

**CRAIG CROTTY
ARBOR CULTURE LLC**

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RE: Observations and comments regarding trees located at 824 S. Gladys Avenue

ARBORIST STATEMENT

Existing trees at a proposed redevelopment construction site at 824 S. Gladys Avenue are observed in this report. The proposal removes all existing structures to construct new multi-unit residential, senior housing, independent living, assisted living, and memory care with a commercial kitchen facility. The site is currently vacant and derelict.

A few trees will be retained while most will be removed. There are some exceptionally large Cedar trees in the northwest quadrant of the site that should be retained. The current site plan retains them but there is some uncertainty regarding encroachment by a required fire access road. Further these Cedars are alive and in fair condition but are inflicted with extreme drought stress. The situation of a longstanding regional drought combined with a vacant and unmaintained property is damaging the health and long term prospects of the Cedar trees.

Regular maintenance irrigation is needed now to keep the Cedar trees alive. They should be watered deeply now and once a week thereafter before and during construction. They are full of accumulated deadwood and should be pruned by crown cleaning before workers populate the site. Further, construction and roadway paving should be held back a safe distance from the trunks in order to protect the root zones.

Most of the other site trees will be removed and may be mitigated with reasonably equal new trees. A few are in such poor condition as not to require any mitigation. There are palm trees and various fruit trees throughout. Fruit trees, palms, and dead or dying trees are not regulated by City ordinance.

For multi-family residential and commercial sites trees four inches in diameter (12.5 inches circumference) are considered ~~Mature~~ and may be mitigated. ~~Landmark~~ trees are those located in the front of the property with trunks of 12.75 inches diameter (40 inches circumference). Back of property ~~Landmark~~ trees are those with trunks of 19 inches diameter (60 inches circumference).

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SUMMARY

<u>Tree No.</u>	<u>Species</u>	<u>Trunk Size</u>	<u>Condition</u>	<u>Encroachment</u>
#1	<i>Cedrus deodara</i>	36 in. dia.	Fair health/structure	Encroached w/in dripline.
#2	<i>Cedrus deodara</i>	33 in. dia.	Fair health/structure	Encroached w/in dripline.
#3	<i>Cedrus deodara</i>	34 in. dia.	Fair health/structure	Encroached w/in dripline.
#4	<i>Carya illinoensis</i>	16 in. dia.	Fair health/structure	Encroached w/in dripline.
#5	<i>Cedrus deodara</i>	13 in. dia.	Fair health/structure	Encroached w/in dripline.
#6	<i>Pinus eldarica</i>	19 in. dia.	Fair health/structure	Remove/mitigate.
#7	<i>Cupaniopsis anacardiodes</i>	13-13-8 in. dia.	Fair health/structure	Remove/mitigate.
#8	<i>Cinnamomum camphora</i>	20 in. dia.	Fair health/Poor structure	Remove/mitigate.
#9	<i>Juglans regia</i>	16-14 in. dia.	Fair health/Poor structure	Remove/mitigate.
#10	<i>Pyrus kawakamii</i>	10 in. dia.	Fair health/structure	Remove/mitigate.
#11	<i>Pyrus kawakamii</i>	9 in. dia.	Fair health/structure	Remove/mitigate.
#12	<i>Schinus terebinthifolius</i>	24 in. dia.	Fair health/structure	Remove/mitigate.
#13	<i>Magnolia soulangiana</i>	30 in. dia. @grade	Fair health/structure	Remove/mitigate or relocate.
#14	<i>Pinus thunbergii</i>	12 in. dia.	Fair health/structure	Remove/mitigate.

Trees to Preserve:

The five trees recommended for preservation are large stately landmark-quality Deodar Cedars and one younger Pecan. They are located in the northwest quadrant of the project with estimated overall heights of 55-60 feet. Together they form a grove and would be the only mature trees left on the site.

The current condition of the large Cedars is rated as fair due to severe drought stress. The site has apparently laid vacant for a considerable period with no irrigation near the trees combined with a years-long ongoing regional drought. These trees are alive but need regular maintenance primarily in the form of sufficient irrigation. Drought has also caused a build-up of deadwood in the trees. Crown cleaning pruning to remove dead, dying, and broken branches is needed.

There is a planned perimeter roadway around the new complex. A paved road currently exists along the north side of the site near Cedars #1 and #3. At this point it is unclear exactly how wide the new road will be required by the Fire Department. These are large trees, to protect the roots zone the best case recommended distance to hold back pavement would be:

- #1 Cedar-36 inches dia.-hold back pavement 15 feet.
- #3 Cedar-34 inches dia.-hold back pavement 14 feet.

If these distances are not possible due to fire mandates, we may need to look at alternative pavements within the protection zones. This might include paving stones meandered around the trees on less compacted than usually required base material. Soil compaction reduces permeability and kills absorbing roots as one of the primary killers of trees on construction sites.

Trees to be Removed and Mitigated:

A total of 188 desirable and viable diameter inches of trees are to be removed as a result of this project. Thus a total of:

- 62-3 inch diameter trees, would replace that which is to be removed.

A three inch diameter tree is roughly equal to a 36 inch box container. The 36 inch box (+-3 in. dia. trunk) is a good recommended size, but larger box sizes could be considered for the most outstanding visibility locations. Tree container size at planting is unknown per the drawings reviewed for this report.

#13 *Magnolia soulangiana*, Saucer Magnolia is a quality 30 inch diameter specimen tree that could be subtracted from the above diameter inch totals if the developer wants to consider relocation. This is a well formed, high quality, and healthy specimen tree that may be worth considering for relocation.

Maintenance Recommendations:

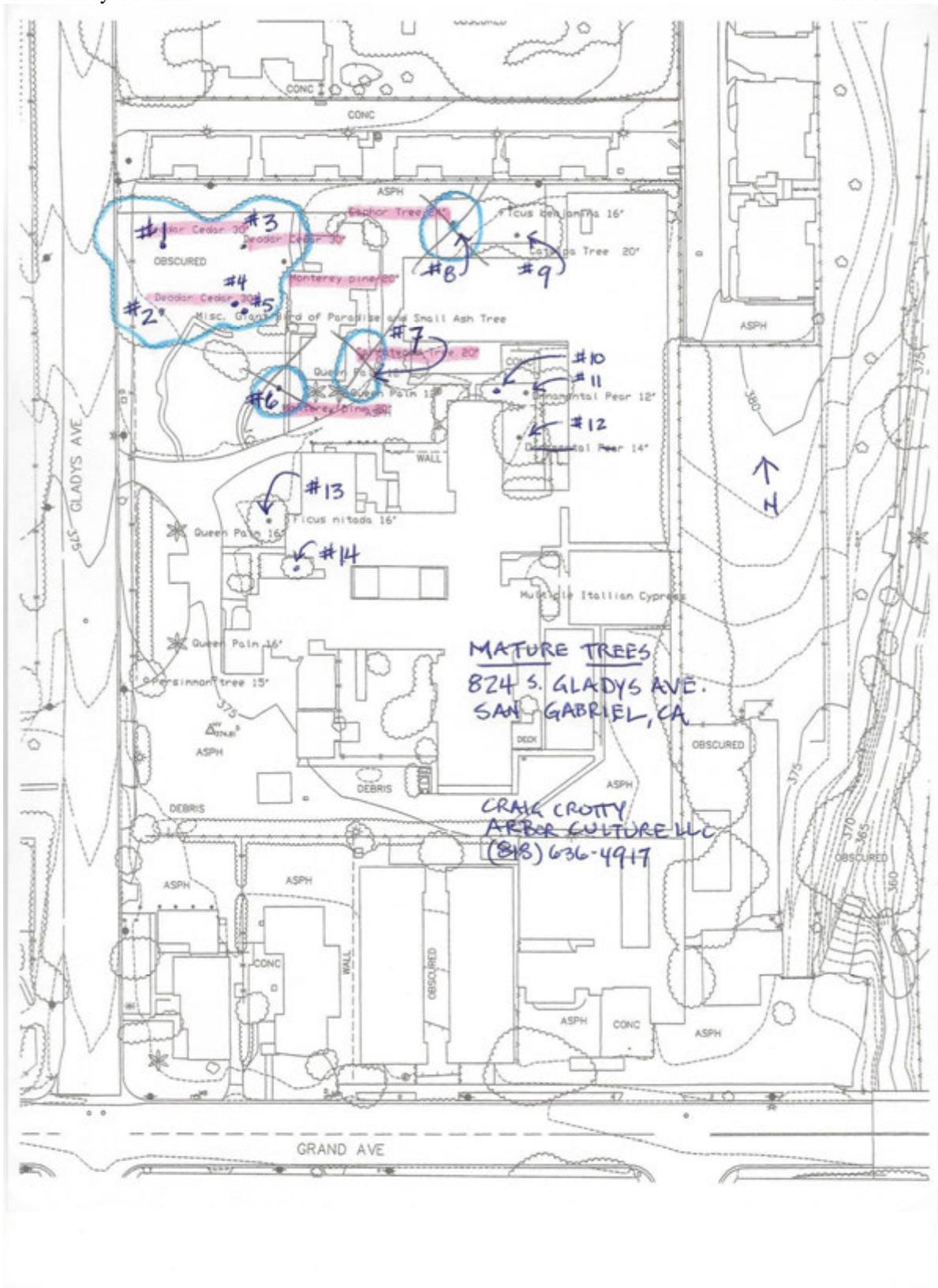
- Cedar trees should be deep watered within their driplines but not on the base of the trunk. Hold back irrigation water eight feet minimum from tree trunks. Begin maintenance watering as soon as possible.
- Crown cleaning pruning to remove dead, dying, and broken branches is needed.



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Arbor Culture LLC

Supplemental Information:

- Tree Plan/Survey
- Photos





The large landmark Deodar Cedar trees in the NW corner are recommended for preservation. They need irrigation soaking now and crown cleaning to remove dead branches.



Looking north the Cedar trees should be deep watered within their driplines but not on the base of the trunk. Hold back irrigation water eight feet minimum from tree trunks.



#1 Cedar (front) and #3 Cedar (center) may be encroached by excavation and compaction for a new roadway/fire access. Best case is to keep new grading and paving +/- 15 feet from the tree trunks.



Looking west along the north property boundary, the existing road width may need to be widened.



#6 Mondell Pine is an example of a tree to be removed and mitigated.



#13 Saucer Magnolia, 30 inches diameter at grade could be relocated on site if so desired.