Appendices

Appendix IS-1

Tree Survey

Arborist Report for the

130 West College Street Project, City of Los Angeles, California

NOVEMBER 2022

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
City	City of Los Angeles
ISA	International Society of Arboriculture
project	130 West College Street Project

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1 Introduction

This arborist report provides a summary of the tree inventory and evaluation of the 130 West College Street Project (project) site. The project site is located at 130 West College Street within the City of Los Angeles, California (Figure 1, Project Vicinity). As such, this arborist report addresses any applicable City of Los Angeles (City) tree policies and/or ordinances within the City's jurisdiction for City-managed street trees.

Dudek conducted a tree inventory and assessment of trees located on the project site and the immediate public right-of-way. Dudek's Urban and Community Forestry Division's International Society of Arboriculture (ISA)-certified arborist performed various functions associated with surveying, inventorying, and evaluating the condition of trees found within the project site or adjacent public right-of-way, as described in the following text.

The purpose of this arborist report is to present the physical characteristics and mapped locations of trees (if any) that would either be removed or protected in place during grading and construction-related activities.

1.1 Project Location

The project site is located at 130 West College Street within the City of Los Angeles, California (Figure 1).[1]

1.2 Site Characteristics

The project site is currently a school bus storage/parking lot that is devoid of any trees and vegetation. Two street trees are found immediately adjacent to the project site on North Alameda Street. The two trees are City-owned and located in the City's right-of-way within planter cut-outs. Photographs of the two observed trees are provided in Appendix A, Site Photograph Log.

1.3 Project Description

Among the first mass timber commercial developments in Los Angeles, the proposed commercial office building at 130 West College Street would contribute to Chinatown's evolution as the City's next "creative hub." The six-story construction would supplant a previously undeveloped freight railyard just east of the Chinatown Metro Station. Exterior-covered workspaces and implementation of biophilic design principles (e.g., designed to increase occupant connectivity to the natural environment) aims to bolster the health and well-being of future occupants while anticipating the needs of a post-pandemic workplace. These amenities, paired with a thermal envelope and sustainable design, would provide resilience in response to climate change. Ground-level restaurant and retail spaces would further support planned and existing residential developments while encouraging pedestrian traffic to expand beyond the area's historic center.

[1] The project site is associated with the following Los Angeles County Assessor Parcel Numbers: 5409-008-001, 5409-008-002, 5409-008-003, 5409-008-004, 5409-008-005, 5409-008-006, and 5409-008-015.

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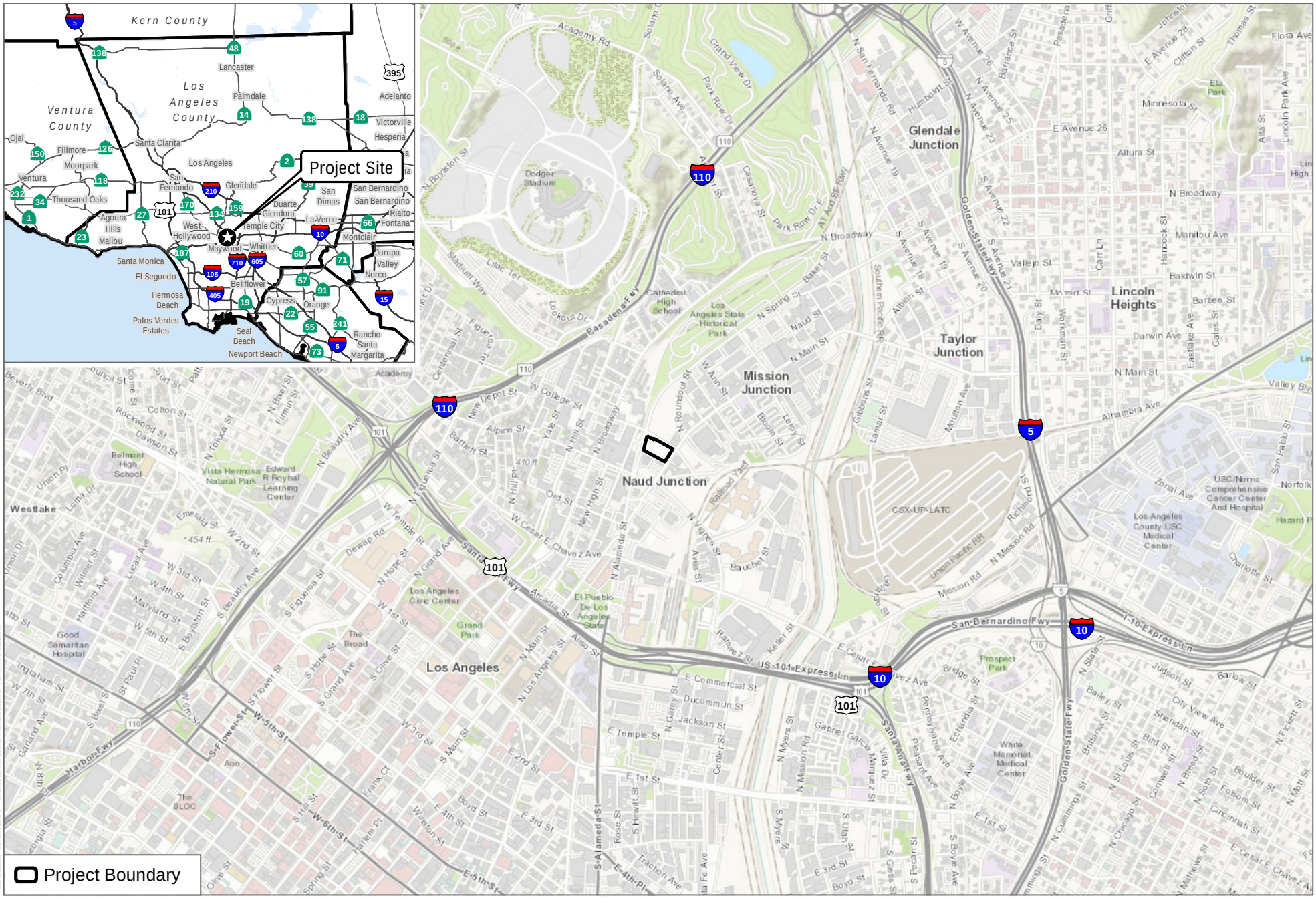

SOURCE: County of Los Angeles 2020; Bing Maps

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Vicinity

Arborist Report for the 130 West College Street Project

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2 Methods

2.1 Individual Tree Evaluation

Dudek's scope of work was to perform a tree inventory of all trees within the project site and public right-of-way that could be impacted by project construction and related activities. However, since no trees were found on the project site, this report only addresses the two City street trees located within the adjacent public right-of-way. The inventoried street trees are not of protected status, as defined by the City's Protected Tree Ordinance No. 186,873. Street trees are regulated by the City's Municipal Code (LAMC) Chapter VI, Article 2, Section 62.161 et. seq. The project is proposing to retain the two inventoried street trees.

Tree mapping was conducted using a Trimble Pathfinder Pro XH GPS receiver with H-Star technology. Because tree canopies can sometimes cause loss of satellite lock by blocking the line-of-sight to satellites, an electronic compass and reflectorless, electronic distance-measuring device were also used in mapping tree locations. The reflectorless, electronic distance-measuring device/compass combination operates in concert with the Pathfinder system to position offsets, and offset information is automatically attached to the GPS position data string. The electronic tree locations were then evaluated using ArcView 10.4 software to determine the position of the trees in relation to the project site.

Collected attribute information for each evaluated tree is presented in the Tree Information Matrix (Appendix B). Tree trunk diameters were measured using a diameter tape providing adjusted figures[2] for diameter measurements when wrapping the tape around an object's circumference. Diameter measurements were taken using the protocol provided by the Council of Tree and Landscape Appraisers in the Guide for Plant Appraisal (ISA 2000). Each tree's trunk diameter—measurement at 4.5 feet above the ground along the trunk axis—was collected, with common exceptions. An experienced tree surveyor visually estimated tree height. Tree canopy spread diameters were estimated by "pacing-off" the measurement based on the investigator's knowledge of his/her stride length or by visually estimating the canopy width. Additionally, Dudek arborists calculated composite trunk diameters for multiple-stem trees according to ISA standards. According to these standards, the sum of all stem diameters was calculated to ascertain composite trunk diameter values for multiple stem trees.

Pursuant to the Guide for Plant Appraisal (ISA 2000), tree health and structure were evaluated with respect to five tree components: roots, trunk, scaffold branches, small branches, and foliage. Each component of the tree was assessed with regard to health factors such as insect or pathogen damage, mechanical damage, presence of decay, presence of wilted or dead leaves, and wound closure. Tree health and structure were graded as good, fair, poor, or dead, with "good" representing no apparent problems and "dead" representing a dying and/or dead tree. Good condition trees exhibit acceptable vigor, healthy foliage, adequate structure, and lack any major maladies. Fair condition trees typically have few maladies but declining vigor. This method of tree condition rating is comprehensive and results in ratings that are useful for determining the status of trees based on common urban forestry standards.

[2] Inches divided by 3.14 (π) provide diameter measurement in inches.

2.2 Scope of Work Limitations

No root crown excavations or investigations, internal probing, or aerial canopy inspections were performed during the tree assessment. Therefore, the presence or absence of internal decay or other hidden or inaccessible inferiorities in individual trees could not be confirmed. It is recommended that any large tree proposed for preservation in an urban setting be thoroughly inspected for internal and subterranean decay by a qualified arborist before finalizing preservation or relocation plans.

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3 Regulatory Definitions and Requirements

A tree inventory and assessment of the project site was performed pursuant to the City's Protected Tree Ordinance No. 186,873 and the City's Application for a Tree Removal Permit (City of Los Angeles 2021), which is required for any proposed removal of a street tree. The following is an outline of the key aspects of the City's regulations applicable to the trees found in the adjacent right-of-way.

3.1 City of Los Angeles Municipal Code

The following sections of the City of Los Angeles Municipal Code outlines the City's authority to require a permit before any work is performed on a street tree within the City:

VI.2.62.162. Power To Plant, Maintain and Issue Permits. (Amended by Ord. No. 183,474, Eff. 4/19/15.)

a. Except as provided in Section 62.169, the Board, through its authorized officers and employees, shall have charge of and direct and supervise the planting, removal, trimming, pruning, cutting and maintenance of trees, plants and shrubs in the streets of the City, and shall have charge of all work incidental to the above activities, and shall issue all permits for the replacement, removal, planting, cutting, pruning or trimming of trees, shrubs and plants in the streets of the City.
b. The Board, through its authorized officers and employees, shall determine the variety of trees, shrubs and plants that may be planted in, upon or along any street, or any portion thereof, and the distance apart at which such trees, shrubs or plants shall be planted.

VI.2.62.170 Conditional Permit to Remove or Destroy Trees (Amended by Ord. No. 153,500, Eff. 4/18/80.)

a. The Board may require, as a condition to any permit to remove or destroy a tree, that the permittee plant another tree of the type and size specified in the permit, within forty (40) days from the date of the issuance of the permit, in place of the tree to be destroyed or removed pursuant to the permit. It shall be a misdemeanor for a permittee to fail, refuse to comply with, or willfully violate any condition or requirement imposed in such a permit.

3.2 Tree Removal Application

The City's Application for a Tree Removal Permit (City of Los Angeles 2021) provides the following must be included when applications pertain to land development or subdivision cases:

1. Project title and case number (CP, ZA, TR, CPC, DIR, DIR, VAC, PM, DOT). Attach the Letter of Determination and final CEQA document. Tree removals must be addressed, or an addendum will be required.
2. Plot Plans
3. Clear color photos of entire tree (No Google images).
4. B-permit drawings in 11" x 17", showing existing tree location and proposed improvements.
5. Planting plan (2:1) ratio
6. B-permit showing tree fees have been paid.

3.3 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (1918) prohibits tree removal and potentially disturbing construction activities from occurring during certain time periods to avoid harassment of nesting birds. According to the Migratory Bird Treaty Act, no construction or other disturbing activities can occur within 300 feet of an active bird nest (500 feet for listed species) during a period typically beginning in February and ending in September each year. Biological surveys should be conducted to provide clearance prior to project initiation during this period of time.

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4 Observations

4.1 Individual Tree Summary

Table 1 summarizes the individual tree species occurring within the project survey area, including the project site and the adjacent public right-of-way. The tree population is composed entirely of non-native species.

Table 1. Summary of Tree Survey

Scientific Name	Common Name	Number of Trees
Koelreuteria bipinnata	Chinese flame tree	2
	Total	2

There are no trees on the project site; however, there are two street trees located within the City's right-of-way immediately adjacent to the project site. None of the inventoried trees are of protected status, as defined by the City's Protected Tree Ordinance No. 186,873. The two street trees are regulated by LAMC section VI.2.62.161, and will be preserved. Details regarding the location and size of the trees can be found in Appendix B, Tree Information Matrix and Appendix C, Tree Locations.

4.2 Tree Characteristics

Overall, the two street trees exhibit growth and structural conditions that are typical of their locations as ornamental street trees in an urban landscape. The trees include various trunk and branch maladies, and varying health and structural conditions. As presented in the Tree Information Matrix (Appendix B),tree no. 1 is in fair health, and tree no. 2 is in good health. The two trees were found to be in fair structural condition at the time of the evaluation. Trees in good condition exhibit acceptable vigor, healthy foliage, and adequate structure, and lack any major maladies. Trees in fair condition are typical, with visible minor maladies and defects. Trees in poor and critical condition exhibit declining vigor, unhealthy foliage, poor branch structure, signs of pests/disease, and/or excessive lean. No pests and/or disease were observed on the trees.

Trees no. 1 and 2 are single stemmed, with trunk diameters of 8 inches and 10 inches, respectively. The two street trees are approximately 20 feet tall and have crown widths that extended up to 30 feet across at their widest points.

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5 Impacts

Impacts presented are based on conceptual disturbance limits and development plans as of the date of this arborist report. As such, the actual number of trees subject to impacts may change as the detailed site planning process proceeds. Once detailed grading plans are developed and finalized, actual tree impact numbers may differ from what is presented in this report. Measures to reduce tree decline should be implemented in the field during construction operations.

5.1 Tree Impacts

Based on a review of the preliminary project grading and disturbance limits, neither of the two street trees would be impacted or require removal to accommodate the project. The two trees will be retained in place during construction. Best management practices to help protect the two trees during construction are provided in Chapter 7, Tree Protection Measures, of this report.

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6 Mitigation

6.1 Tree Replacement Plan

None of the trees adjacent to the project site would require removal, as such, a tree replacement plan is not required for this project.

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7 Tree Protection Measures

Dudek recommends the following measures to reduce impacts to the trees and protect their current health status.

7.1 Tree Protection Measures Prior to Construction

As outlined in LAMC section VI.2.62.173, prior to construction, guards may be placed around trees in order to protect the trunk and lower scaffold branches from injury. These guards should be removed when construction is completed.

7.2 Protection and Maintenance During Construction

Once construction activities have begun, the protection measures provided below should be observed.

Materials Storage and Disposal

Per LAMC section VI.2.62.174, contractors should not store or discard any supplies or materials (e.g., paint, lumber, concrete overflow) near City street trees in a manner that will injure such tree. In addition, the contractors should avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and antifreeze should be disposed of in accordance with applicable standards and laws. Contractors should ensure that equipment is not stored within close proximity to City street trees to avoid the possibility of leakage of equipment fluids into the soil or damage to branches and/or trunks.

Moving Construction Materials

Contractors should ensure that care be exercised when moving construction equipment and supplies near the City street trees, especially overhead. Contractors should ensure that damage to the trees be avoided when transporting or moving construction materials and working around the trees. Contractors should flag aboveground tree parts with potential for damage (e.g., low limbs, scaffold branches, trunks) with high-visibility flagging, such as florescent red or orange. If contact with the tree crown is unavoidable, a permit should be obtained as specified in LAMC section VI.2.62.162.

Pruning

Per LAMC section VI.2.62.162 the contractor shall obtain a permit prior to removing, cutting, pruning or trimming City street trees.

8 Conclusion

Dudek arborists inventoried and evaluated two ornamental street trees in the public right-of-way, neither of which would be removed by the proposed project. No trees were observed on the project site. As described in the preceding sections, the City requires that the two street trees are regulated in accordance with LAMC and the tree protection measures provided within this report. All tree protection measures included in this report and/or required by the City, should be implemented prior to and maintained throughout the project's construction-related activities.

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9 Arborist's Disclosure Statement

This tree report provides conclusions and recommendations based only on a visual examination of the trees and surrounding site by an ISA-certified arborist, review by an American Society of Consulting Arborists Registered Consulting Arborist, and reasonable reliance on the completeness and accuracy of the information provided to the arborist. The examination did not include subterranean or internal examination of the trees.

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 them. Although trees provide many benefits to those who live near them, they also include inherent risks from breakage or failure that can be minimized but not eliminated.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi, weather, and other forces of nature, and conditions that lead to failure are often hidden within trees and belowground. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature, including, without limitation, storms of sufficient strength, which can cause an apparently healthy tree to fail. Additionally, arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for any specific period of time. A tree's condition could change over a short or long period of time due to climatic, cultural, or environmental conditions. Further, there is no guarantee or certainty that recommendations or efforts to correct unsafe conditions will prevent future breakage or failure of a tree.

To live or work near trees is to accept some degree of risk. Neither the author of this protected tree report nor Dudek assume any responsibility for or will be liable for any claims, losses, or damages for damage to any tree, death or injury to any person, or any loss of or damage to any personal or real property.

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10 References

City of Los Angeles. 2006. City of Los Angeles Municipal Code, Ordinance 177404, Protected Tree Relocation and Replacement. Effective April 23, 2006. Accessed November 2022. http://cityplanning.lacity.org/Code_Studies/Other/ProtectedTreeOrd.pdf.

City of Los Angeles. 2018. City of Los Angeles Municipal Code. As amended June 30, 2018. Accessed November 2022. http://www.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc.

ISA (International Society of Arboriculture). 2000. *Guide for Plant Appraisal*. 9th ed. Council of Tree and Landscape Appraisers.

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Appendix A
Site Photograph Log

Photo 1. Tree No. 1

Photo 2. Close-Up View of Tree No. 1

Photo 3. Close-Up View of Tree No. 2

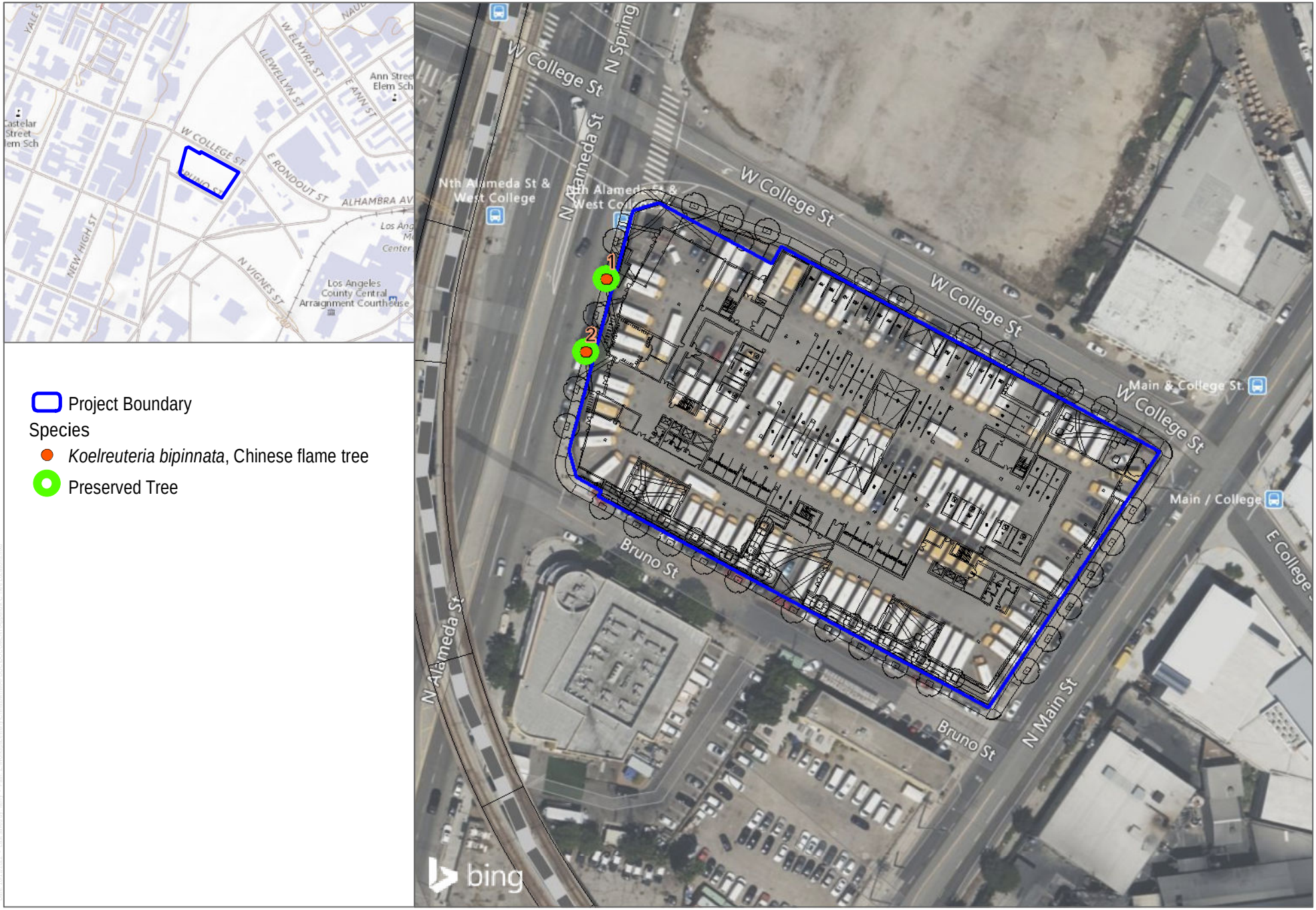
Photo 4. View of Tree No. 2

Appendix B

Tree Information Matrix

Tree No.	Botanical Name	Common Name	No. of Stems	Stem Diameter (in.)	Height (ft.)	Crown Spread (ft.)	Health	Structure	Status	X-Coordinate	Y-Coordinate
1	*Koelreuteria bipinnata*	Chinese flame tree	1	8	20	20	Fair	Fair	Preserve	6490296.12	1845436.56
2	*Koelreuteria bipinnata*	Chinese flame tree	1	10	25	30	Good	Fair	Preserve	6490285.19	1845376.85

Appendix C
Tree Locations



Project Boundary

Species

- *Koelreuteria bipinnata*, Chinese flame tree
- Preserved Tree

SOURCE: BING MAPPING SERVICE 2021

DUDEK

0 50 100 Feet

APPENDIX C

Tree Locations

Arborist Report for the 130 West College Street Project