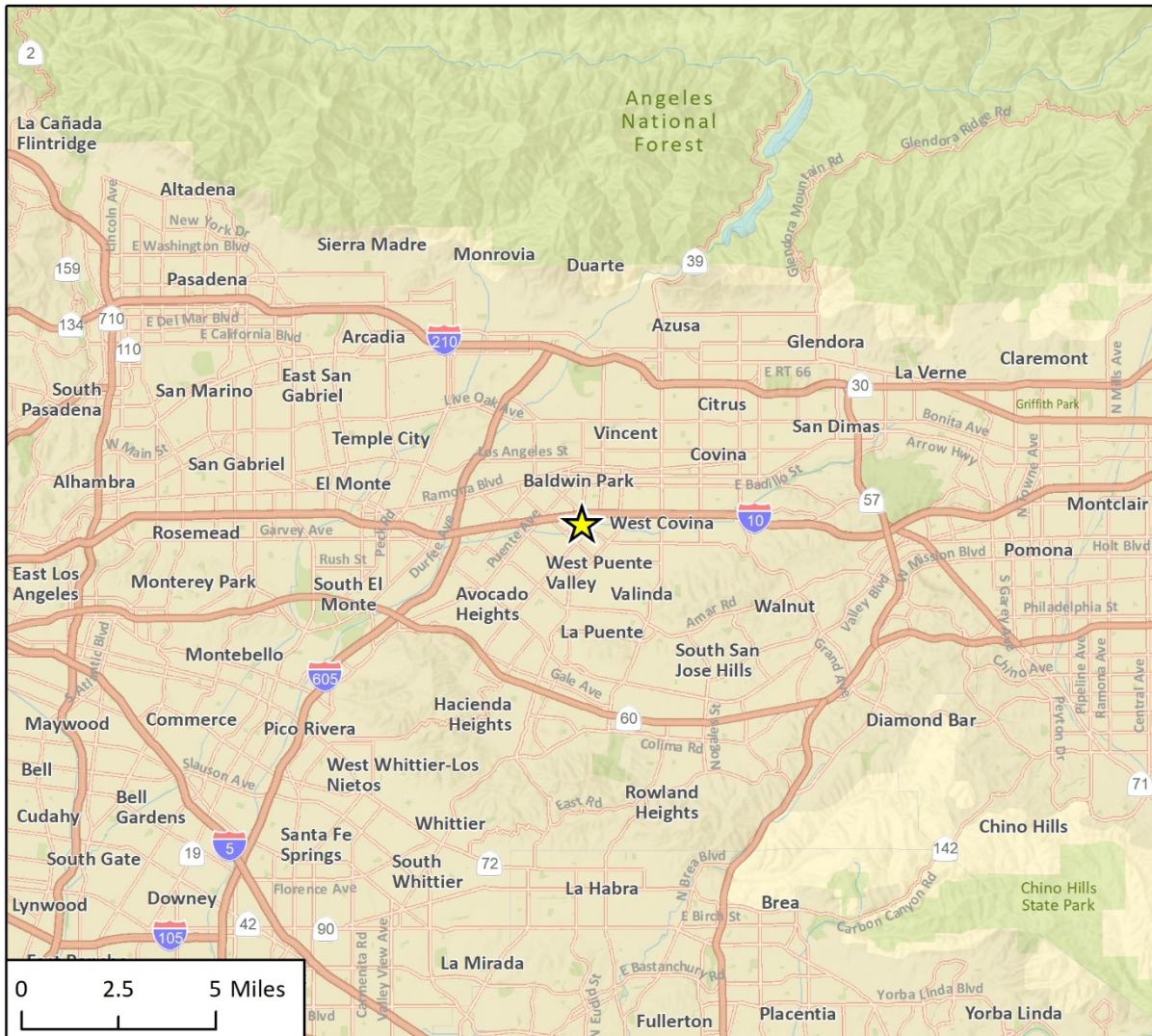
The project site is located at 1600/1616 West Cameron Avenue in West Covina, California, 91790. The 3.25-acre site consists of two parcels: Assessor's Parcel numbers (APN) 8468-015-010 and APN 8468-015-024. The project site is located along the south side of West Cameron Avenue, southwest of the terminus of Toluca Avenue and West Cameron Avenue. Figure 1 shows the location of the project site in its regional context and Figure 2 shows the site in its neighborhood context.

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 Based on a phone conversation with the City's Planning Manager on November 17, 2020, the front yard is considered the area of a lot forward from the building façade towards the street.

³ 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.

Figure 1 Regional Vicinity

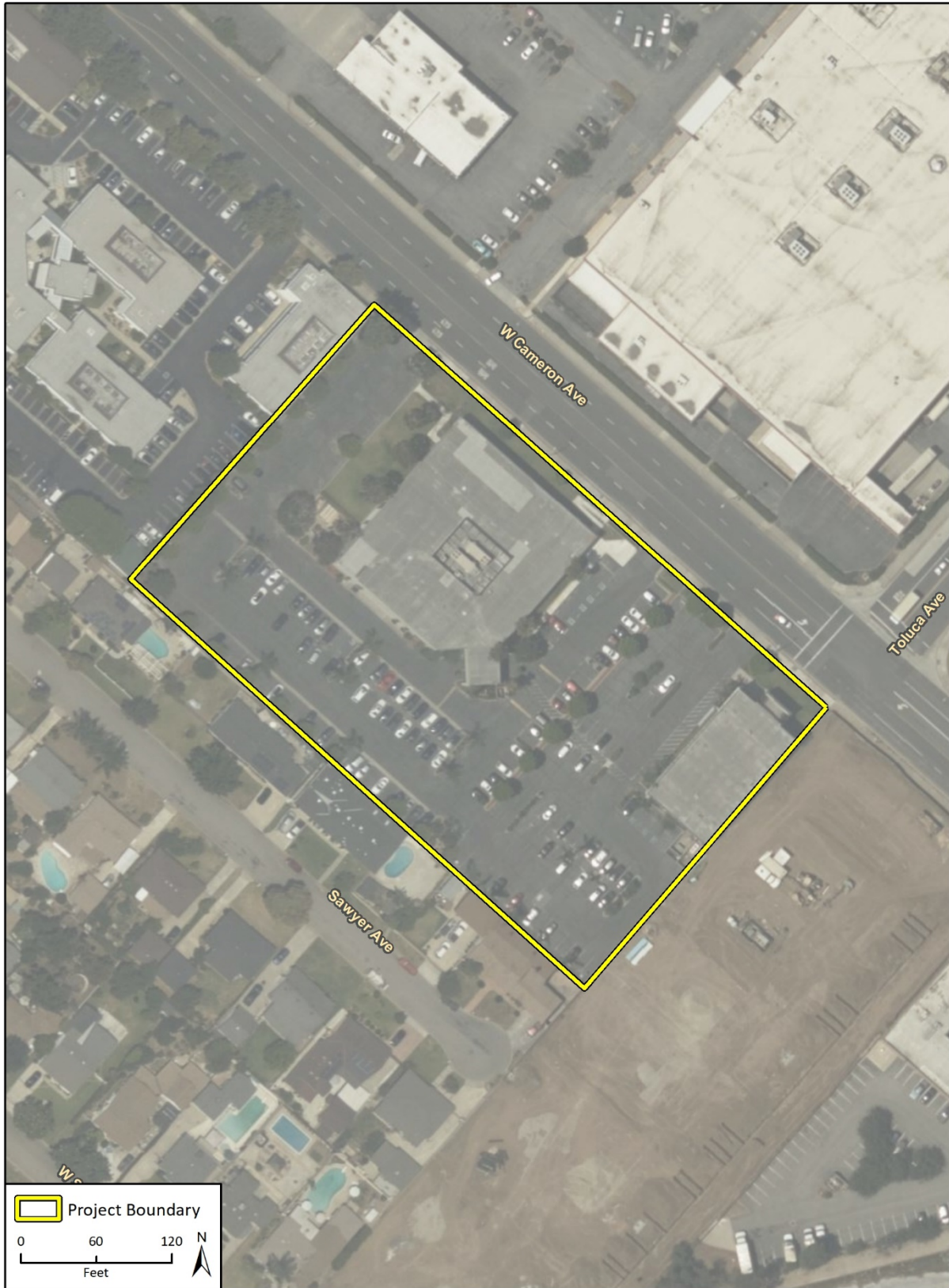


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Fig 1 Regional Location

Figure 2 Project Site



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Fig. 2 Project Location

2 Tree Survey Methodology

As requested by MLC Holdings, Rincon conducted a tree inventory and health assessment to document trees currently on the project site that may be removed or otherwise impacted by the proposed project, including those that would be avoided. The tree survey was conducted by Rincon International Society of Arboriculture (ISA) Certified Arborist Robin Murray (#WE-12768A) on November 16, 2020, in accordance with the requirements set forth by the Ordinance.

The following information was confirmed or gathered for all trees within the project site: scientific and common name; geographic location of each tree using a Trimble® R1 handheld Global Positioning System (GPS) with sub-meter accuracy; caliper of all trunks at four and one-half feet above natural grade (i.e., diameter at standard height or DSH)⁴ 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. Representative photographs of each significant tree are provided in Appendix A. All 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	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. In addition, 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	Tree exhibits no sign of life. Trunk, limbs or branches have extensive visible decay or are broken with no visible live tissue present. Crown leaves are non-seasonally absent or uniformly brown throughout, with no evidence of new growth.

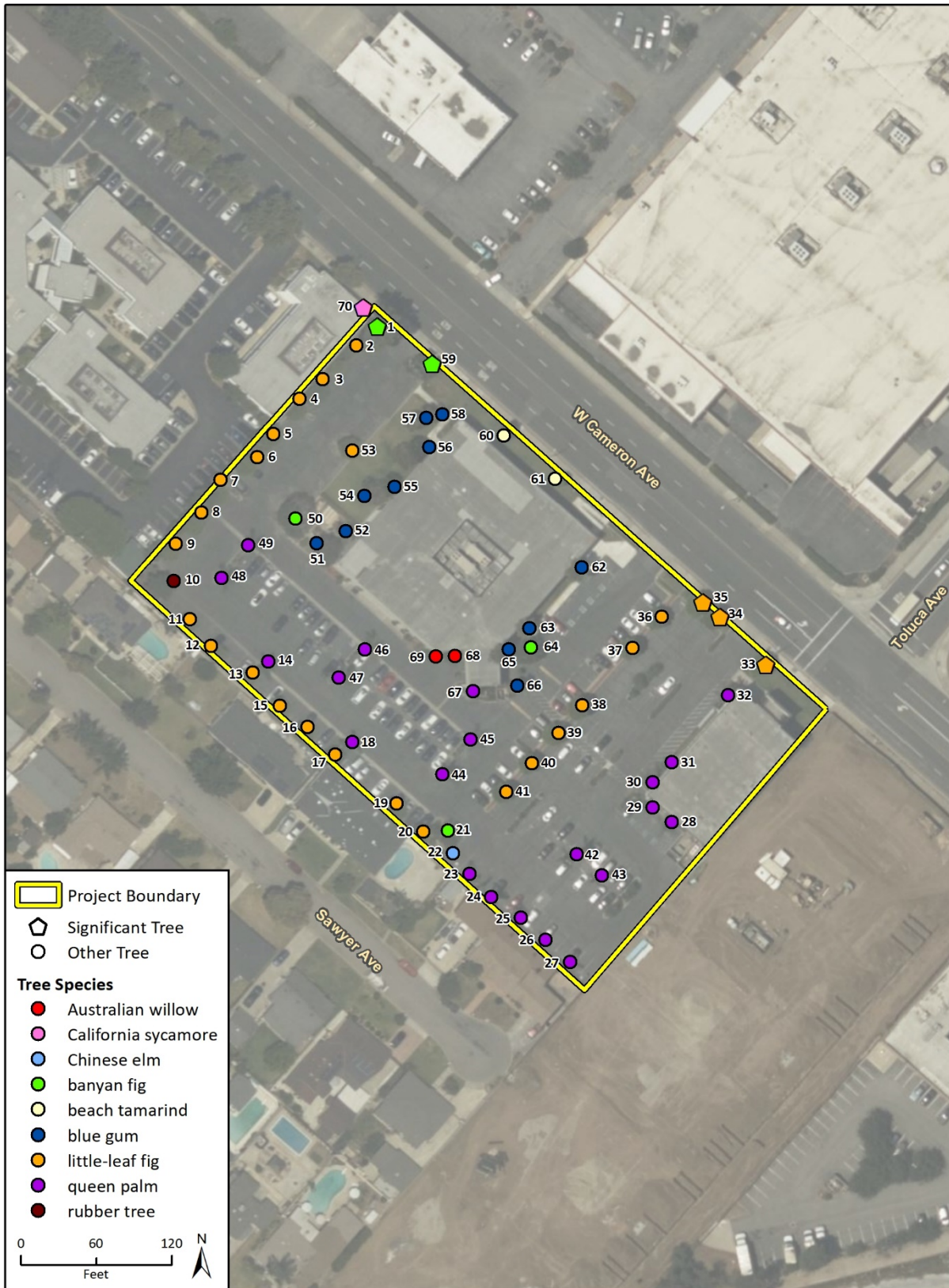
⁴ DSH is used to determine the measurement of trunk size above the natural swelling at the base of the trunk, known as the trunk flare. Trees were considered to have multiple trunks when trunks were split below 4.5 feet above natural grade, and if physical contact of the trunks at the base of the tree 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 Tree Survey Results and Discussion

Seventy trees are located within or immediately adjacent to the project site that were surveyed, as depicted in Figure 3. The trees consist primarily of planted ornamental and landscape species that includes: 26 little-leaf fig (*Ficus microcarpa*), 21 queen palm (*Syagrus romanzoffiana*), 11 blue gum (*Eucalyptus globulus*), five banyan figs (*Ficus benghalensis*), two beach tamarind (*Cupaniopsis anacardioides*), two Australian willow (*Geijera parviflora*), one Chinese elm (*Ulmus parvifolia*), one rubber tree (*Ficus elastica*), and one native California sycamore (*Platanus racemosa*). Most of the surveyed trees were in good or fair condition showing only minor flaws or health issues. However, one blue gum eucalyptus was in poor condition due to excessive pruning.

Of the 70 trees, six are significant trees per the Ordinance, and 64 are non-significant trees. No heritage trees were identified. Sixty-nine trees have trunks on the project site, and one tree trunk is located on the property immediately northwest of the project site, with its crown overhanging the project site. Photographs of significant trees are provided in Appendix A; a Tree Matrix with data for all trees within the study area is provided in Appendix B.

Figure 3 Trees



4 Impact Discussion

The proposed project would remove all 69 trees on the project site. The one overhanging California sycamore, which is rooted in an adjacent property, would not be removed or impacted by the proposed project. Five of the trees that would be removed are significant trees as defined by the Ordinance. All trees that were surveyed are listed in Appendix B and depicted on Figure 3. Trees proposed for removal include:

- 26 little-leaf figs (including two significant trees)
- 21 queen palms
- 11 blue gums
- Five banyan figs (including two significant trees)
- Two beach tamarinds
- Two Australian willows
- One Chinese elm
- One rubber tree

If it is determined at the time of construction that removal of a significant tree is not necessary, the tree should be protected per §26-294 of the Ordinance. Otherwise, significant trees that will be removed or otherwise impacted (e.g., encroached) would need to be mitigated in accordance with the Ordinance.

The ISA has developed “industry standard” guidelines for determining acceptable impacts to trees protected in place. The ISA recommends that not more than 25 percent of the crown or foliage of a tree be removed in an annual growing season in accordance with the 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, also referred to as the Tree Protective Zone (TPZ). 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 Mitigation Requirements and Tree Protection Measures

5.1 Mitigation Requirements

Sixty-four non-significant trees are proposed to be removed by the project. In accordance with the Ordinance, non-significant trees do not require mitigation or replacement. Five significant trees are proposed to be removed for the project. Per §26-290 of the Ordinance, a tree removal permit from the City Planning Division will be required prior to their removal. For significant tree permits associated with a development application, the planning director may impose permit conditions deemed necessary, including, but not limited to:

- 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

5.2 Recommended Tree Protection Measures

The following measures are recommended to avoid and minimize impacts to the overhanging California sycamore, a significant tree not proposed for removal. The planning director may impose additional measures determined necessary to preserve and protect the health of trees not planned for removal.

- All personnel should be educated by a certified arborist regarding tree protection measures prior to working adjacent to the California sycamore. The education should include an explanation of the tree protection measures and the protocol for working within the tree's dripline.
- The California sycamore should be shielded from damage during construction with an appropriate construction barrier, such as chain link and steel stake fence enclosing the entire dripline area. All exposed roots should be inside the fence or barrier. The fence or barrier should have a minimum height of six (6) feet measured from the grade. The fence or barrier should be installed prior to commencement of any development activity on the site and should remain in place throughout all phases of construction. Fences may not be removed without obtaining written authorization from the planning director.
- Branches that interfere with the development activity may be pruned to the satisfaction of the planning director, superintendent of maintenance operations, or arborist.
- Compaction of the soil within the dripline of the California sycamore should be minimized to the greatest extent feasible.
- No cutting of roots should occur within a distance equal to three and one-half (3½) times the trunk diameter, as measured at ground level. The trunk diameter of the California sycamore is 26 inches; accordingly, the appropriate root avoidance distance is at least 7.5 feet from the trunk. Any roots encountered within the dripline should be cleanly cut with a sharp cutting tool such as a lopping shear or hand saw and not ripped by equipment.

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)
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City of West Covina. Municipal Code. Available online at:

https://library.municode.com/ca/west_covina/codes/code_of_ordinances.

International Society of Arboriculture (ISA)

- 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.

7 List of Preparers

Field Survey

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Primary Report Author

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

Technical Review

- Greg Ainsworth (#WE-7473A), Director / Program Manager of Arborist and Forestry Services

Graphics

- Jon Montgomery, GIS Analyst

Appendix A

Significant Tree Photographs



Photograph 1. Tree 1, banyan fig (*Ficus benghalensis*). City Significant Tree. Tree 70 is visible in background.



Photograph 2. Tree 33, little-leaf fig (*Ficus microcarpa*). City Significant Tree.



Photograph 3. Tree 34, little-leaf fig (*Ficus microcarpa*). City Significant Tree.



Photograph 4. Tree 35, little-leaf fig (*Ficus microcarpa*). City Significant Tree.



Photograph 5. Tree 59, banyan fig (*Ficus benghalensis*). City Significant Tree.



Photograph 6. Tree 70, California sycamore (*Platanus racemosa*). City Significant Tree.

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Appendix B

Tree Matrix

Tree ID	Scientific Name	Common Name	Approx. Height (feet)	Crown Width (feet)	DSH (inches)	Overall Health	Significant Tree	Project Impact	Notes
1	<i>Ficus benghalensis</i>	banyan fig	30	25	13, 11, 8, 7	Fair	Yes	Removal	Epicormic growth, excessively pruned
2	<i>Ficus microcarpa</i>	little-leaf fig	25	15	15	Good	No	Removal	
3	<i>Ficus microcarpa</i>	little-leaf fig	25	15	15	Good	No	Removal	
4	<i>Ficus microcarpa</i>	little-leaf fig	25	15	15	Good	No	Removal	
5	<i>Ficus microcarpa</i>	little-leaf fig	25	15	15	Good	No	Removal	
6	<i>Ficus microcarpa</i>	little-leaf fig	25	15	17	Good	No	Removal	
7	<i>Ficus microcarpa</i>	little-leaf fig	25	15	15	Good	No	Removal	
8	<i>Ficus microcarpa</i>	little-leaf fig	25	15	17	Good	No	Removal	
9	<i>Ficus microcarpa</i>	little-leaf fig	25	15	16	Good	No	Removal	
10	<i>Ficus elastica</i>	rubber tree	30	25	15	Good	No	Removal	
11	<i>Ficus microcarpa</i>	little-leaf fig	25	15	16	Good	No	Removal	
12	<i>Ficus microcarpa</i>	little-leaf fig	20	15	14	Good	No	Removal	
13	<i>Ficus microcarpa</i>	little-leaf fig	25	15	18	Good	No	Removal	
14	<i>Syagrus romanzoffiana</i>	queen palm	30	25	11	Good	No	Removal	
15	<i>Ficus microcarpa</i>	little-leaf fig	30	20	17	Good	No	Removal	
16	<i>Ficus microcarpa</i>	little-leaf fig	30	20	17	Good	No	Removal	
17	<i>Ficus microcarpa</i>	little-leaf fig	25	15	16	Good	No	Removal	
18	<i>Syagrus romanzoffiana</i>	queen palm	30	15	11	Good	No	Removal	
19	<i>Ficus microcarpa</i>	little-leaf fig	30	25	17	Good	No	Removal	
20	<i>Ficus microcarpa</i>	little-leaf fig	25	20	17	Good	No	Removal	
21	<i>Ficus benghalensis</i>	banyan fig	15	20	8, 7, 7, 6	Fair	No	Removal	Epicormic growth, excessively pruned
22	<i>Ulmus parvifolia</i>	Chinese elm	25	20	8	Good	No	Removal	
23	<i>Syagrus romanzoffiana</i>	queen palm	30	15	10	Good	No	Removal	

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1616 West Cameron Avenue Project

Tree ID	Scientific Name	Common Name	Approx. Height (feet)	Crown Width (feet)	DSH (inches)	Overall Health	Significant Tree	Project Impact	Notes
24	<i>Syagrus romanzoffiana</i>	queen palm	35	15	12	Good	No	Removal	
25	<i>Syagrus romanzoffiana</i>	queen palm	25	15	10	Good	No	Removal	
26	<i>Syagrus romanzoffiana</i>	queen palm	25	15	9	Good	No	Removal	
27	<i>Syagrus romanzoffiana</i>	queen palm	35	5	10	Good	No	Removal	
28	<i>Syagrus romanzoffiana</i>	queen palm	40	15	11	Good	No	Removal	
29	<i>Syagrus romanzoffiana</i>	queen palm	35	15	9	Good	No	Removal	
30	<i>Syagrus romanzoffiana</i>	queen palm	40	15	10	Good	No	Removal	
31	<i>Syagrus romanzoffiana</i>	queen palm	35	15	9	Good	No	Removal	
32	<i>Syagrus romanzoffiana</i>	queen palm	40	15	8	Good	No	Removal	
33	<i>Ficus microcarpa</i>	little-leaf fig	30	25	19	Good	Yes	Removal	
34	<i>Ficus microcarpa</i>	little-leaf fig	25	20	20	Good	Yes	Removal	
35	<i>Ficus microcarpa</i>	little-leaf fig	25	20	19	Good	Yes	Removal	
36	<i>Ficus microcarpa</i>	little-leaf fig	20	15	19	Good	No	Removal	
37	<i>Ficus microcarpa</i>	little-leaf fig	20	15	18	Good	No	Removal	
38	<i>Ficus microcarpa</i>	little-leaf fig	20	15	19	Good	No	Removal	
39	<i>Ficus microcarpa</i>	little-leaf fig	20	15	18	Good	No	Removal	
40	<i>Ficus microcarpa</i>	little-leaf fig	25	15	19	Good	No	Removal	
41	<i>Ficus microcarpa</i>	little-leaf fig	20	15	17	Good	No	Removal	
42	<i>Syagrus romanzoffiana</i>	queen palm	45	15	10	Good	No	Removal	

Tree ID	Scientific Name	Common Name	Approx. Height (feet)	Crown Width (feet)	DSH (inches)	Overall Health	Significant Tree	Project Impact	Notes
43	<i>Syagrus romanzoffiana</i>	queen palm	30	15	8	Good	No	Removal	
44	<i>Syagrus romanzoffiana</i>	queen palm	35	15	7	Good	No	Removal	
45	<i>Syagrus romanzoffiana</i>	queen palm	30	15	7	Good	No	Removal	
45	<i>Syagrus romanzoffiana</i>	queen palm	30	15	7	Good	No	Removal	
46	<i>Syagrus romanzoffiana</i>	queen palm	30	15	13	Good	No	Removal	
47	<i>Syagrus romanzoffiana</i>	queen palm	35	15	12	Good	No	Removal	
48	<i>Syagrus romanzoffiana</i>	queen palm	25	15	7	Good	No	Removal	
49	<i>Syagrus romanzoffiana</i>	queen palm	35	15	9	Good	No	Removal	
50	<i>Ficus benghalensis</i>	banyan fig	30	35	18, 11, 9, 8	Good	No	Removal	
51	<i>Eucalyptus globulus</i>	blue gum	55	25	20	Good	No	Removal	
52	<i>Eucalyptus globulus</i>	blue gum	40	10	16	Good	No	Removal	
53	<i>Ficus microcarpa</i>	little-leaf fig	20	15	19	Good	No	Removal	
54	<i>Eucalyptus globulus</i>	blue gum	50	20	19	Good	No	Removal	
55	<i>Eucalyptus globulus</i>	blue gum	45	20	17	Good	No	Removal	
56	<i>Eucalyptus globulus</i>	blue gum	45	20	18	Good	No	Removal	
57	<i>Eucalyptus globulus</i>	blue gum	50	20	18	Good	No	Removal	

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1616 West Cameron Avenue Project

Tree ID	Scientific Name	Common Name	Approx. Height (feet)	Crown Width (feet)	DSH (inches)	Overall Health	Significant Tree	Project Impact	Notes
58	<i>Eucalyptus globulus</i>	blue gum	25	10	10	Good	No	Removal	
59	<i>Ficus benghalensis</i>	banyan fig	25	25	10, 10, 9	Good	Yes	Removal	
60	<i>Cupaniopsis anacardioides</i>	beach tamarind	25	20	10	Good	No	Removal	
61	<i>Cupaniopsis anacardioides</i>	beach tamarind	20	15	11	Fair	No	Removal	
62	<i>Eucalyptus globulus</i>	blue gum	45	20	14	Good	No	Removal	
63	<i>Eucalyptus globulus</i>	blue gum	35	15	20	Fair	No	Removal	Excessively pruned
64	<i>Ficus benghalensis</i>	banyan fig	25	25	18, 17, 14	Good	No	Removal	
65	<i>Eucalyptus globulus</i>	blue gum	40	15	16	Fair	No	Removal	Excessively pruned
66	<i>Eucalyptus globulus</i>	blue gum	20	10	22	Poor	No	Removal	Excessively pruned
67	<i>Syagrus romanzoffiana</i>	queen palm	25	15	9	Good	No	Removal	
68	<i>Geijera parviflora</i>	Australian willow	20	10	11	Fair	No	Removal	
69	<i>Geijera parviflora</i>	Australian willow	20	10	17	Fair	No	Removal	
70	<i>Platanus racemosa</i>	California sycamore	60	45	26	Good	Yes	No impacts anticipated	