
Appendix B

Arborist Report

Arborist Report

Delaney Square Residential Project

City of Azusa, California

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Table of Contents

SECTION	PAGE NO.
Acronyms and Abbreviations.....	iii
1 Introduction	1
1.1 Project Location.....	1
1.2 Site Characteristics	1
1.3 Project Description	1
2 Methods.....	6
2.1 Individual Tree Evaluation.....	6
2.2 Tree Impact Analysis	7
2.3 Scope of Work Limitations	7
3 Regulatory Requirements.....	9
3.1.1 City of Azusa.....	9
3.1.2 Migratory Bird Treaty Act	9
4 Observations	11
4.1 Individual Trees	11
5 Impacts.....	14
5.1 Direct Tree Impacts	14
6 Mitigation Measures	17
6.1 Tree Replacement	17
6.2 Tree Protection Measures.....	17
6.2.1 Tree Protection Measures Prior to Construction.....	17
6.2.2 Protection and Maintenance During Construction	18
6.2.3 Additional City Requirements.....	20
7 Conclusion	22
8 Disclosure.....	24
9 References	26

TABLES

Table 1. Tree Summary	11
Table 1. Tree Summary (continued)	12
Table 2. Summary of Direct Tree Impacts.....	15

FIGURE

Figure 1 Project Location 4

APPENDICES

A Tree Information Matrix
B Tree Locations and Impacts
C Photograph Log

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
City	City of Azusa
DBH	diameter at breast height
GIS	geographic information system
ISA	International Society of Arboriculture
Project	Delaney Square Residential Project
TPZ	tree protection zone

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1 Introduction

This arborist report provides an inventory and evaluation of trees located within the study area for the Delaney Square Residential Project (Project). The Project site is located at 1035 East Mauna Loa Avenue in the City of Azusa, California (Figure 1, Project Location). As such, this arborist report covers the regulations and requirements for the protection and removal of protected trees within the jurisdiction of the City of Azusa (City).

Taylor Morrison retained Dudek to conduct a tree inventory and assessment for the Project site, which also includes trees that overhang the property line from neighboring properties. A Dudek International Society of Arboriculture (ISA) Certified Arborist performed various functions associated with surveying, inventorying, and evaluating the condition of all regulated trees located within the Project site to meet the requirements of Azusa Municipal Code Chapter 16, Section 62-197, General Requirements for New Subdivisions.

The purpose of this arborist report is to present the physical characteristics and mapped locations of the surveyed trees that are to be removed, encroached upon, or protected in place during the proposed grading and construction-related activities on the Project site.

1.1 Project Location

The Project site is located at 1035 East Mauna Loa Avenue (Assessor's Parcel No. 8628-004-900) in the City of Azusa within Los Angeles County. As shown in Figure 1, the Project site is located at the northwest corner of the intersection of East Mauna Loa Avenue and North Calera Avenue. The Project site is directly bordered by apartments to the north, North Calera Avenue to the east, East Mauna Loa Avenue to the south and residential homes to the west. North Citrus Avenue is located west of the Project site, East Alostia Avenue north, South Grand Avenue is to the east, and the I-210 freeway is to the south.

1.2 Site Characteristics

The Project site is an elementary school that is currently vacant. The property consists of buildings, a level paved parking lot, playground, and grass field situated in a mixed residential area, with access from East Mauna Loa Avenue to the south and North Calera Avenue to the east.

1.3 Project Description

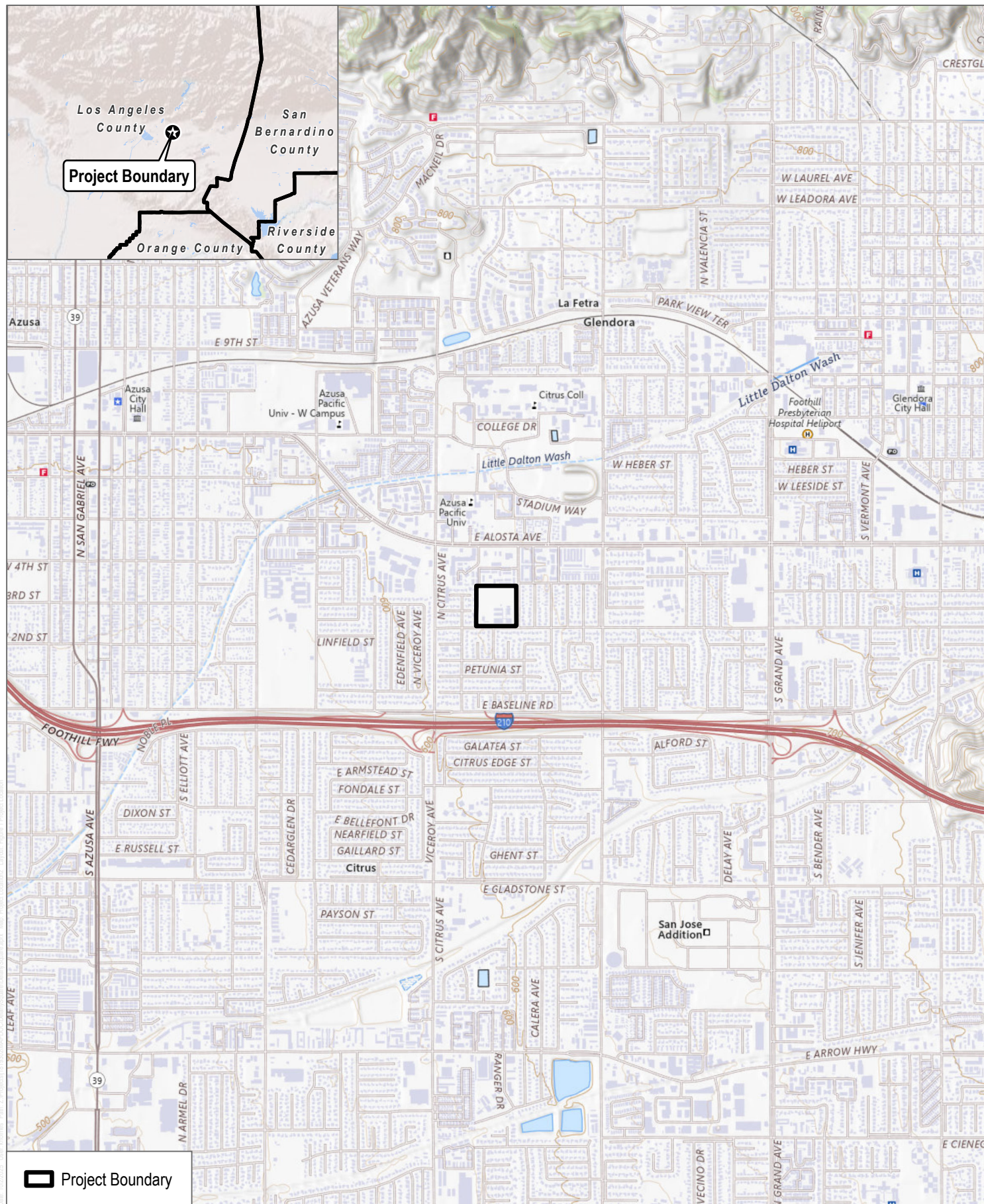
The proposed Project entails the development of a residential community on an approximately 9.77-acre site located at 1035 East Mauna Loa Avenue, Azusa, California 91702. The plan includes the construction of 128 residential units, consisting of a mix of two-story single-family detached cluster homes and two-story attached triplexes and duplexes. This results in a residential density of approximately 13.1 dwelling units per acre.

Residential amenities would include private and common open space, parking, a tot lot, barbeque area, shaded gathering space, and a butterfly garden. The existing school buildings and surface parking lot on the Project site would be demolished to accommodate the Project. As the Institutional/School General Plan land use designation and zone does not allow for residential uses, the Project would require a General Plan Amendment to change the

land use designation to Medium Density Residential within the University District, as well as a Zone Change to University District – Residential Medium (DU-RM).

The Project site would be accessible from East Mauna Loa Avenue and North Calera Avenue and internal circulation on the site would be provided by internal streets, driveways, and alleyways. The Project would include a central paseo with a pathway for pedestrian connectivity, landscaping with drought-tolerant plantings and eco-conscious irrigation systems, and energy-efficient utility systems, including electric vehicle charging stations. Electrical utility lines would be converted to below-ground along East Mauna Loa Avenue and North Calera Avenue. Other off-site improvements may be required to connect to existing utilities within existing roadways.

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SOURCE: USGS National Map 2025

DUDEK



0 1,100 2,200 Feet

FIGURE 1

Project Location

Delaney Square Residential Project

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2 Methods

The following sections describe the methods used by Dudek's ISA Certified Arborist to inventory and evaluate trees in the survey area.

2.1 Individual Tree Evaluation

Dudek's ISA Certified Arborist Aida Castro (No. WE-13396A) conducted the tree inventory and evaluation on July 9, 2025, to document tree locations and attribute information for all regulated trees within the survey area.

Tree attribute data collected during the field survey included species, trunk diameter, tree height, canopy spread in eight cardinal directions, general health condition, and structural condition. Trunk diameters were measured using a diameter tape, which provides adjusted numbers for diameter measurements when wrapping the tape around the circumference of a tree trunk. Diameter measurements were collected using standard protocol described by the Council of Tree and Landscape Appraisers in its Guide for Plant Appraisal, 10th edition (CTLA 2020), published by the ISA.

Trunk diameter measurements were recorded at Diameter at Breast Height (DBH), which is defined as 4.5 feet above the ground along the trunk axis, with a few common exceptions. In cases where the trunk of a tree split into multiple stems at approximately 4.5 feet above the ground, the measurement was made at the location that best represented the trunk's diameter. The arborist estimated tree height measurements, and tree canopy diameter measurements were documented by "pacing off" the measurement based on the arborists' knowledge of their stride lengths or by visually estimating the canopy width.

In accordance with the Guide for Plant Appraisal, 10th Edition (CTLA 2020), tree health and structure were assessed based on five key components: roots, trunk, scaffold branches, small branches, and foliage. Each component was rated as good, fair, poor, or dead, with "good" indicating no apparent issues and "dead" signifying a tree that is dying or no longer viable. This comprehensive evaluation method aligns with standard practices in urban forestry and provides meaningful insight into tree condition. Trees rated as good exhibit normal vigor for their species, healthy foliage, no significant pest or disease damage, and few—if any—structural concerns. Fair trees are considered typical, with minor health issues, moderate structural defects, and some reduction in foliage vigor or new growth. Poor trees display signs of decline, including unhealthy appearance or structural damage. Dead trees contain no living tissue. Detailed evaluations for each tree identified on the Project survey site are provided in Appendix A, Tree Information Matrix.

The location of each individual regulated tree was mapped using the Esri ArcGIS Field Maps application on an iPhone coupled with an Arrow GPS receiver to increase positional accuracy. Collected data were remotely uploaded to Dudek's servers for post-field processing and analysis. Tree attribute data, collected simultaneously with feature positions, were also linked to tree location information and stored in Esri's ArcGIS Field Maps application. Following field data collection, raw data files were then differentially corrected, managed, and exported in appropriate geographic information system (GIS) or CAD formats, suitable for further spatial analysis and/or exhibit preparation. These data were used to create a primary tree inventory dataset of all regulated trees within the survey area.

Individual tree attribute data are presented in Appendix A. Tree locations, tree impacts, and impact areas are presented in Appendix B, Tree Locations and Impacts. Individual photographs of each tree are presented in Appendix C, Photograph Log.

2.2 Tree Impact Analysis

Dudek's ISA Certified Arborist determined tree impacts by conducting a spatial analysis of individual tree locations and canopy extents visible in Project site aerial imagery in relation to the proposed development plan.

The tree dataset, digital aerial imagery, and site development planning data were analyzed using GIS software to identify the locations of individual trees in relation to proposed development areas. Trees were classified as impacted if the anticipated disturbance fell within their tree protection zone (TPZ). The TPZ is defined as an area extending 5 feet beyond a tree's dripline.

Impacted trees were categorized as either removals or encroachments. Trees were identified for removal if they were located on 1035 East Mauna Loa Avenue, because the proposed Site Plans show that the entirety of the Project site would be subject to redevelopment. Trees were classified as encroachments if their dripline extended within 5 feet 1035 East Mauna Loa Avenue. The results of the impact analysis were used to assess the overall tree impacts across the survey area.

2.3 Scope of Work Limitations

This report presents tree information as observed in the field. 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 or relocation in an urban setting be thoroughly inspected for internal or subterranean decay by a qualified arborist before finalizing preservation or relocation plans.

Data for several trees was visually estimated because of access issues like the trees being on private property.

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3 Regulatory Requirements

The following section summarizes the relevant policies regulating tree impact and removal associated with the Project.

3.1.1 City of Azusa

The City's Tree Preservation Ordinance is outlined in Sections 62-191 through 62-201 of the City's Code of Ordinances.

Trees protected in the City Ordinance include "Heritage trees", defined as any tree that has historical or cultural significance to the Azusa area, and "Public trees", defined as any tree growing on city property and rights-of-way.

Additionally, Section 62-197, General Requirements for New Subdivisions states that any tree with a diameter at breast height (DBH) of six inches or more shall be preserved when so directed by Director of Public Works. These trees must be documented in a development plan prepared by a certified arborist, and include the species, DBH, and overall condition of each tree.

During construction, preservation measures must be implemented to protect trees and maintain their natural grade and condition. These measures include installing protective fencing around retained trees, cutting rather than bulldozing adjacent trees slated for removal, and avoiding the placement of structures or impervious surfaces within the tree's drip line. Additionally, tree protection zones must remain undisturbed, with activities such as construction, material stockpiling, parking, and soil compaction strictly prohibited.

If removal of a tree with a DBH of six inches or more is necessary, the Director of Public Works will determine the appropriate size, quantity, and planting locations for replacement trees. At a minimum, three replacement trees must be planted for every tree removed, though this ratio may be increased at the Director's discretion.

3.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (1918) requires tree removal and potentially disturbing construction activities to occur during certain time periods to avoid harassment of nesting birds. The Migratory Bird Treaty Act prohibits the take of protected migratory birds and activities resulting in nest failure. As such, biological surveys should be conducted to provide clearance for Project initiation.

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4 Observations

4.1 Individual Trees

A total of 38 trees with a DBH of 6" or greater were inventoried within the Project survey, 13 of which are trees that overhang the property line from neighboring properties. None of the 38 trees surveyed meets the City definition of a "Heritage tree," or "Public tree." Table 1 provides a summary of the species and whether the tree is located on the Project site (at 1035 East Mauna Loa Avenue) or on a neighboring property within the survey area.

Appendix B presents the location of the individual trees mapped and assessed for the proposed Project. Overall, the trees exhibit growth and structural conditions that are typical of their location in a maintained urban setting. The trees include various trunk and branch maladies and health and structural conditions. As presented in Appendix A, 15.8% of the individually mapped trees (6 trees) exhibit good health, 71.1% (27 trees) are in fair health, 7.89% (3 trees) are in poor health, and 5.26% (2 trees) are dead. Structurally, 5.26% (2 trees) of the individually mapped trees are considered to exhibit good structure, 57.9% (22 trees) exhibit fair structure, 31.6% (12 trees) exhibit poor structure, and 5.26% (2 trees) are dead. The trees in good condition exhibit acceptable vigor, healthy foliage, and adequate structure and lack any major maladies. Trees in fair condition are typical, with few maladies but declining vigor. Termites were observed on tree no. 21. No other pests or pathogens were observed on site.

Trees surveyed for the Project vary in size and stature according to species and available growing space. The survey area's trees are composed of 31 single-stemmed trees and 7 multi-stemmed trees, with single-stemmed trunk diameters that range from 6 to 51 inches and multi-stemmed trunk diameters that range from 14 to 30 inches. Tree heights vary from 4 to 70 feet. Crown widths in a single cardinal direction from the trunk to the dripline range from 0 feet to 30 feet.

Table 1. Tree Summary

Species	Project Site	Neighboring Properties	Total
Brazilian pepper (<i>Schinus terebinthifolius</i>)	1	0	1
callery pear (<i>Pyrus calleryana</i>)	4	0	4
carrotwood (<i>Cupaniopsis anacardioides</i>)	0	3	3
coast live oak (<i>Quercus agrifolia</i>)	0	2	2
coast redwood (<i>Sequoia sempervirens</i>)	6	0	6
crape myrtle (<i>Lagerstroemia indica</i>)	1	0	1
Engelmann oak (<i>Quercus engelmannii</i>)	3	0	3
evergreen ash (<i>Fraxinus uhdei</i>)	3	0	3

Table 1. Tree Summary (continued)

Species	Project Site	Neighboring Properties	Total
jacaranda (<i>Jacaranda mimosifolia</i>)	2	0	2
'Little Gem' magnolia (<i>Magnolia grandiflora</i> 'Little Gem')	1	0	1
Mexican fan palm (<i>Washingtonia robusta</i>)	1	4	5
pink trumpet (<i>Handroanthus heptaphyllus</i>)	1	0	1
plum (<i>Prunus domestica</i>)	0	1	1
Queen palm (<i>Syagrus romanzoffiana</i>)	0	1	1
spotted gum (<i>Eucalyptus maculata</i>)	0	2	2
white mulberry (<i>Morus alba</i>)	2	0	2
Total for all Trees	25	13	38

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5 Impacts

Tree impacts were determined using GIS software and spatial locations of trees relative to the Project's permanent impact areas (development footprint). Impacts were further determined based on Dudek's experience with native and non-native trees and their typical reactions to root disturbances from construction activities, such as soil compaction, excavation, and grading. The impact analysis results presented herein were used for developing appropriate mitigation measures for the proposed Project.

For the purposes of this report, impacts to trees can be classified as a removal or encroachment. Trees are considered impacted when anticipated disturbance to the tree is within the TPZ, which is defined as 5 feet outside of the tree's dripline. Trees are identified for removal when the trunk of the tree is located on the Project site (at 1035 East Mauna Loa Avenue). Trees are considered encroached upon if the tree canopy is within 5 feet of the Project site. Impacts to encroachment trees include root damage, soil excavation and compaction, grade changes, loss of canopy, and trunk wounds, among others. The location of the individual trees mapped and assessed for the proposed Project are shown in Appendix B.

In general, there is a great deal of variation in tolerance to construction impacts among tree species, ages, and conditions. It is important to know how a certain tree, based on its species, age, and condition, would respond to different types of disturbance. The trees on the Project site are of varying ages and conditions. Mature specimens are typically more sensitive to root disturbance and grade changes. In general, healthy trees will respond better to changes in their growing environment. Trees of poor health or stressed conditions may not be vigorous enough to cope with direct or indirect impacts from construction activities.

Impact totals presented are based on conceptual disturbance limits and development plans as of the date of this report. As such, the actual number of trees subject to direct impacts may change as the detailed site planning process proceeds. Actual tree impact numbers may be lower than anticipated and as presented in this report once detailed plans are developed. Measures to reduce impacts are encouraged and would be implemented in the field during grading operations. Following completion of construction-related disturbances, actual protected tree impact totals would be updated and provided, along with revised mitigation totals.

5.1 Direct Tree Impacts

All 25 trees on-site will require removal, and 13 off-site trees are expected to be encroached upon. Appendix B presents tree locations, categorized by impact type. Measures to minimize the extent of impact to the encroached trees are provided in Section 6, Mitigation Measures. Table 2 provides a summary of the number of trees by species expected to be directly impacted by construction.

Table 2. Summary of Direct Tree Impacts

Species	Impact Determination		
	Removal	Encroachment	Total
Brazilian pepper (<i>Schinus terebinthifolius</i>)	1	0	1
callery pear (<i>Pyrus calleryana</i>)	4	0	4
carrotwood (<i>Cupaniopsis anacardioides</i>)	0	3	3
coast live oak (<i>Quercus agrifolia</i>)	0	2	2
coast redwood (<i>Sequoia sempervirens</i>)	6	0	6
crape myrtle (<i>Lagerstroemia indica</i>)	1	0	1
Engelmann oak (<i>Quercus engelmannii</i>)	3	0	3
evergreen ash (<i>Fraxinus uhdei</i>)	3	0	3
jacaranda (<i>Jacaranda mimosifolia</i>)	2	0	2
Little Gem magnolia (<i>Magnolia grandiflora</i> 'Little Gem')	1	0	1
Mexican fan palm (<i>Washingtonia robusta</i>)	1	4	5
pink trumpet (<i>Handroanthus heptaphyllus</i>)	1	0	1
plum (<i>Prunus domestica</i>)	0	1	1
queen palm (<i>Syagrus romanzoffianum</i>)	0	1	1
spotted gum (<i>Eucalyptus maculata</i>)	0	2	2
white mulberry (<i>Morus alba</i>)	2	0	2
Total for all Trees	25	13	38

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6 Mitigation Measures

Section 62-197 of the City's Municipal Code provides the City's tree protection and replacement requirements as outlined below.

6.1 Tree Replacement

Twenty-five trees will require removal to accommodate the proposed Project and at a minimum three trees will be planted for every one tree removed. As such, a minimum of 75 trees will be required as replacement for the removal of the 25 trees. The Director of Public Works will determine the size, number, and planting location of all replacement trees. The Director of Public Works also has the discretion to require additional trees to be planted beyond the 3:1 ratio.

6.2 Tree Protection Measures

Thirteen trees will be encroached upon during Project development, which are all located on adjacent properties and overhang the property line onto the Project site. The following section outlines applicable City tree protection requirements and provides recommendations to minimize construction-related impacts. These measures are based on best management practices and are aligned with the standards set forth in Section 62-197 of the City ordinance. All protective measures should be applied only within the boundaries of 1035 East Mauna Loa Avenue.

6.2.1 Tree Protection Measures Prior to Construction

Prior to any construction activity, the 13 trees shall be protected by fencing and signage within the boundaries of the Project. All contractors shall be made aware of the tree protection measures.

6.2.1.1 Fencing

Chain link fencing or high-visibility orange construction fencing, shall be no less than 4 feet in height and equipped with tree protection signage. Fencing shall be secured to 6-foot heavy-gauge t-bar line posts, driven at least 18 inches into the ground and spaced no more than eight feet apart. Fencing material shall be fastened to each post using minimum 14-gauge wire at the top, middle, and bottom. Tree protection signs shall be affixed to every fourth post.

The fencing shall be placed at the boundary of the Tree Protection Zone (TPZ), defined as five (5) feet beyond the canopy dripline of the trees. Since the 13 trees are located on adjacent private residential properties, the fencing shall only be installed within the Project boundaries on 1035 East Mauna Loa Avenue.

The contractor is responsible for maintaining the fencing in a taut, upright, and properly aligned condition throughout the duration of the Project. Fencing must be installed prior to the start of any site activity and shall remain in place until all construction work is completed. Fencing may not be removed without first obtaining written authorization from the Director of Public Works.

6.2.1.2 Pre-construction Meeting

A pre-construction meeting shall be held between all contractors (including construction staff, tree pruning, etc.) and the Project arborist. The meeting shall focus on instructing the contractors on tree protection practices and answering any questions. All equipment operators and spotters, assistants, or those directing operators from the ground shall provide written acknowledgement of their receiving tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that will accomplish such.

6.2.2 Protection and Maintenance During Construction

The protection measures provided below shall be observed with the commencement of construction activities.

6.2.2.1 Construction Monitoring

Monitoring during active construction is recommended for all 13 encroached trees. This includes grading, excavation, and any work requiring canopy pruning or root disturbance. An ISA Certified Arborist should be present to:

- Observe and document root exposure or damage.
- Advise on root pruning techniques.
- Recommend supplemental irrigation or mulching.
- Evaluate canopy impacts and guide branch trimming decisions.

6.2.2.2 Equipment Operation and Storage

Contractors shall avoid operating heavy equipment around the protected trees, except on pre-existing concrete surfaces. These areas have been historically compacted by the existing roadway and are considered less susceptible to further soil compaction impacts. Operating heavy machinery directly within unpaved root zones increases soil compaction, which reduces aeration and water infiltration, both critical to tree health. All heavy equipment and vehicles must remain outside the fenced protected tree zone unless specifically approved in writing and under the direct supervision of a Certified Arborist.

6.2.2.3 Storage and Disposal

Do not store or discard any supply or material, including paint, lumber, concrete overflow, etc. within the protected zone. Remove all foreign debris within the protected zone; it is important to leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrient supply. 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 glycol (anti-freeze) should be disposed of properly. Equipment should be parked at least 50 feet from the protected zone to avoid the possibility of leaking equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could result in tree decline and/or mortality.

6.2.2.4 Grade Changes

Contractors shall ensure that grade changes, including adding fill, are not permitted within the protected zone without special written authorization and under supervision of a Certified Arborist. Lowering the grade within the protected zone would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree. Adding soil, even temporarily, on top of the existing grade would compact the soil further and decrease water and air availability to tree roots. Contractors should ensure that grade changes are made outside of the protected tree zone and do not create conditions that allow water to pond at the base of trees. Water trapped at the base of a tree could lead to root rot and other detrimental tree impacts.

6.2.2.5 Moving Construction Materials

Contractors should ensure that care is exercised when moving construction equipment and supplies near the protected tree, especially overhead. Contractors shall ensure that damage to the tree is avoided when transporting or moving construction materials and working around the tree (even outside of the fenced protected zone). 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, affected branches may be pruned by an under supervision of a Certified Arborist and should adhere to ISA standards.

6.2.2.6 Trenching

All trenching activities must be conducted with extreme care and outside of the fenced tree protection zone whenever possible to minimize damage to the root systems of preserved trees.

Tree roots primarily grow horizontally, forming a structural base similar to the stem of a wineglass. When trenching is necessary in areas that may contain roots from retained trees, contractors must use low-impact techniques such as root pruning, hand digging, or the use of an air excavation tool to reduce the risk of root damage. A Certified Arborist should oversee all root pruning activities to ensure cuts are clean and precise, minimizing tearing, fracturing, or other trauma to the root system.

Heavy equipment such as backhoes, dozers, or graders can cause severe root damage and should not be used within root protection zones. Soil removal in trench locations should be performed using hand tools in conjunction with root pruning or an air excavation tool. Trenches should be no deeper than necessary, and alternative methods to trenching should be considered whenever feasible.

If trenching within the root protection zone is unavoidable:

- All trenches must be dug by hand or with an air excavation tool.
- No roots larger than two (2) inches in diameter may be cut unless no other alternative exists and written approval is obtained from the Director.
- Smaller roots must be saw-cut flush with the trench wall—mechanical trenchers or backhoes are prohibited.
- If trenching results in the separation of 25% or more of the root protection zone, the trench alignment must be modified, either relocated or installed using boring techniques.

6.2.3 Additional City Requirements

In accordance with Section 62-197 of the City of Azusa's Tree Preservation Ordinance, specific requirements are established to protect trees during the development of new subdivisions. The ordinance mandates that no structures or impervious paving may be placed within the drip line of a tree or within a six-foot radius from the trunk, whichever distance is greater. For trees with a DBH of 30 inches or more, additional space shall be allocated as determined by the Director of Public Works. Furthermore, if decks are to be constructed above the root zones of retained trees, they must utilize post and beam construction methods to minimize root disturbance and avoid the need for root pruning or removal.

The ordinance also strictly prohibits any disruptive activities within designated tree protection zones. These zones must remain in their natural state and grade, and activities such as construction, material stockpiling, vehicle parking, and soil compaction are expressly forbidden. These measures are intended to safeguard the health and structural integrity of trees during and after development, ensuring long-term preservation and minimizing environmental impact.

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7 Conclusion

The survey area contains 38 trees, including 13 trees that overhang the property line from neighboring properties. No tree in the Project area meets the City definition of a “Heritage tree,” or “Public tree.” All 25 of the trees on-site will require removal due to Project implementation. As such, replacement is required. The Director of Public Works will determine the size, number, and planting location of all replacement trees. At a minimum, three trees will be planted for every one tree removed. As such, a minimum of 75 trees will be required as replacement for the removal of the 25 trees.

A total of 13 trees that overhang the property line from neighboring properties will be encroached upon. In accordance with City requirements, all regulated trees that are not removed must be protected under the standards outlined in the City’s ordinance. Construction activities near the 13 encroached trees should be overseen by a qualified ISA Certified Arborist to ensure compliance with these protection measures and to monitor if impacts occur that could lead to tree decline or mortality. To reduce the risk of such decline, the Project will implement protection measures consistent with Section 62-197, General Requirements for New Subdivisions, of the City’s Municipal Code.

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8 Disclosure

This arborist report provides conclusions and recommendations based only on a visual examination of the trees within the survey area by an ISA Certified 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. 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 arborist 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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9 References

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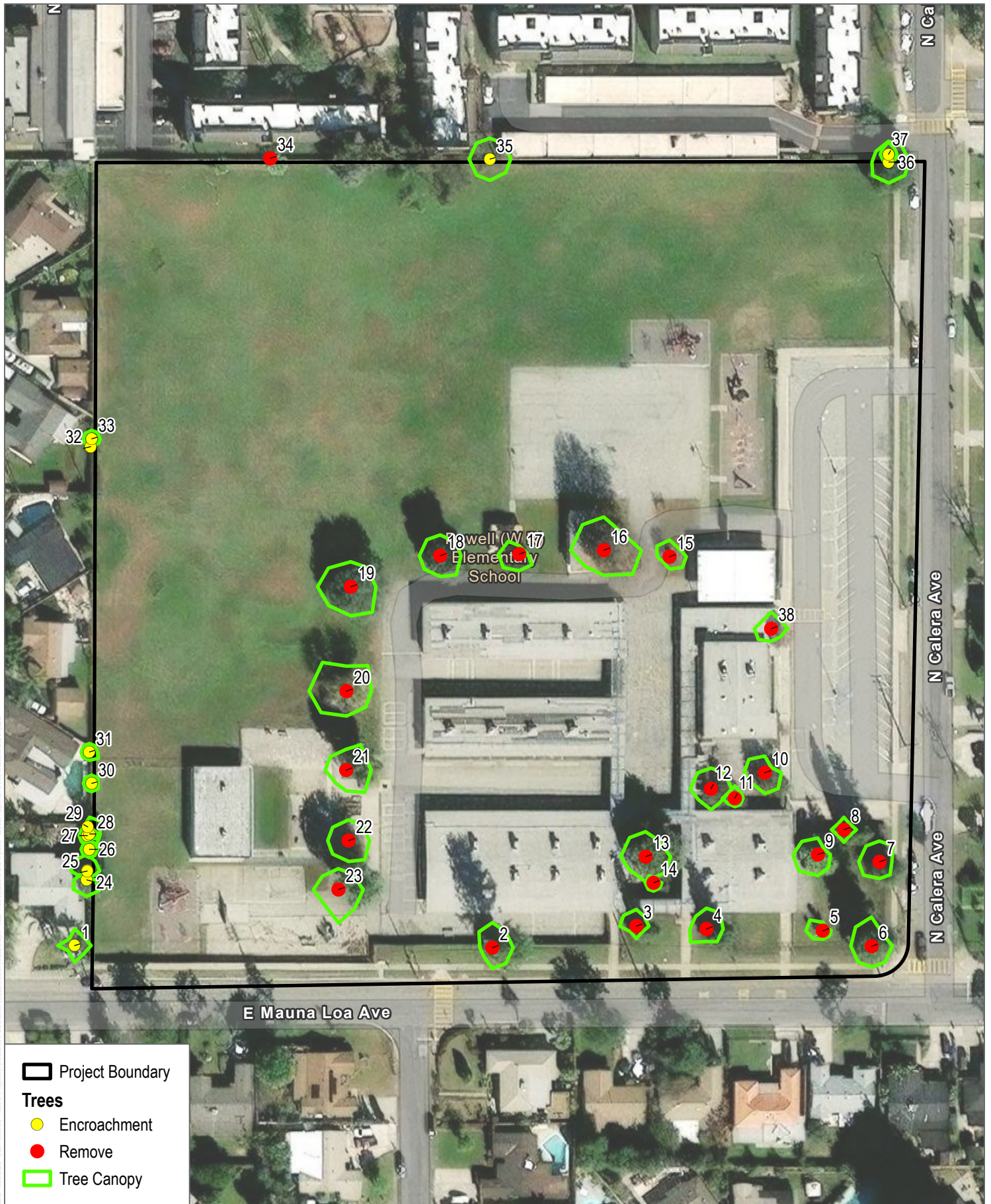
Appendix A

Tree Information Matrix

Tree Information Matrix																								
Tree No.	Botanical Name	Common Name	Cumulative Stem Diameter (in.)	Stems	Individual Stem Diameter (in.)					Height (ft.)	Individual Crown Dimensions (ft.)								Health	Structure	Impact Type	Notes	Latitude	Longitude
					D1	D2	D3	D4	D5		N	NE	E	SE	S	SW	W	NW						
1	<i>Syagrus romanzoffianum</i>	queen palm	12	1	12	-	-	-	-	35	12	10	12	10	12	8	12	6	Fair	Good	Encroachment	No tag, private property	34.12521733	-117.8879972
2	<i>Sequoia sempervirens</i>	coast redwood	48	1	48	-	-	-	-	70	20	15	15	15	15	10	10	15	Poor	Poor	Removal		34.12521164	-117.8869096
3	<i>Sequoia sempervirens</i>	coast redwood	24	1	24	-	-	-	-	65	12	10	10	8	10	8	12	13	Fair	Poor	Removal		34.12525792	-117.8865346
4	<i>Sequoia sempervirens</i>	coast redwood	24	1	24	-	-	-	-	65	15	15	13	13	10	15	13	12	Fair	Fair	Removal		34.12525154	-117.8863522
5	<i>Jacaranda mimosifolia</i>	jacaranda	7	3	3	2	2	-	-	20	6	4	6	8	5	10	14	12	Fair	Fair	Removal		34.12524761	-117.8860495
6	<i>Sequoia sempervirens</i>	coast redwood	33	1	33	-	-	-	-	70	23	14	15	17	17	15	15	20	Fair	Poor	Removal		34.12521388	-117.8859223
7	<i>Sequoia sempervirens</i>	coast redwood	30	1	30	-	-	-	-	70	17	15	10	12	12	15	17	17	Poor	Poor	Removal		34.12539639	-117.8859016
8	<i>Sequoia sempervirens</i>	coast redwood	23	1	23	-	-	-	-	65	10	6	10	6	10	8	10	8	Fair	Fair	Removal		34.12546599	-117.8859941
9	<i>Jacaranda mimosifolia</i>	jacaranda	13	1	13	-	-	-	-	30	12	7	10	14	16	20	20	17	Fair	Fair	Removal		34.12541217	-117.8860618
10	<i>Pyrus calleryana</i>	Callery pear	11	1	11	-	-	-	-	25	12	5	13	15	15	13	15	15	Fair	Fair	Removal		34.12558962	-117.8861997
11	<i>Pyrus calleryana</i>	Callery pear	6	1	6	-	-	-	-	20	9	7	7	5	8	8	10	8	Good	Fair	Removal		34.12553423	-117.8862779
12	<i>Pyrus calleryana</i>	Callery pear	10	1	10	-	-	-	-	25	15	15	15	13	15	13	15	15	Fair	Fair	Removal		34.12555501	-117.88634
13	<i>Handroanthus heptaphyllus</i>	pink trumpet	21	1	21	-	-	-	-	30	20	15	20	20	20	17	20	20	Good	Good	Removal		34.12540814	-117.8865101
14	<i>Magnolia grandiflora</i> 'Little Gem'	little gem magnolia	6	2	4	2	-	-	-	17	4	3	5	7	7	6	6	7	Poor	Poor	Removal		34.12535162	-117.8864898
15	<i>Pyrus calleryana</i>	Callery pear	6	1	6	-	-	-	-	20	12	10	13	12	10	7	10	12	Good	Fair	Removal		34.12605752	-117.8864469
16	<i>Fraxinus uhdei</i>	evergreen ash	43	1	43	-	-	-	-	70	25	20	30	30	20	20	25	25	Fair	Fair	Removal		34.12607161	-117.8866181
17	<i>Quercus engelmannii</i>	Engelmann oak	12	1	12	-	-	-	-	30	8	4	8	12	13	15	15	12	Fair	Fair	Removal		34.12606354	-117.8868384
18	<i>Quercus engelmannii</i>	Engelmann oak	17	1	17	-	-	-	-	35	17	15	18	20	18	15	18	17	Fair	Fair	Removal		34.12606025	-117.8870441
19	<i>Quercus engelmannii</i>	Engelmann oak	19	1	19	-	-	-	-	35	20	20	20	25	22	22	25	23	Fair	Poor	Removal		34.12599325	-117.8872768
20	<i>Morus alba</i>	white mulberry	34	1	34	-	-	-	-	40	20	25	20	20	20	25	30	30	Good	Fair	Removal		34.12576739	-117.8872885
21	<i>Fraxinus uhdei</i>	evergreen ash	51	1	51	-	-	-	-	60	15	23	20	22	15	12	17	17	Fair	Poor	Removal	Termite damage on roots	34.12559639	-117.8872896
22	<i>Morus alba</i>	white mulberry	25	1	25	-	-	-	-	40	15	17	18	20	18	17	15	15	Fair	Poor	Removal		34.12544376	-117.8872834
23	<i>Fraxinus uhdei</i>	evergreen ash	34	1	34	-	-	-	-	55	17	15	20	20	25	17	20	17	Fair	Fair	Removal		34.12533783	-117.8873101
24	<i>Cupaniopsis anacardioides</i>	carrotwood	6	1	6	-	-	-	-	25	2	1	8	12	12	12	10	5	Fair	Poor	Encroachment	No tag, private property	34.12535956	-117.8879653
25	<i>Schinus terebinthifolius</i>	Brazilian pepper	17	3	8	6	3	-	-	20	12	10	10	5	6	8	12	12	Fair	Poor	Removal		34.12537879	-117.8879636
26	<i>Prunus domestica</i>	plum	15	4	4	4	4	3	-	15	6	8	6	6	6	8	8	6	Fair	Fair	Encroachment	No tag, private property	34.12542561	-117.8879582
27	<i>Cupaniopsis anacardioides</i>	carrotwood	13	2	8	5	-	-	-	25	5	8	10	10	10	8	8	8	Fair	Fair	Encroachment	No tag, private property	34.12545523	-117.8879633
28	<i>Quercus agrifolia</i>	coast live oak	17	4	6	5	3	3	-	30	12	12	8	5	4	5	7	7	Fair	Fair	Encroachment	No tag, private property	34.1254589	-117.8879575
29	<i>Washingtonia robusta</i>	Mexican fan palm	14	1	14	-	-	-	-	15	0	0	0	0	0	0	0	0	Dead	Dead	Encroachment	No tag, private property. Topped, standing trunk	34.12547389	-117.8879621
30	<i>Washingtonia robusta</i>	Mexican fan palm	9	1	9	-	-	-	-	12	7	5	1	5	7	7	8	6	Fair	Fair	Encroachment	No tag, private property	34.1255682	-117.8879519
31	<i>Washingtonia robusta</i>	Mexican fan palm	9	1	9	-	-	-	-	12	8	8	8	9	8	8	8	8	Fair	Fair	Encroachment	No tag, private property	34.12563636	-117.8879579
32	<i>Washingtonia robusta</i>	Mexican fan palm	6	1	6	-	-	-	-	10	1	1	1	1	1	1	1	1	Fair	Fair	Encroachment	No tag, private property	34.12629711	-117.8879536
33	<i>Quercus agrifolia</i>	coast live oak	13	5	4	3	2	2	2	14	5	8	6	7	7	5	5	5	Fair	Poor	Encroachment	No tag, private property	34.12631413	-117.8879509
34	<i>Washingtonia robusta</i>	Mexican fan palm	18	1	18	-	-	-	-	4	0	0	0	0	0	0	0	0	Dead	Dead	Removal	No tag, behind fence. Topped, standing trunk	34.1269207	-117.8874855
35	<i>Eucalyptus maculata</i>	spotted gum	15	1	15	-	-	-	-	40	15	15	15	15	18	15	15	15	Fair	Fair	Encroachment	No tag, private property	34.12691855	-117.8869136
36	<i>Cupaniopsis anacardioides</i>	carrotwood	16	1	16	-	-	-	-	35	15	15	15	15	15	15	13	13	Good	Fair	Encroachment	No tag, private property	34.12691109	-117.8858757
37	<i>Eucalyptus maculata</i>	spotted gum	14	1	14	-	-	-	-	40	10	8	8	5	5	5	5	6	Fair	Poor	Encroachment	No tag, private property	34.12692794	-117.8858758
38	<i>Lagerstroemia indica</i>	crape myrtle	8	1	8	-	-	-	-	20	12	10	12	10	10	14	12	14	Good	Fair	Removal		34.12590143	-117.886183

Appendix B

Tree Locations and Impacts



SOURCE:

DUDEK



0 50 100 Feet

Appendix C

Photograph Log



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8



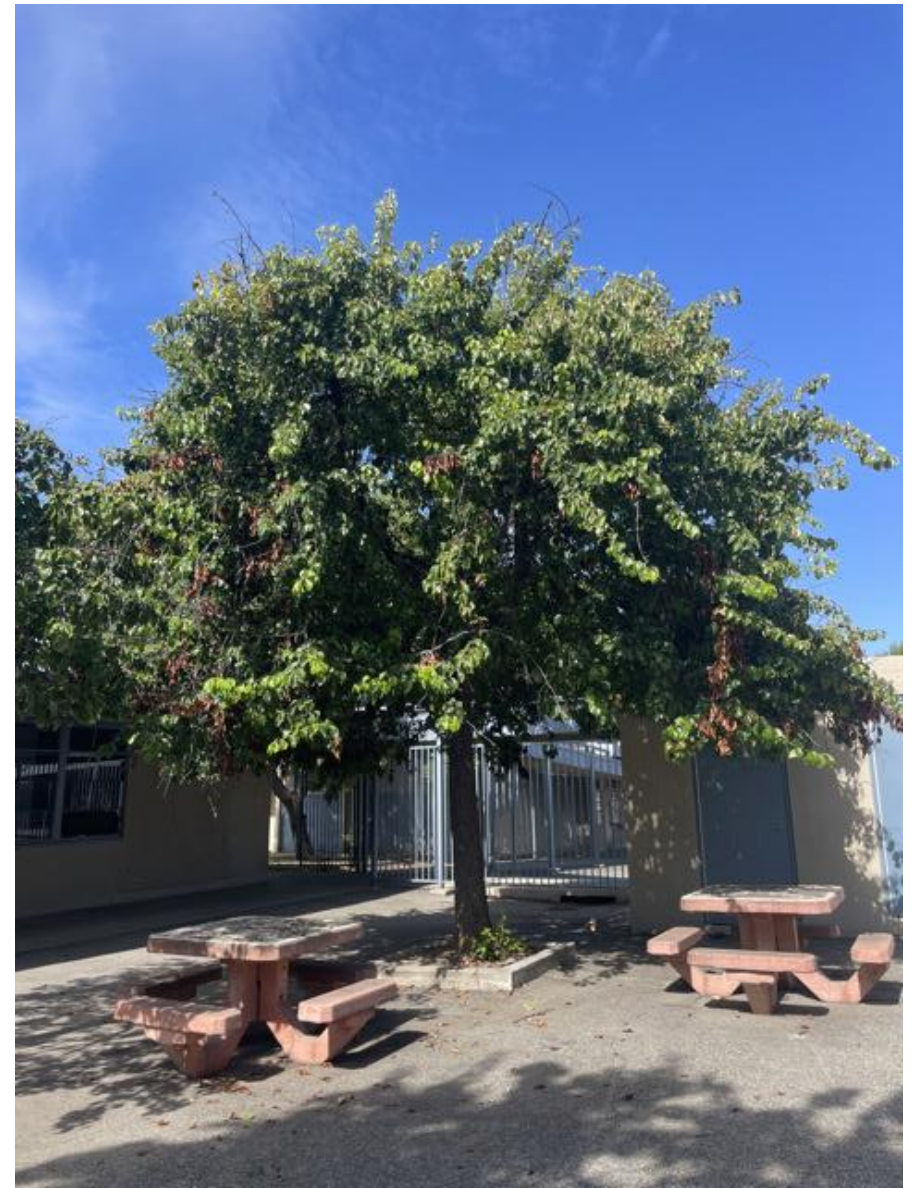
Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15



Tree 16



Tree 17



Tree 18



Tree 19



Tree 20



Tree 21



Tree 22



Tree 23



Tree 24



Tree 25



Tree 26



Tree 27



Tree 28



Tree 29



Tree 30



Tree 31



Tree 32



Tree 33



Tree 34



Tree 35



Tree 36



Tree 37



Tree 38