

Attachment 2

Arborist Report





McKinley & Associates (818) 240-1358

Arborist Report

600 Foothill Blvd.
La Cañada Flintridge, California

Prepared for:

600 Foothill Owner, LP
600 Foothill Blvd.
La Cañada Flintridge, CA 91011

Prepared by:

William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture
1734 Del Valle Avenue
Glendale, CA 91208

Arborists and Environmental Consultants



McKinley & Associates (818) 240-1358

June 22, 2020

600 Foothill Owner, LP
600 Foothill Blvd.
La Cañada Flintridge, CA 91011

Dear 600 Foothill Owner, LP:

Recently I was contacted by your associate, Alexandra Hack regarding an Arborist Report concerning a planned senior housing project on the property located at 600 Foothill Blvd., La Canada Flintridge. The proposal was signed on May 19, 2020. The following report summarizes my findings:

Background

The subject property is located at the southwest corner of Foothill Blvd. and Woodleigh Lane in the City of La Cañada Flintridge. It is situated in a commercial zone area and is bordered on the west side by the La Cañada Presbyterian Church. There are a total of 16 trees growing on or near the subject property including 4 Coast Live Oak and 4 City of La Cañada Flintridge Street Trees. All the trees on this commercial property are protected. I began my inspection on Thursday, May 21, 2020. The Tree/Site Inspection Section describes my observations concerning the subject trees.

Tree/Site Inspection

Tree #1 is a Quercus agrifolia or Coast Live Oak. The tree measures 50 inches in diameter at D.B.H. (Diameter Breast Height) as measured 54 inches above the soil grade. The tree has a drip line, which measures roughly 36 feet from the tree's trunk. The spread of the tree is approximately 70 feet. The height of the tree is estimated to be roughly 60 feet tall. The tree is located near the latter one-third of the subject property near the western boundary with the La Cañada Presbyterian Church. It is situated in a tree planter which is bordered by Oleander shrubs and Algerian Ivy on the west side. Ivy climbs the west side of the tree's trunk. The majority of the tree's growing area is covered with asphalt parking area. No irrigation was observed in the planter near the tree. The lower trunk area is intact. No mushrooms, cavities or decay was observed. There is minor Western Sycamore Borer insect damage on the tree's bark tissue along the lower trunk. It is a single-trunk tree which forms 2 co-dominant stems at a point 5.5 feet above the ground. There is included bark tissue at the union of these stems creating weak structure. Four cables were observed in the crown supporting the structure of the Oak. Utility wires run through the tree's crown. The tree's crown is balanced with minor asymmetry. The

Arborists and Environmental Consultants



Tree/Site Inspection-Continued

west side of the tree's crown growing into the La Cañada Presbyterian Church property does not appear to have been pruned recently. The tree's crown has been pruned and raised. The foliage size and color appear normal. The crown density is fair. Small clumps of brown dead foliage in the crown appear to be the result of Oak Twig Girdler insect damage. New growth is visible on the branch terminals. The tree is in above average health and condition. Rating: B-

Tree #2 is a Eucalyptus citriodora or Lemon Scented Gum. The tree measures 26 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 29 feet from the tree's trunk. The spread of the tree is approximately 30 feet. The height of the tree is estimated to be roughly 65 feet tall. The tree is located north of Tree #1 near the western boundary of the subject property. It is situated in an irrigated shrub planter bed. Algerian Ivy and Oleander shrubs grow nearby. The trunk bows and leans south away from a second Eucalyptus tree. It leans 30 degrees south. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree's crown has been pruned and raised. It is unbalanced and asymmetrical. Crossing, rubbing limbs were observed in the tree's crown. The foliage size and color appear normal. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #3 is a Eucalyptus citriodora or Lemon Scented Gum. The tree measures 28 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 34 feet from the tree's trunk. The spread of the tree is approximately 68 feet. The height of the tree is estimated to be roughly 65 feet tall. The tree is located north of Tree #2 near the western boundary of the subject property. It is situated in an irrigated shrub planter bed. Algerian Ivy and Oleander shrubs grow nearby. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree's crown has been pruned and raised. It is balanced with minor asymmetry. This single-trunk tree forms two co-dominant stems at a point 10 feet above the ground. There is included bark at the union. There is a crossing stem which has fused with the other stem. The foliage size and color appear normal. The crown density is fair. The tree is in average health and condition. Rating: C

Tree #4 is a Juniperus occidentalis or Western Juniper. The tree measures 3, 3, 3, 3, 3, 5, 5, 8, 8, 9 and 12 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 20 feet from the tree's trunk. The spread of the tree is approximately 40 feet. The height of the tree is estimated to be roughly 45 feet tall. The tree is located north of Tree #3. It is situated in a shrub planter bed surrounded by Algerian Ivy. Ivy covers the root crown or base of the tree. It has a low-growing crown. The lower trunk area is intact. No mushrooms, cavities or decay was observed. It is a multi-trunk tree. It has narrow crotches and weak structure. The tree's crown is crowded, suppressed and shaded by other nearby trees. It is balanced with minor asymmetry. The foliage size and color appear normal. The crown density is sparse. I would estimate that 30% of the tree's crown is composed of dead wood. The tree is in below average condition. Rating: D+



Tree/Site Inspection-Continued

Tree #5 is a Pinus radiata or Monterey Pine. The tree measures 14 and 17 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 28 feet from the tree's trunk. The spread of the tree is approximately 52 feet. The height of the tree is estimated to be roughly 48 feet tall. The tree is located east of Tree #4. It is situated in an irrigated front lawn area. The lower trunk area is intact. No mushrooms, cavities or decay was observed. It is a multi-trunk tree with two co-dominant stems which form a union at a point two feet above the ground. There is included bark at the union creating weak structure. The tree is balanced with minor asymmetry. Surface roots are visible in the lawn. The tree's crown has been pruned and raised. The foliage size is normal however the foliage color is yellow or chlorotic. I would estimate that approximately 30% of the tree's crown is composed of dead wood. The crown density is sparse. The tree is in poor health and condition. Rating: D

Tree #6 is a Cupaniopsis anacardioides or Carrotwood. The tree measures 10 and 17 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 20 feet from the tree's trunk. The spread of the tree is approximately 33 feet. The height of the tree is estimated to be roughly 25 feet tall. The tree is located near the northeast corner of the subject property. It is situated in a shrub planter bed. Gazania and Pittosporum shrubs grow nearby. The lower trunk area is intact. No mushrooms, cavities or decay was observed. It is a multi-trunk tree whose stems form a union at a point 4 feet above the ground. The tree is unbalanced with the majority of the crown on the west side. The tree's crown has been pruned and raised. The foliage size is and color appear normal. There is crown die-back at the top. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #7 is a Cupaniopsis anacardioides or Carrotwood. The tree measures 12 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 16 feet from the tree's trunk. The spread of the tree is approximately 30 feet. The height of the tree is estimated to be roughly 25 feet tall. The tree is located southeast of Tree #6 near the intersection of Woodleigh Lane and Foothill Blvd. It is situated in a shrub planter bed. Lavender, Society Garlic and other shrubs grow nearby. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree is balanced with the minor asymmetry. The tree's crown has been pruned and raised. The foliage size is and color appear normal. Crown die-back was observed. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #8 is a Cupaniopsis anacardioides or Carrotwood. The tree measures 21 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 16 feet from the tree's trunk. The spread of the tree is approximately 30 feet. The height of the tree is estimated to be roughly 28 feet tall. The tree is located east of the existing building and south of Tree #7. It is situated in an irrigated lawn area. The lower trunk area is intact. No mushrooms, cavities or decay was observed. This single-trunk tree forms co-dominant



Tree/Site Inspection-Continued

stems at a point 5 feet above the ground. Included bark was observed at the union of these stems, creating weak structure. The tree is balanced with the minor asymmetry. The tree's crown has been pruned and raised. The foliage size is and color appear normal. There is minor dead wood in the tree's crown. The crown density is normal. The tree is in average health and condition. Rating: C

Tree #9 is a Cupaniopsis anacardioides or Carrotwood. The tree measures 9 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 10 feet from the tree's trunk. The spread of the tree is approximately 20 feet. The height of the tree is estimated to be roughly 17 feet tall. The tree is located in the courtyard on the south side of the existing building. It is situated in an irrigated tree planter bed. Red Apple Ice Plant grows nearby. A concrete patio surrounds the tree planter. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree is balanced with the minor asymmetry. The tree forms multiple stems at a point 8 feet above the ground. It has narrow crotches and weak structure. The tree's crown has been pruned and raised. The foliage size is and color appear normal. The crown density is normal. The tree is in good health and condition. Rating: B

Tree #10 is a Quercus agrifolia or Coast Live Oak. The tree measures 3, 5 and 6 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 10 feet from the tree's trunk. The spread of the tree is approximately 20 feet. The height of the tree is estimated to be roughly 25 feet tall. The tree is located near the southwest corner of the asphalt parking lot of the subject property. It is 5 feet east of Utility Pole #1197022E. Power lines run through the tree's crown. The tree is situated in a shrub planter bed surrounded by Oleander shrubs. The tree's trunk is embedded in the chain-link fence which runs along the southern boundary of the subject property. The tree's trunk straddles the south property line. The lower trunk area is intact. No mushrooms, cavities or decay was observed. It is a multi-trunk tree which has co-dominant stems and included bark creating weak structure. The crown is balanced with minor asymmetry. The tree has been pruned and raised. The foliage size and color appear normal. The crown density is normal. The tree is in slightly above average health and condition. Rating: C+

Tree #11 is a Quercus agrifolia or Coast Live Oak. The tree measures 7 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 10 feet from the tree's trunk. The spread of the tree is approximately 20 feet. The height of the tree is estimated to be roughly 18 feet tall. The tree is located in the middle of the south asphalt parking lot area. It is 53 feet north of Utility Pole #4624479E. The tree is situated in a large, bare tree planter. The lower trunk area is intact. No mushrooms, cavities or decay was observed. No irrigation is visible. The tree's crown is low-growing. The foliage size and color appear normal. There is minor Anthracnose disease on the margins of the tree's leaves. The crown density is normal. The tree is in excellent condition. Rating: A-



Tree/Site Inspection-Continued

Tree #12 is a Quercus agrifolia or Coast Live Oak. The tree measures 30 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 40 feet from the tree's trunk. The spread of the tree is approximately 80 feet. The height of the tree is estimated to be roughly 65 feet tall. The tree is located 16 feet southwest of Tree #4 and west of the chain-link fence which runs along the western boundary of the subject property. **It is located next to the chain-link fence inside the La Cañada Presbyterian Church property!** Algerian Ivy grows on the fence and under the Oak. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree's crown has been pruned and raised. The crown is balanced with minor asymmetry. It is crowded by other nearby trees. The foliage size is and color appear normal. The crown density is fair. I would estimate that approximately 10% of the tree's crown is composed of dead wood. The tree is in slightly above average health and condition. Rating: C+

Tree #13 is a Lagerstroemia indica or Crape Myrtle. The tree measures 7 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 8 feet from the tree's trunk. The spread of the tree is approximately 16 feet. The height of the tree is estimated to be roughly 17 feet tall. The tree is located in the front of the subject property. It is on the left or west side of the entrance walkway and 2 feet south of the curb along Foothill Blvd. The tree is situated inside a 3 foot by 3 foot tree planter surrounded by concrete sidewalk. No irrigation is visible. It is a City of La Cañada Flintridge Street Tree. There is no landscape in the planter. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree's crown has been pruned and raised. The crown is balanced with minor asymmetry. The foliage size is and color appear normal. The crown density is fair. There is minor dead wood in the tree's crown. The tree is in average health and condition. Rating: C

Tree #14 is a Lagerstroemia indica or Crape Myrtle. The tree measures 7 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 9 feet from the tree's trunk. The spread of the tree is approximately 18 feet. The height of the tree is estimated to be roughly 20 feet tall. The tree is located in the front of the subject property. It is 38 feet east of Tree #13 and 2 feet south of the curb along Foothill Blvd. The tree is situated inside a 3 foot by 3 foot tree planter surrounded by concrete sidewalk. No irrigation is visible. It is a City of La Cañada Flintridge Street Tree. There is no landscape in the planter. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree's crown has been pruned and raised. The crown is balanced with minor asymmetry. The foliage size is and color appear normal. The crown density is fair. The tree is in slightly above average health and condition. Rating: C+



Tree/Site Inspection-Continued

Tree #15 is a Lagerstroemia indica or Crape Myrtle. The tree measures 6 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 10 feet from the tree's trunk. The spread of the tree is approximately 20 feet. The height of the tree is estimated to be roughly 19 feet tall. The tree is located in the front of the subject property. It is 57 feet east of Tree #14 and 2 feet south of the curb along Foothill Blvd. The tree is situated inside a 3 foot by 3 foot tree planter surrounded by concrete sidewalk. No irrigation is visible. It is a City of La Cañada Flintridge Street Tree. There is no landscape in the planter. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree's crown has been pruned and raised. The crown is balanced with minor asymmetry. The foliage size is and color appear normal. The crown density is fair. The tree is in excellent condition. Rating: A-

Tree #16 is a Lagerstroemia indica or Crape Myrtle. The tree measures one inch in diameter at D.B.H. The tree has a drip line, which measures roughly 3 feet from the tree's trunk. The spread of the tree is approximately 5 feet. The height of the tree is estimated to be roughly 8 feet tall. The tree is located in the front of the subject property. It is west of Tree #13 near the western boundary of the subject property and 2 feet south of the curb along Foothill Blvd. The tree is situated inside a 3 foot by 3 foot tree planter surrounded by concrete sidewalk. No irrigation is visible. It is a City of La Cañada Flintridge Street Tree. There is no landscape in the planter. The lower trunk area is intact. No mushrooms, cavities or decay was observed. The tree's crown has been pruned and raised. The crown is balanced with minor asymmetry. The foliage size is and color appear normal. The crown density is fair. The tree is in good health and condition. Rating: B

General Observations

The subject property is located in a commercial area in the City of La Cañada Flintridge. The nearby buildings and grounds are generally clean and well maintained. The proposed project involves the construction of a Senior Housing Complex on the site. There will be subterranean parking on this project. There are a total of 16 trees growing on or near the subject property. The four Street Trees identified as Tree #13, Tree #14, Tree #15 and Tree #16 will be preserved. The two large Coast Live Oak trees identified as Tree #1 and Tree #12 will also be preserved. The Coast Live Oak identified as Tree #10 growing along the southern boundary will be removed. Since the combined diameter is greater than 12 inches a permit is required in order to remove this tree. There will be a total of 10 trees removed including one small Coast Live Oak identified as Tree #11. Tree #11 is less than 12 inches in diameter. The proposed new Senior Housing Building will encroach to within 17 feet of the center of the Oak tree's trunk of Tree #1. This same building will encroach to within 21 feet, 4 inches of the trunk of Tree #12. The level of encroachment on these Oak trees appears to be moderate. Based upon the current plans it appears that one native Oak tree will be removed. The removal of the 10 trees from this

General Observations

commercial property is regulated by the Planning Department. Tree replacement planting is normally required on site. The size of the replacement trees is usually specified by the Planning Department. The most common form of replacement planting is the planting of one-24 inch-box size tree for each tree removed from the site. The removal of Tree #10 will require the planting of one-24 inch-box size replacement Coast Live Oak as specified by the City Ordinance. The landscape plans provide sufficient trees to meet the replacement tree requirement.

Recommendation

Based upon my inspection of the subject trees and property it is my opinion that the four City Street Trees and the three remaining Coast Live Oak trees can be preserved. The following tree preservation mitigation measures are recommended for this project:

1. Prior to any further grading or construction it is recommended that the contractor install protective T-Panel chain-link fencing out to the drip line of all protected trees to be preserved. Orange plastic safety fencing should be zip-tied to the chain-link fence for added visibility. In cases where it is not possible to use fencing the trunks of the trees should be wrapped in orange plastic fencing for identification. Hay bales should be placed next to all 4 sides of each tree or old mattresses should be strapped to the tree trunks to protect the tree trunks.
2. The use of tractors and heavy equipment within the drip line of each tree should be minimized. Where possible the work performed within each tree's drip line should be done with small tools in order to minimize root damage.
3. Continuous digging and trenching within the drip line of the Oak trees will be necessary. Where possible roots 2 inches or greater should be preserved.
4. Roots which are cut or damaged must be pruned with a clean, sharp pruning tool back to the side of the trench or excavation and must be covered with moist cloth or burlap until the trench can be backfilled in order to prevent the root ends from desiccating.
5. Pruning of roots or branches and other tree related work should be supervised by an ISA Arborist. Pruning work must conform to Best Management Practices and ANSI A-300 Standards and Guidelines.
6. Prohibit dumping of excess soil, concrete, mortar, cement, stucco, paint and other foreign materials and debris within the drip line of trees to be preserved. Designate a washout area outside of each tree's drip line in order to prevent contamination of the tree's root zone.

Recommendation-Continued

7. Avoid adding fill material over the existing grade within the drip line of all trees to be preserved. Under no circumstances should fill soil be applied near tree trunks.
8. If there are future plans to install irrigation then it is recommended that irrigation trenching be performed outside of the drip lines of the trees to be preserved. The area within the last 6 feet of the tree trunks must not be watered or wetted.
9. Future landscape around the Oak trees should include plants which have similar growth and irrigation requirements. Drip and surface mounted irrigation is best. Plantings should be spaced out and somewhat sparse under the trees. It is important to avoid planting ground covers which will compete for air, water and nutrients within the Oak tree's root zone. It is best to apply a 2 to 4 inch layer of mulch over the roots out to the tree's drip line wherever possible.
10. Contractor must be required to protect roots, bark, trunk, limbs, branches and leaves of all trees to be preserved from damage during construction.
11. There will be 10 existing trees removed from the subject property as part of this project. The City Planning Department will specify the number and size of trees required to be replaced on this site as a condition of approval. I would recommend that if there is sufficient space on the site that 10-24 inch-box size trees be planted to compensate for the loss of the existing trees. Tree #10 is a native Oak and will require a Tree Removal Permit to be issued by the City.
12. The remaining trees should be monitored by an I.S.A. Certified Arborist throughout the construction period and the health and condition of each tree should be reported to the City.

Summary/Conclusion

In conclusion, it is my professional opinion that it is possible to construct the proposed Senior Housing Project while preserving the two native Coast Live Oak trees and the four City Street Trees. The level of encroachment required for the construction of the new building is moderate on Tree #1 and Tree #12. Roots and branches must be pruned back in order to accommodate the building footing, subterranean parking and the side of the new multi-level building. Trimming the crown back lightly on the La Cañada Presbyterian Church side of both Oaks is also recommended in order to protect them from becoming overextended. The tree protection fencing must be installed prior to initial demolition activity and must remain throughout the entire construction period. The remaining trees should be monitored by an I.S.A. Certified Arborist throughout the construction period and their health and condition should be reported to the developer and the City of La Cañada Flintridge. If the above stated recommendations are followed then I believe it is possible to preserve the remaining trees on the site.

Limitations

Information contained in this report covers only those areas that were examined and reflects the condition of those areas at the time of inspection. The inspection was limited to visual examination. Arboriculture is not an exact science and there is much that is still to be learned about trees. Observations and recommendations provided in this report reflect the latest research, knowledge and training available through university and professional research. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

I sincerely hope that this information has been valuable in assisting you identifying which trees will be impacted by the proposed construction project. Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any further questions, please feel free to contact me during the day on my business cell phone at (818) 426-2432 or you may call my office phone at (818) 240-1358.

Yours truly,

William R. McKinley

William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture

Preliminary Title Report

North American Title Company
 503 N. Central Avenue, 2nd Floor
 Glendale, CA 91203
 PHONE: (818) 240-4812
 TITLE OFFICER: Nabe Chaudry
 ORDER NUMBER: 1811511
 DATED AS OF July 22, 2019 Amended August 13, 2019

Legal Description

REAL PROPERTY IN THE CITY OF LA CANADA FLINTRIDGE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1
 LOTS 2 AND 3 OF TRACT NO. 1198, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 287 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2
 THAT PORTION OF LOT 4 IN TRACT NO. 1198, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 282 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTE RLY LINE OF LOT 2 OF SAID TRACT NO. 1198.

APN: 5814 028 009

Schedule B Exception Easements

● AN EASEMENT FOR POL LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 13, 1958 AS INSTRUMENT NO. 5288 IN BOOK D-127, PAGE 14 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
 PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
 RECORDING DATE: JUNE 13, 1958
 AFFECTS: SOUTHERLY GREET OF EASTERLY 2'-0.23 FEET OF SAID LOT 4

● AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1987 AS INSTRUMENT NO. 87-1214984 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
 AFFECTS: EASTERLY 8 FEET OF LOT 4

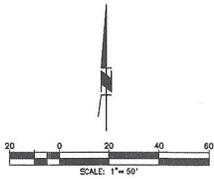


Table A Items

2: Property Address
 600 FOOTHILL BOULEVARD, LA CANADA FLINTRIDGE, CA

3: Flood Zone Designation
 SUBJECT PROPERTY FLOOD ZONE: X
 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 MAP NUMBER: 50037C (175P)
 EFFECTIVE DATE: SEPTEMBER 25, 2009

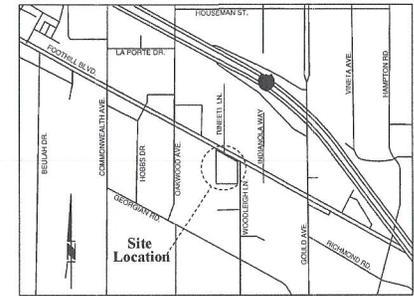
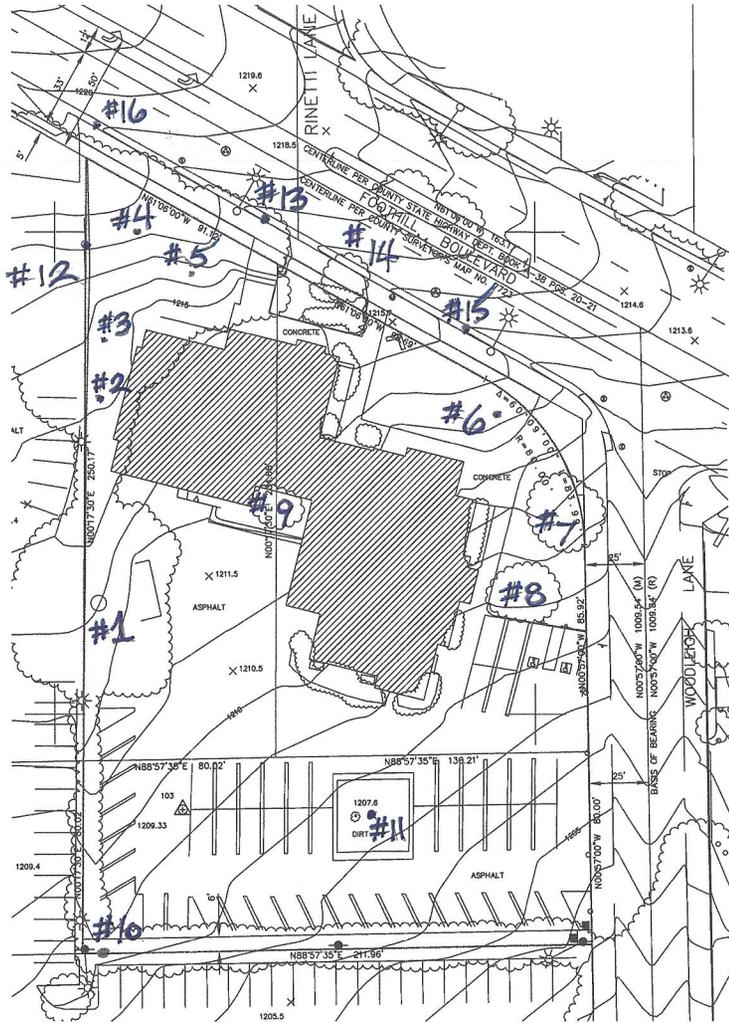
4: Gross Land Area
 56,372 ± S.F. 1.29 ± ACRES

5: Vertical Relief
 Aerial Topography by Terracon: 10-10-2014

8: Substantial Features
 AS SHOWN HEREON

11: Location of Utilities, Observed
 AS SHOWN HEREON

14: Distance to nearest intersecting street
 AS SHOWN HEREON



- Legend**
- SCO SEWER CLEAN OUT
 - SCE S.C.E. RISER
 - WM WATER METER
 - ⊕ FV FIRE WATER CONTROL VALVE
 - ⊙ SL STREET LIGHT
 - ⊙ UP UTILITY POLE
 - MH MANHOLE
 - PT POST
 - WV WATER VALVE
 - RT RETAINING WALL
 - ▭ BUILDING
 - SCHEDULE B EXCEPTION EASEMENTS
 - SFN SEARCH FOUND NOTHING
 - (M) MEASURED DATA
 - (R) RECORDED DATA
 - PROPERTY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - LOT LINE

Surveyor's Certificate

TO: 600 FOOTHILL OWNER, LP
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2020.
 DATE OF PLOT: JANUARY 27, 2020

TIM W. BREWER
 REGISTRATION NO. L.S. 7161
 EXP. DATE 12/31/2021



NOTE: IN ACCORDANCE WITH SEC. 8770.6 OF THE BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WOODLARK LANE, BEING: N00°57'00" W PER TRACT MAP NO. 1198, BOOK 282, PAGES 32 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

Benchmark

ELEVATION: 1195.017 FEET
 BM NUMBER: 4510
 BM SET IN S.C.S. #16337F W/O BCR @ SW COR FOOTHILL BLVD & GOULD AVE.

Revisions	Drawn By: TB
	Checked By: TB
	Drawing Date: 01-27-2020
	Job Number: 20-002

Prepared for:
Southwest Land Surveying, Inc.
 33175 Torrance Parkway #6240
 Torrance, CA 90505
 Phone: 310.221.6204

Prepared for:
600 FOOTHILL OWNER, LP

ALTA / NSPS Land Title Survey

Sheet
1 of 1
 (Sheet(s))

600 Foothill Blvd, La Canada Flintridge, CA 91011

1 May 2020

600 FOOTHILL BLVD
 CONCEPT





Parking Required:

- Studio (x 1) - 14 spaces
- 1-Bedroom (x 1) - 45 spaces
- 2-Bedroom (x 2) - 32 spaces
- Office - 21 spaces
- Guest - 19 spaces
- Total: 131 spaces**

Parking Provided: 140 spaces



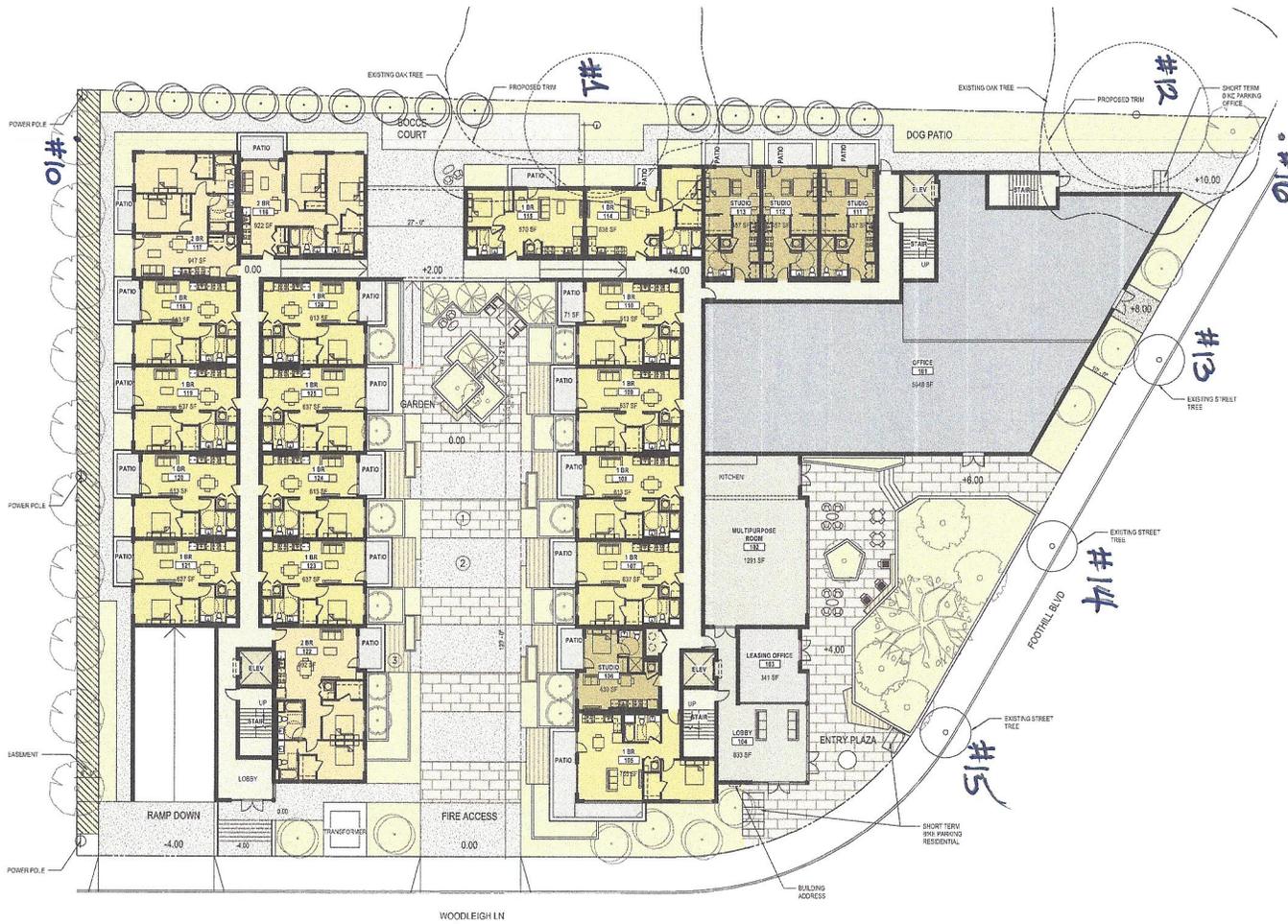
P1 FLOOR PLAN 1/32" = 1'-0"

600 Foothill Blvd, La Canada Flintridge, CA 91011

1 May 2020

600 FOOTHILL BLVD
CONCEPT





- ① Concrete Paver with Linear Pattern,
- ② Concrete Paver
- ③ Wood Decking

UNIT MIX

STUDIO	14
1-BEDROOM	45
2-BEDROOM	16
TOTAL:	75

LEVEL	USE	AREA (SF)
1ST FLOOR	COMMERCIAL	6218
1ST FLOOR	RESIDENTIAL	21522
2ND FLOOR	RESIDENTIAL	2332
3RD FLOOR	RESIDENTIAL	20290
GRAND TOTAL		71062

PROVIDED FLOOR AREA
 TOTAL BUILDING AREA / SITE AREA =
 77,311 / 156,372 = 1.37

USABLE AREA

UNITS	57,421 sf
AMENITIES	4,814 sf
OFFICE	6,145 sf



FIRST FLOOR PLAN 1/32" = 1'-0"

600 Foothill Blvd, La Canada Flintridge, CA 91011

1 May 2020

600 FOOTHILL BLVD

CONCEPT





TREE #1



TREE #2

TREE #3



TREE #2

TREE #3



TREE #4

TREE #5





TREE #6



TREE #7



TRISE #8



TREE #9



TREE #10



TREE #11



TREE #12



TREE #13

TREE # 114





TREE #15



TRSE #16

Curriculum Vitae

WILLIAM R. MCKINLEY – MCKINLEY & ASSOCIATES

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SUMMARY of QUALIFICATIONS

Practicing Consulting Arborist. Member of American Society of Consulting Arborists (ASCA). Certified Arborist, International Society of Arboriculture since September 30, 1999. I.S.A. Arborist #WE-4578A. Recognized Oak Tree Expert throughout Southern California. Prepare arborist reports for developers, homeowners and attorneys. Assess the landscape value of trees. Assess and identify hazardous trees in the landscape. Provided hillside and Oak Woodland landscape and irrigation recommendations. Provide expert witness testimony on arboriculture related cases. Public speaker and presenter at community service group meetings, homeowner's association meetings and speaker at professional seminars and conferences. Presenter at Trees, People and Our Urban Environment Seminar, March 2002. Arbor Day Guest Speaker, City of Glendale, March 2005. Tree City USA Award Presenter – Glendale Arbor Day 2010, Tree City USA Award Presenter – Glendale Arbor Day 2012, Arbor Day Guest Speaker, Glendale, March 2014.

FULL TIME EMPLOYMENT HISTORY

City of Glendale, Parks, Recreation & Community Services

Park Services Manager-Contract Administration

2001-present

Performs contract administration for Park Services Section. Manage grounds maintenance for sports fields, community buildings, parks, medians, and historic areas. Administers the City's landscape maintenance contract. Writes contract specifications. Administers the bidding process. Awards contracts to successful bidders. Conducts construction meetings and oversees the construction and inspection for these projects. Performs and assumes all former duties and responsibilities under the former Administrative Analyst position. Writes arborist reports. Hazardous tree assessment. Serves as expert witness in tree related cases.

Administrative Analyst

1988-2001

Administer landscape maintenance contract for medians, reservoirs, pump houses and misc. areas. Administer and supervise the Division's Work Management System involving the scheduling and tracking of work and performance of over 50 full-time employees. Supervise one part-time data entry employee and supervise and coordinate with the California Conservation Corps, Boy Scouts and other community service volunteers in the parks. Supervise, monitor and report water and utility usage in the parks. Administer and supervise all tree planting projects and programs including the Arbor Day and Urban Forest Donation programs. Assist with budget preparation and acquisition of capital equipment. Prepare Capital Improvement Project specifications and assist with administering contracts. Administer the City of Glendale's Indigenous Oak Tree Ordinance. Coordinate with Planning, Permit Services, Engineering, Building, Neighborhood Services and Fire Department to insure the care and protection of trees, both during and after construction. Review grading, construction, landscape and irrigation plans. Modify and approve plans as necessary to protect indigenous trees. Perform field inspections on hazardous trees and make recommendations to park staff and the public. Serve as code enforcement officer and paralegal during Administrative Office Hearings regarding Indigenous Oak Tree Ordinance. Perform tree and landscape appraisals. Served as special show and marketing consultant to the Glendale Rose Pruning and Garden Show Committee.

Assistant Planner-Parks

1983-1988

Assisted in park inventory development and implementation of the Work Management System. Served as guest speaker at the National Parks and Recreation Conference on the subject of computers and their role in park maintenance. Supervised the Capital Improvement Project Construction at Pacific Park and Brand Park. Coordinated with and supervised California Conservation Corps. Crews in planting, staking and tying hundreds of trees as part of the Arbor Day Program. Served as Arbor Day Co-Chairman, Glendale Rose Pruning & Garden Show Co-Chairman and President of Glendale Beautiful. Served as Ways and Means Chairman C.P.R.S. District XIV.

EDUCATION

- 1983 California Polytechnic University, Pomona
Bachelor of Science Degree, Park Administration
Graduated Magna Cum Laude, Grade Point Average: 3.57
- 1983-Present CEU's-University of California, Landscape Contract Maintenance, Hazardous Tree Identification & Assessment, Specimen Tree Appraisal, Advanced Tree Appraisal Theory and Practice, Tree and Landscape Liability - Trees and the Law, Oak Tree Symposium Graduate, Knowledge of oak tree physiology and native plant habitat, ASCA 2007 Consulting Academy, National Arbor Day Foundation Graduate, Symposiums: Construction Around Trees, Trees and the Law, Recognized Tree Expert: City of Los Angeles, County of Los Angeles, City of Pasadena, City of La Canada Flintridge, City of Burbank, City of Calabasas, County of Ventura, City of Santa Clarita.

HONORS & ACTIVITIES

- 1999 - Present - Certified Arborist-International Society of Arboriculture
1996-1999 - Secretary/Treasurer, C.P.R.S. Park Operations Section
1994-1995 - President, C.P.R.S. District XIV
1994-1995 - Treasurer, Glendale Beautification Advisory Council
1992-1994 - Treasurer, C.P.R.S. District XIV
1993, 1994, 1995 C.P.R.S. Park Operations Scholarship
First, Second and Third Year Graduate, Pacific Southwest Maintenance Mgmt. School
1988-1990 - President, Glendale Beautiful
1980, 1981 - Twice placed on Dean's Honor List
1982 - Who's Who in American Colleges and Universities
1978 - Recipient of Wayne Szyker Memorial Scholarship
1975 - Awarded Eagle Scout Rank, Boy Scouts of America
Member - American Society of Consulting Arborists (ASCA)
Member - International Society of Arboriculture
Member - Western Chapter, International Society of Arboriculture
Member - Glendale Beautiful
Past Member - National Arbor Day Foundation
Past Member - California Oak Foundation

REFERENCES

- Randall S. Stamen, Attorney/Arborist (951) 787-9788
Susan & Gary Sims, Sims Tree Specialists (951) 685-6662
Peter & Diana Harnisch, Harnisch Tree Care (626) 444-7997

PROFESSIONAL SERVICE FEE

Site Inspection	-	\$100.00 per hour
Consultation	-	\$125.00 per hour
Arborist Report	-	\$150.00 per hour
Public Hearing	-	\$200.00 per hour
Arbitration	-	\$225.00 per hour
Deposition	-	\$250.00 per hour
Court Witness	-	\$350.00 per hour