



**McKinley & Associates** (818) 240-1358

## Arborist Report

3100 Block Charing Cross Road  
Glendale, California

Prepared for:

Mr. Sam Nazarian  
2048 Ashington Drive  
Glendale, CA 91206

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



August 25, 2020

Mr. Sam Nazarian  
2048 Ashington Drive  
Glendale, CA 91206

Dear Mr. Nazarian:

Recently I was contacted by your Architect, Garo Nazarian regarding a proposed new single family home on one of your vacant hillside lot properties located in the 3100 Block of Charing Cross Road, Glendale. I was instructed to prepare an Arborist Report discussing a nearby native Oak tree and the impact of the proposed construction on this tree. The following report summarizes my findings:

### **Background**

On Tuesday, July 28, 2020 at approximately 11:30 a.m. I arrived at the property located in the 3100 Block of Charing Cross Road, Glendale. The vacant lot is located just east of Chevy Chase Drive on the left side of Charing Cross Road. At our previous meeting, you explained that you owned two hillside lots but that the lot which you wanted to build on was to the right of a large Coast Live Oak which I have identified as Tree #1. There are 4 additional Oak trees on the lot that you will be developing. I was told that you wanted to preserve all the Oak trees and that you needed an Arborist Report to discuss how to minimize the impact of the construction on the trees. The Tree/Site Inspection Section describes my observations concerning the subject tree.

### **Tree/Site Inspection**

**Tree #1** is a Quercus agrifolia or Coast Live Oak. The tree measures 17, 18 and 19 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 28 feet from the tree's trunk. The spread of the tree is approximately 56 feet. The height of the tree is estimated to be roughly 55 feet tall. The subject property is located between 3220 Chevy Chase Drive and 3130 Charing Cross Road. The tree is located 24 feet east and uphill from Charing Cross Road. The road cut is 5 feet lower than the uphill lot slope. The Oak tree's trunk is located 25 feet north of the property line of the vacant lot scheduled for development. There is no irrigation or landscape near the trunk of this tree. The subject tree is a multi-trunk native Oak. The tree previously had 3 co-dominant stems which join at a point 2 feet above the ground. On the east side of the tree I noted that 3 other trunks or stems had





### Tree/Site Inspection-Continued

been previously cut and removed. These measure 8, 20 and 22 inches in diameter just above ground level. There is a large cavity with decay through the center of the 22 inch diameter cut trunk. Turkey Trails fungus was observed growing on the sides of the 20 inch diameter cut trunk. There is epicormic sprouting or suckering taking place near the base of the remaining tree trunks. I observed 3 Ganoderma conks located near the base in the union area between the 17 inch and 18 inch diameter remaining trunks on the northwest side of the tree. There is included bark at the stem or trunk unions. The Oak leans slightly west. The crown appears balanced with minor asymmetry. It is crowded by another Coast Live Oak on the north side. The foliage size and color appears normal. The crown density is fair. Since my last inspection it appears that the 18 inch diameter trunk has failed and has fallen over. The tree is in poor health and condition. Rating: D

**Tree #2** is a Quercus agrifolia or Coast Live Oak. The tree measures 12 and 12 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 25 feet from the tree's trunk. The spread of the tree is approximately 35 feet. The height of the tree is estimated to be roughly 40 feet tall. It is located one foot west of the neighbor's block wall at the top of a steep uphill slope. Jade Plant, Poison Oak and annual grasses grow nearby. No irrigation was observed. The tree has co-dominant stems and included bark. The majority of the tree's crown grows south and crowds another nearby Coast Live Oak. There is minor Western Sycamore Borer insect damage on the bark tissue along the lower trunk of the tree. The crown is unbalanced and asymmetrical. The neighbor's concrete patio covers 50% of the tree's root zone. The crown has been pruned and raised. 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 Quercus agrifolia or Coast Live Oak. The tree measures 20 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 14 feet from the tree's trunk. The spread of the tree is approximately 24 feet. The height of the tree is estimated to be roughly 25 feet tall. It is located near the southwest corner of the subject property. Poison Oak, Laurel Sumac and annual grasses grow nearby. The area is dry and therefore it appears the irrigation is not working. The crown has been pruned and raised. It appears that the tree has sustained fire damage. There is missing bark, heart rot and termite damage on the trunk. The majority of the tree's crown grows north. The crown is unbalanced and asymmetrical. It is crowded by other nearby trees. The foliage size and color appear normal. The crown density is fair. The tree is in poor condition. Rating: D

**Tree #4** is a Quercus agrifolia or Coast Live Oak. The tree measures 4 & 5 inches in diameter at D.B.H. The tree has a drip line, which measures roughly 15 feet from the tree's trunk. The spread of the tree is approximately 15 feet. The height of the tree is estimated to be roughly 15 feet tall. It is located downhill, 10 feet southwest of Tree #3. It appears to be the neighbor's tree. Poison Oak, Geranium, Laurel Sumac and annual



### **Tree/Site Inspection-Continued**

grasses grow nearby. The tree leans and grows west toward Charing Cross Road. The crown has been pruned and raised. The crown is unbalanced and asymmetrical. It has co-dominant stems, included bark and weak structure. The foliage size and color appear normal. The crown density is fair. The tree is in below average condition. Rating: D+

**Tree #5** is a Quercus agrifolia or Coast Live Oak. The tree measures 6 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 20 feet. The height of the tree is estimated to be roughly 12 feet tall. It is located 5 feet south of Tree #2 and 2 feet west of the neighbor's wall and patio. It is surrounded by Jade Plant. No irrigation was observed. The tree's crown has been pruned and raised. The crown grows west. The tree is unbalanced and asymmetrical. The foliage size and color appear normal. The crown density is sparse. The tree is in poor health and condition. Rating: D

### **General Observations**

The subject property is situated in a single family home hillside residential neighborhood in the City of Glendale. The subject property and the nearby homes in the neighborhood are attractive and well maintained. The area where the proposed new single family home would be located is on a moderately sloped hillside rising above Charing Cross Road. The area was once Chaparral and Oak Woodland Plant Communities. The vacant lots have been cleared of vegetation and only a few native Coast Live Oak trees remain. Tree #1 canopy encroaches slightly inside the subject property however the Site Plan indicates that the proposed single family home will be constructed just outside the dripline of the Coast Live Oak identified in this report as Tree #1. The impact upon this tree by the construction of the proposed single family home appears to be minor. The proposed single family home will not encroach upon the driplines of Tree #2, Tree #3, Tree #4 and Tree #5. There will be minimal impact to these trees.

### **Recommendation**

Based upon my inspection of the subject tree and property it is my professional opinion that it is possible to construct the proposed single family home if the following recommendations are followed:

- 1) Prior to any demolition, grading or construction the General Contractor shall install a temporary 5 foot high orange, plastic, tree protection fence at the dripline of the Coast Live Oak or the farthest point possible.
- 2) Temporary tree protection fence must be maintained in a vertical, upright position and should not be removed until the project is ready for landscaping and irrigation.





**Recommendation-Continued**

- 3) Excavation for plumbing, electrical, gas and other utilities within the drip line of the Oak tree should be minimized.
- 4) The contractor must protect the roots, trunk, limbs, branches and foliage from damage during construction.
- 5) Prohibit dumping of concrete, mortar, cement, stucco, paint, excess soil and other foreign materials within the drip line of the Oak trees.
- 6) Designate a wash-out area outside and away from the Oak trees and comply with all environmental disposal regulations required by the City.
- 7) Parking or storing vehicles, equipment or building materials within the drip line of the Oak tree must be prohibited.
- 8) Roots which are torn, ripped or otherwise damaged during excavation shall be pruned back to the side of the excavation with a clean, sharp pruning tool and the root ends shall be kept covered and wetted until backfill can occur.
- 9) Irrigation work should be surface mounted within the drip line of the Oaks and there should be no watering within the last 6 feet of the trunk of the Oaks.
- 10) If landscaping is going to be included as part of this project then I would recommend using California native plants that are drought tolerant and have low water requirements near the Oaks. The area within the drip line of the Oak trees should be mulched with a 2 to 4 inch layer of landscape bark or mulch.
- 11) Structural and end weight reduction pruning on Tree #1 is recommended. The tree is structurally weak and decay is present in the lower trunk areas.
- 12) The proposed construction project should be supervised and monitored by an I.S.A. Certified Arborist. I would also recommend annual arborist inspections for Tree #1 to monitor the extent and level of decay in this Oak tree.

**Summary/Conclusion**

In conclusion, it is my professional opinion that it is possible to construct a new single family home on this vacant lot while preserving the existing Coast Live Oaks identified in this report. Based upon the Site Plan illustrations it would appear that the proposed single family home will be constructed just outside of the dripline of the Oak trees. The impact of this project on the Oak trees will be minimal at most. The installation of the



**Summary/Conclusion-Continued**


temporary orange, plastic, tree protection fence at the dripline of the Oak trees prior to site demolition, grading and construction is critical to the protection of these Oak trees. If the above stated recommendations are complied with during construction I feel confident that the Oak trees will be preserved and will add beauty and value to the property and the neighborhood for many years to come.

**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 of accessible areas without excavation, drilling or boring. Arboriculture is not an exact science and there is much that is still to be learned about trees. The 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 the property in question may not arise in the future.

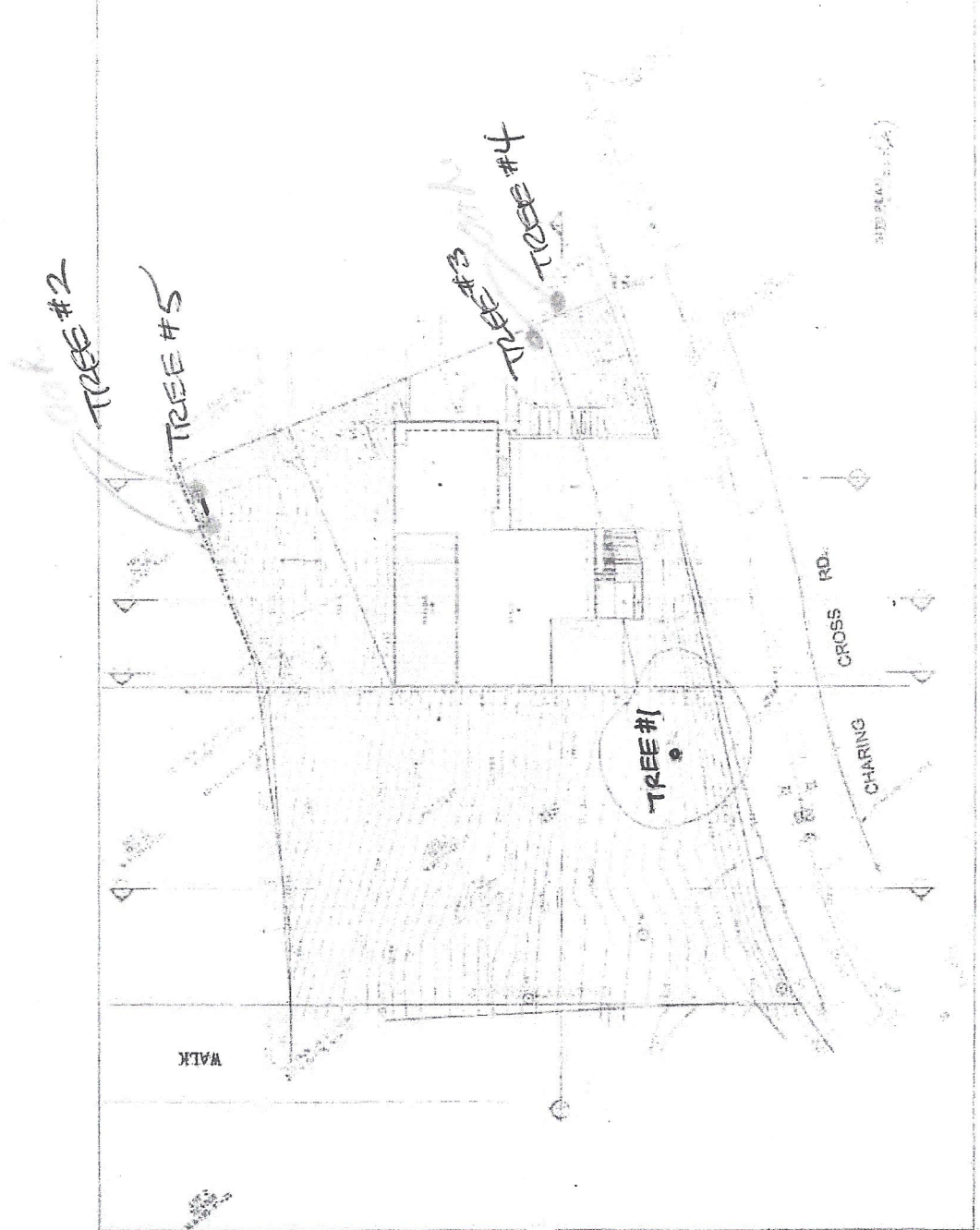
I sincerely hope you find this information useful in assisting you in preserving the Coast Live Oak trees located on or near your property. Thank you for the opportunity to serve you and your environmental and arboricultural needs. If you have any further questions, please feel free to contact me during 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, Consulting Arborist  
American Society of Consulting Arborists  
Certified Arborist #WE-4578A  
International Society of Arboriculture









TREE #1





TREE #1





TREE #1





TREE #2 TREE #5





TREE #5

TREE #2





TREE #4

TREE #3





TREE #4

TREE #3





TREE #4



# Curriculum Vitae

## WILLIAM R. MCKINLEY – MCKINLEY & ASSOCIATES

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Glendale, CA 91208

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Website: <http://www.mckinleyarborists.com/>

Work (818) 426-2432  
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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 Striker 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