

FOURTH & CENTRAL PROJECT

Street Tree Report

Prepared for
Roger Pecsok
CP LA Cold Storage Land, LLC
1881 16th Street, 5th Floor
Denver, CO 80202

June 2021



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Prepared by:
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FOURTH & CENTRAL PROJECT

Street Tree Report

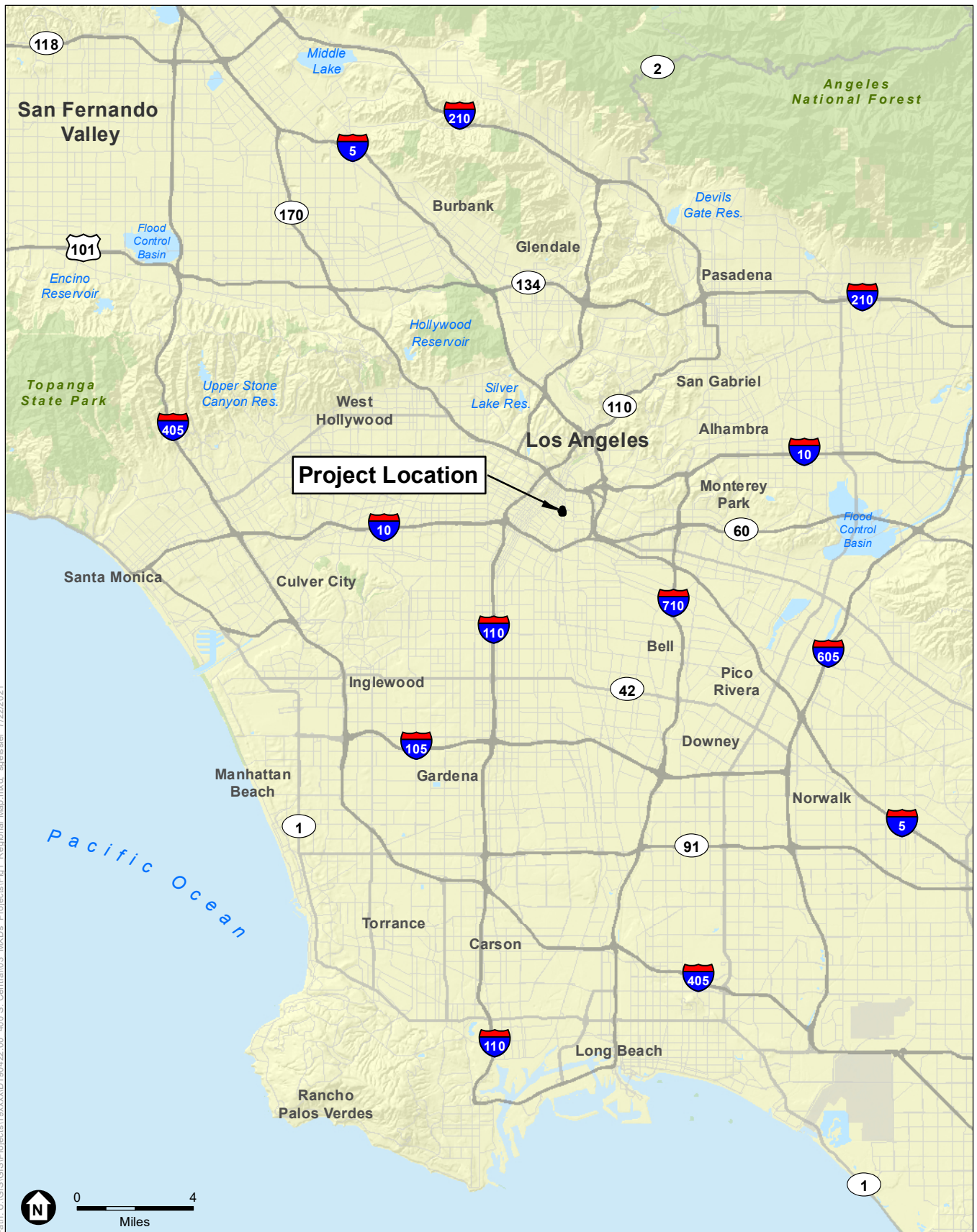
Introduction

The purpose of this Street Tree Report (Report) is to document street tree plantings in the City of Los Angeles (City) right-of-way (ROW) that are located within the Fourth & Central Project site. City Street trees are managed and regulated by the Bureau of Street Services, Urban Forestry Division (UFD), Department of Public Works. A City Tree Removal Permit (Permit Application) is required to remove any street tree planted in the public right-of-way prior the start of construction. The Permit Application states that all trees proposed for removal shall be identified on the project plan. It also specifies that an individual photograph (5"x7") of each tree will be taken and submitted with the Permit Application.

The City Protected Tree and Shrub Ordinance (Ordinance No. 186873) regulates the relocation or removal of all Southern California native oak trees (*Quercus* sp.; excluding scrub oak), California black walnut trees (*Juglans californica*), western sycamore trees (*Platanus racemosa*), California bay trees (*Laurus nobilis*), Mexican elderberry (*Sambucus mexicana*), and toyon (*Heteromeles arbutifolia*) of at least four inches in diameter at breast height. These tree and shrub species are considered "protected" by the City of Los Angeles. Additionally, the City's planning department considers any tree species with a trunk diameter of eight inches or greater located on private property as "Significant" trees. However, none of the subject trees of this Report are considered regulated by the City ordinance.

Background and Assignment

The proposed project is located at 364, 400 – 464 (even), 425, 427, 429, 431 and 433 S. Central Avenue; 715 and 730 E. 4th Street, with a total land area of approximately 7.6 acres in the City of Los Angeles (See **Figure 1 – Regional Map**). The Project Site is comprised of the following areas: North Site (1.35 acres) located at the northeast corner of E. 4th Street and S. Central Avenue; South Site (5.98 acres) located south of E. 4th Street between S. Central Avenue and S. Alameda Street; and West Site (0.32 acres) located at the northwestern intersection of Gladys Avenue and S. Central Avenue (See **Figure 2 – Project Location**).



SOURCE: ESRI

Fourth & Central Project

Figure 1
Regional Map





SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 2
Project Location

Project Description

The proposed Project would demolish the existing surface parking and cold storage facility structures and uses on the West and South Sites, respectively, and intends to adaptively reuse a portion of a six-story warehouse building on the North Site. The proposed Project would include a mix of residential, office, restaurant/retail, and hotel uses within 10 distinct buildings over the three Sites totaling approximately 2,318,534 square feet (sf).

Existing Conditions

The entire Project Site is currently existing developed land surrounded by adjacent commercial buildings.

Methodology

Environmental Science Associates (ESA) International Society of Arboriculture (ISA) Board Certified Master Arborist Ryan Gilmore (WE-9009BM) conducted a street tree survey and measured the diameter of each tree at standard height (DSH) of 54" above base grade on the property, and using a diameter tape, he measured height and dripline radius at compass directions (north, west, south, and east). Ratings were assigned to health, vigor, aesthetic and balance on an A to F scale, with A being the highest or best rating and F being the worst.

Survey data for each street tree is provided in **Appendix A – Street Tree Inventory**, attached. The trunk of each street was recorded with a global positioning system (GPS) device with 1-meter accuracy. The following data was collected for each street tree:

Physical Characteristics

- DSH – measured from the base of the tree using a forester's diameter-equivalent tape.
- Canopy spread – the canopy spread from the trunk to the dripline in four (4) compass directions (N, E, S, W).
- Height – visually estimated.
- Balance and symmetry of the tree, based on the crown radius measurements and whether the tree leans or is otherwise unstable.

Physical Condition

- Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity.
- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Assessment of the overall health of the tree based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.

- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Notes about damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity. Assessment of the overall health of the tree based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.

Rating

For each tree, a subjective alphabetical rank of “A” through “F” was assigned for health, vigor, balance and aesthetic. Ranks were based on the criteria described below:

- “A” = Very Healthy/Excellent: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease, or pest infestation. With regards to balance and aesthetics, trunks are straight and canopies well balanced and the tree exemplifies the ideal archetype for the species.
- “B” = Healthy/Good: A healthy and vigorous tree with minor visible signs of stress, disease, and/or pest infestation. Some maintenance measures may need to be implemented, such as pruning of dead wood or broken branches. Tree may lean slightly, canopies may not be evenly balanced, or the tree may otherwise be marginally challenged aesthetically.
- “C” = Average Health/Fair: Although healthy in overall appearance, there is abnormal amount of stress or disease/insect infestation, and a substantial amount of maintenance may be needed. The trunk may be growing at a more substantial angle or the canopy may have “holes” or be further out of balance.
- “D” = Dying/Poor: A tree that may be exhibiting substantially more stress, disease, or insect damage than what is expected for the species. The tree may be in a state of rapid decline, and may show various signs of dieback, necrosis, or other symptoms caused by pathogens or insect pests. The tree may lean significantly and the canopy is far out of balance.
- “F” = Dead/Very Poor: This tree has no foliage and exhibits no sign of life or vigor. Tree may be prone on the ground or otherwise severely aesthetically compromised.

Survey data for each street tree is located in **Appendix A – Tree Inventory** as a separate table. Individual photographs of each street are located in **Appendix B – Tree Photographs**.

Results

A total of 20 street trees were observed within the Project Site. The locations of the street trees are provided in **Figure 3 – Tree Survey**. A summary of the street trees on the Project Site is provided in **Appendix A – Street Tree Inventory**. Representative photographs of each tree are provided in **Appendix B – Tree Photographs**. All of the street trees observed are fern pines (*Podocarpus* sp.). Tree number #1 through #10 are recent tree plantings and are quite young. Tree numbers #11 through #20 are of moderate to mature age. Tree numbers #15 through #17 have homeless encampments immediately adjacent to the tree locations.



SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 3
Tree Survey

Impacts

All 20 observed street trees will require removal to accommodate Project implementation. It is anticipated that the entirety of the project site will need to be graded to accommodate the construction of buildings and associated infrastructure.

Required Replacement

A total of 20 street trees will require removal to accommodate project implementation. Currently, the UFD requires a 2 to 1 street tree replacement ratio. In total, 40 replacement trees will be required to compensate for the 20 street trees proposed for removal.

Bibliography

City of Los Angeles. 2018. Standard Tree Removal Application Checklist. Accessed June 2021.
https://streetsla.lacity.org/sites/default/files/Tree_Removal_Permit_082019.pdf

ISA (International Society of Arboriculture). 2019. Guide for Plant Appraisal. 10th edition.
Council of Tree and Landscape Appraisers.

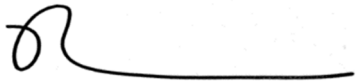
Certification of Performance

I, Ryan Gilmore, certify:

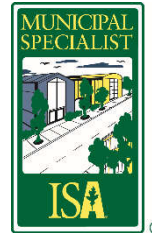
- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists (ASCA), and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist, and have been involved in the practice of arboriculture and the study of trees for over 23 years.

Signed:



Date: June 2, 2021



Ryan Gilmore
 ISA WE-9009BM
 ISA Qualified Tree Risk Assessor
 ASCA Tree and Plant Appraisal Qualification

This report comprises a total of 35 pages with three full sized maps. Unauthorized separation or removal of any portion of this report deems it invalid as a whole.

Conditions represented in this report are limited to the inventory date and time. Rating for health and structure do not constitute a health or structural guarantee beyond that date. Risk assessments were not performed for the purposes of this report.

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 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.

Formal risk assessments were not requested nor performed on the trees in this report.

Appendix A
Street Tree Inventory

FOURTH & CENTRAL PROJECT
APPENDIX A - TREE INVENTORY

Tree #	Species	DBH (in.)	Latitude / Longitude		Height (ft.)	Crown Measurements (ft.)				Health	Structure	Impact Status	Comments
						N	W	S	E				
1	<i>Podocarpus</i> sp. fern pine	1	34.043548 15	118.239345 9	8	1	1	1	2	C	C	Removal	Young planting
2	<i>Podocarpus</i> sp. fern pine	0.5	34.043532 58	118.239275 6	7	1	1	1	1	C	C	Removal	Young planting
3	<i>Podocarpus</i> sp. fern pine	1	34.043494 81	118.239162 5	8	1	1	1	1	C	C	Removal	Young planting
4	<i>Podocarpus</i> sp. fern pine	1	34.043451 96	118.239004 5	8	1	1	1	1	C	C	Removal	Young planting
5	<i>Podocarpus</i> sp. fern pine	1	34.043416 63	118.238848 5	7	1	1	1	1	C	C	Removal	Young planting
6	<i>Podocarpus</i> sp. fern pine	1	34.043382 33	118.238728 3	8	2	2	2	2	C	C	Removal	Young planting
7	<i>Podocarpus</i> sp. fern pine	1	34.043355 15	118.238646 2	7	1	1	1	1	C	C	Removal	Young planting
8	<i>Podocarpus</i> sp. fern pine	1	34.043333 73	118.238572	0	1	1	1	1	C	C	Removal	Young planting
9	<i>Podocarpus</i> sp. fern pine	1	34.043305 44	118.238455 9	8	1	1	1	1	C	C	Removal	Young planting
10	<i>Podocarpus</i> sp. fern pine	0.5	34.043282 68	118.238359 3	7	1	1	1	1	C	C	Removal	Young planting
11	<i>Podocarpus</i> sp. fern pine	5	34.043108 99	118.238236 5	16	5	4	3	4	C	C	Removal	

Tree #	Species	DBH (in.)	Latitude / Longitude		Height (ft.)	Crown Measurements (ft.)				Health	Structure	Impact Status	Comments
						N	W	S	E				
12	<i>Podocarpus</i> sp. fern pine	11.5, 10.5	34.043000 79	118.238250 2	23	8	10	8	10	C	C	Removal	Two trunks
13	<i>Podocarpus</i> sp. fern pine	8.5	34.042864 11	- 118.238259 5	18	9	9	9	8	C	C	Removal	
14	<i>Podocarpus</i> sp. fern pine	4, 2, 2	34.042653 51	118.238280 6	12	4	4	4	4	C	D	Removal	Three trunks
15	<i>Podocarpus</i> sp. fern pine	5	34.042532 15	118.238283 6	14	7	6	6	6	C	C	Removal	Access limited to homeless camp.
16	<i>Podocarpus</i> sp. fern pine	5	34.042395 08	-118.23829	10	4	4	4	4	C	D	Removal	Access limited to homeless camp.
17	<i>Podocarpus</i> sp. fern pine	5	34.042290 34	118.238296	15	6	6	6	6	C	C	Removal	Access limited to homeless camp.
18	<i>Podocarpus</i> sp. fern pine	5	34.042176 21	118.238305	9	4	4	4	4	C	C	Removal	
19	<i>Podocarpus</i> sp. fern pine	4	34.042047 94	118.238305 1	12	4	4	5	4	C	C	Removal	
20	<i>Podocarpus</i> sp. fern pine	13	34.041964 83	118.238310 3	24	9	8	9	8	C	C	Removal	

Appendix B

Tree Photos

APPENDIX B – FOURTH & CENTRAL PROJECT

Site Photographs



Photo 1 (East). Tree Number 1. Removal required to accommodate construction.



Photo 2 (East). Tree Number 2. Removal required to accommodate construction.



Photo 3 (East). Tree Number 3. Removal required to accommodate construction.



Photo 4 (East). Tree Number 4. Removal required to accommodate construction.



Photo 5 (East). Tree Number 5. Removal required to accommodate construction.



Photo 6 (East). Tree Number 6. Removal required to accommodate construction.



Photo 7 (East). Tree Number 7. Removal required to accommodate construction.



Photo 8 (East). Tree Number 8. Removal required to accommodate construction.



Photo 9 (East). Tree Number 9. Removal required to accommodate construction.



Photo 10 (East). Tree Number 10. Removal required to accommodate construction.



Photo 11 (South). Tree Number 11. Removal required to accommodate construction.



Photo 12 (South). Tree Number 12. Removal required to accommodate construction.



Photo 13 (South). Tree Number 13. Removal required to accommodate construction.



Photo 14 (South). Tree Number 14. Removal required to accommodate construction.



Photo 15 (South). Tree Number 15. Removal required to accommodate construction.



Photo 16 (South). Tree Number 16. Removal required to accommodate construction.



Photo 17 (South). Tree Number 17. Removal required to accommodate construction.



Photo 18 (South). Tree Number 18. Removal required to accommodate construction.



Photo 19 (South). Tree Number 19. Removal required to accommodate construction.



Photo 20 (South). Tree Number 20. Removal required to accommodate construction.

