



Appendix C

Tree Evaluation Report

Kimley»»Horn



ARBORIST REPORT

Morningside Project

Prepared for:

Harridge Development Group, LLC



Prepared by:

Dillon Reynolds - ISA Certified WE-9690A- The Landscape Center



DILLON REYNOLDS

CERTIFIED ARBORIST

THE LANDSCAPE CENTER

August 26, 2024

Yuri Gurevich
Harridge Development Group, LLC
1875 Century Park East, Suite 1130
Los Angeles, CA 90067

Via Email: yuri@harridgedevelopmentgroup.com

Dear Mr. Gurevich,

This report is submitted for your review in response to your request for an arboricultural survey and arboricultural reporting services of existing mature trees located at the Morningside Project in Inglewood, California. Approximate site address is 10500 Yukon Avenue S Inglewood, CA 90303. The inventory and site review of the trees located within the project limits was performed on Monday, June 24, 2024.

Included with this report is a map of the inventoried trees (Exhibit 1), and a tree inventory matrix (Exhibit 2.)

The Project proposes construction of 571 townhome units, of which 10 percent would be affordable for Very Low-Income households. To serve residents and guests, the Project would provide approximately 375,622 sf of open space, including 20,799 sf of private open space and 354,823 sf of common open space. The common open space would include landscaped common areas, landscaped areas between buildings, a dog park, two pocket parks, and two club houses featuring workout rooms, restrooms, flex space, recreational swimming pools, open space, office areas, and lounging areas. The dog and pocket parks would include seating areas, with the pocket parks also featuring playground equipment. Private open space would include front porches and patios/ balconies. All of which will encompass approximately 300 trees, featuring a diverse range of species, as part of the project.

ASSIGNMENT

I have been asked to visit the Morningside Project to assess, locate and provide an evaluation of the state of the trees on the property as well as collect data. Data collected includes:

- Identify trees with a unique tree number
- Common name
- Botanical name
- Diameter
- Height/Canopy
- Condition
 - A visual assessment of the tree
 - Evaluation of current health and structural condition of the tree
 - Aesthetic assessment

Note that the observations contained in this report are based on visual inspection of the above-ground parts of the tree. No soil was excavated, and no aerial inspection was performed.

This report is based on my evaluations of the site conducted on Monday, June 24, 2024.

OBSERVATION AND METHODOLOGY

The project site currently consists of an abandoned school site and non-maintained field. The location is relatively flat. The property and trees appear to not be regularly maintained. Regular irrigation does not appear to have been applied to the site. Currently no tree protection measures were observed to be in place.

The specific tasks performed were as follows:

- Identify all trees on the property.
- Assign a unique tree ID.
- Verify the location of each inventoried tree.
- Measure the diameter of the individual at 54 inches above grade (DBH).
- Analyze the assessment data for each tree. Determine the tree's health and assign a current condition rating ranging from poor to good, as follows:

Good (3) – Exemplary health and structure for species; a healthy tree with limited signs or symptoms of disease.

Fair (2) - Some minor deficiencies noted in health and/or structure, with potential for corrective measures to be performed to improve condition (including but not limited to fertilizer applications, pruning, and chemical applications.)

Poor (1) - Significant deficiencies noted in health and/or structure, some irreversible, and may include hazardous condition signs and symptoms requiring corrective action. Some individuals may require removal. Trees in this category include any of or combination of the following: very low canopy density; major disease signs and symptoms; dying or dead trees; imminent, irreversible hazardous conditions.

- Prepare a written report.
- Provide additional recommendations.

FINDINGS

Based on my evaluation of the site, a total of 70 trees were identified within the requested work area. The 70 trees are made up of 10 species and have been placed in Table 1. Table 1 represents the count of each species by overall condition rating. Based on my evaluation of the proposed development of the site, 70 trees will require complete removal as it will not be feasible for the trees to coexist with the site development. Of the 70 trees, 33 trees have a minimum trunk diameter of eight inches and fall under the City of Inglewood Tree Preservation Regulations, each of which will be replaced per City of Inglewood Municipal Code and its stipulated requirements. Based on those requirements, the project will plant approximately 300 trees, featuring a diverse range of species, and incorporate them into various locations of the project.

PROTECTED STATUS

The City of Inglewood Municipal Code Section 12-113 defines a Protected Tree as:

§ 12-113 Protected Trees.

The following trees, when located on properties to which this Article applies as set forth in Section 12-111, shall be protected trees:

(A) Trees having a minimum trunk diameter of eight inches measured fifty-four inches above the ground. When measuring a multi-trunk tree, the diameters of the largest three trunks shall be added together.

(B) Street trees or other required trees such as those required as a condition of approval, Use Permit, or other zoning requirement, regardless of size.

(C) All memorial trees dedicated by an entity recognized by the City, and all specimen trees that define a neighborhood or community.

(D) Trees of the following species that have reached a minimum of four inches diameter trunk size:

1. Big Leaf Maple *Acer macrophyllum*
2. California Buckeye *Aesculus californica*
3. Madrone *Arbutus menziesii*
4. Western Dogwood *Cornus nuttallii*
5. California Sycamore *Platanus racemosa*
6. Coast Live Oak *Quercus agrifolia*
7. Canyon Live Oak *Quercus chrysolepis*
8. Blue Oak *Quercus douglassii*

9. Oregon White Oak *Quercus garryana*
10. California Black Oak *Quercus kelloggii*
11. Valley Oak *Quercus lobata*
12. Interior Live Oak *Quercus wislizenii*
13. California Bay *Umbellularia californica*

(E) A tree or trees of any size planted as a replacement for a protected tree.

Trees located on a developed single-family residential lot that cannot be further subdivided are exempt unless they have been required or protected as a condition of approval.

SUITABILITY FOR PRESERVATION

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment. Trees with high suitability for preservation are the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Whether we recommend retention of trees with high, moderate, or low suitability for preservation depends upon the intensity of the proposed site changes.

High Trees in this category are in good health and structural stability and have the potential for longevity at the site.

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter lifespans than those in the “high” Category.

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Table 1: Summary

Morningside Project 10500 Yukon Avenue S Inglewood, CA 90303

Botanical Name	Common Name	Good	Fair	Poor	Total
<i>Cupaniopsis anacardioides</i>	Carrotwood Tree	0	1	0	1
<i>Ficus rubiginosa</i>	Rusty Fig	1	0	0	1
<i>Fraxinus oxycarpa 'Raywood'</i>	Claret Ash	0	3	3	6
<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	0	3	1	4
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	0	2	0	2
<i>Morus alba</i>	White Mulberry	1	0	0	1
<i>Pinus halepensis</i>	Aleppo Pine	0	0	1	1
<i>Prunus calleryana</i>	Bradford Pear	0	1	0	1
<i>Tipuana tipu</i>	Tipu Tree	3	0	1	4
<i>Washingtonia robusta</i>	Mexican Fan Palm	11	37	1	49
TOTAL		16	47	7	70

EXHIBIT 1

Morningside Project

Legend

- Approximate Project Limits
- Non-Protected Tree
- Protected Tree

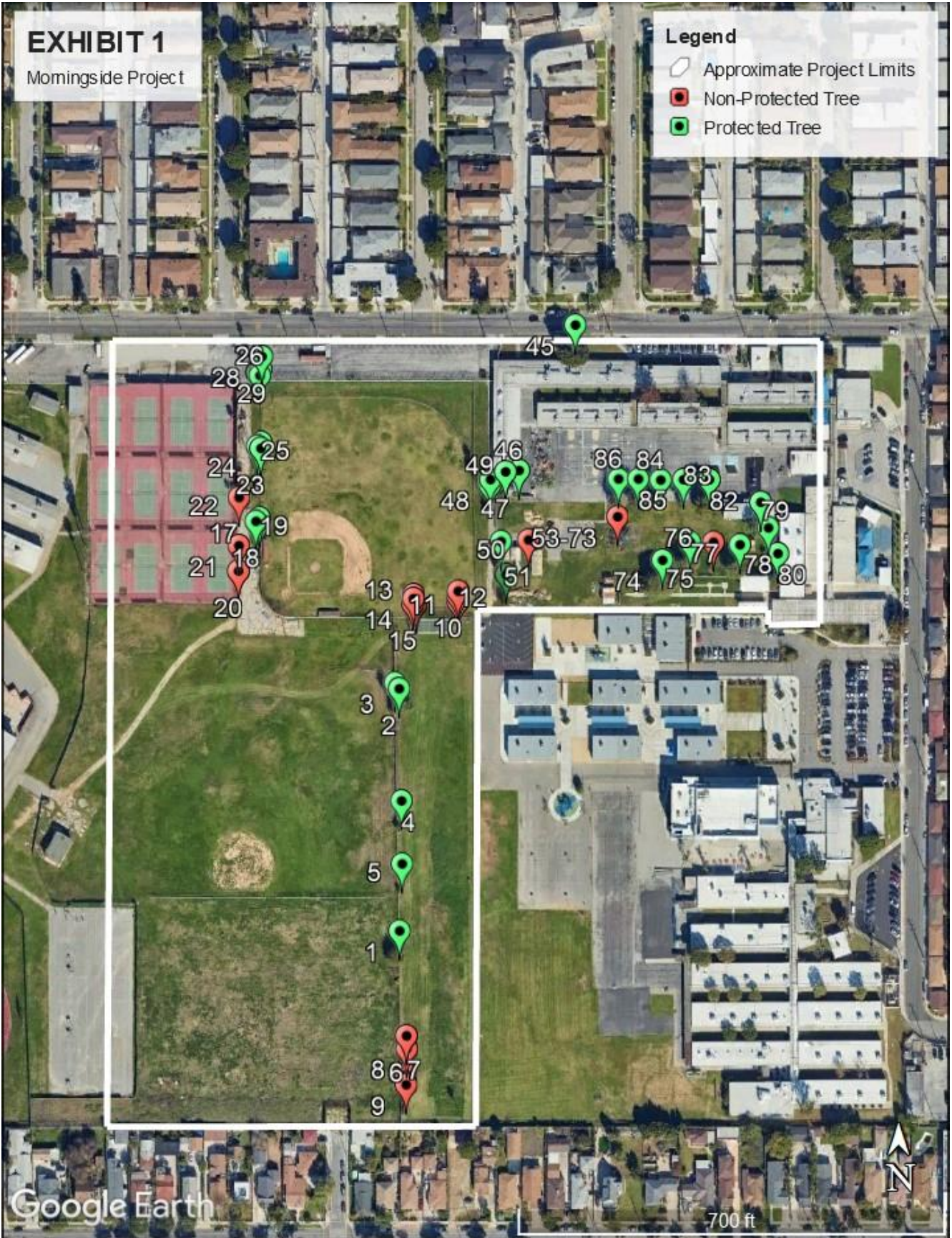


EXHIBIT 1

Morningside Project

Legend

- Approximate Project Limits
- Non-Protected Tree
- Protected Tree



Google Earth

300 ft

EXHIBIT 1

Morningside Project

Legend

- Approximate Project Limits
- Non-Protected Tree
- Protected Tree

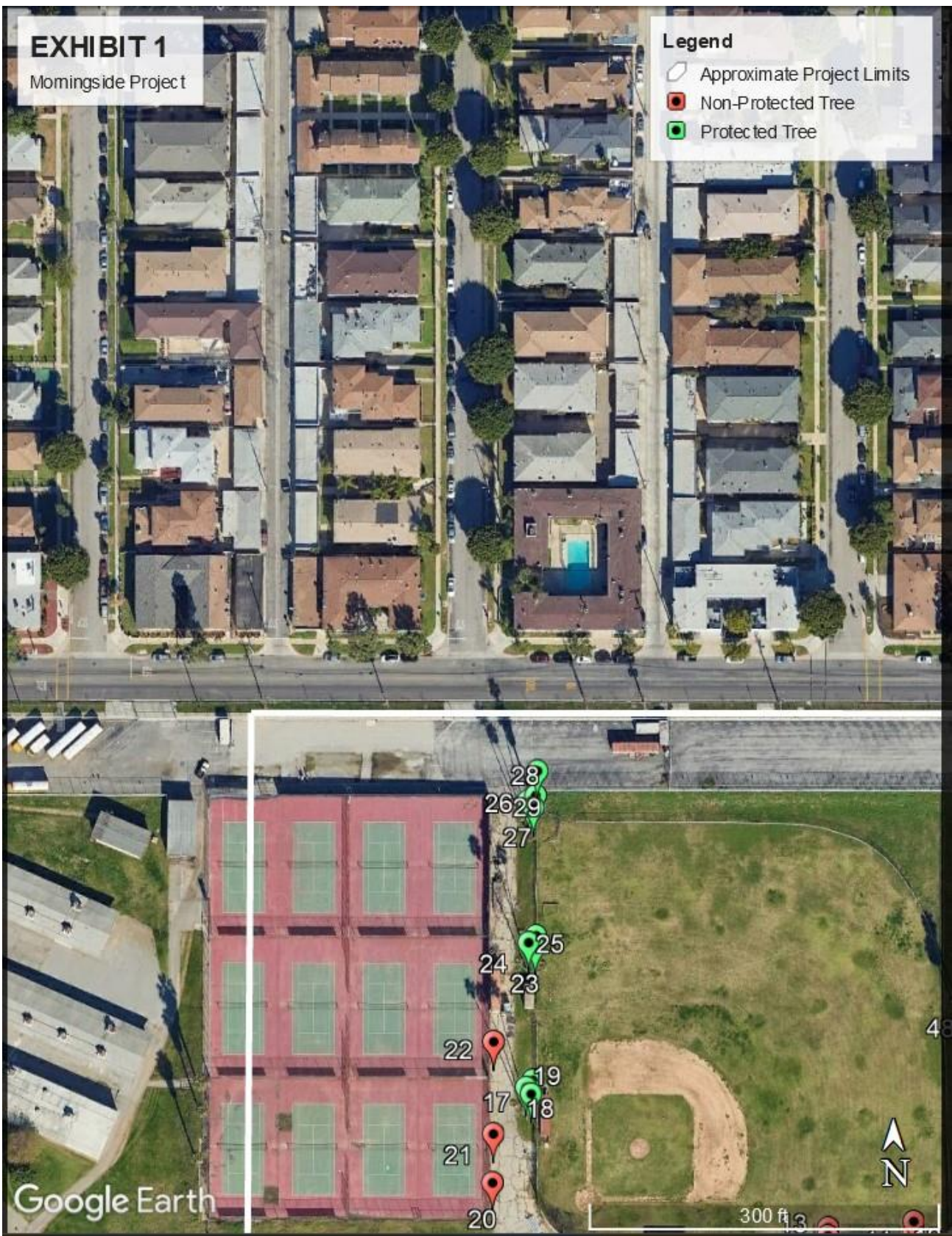
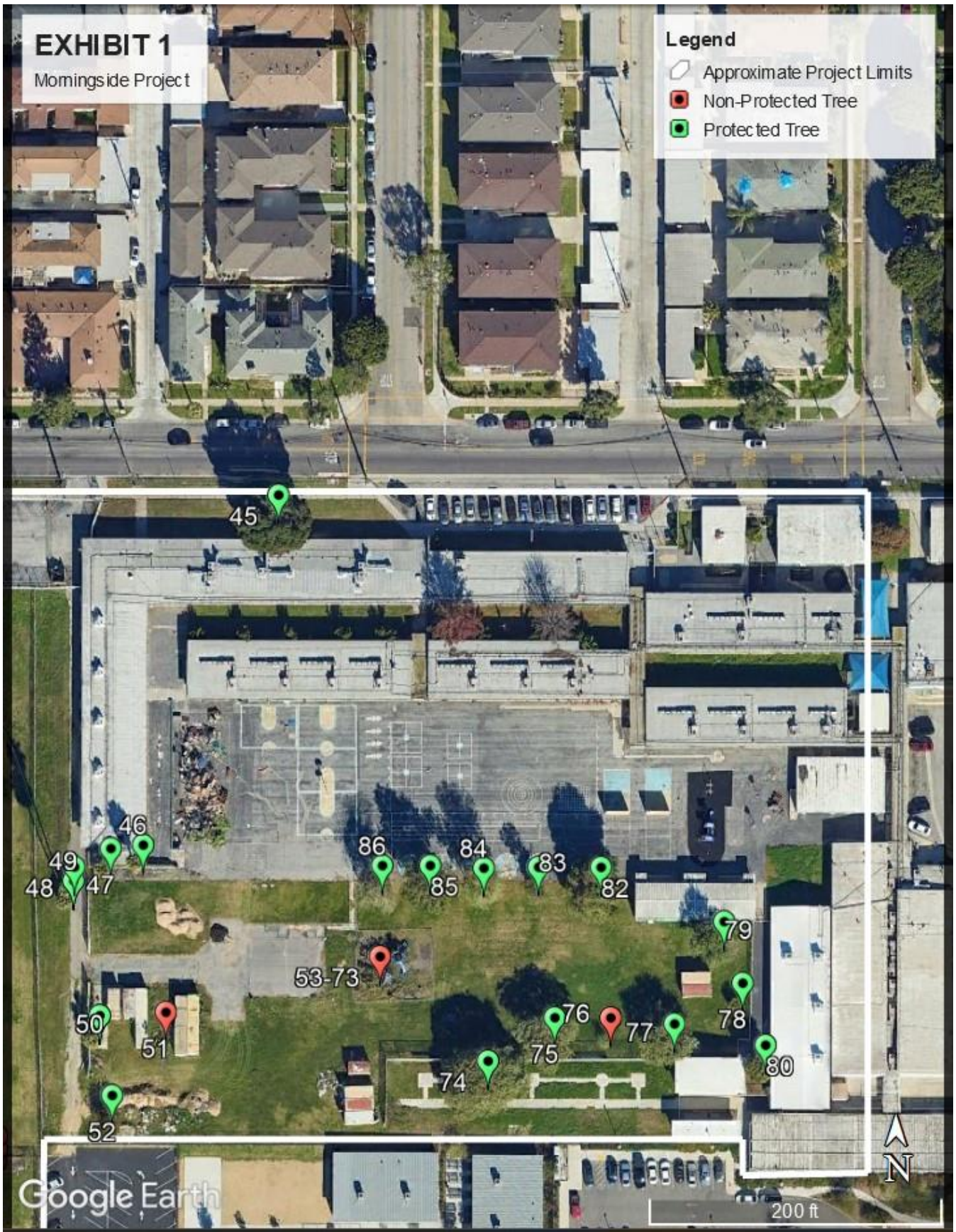


EXHIBIT 1

Morningside Project

Legend

- Approximate Project Limits
- Non-Protected Tree
- Protected Tree



Tree ID	Botanical Name	Common Name	Height (Ft)	Canopy Spread (Ft)	DBH (Inches)	Health	Protected Status	Suitability	Current Proposed Disposition	Notes	
1	<i>Morus alba</i>	White Mulberry	18	30	12 & 12-24	3	Yes	Moderate	Remove	Codominant stems	
2	<i>Washingtonia robusta</i>	Mexican Fan Palm	40	12		18	3	Yes	Moderate	Remove	Against fence line
3	<i>Pinus halepensis</i>	Aleppo Pine	35	20		18	1	Yes	Low	Remove	Failed tree; laying horizontal on ground.
4	<i>Washingtonia robusta</i>	Mexican Fan Palm	6	10		14	3	Yes	Moderate	Remove	Seedling
5	<i>Washingtonia robusta</i>	Mexican Fan Palm	6	10		14	3	Yes	Moderate	Remove	Seedling
6	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	12	8		6	2	No	Low	Remove	Nursery stakes present
7	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	12	8		6	2	No	Low	Remove	Lean
8	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	8	4		6	1	No	Low	Remove	Trunk damage
9	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	16	6		6	2	No	Low	Remove	Lean
10	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	2		2	2	No	Low	Remove	Seedling
11	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	2		4	2	No	Low	Remove	Seedling
12	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	2		2	2	No	Low	Remove	Seedling
13	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	2		4	2	No	Low	Remove	Seedling
14	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	2		2	2	No	Low	Remove	Seedling
15	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	2		2	2	No	Low	Remove	Seedling
16	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	2		2	2	No	Low	Remove	Seedling
17	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	2	Yes	Low	Remove	Trunk damage
18	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	2	Yes	Low	Remove	Trunk damage
19	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	2	Yes	Low	Remove	
20	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		2	2	No	Low	Remove	Seedling
21	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		2	2	No	Low	Remove	Seedling
22	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		2	2	No	Low	Remove	Seedling
23	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	3	Yes	Moderate	Remove	
24	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	3	Yes	Moderate	Remove	
25	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	3	Yes	Moderate	Remove	
26	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	2	Yes	Low	Remove	Trunk damage
27	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	2	Yes	Low	Remove	Trunk damage
28	<i>Washingtonia robusta</i>	Mexican Fan Palm	85	12		14	2	Yes	Low	Remove	Trunk damage
29	<i>Washingtonia robusta</i>	Mexican Fan Palm	50	12		14	3	Yes	Moderate	Remove	Unskinned
30	NUMBER NOT UTILIZED										
31	NUMBER NOT UTILIZED										
32	NUMBER NOT UTILIZED										
33	NUMBER NOT UTILIZED										
34	NUMBER NOT UTILIZED										
35	NUMBER NOT UTILIZED										
36	NUMBER NOT UTILIZED										
37	NUMBER NOT UTILIZED										
38	NUMBER NOT UTILIZED										
39	NUMBER NOT UTILIZED										
40	NUMBER NOT UTILIZED										
41	NUMBER NOT UTILIZED										
42	NUMBER NOT UTILIZED										
43	NUMBER NOT UTILIZED										
44	NUMBER NOT UTILIZED										
45	<i>Ficus rubiginosa</i>	Rusty Fig	45	45		38	3	Yes	Moderate	Remove	Original lean and imbalanced canopy due to overhead lines
46	<i>Washingtonia robusta</i>	Mexican Fan Palm	30	12		20	3	Yes	Moderate	Remove	Fire scorch
47	<i>Washingtonia robusta</i>	Mexican Fan Palm	18	12		18	3	Yes	Moderate	Remove	Fire scorch
48	<i>Washingtonia robusta</i>	Mexican Fan Palm	6	10		16	3	Yes	Moderate	Remove	Seedling
49	<i>Washingtonia robusta</i>	Mexican Fan Palm	65	18	18 & 18 & 18- 54		1	Yes	Low	Remove	Fire scorch
50	<i>Washingtonia robusta</i>	Mexican Fan Palm	10	12		20	3	Yes	Moderate	Remove	Hybrid
51	<i>Cupaniopsis anacardioides</i>	Carrotwood Tree	16	4		3	2	No	Low	Remove	Basal damage, Seedling
52	<i>Prunus calleryana</i>	Bradford Pear	18	20		7 & 6=13	2	Yes	Low	Remove	Original stakes, low branch structure, poor structure
53	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
54	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
55	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
56	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
57	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
58	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
59	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
60	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
61	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
62	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
63	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
64	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
65	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
66	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
67	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
68	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
69	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
70	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
71	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
72	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
73	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	3		5	2	No	Low	Remove	Seedling
74	<i>Tipuana tipu</i>	Tipu Tree	40	40		16	3	Yes	High	Remove	
75	<i>Tipuana tipu</i>	Tipu Tree	48	48		15	3	Yes	High	Remove	
76	<i>Tipuana tipu</i>	Tipu Tree	10	8		4	1	No	Low	Remove	Trunk damage
77	<i>Tipuana tipu</i>	Tipu Tree	35	42		17	3	Yes	High	Remove	
78	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	12	10		11	2	Yes	Low	Remove	Poor structure
79	<i>Fraxinus oxycarpa 'Raywood'</i>	Claret Ash	48	40		40	1	Yes	Low	Remove	Decay, multiple limb failures.
80	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	28	25		14	2	Yes	Moderate	Remove	Trunk bleeding
81	NUMBER NOT UTILIZED										
82	<i>Fraxinus oxycarpa 'Raywood'</i>	Claret Ash	50	46		32	2	Yes	Low	Remove	Multiple limb failures.
83	<i>Fraxinus oxycarpa 'Raywood'</i>	Claret Ash	35	18		22	1	Yes	Low	Remove	
84	<i>Fraxinus oxycarpa 'Raywood'</i>	Claret Ash	46	32		25	2	Yes	Low	Remove	
85	<i>Fraxinus oxycarpa 'Raywood'</i>	Claret Ash	37	40		32	2	Yes	Low	Remove	
86	<i>Fraxinus oxycarpa 'Raywood'</i>	Claret Ash	35	30		32	1	Yes	Low	Remove	Excessive dieback.

Protected Tree Photos

Tree #1



Tree #2



Tree #3



Tree #4



Tree #5



Tree #17



Tree #18



Tree #19



Tree #23



Tree #24



Tree #25



Tree #26



Tree #27



Tree #28



Tree #29



Tree #45



Tree #46



Tree #47



Tree #48



Tree #49



Tree #50



Tree #52



Tree #74



Tree #75



Tree #77



Tree #78



Tree #79



Tree #80



Tree #82



Tree #83



Tree #84



Tree #85



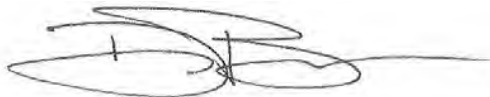
Tree #86



Arborist's Disclosure, Limitations, and Suggestions

- 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 the recommendations of the arborist.
- 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. Often the conditions are hidden.
- Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time.
- Treatment, pruning and removal of trees may involve considerations beyond the scope of arborist services. Arborists cannot take such consideration into account unless complete and accurate information is disclosed.
- To live near trees is to accept some degree of risk. Trees can be managed, but they cannot be controlled.
- The only way to eliminate all risk associated with trees is to eliminate all trees.
- Tree preservation is the spirit of arboriculture.
- Unless expressed otherwise information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection and the inspection is limited to visual examination of accessible items.
- This inspection does not warranty or guarantee that the subject tree is free of defects from hidden or unapparent conditions expressed or implied. The conclusions of this report are derived from visual inspection only.
- Loss or alteration of any part of this report invalidates the entire report.
- Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the certified arborist.
- The certified arborist shall not be required to give testimony or to attend court, provide additional services or attend meetings because of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract engagement.
- Photographs in this report, being intended as visual aids, are not necessary to scale and should not be construed as engineering or architectural reports or surveys.

I hereby certify that the statements furnished above represent the data and information, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.



Dillon Reynolds
ISA Certified Arborist WE 9690A