Appendix B

Tree Report

Kimley»Horn

City of Los Angeles Street Tree Evaluation

For: 525 S. Virgil Ave., Los Angeles
APN: 5077-004-030

Shatto Emet QOZB LP
2219 Main St, Ste #230
Santa Monica, CA 90405

Prepared for:

Prepared by: **Greg Applegate, RCA #365**
Arborgate Consulting, Inc.
1131 Lucinda Way
Tustin, CA 92780
714/ 731-6240

Community Plan Area and Council District*: Wilshire, CD 10*

Related Entitlement and/or Environmental Case Number(s), as applicable: *none yet; not filed*

Project Team Information; Applicant Name and Contact Information:

Representative Name & Contact Information (if different than the Applicant):

Project Name: 525 S Virgil Avenue

Project APN 507-700-4030

List of Parcel Numbers and Addresses:

525 S Virgil Avenue, lots 7, 8, 9 & 18, parts of lot 6 & 17

Related Entitlement and/or Environmental Case Number(s), as applicable:

Project Team (Owner/Applicant/Representative) Names and Contacts Shatto Emet QOZB LP c/o Spencer B. Kallick, (310) 788-2417, skallick@allenmatkins.com

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Introduction

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Project Background

This project considers planned improvements to the property at 525 S. Virgil St, near the corner of 6th Street and Virgil Avenue, in Los Angeles. The total lot area is 42,144 SF (per Zimas). The proposed building footprint is approximately 42,144 sf, and the proposed floor area is approximately 253,000 sf. The planned building is eight-stories.

The site inspection was performed on August 8, 2025. The project site is presently developed with a commercial building and surface parking that is accessible from Westmoreland Avenue. There are no trees on the property. There are four Indian laurel street trees adjacent to the property on Virgil Street, growing in small sidewalk cutouts.

Assignment

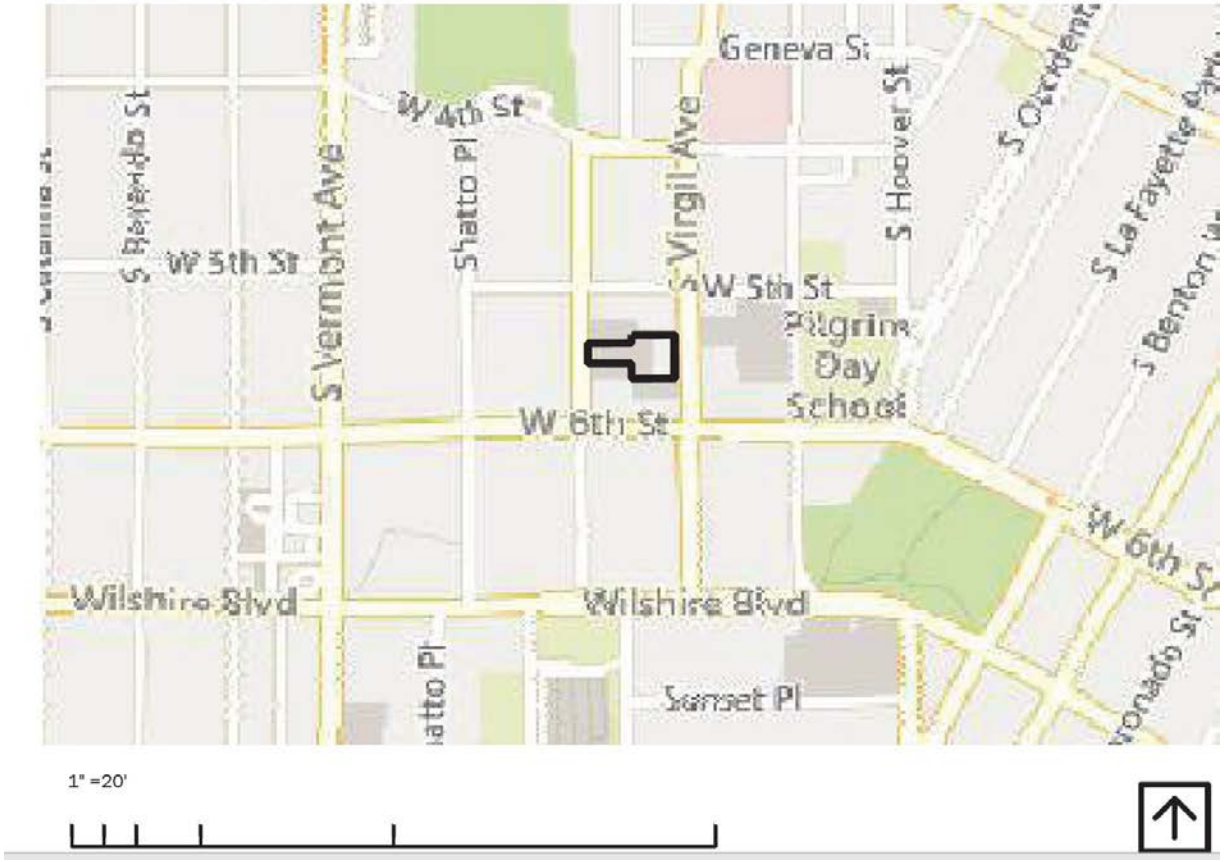
Arborgate Consulting submitted a proposal for review and arboricultural evaluation of four street trees' health and condition, professional opinions on their preservation, and report as appropriate for the City of Los Angeles Urban Forestry Division. Each tree was to be measured and photographed.

A tree disclosure statement was to be provided as well.

Purpose

The report is to satisfy the requirements of the Urban Forestry Division, specifically for the street trees, but also as information about the absence of any protected trees on site. This report is also to help the owners and their representatives obtain permits to remove and replace the street trees.

Vicinity Map



Brief Project Description

The project will be an approximately 253,000-sf self-storage building. It will be eight stories.

The site is just north of 6th Street, in the Wilshire District, on the west side of South Virgil Avenue.

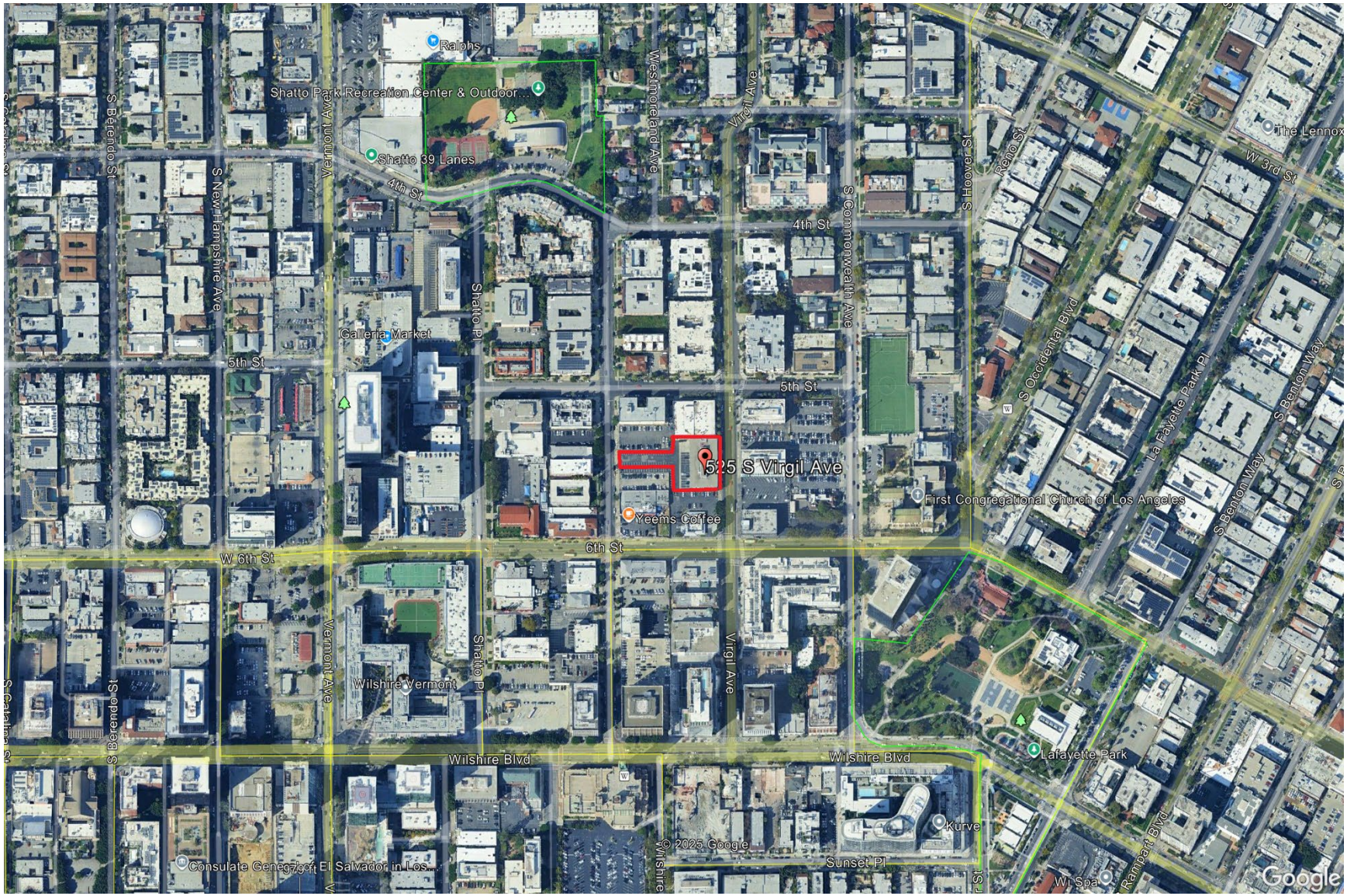
Executive Summary

The existing four-story building will be demolished and a new eight-story building constructed in its place.

Removal of two of the four existing Indian laurel street trees is necessary for the placement of the transformer yard and a new central driveway and entry. This consultant recommends removal of all four Indian laurels due to root issues and poor structural condition.

These four trees are in fair to good health and poor structural condition. All four are mature street trees. Most could probably survive at least another five or ten years, but during that time the damage they are causing will continue to increase, the construction may be impeded, and the timing is best for replacement. In addition, the root cutting for repair of the sidewalk and construction of the new building is likely to destabilize these trees.

Location Map



Project Summary

Street Trees

There are no known historically significant or endangered tree or shrub species on or next to this site`. The four Indian laurel street trees are not a protected species, but as street trees they do fall under the jurisdiction of the City's Urban Forestry Division. There are no power lines along this street on this block. The Indian laurels are healthy, but have structural issues, such as large limbs with included bark in their attachments and excessive root flares that are damaging the sidewalk,

The four City street trees in front of this site will need to be replaced in the next few years, but the Urban Forestry Department will make that ultimate determination. The tree map is on the page below. The four street trees are all Indian Laurels, *Ficus microcarpa (Nitida)* and numbered 1 to 4 from the north to the south. All four are in 5'x5' sidewalk cutouts adjacent to the curb. All four are 15 feet from the building to the trunks, and the canopies reach to the building. All four are lifting and cracking the paving, as is happening with this species in many other parts of the City

Mitigation for the removal of street trees is usually replacement at a 2:1 ratio or the payment of in-lieu fees. The recommendations of this consultant are written subject to Urban Forestry's agreement, but this consultant recommends removal of all four.

The current project design proposes to remove the two north trees (#1 & #2) to accommodate the new transformer yard and new entry drive. The two south street trees theoretically could be retained and preserved, if the City Urban Forestry Division insists, but changes to the surrounding paving would be needed, as well as cautious protection during redevelopment.

Tree Map

Tree numbers are in red



Findings

General Conditions Affecting Tree Health and Condition

Street Trees

The four Indian laurels have suffered the usual severe topping, but not for line clearance. Topping has stunted them somewhat and kept them from affecting the building as much. As a result, the Indian laurels have only reached about 35 to 40 feet in height. However, this did not stop them from outgrowing their tree wells. The four Indian laurels are almost two feet in trunk diameter, and their roots have done considerable damage to the sidewalk, and may have knocked the curb and gutter out of alignment.

The Indian laurels have been headed back and have poor structure, but good health. A large part of the limb growing over the street of #1 was probably struck by a high-profile vehicle and tore out. The current plan is to remove trees #1 and #2 and to retain trees #3 and #4, although we recommend removing all four trees.

Per ordinance # 186873, there are no protected trees or shrubs.

Matrix of Individual Findings

Tree #	Species	DBH	Ht.	Wd.	Health	Structure	Retain	Clearance	Recommendations	Comments
1	Ficus microcarpa Nitida	23.0	35	40	A	C	No	17	Remove	Cod inc Hd topd S/W lifted
2	Ficus microcarpa Nitida	22.2	35	35	A	C	No	17	Remove	Cod inc Hd topd S/W lifted
3	Ficus microcarpa Nitida	24.0	40	35	A	C	Yes	18	Retain*	Cod inc Hd topd S/W lifted
4	Ficus microcarpa Nitida	23.8	40	40	A	C	Yes	18	Retain*	Cod inc Hd topd S/W lifted

*This consultant recommends removal, but plans call for retention.

Abbreviations

Cod = codominant
Inc= included bark

Hd = headed
Topd = topped

Arboricultural terms are defined in the glossary.

Trunk diameter was measured using a diameter tape. Height and width were estimated.

Discussion

Street Tree Replacement Decisions

This is a good time to decide whether or not to build larger tree wells for better growth and less sidewalk damage. It would not be reasonable to leave trees near the end of their useful life span, when the most convenient time to replace them is during this construction period. Keeping all the trees on the same maintenance schedule saves time and resources. These were never the right tree for this use and space. It is true that in small sidewalk cutouts, almost any tree will be shallow rooted. Roots tend to grow immediately under the paving. However, few trees have such a reputation for paving damage as Indian laurels. During construction, when the two north trees need to be removed, would be the best time to remove all four.

There are no standards for how close roots *should be* cut, but there are two basic standards for how close roots *can be* cut. Trees & Development, by Matheny & Clark, and ISA publication, says that mature trees with good tolerance can have roots cut as close as 0.75 times trunk diameter. Ficus species are known to have good tolerance and these are “mature”. This then calculates 18 feet as the closest roots can be cut and maintain health and stability. However, almost anyone who has worked with Indian laurel street trees knows that they can survive closer cutting.

The other standard is for how close roots can be cut and maintain stability. Dr. Tom Smiley of Bartlett Tree Research performed research on this topic, published it and presented it several times. His research found that field grown trees (almost this size) could be cut as close as three times trunk diameter. However, native trees in a field, without all the compaction, paving, and confinement will be much deeper rooted than these Indian laurels. When I asked Dr. Smiley how he would apply this research to shallow rooted urban trees, he said five times was the closest he would recommend. This then would say that ten feet is the closest for a trench or excavation on one side of these trees.

If then the roots are cut to reconstruct the sidewalk, trees can be destabilized and reduced in health. It is unlikely that Los Angeles Urban Forestry will provide a tree well with a ten-foot radius.

Maintaining Indian laurel street trees is still not sustainable, and provides few environmental benefits. Big trees provide more benefits. But how can we have bigger trees in an urban setting? Not with big trees and typical urban tree wells.

A high rise building on prime real estate may warrant a more expensive solution. James Urban in his book, *Up By Roots*, has other suggestions that allow much more root space. Some combination of structural soils, which are too expensive for many applications, and an underground wide trench of structural soil could greatly increase the size and longevity of street trees. DeepRoot also manufactures a product called Silva Cells. The cells are engineered to support the paving above and allow looser soil for better root growth. The cells contain lightly compacted soil that serves two important functions: growing large trees and treating stormwater on location. Designers for this project could consider their budget and what applications are appropriate for this project. Silva Cells may also require the consulting of a civil engineer.

Ultimately the City of Los Angeles Urban Forestry Department will decide if the existing street trees must stay or not, how close roots can be cut, and what the mitigation ratio will be. The City will also specify the species of replacement trees for this street.

Removal and replacement/mitigation decisions are dictated by the City Urban Forestry Division. Permits must be obtained for removal of any City street trees. A permit is also needed for sidewalk repair, new curbs or driveways.

Refreshing the streets with new trees will improve their appearance and longevity. Smaller species with more root space will last longer. Meeting the City's 2:1 replacement requirement for street trees may be difficult.

Recommendations

General Recommendations

1. Remove and to the extent feasible, replace all four street trees at 525 S. Virgil, after obtaining permits from the City Urban Forestry Division.
2. For new street trees consider Silva Cells, structural soil, or interconnected tree wells. If such solutions are outside budget limitations, use non-ribbed moisture barrier, which is less likely to direct roots down and under the barrier. And because it comes in rolls, there is less chance of connections failing.
3. The City should select new trees that are more excurrent or vertical in form to reduce conflict with the proposed building.
4. During redevelopment protect any street trees to remain by placing chain-link fencing at the sidewalk and curb, or the dripline, as required by Urban Forestry.
5. Any necessary pruning for construction clearance must be permitted by Urban Forestry and in accord to ANSI A300, part 1 standards. Individual specifications for pruning must be prepared by a registered consulting arborist. The tree services selected must be properly licensed and insured, and supervised by at least a certified arborist. Do not prune street trees without a permit.

Mitigation

The project would be required to comply with Urban Forestry's tree replacement policies which requires 2:1 replacement for street trees, which requires a 2:1 replacement for street trees or the payment of in-lieu fee.

Disclaimer

Good, current information on tree preservation has been applied. However, even when every tree is inspected, inspection involves sampling, therefore some additional areas of decay or weakness may be missed. The sidewalk was in place during my inspection and I could only interpret the root conditions based on sidewalk lift and the root flare. Therefore, exact root conditions are assumed based on these indications.

A tree risk assessment was not requested or performed. Weather, winds and the magnitude and direction of storms are not predictable and some failures may still occur despite the best application of high professional standards. Construction and future tree maintenance will also affect the trees health and stability and are not under the supervision or scrutiny of this consultant. This consultant does not assume liability for any tree failures involved with this property.

Appendix

A. Resume

B. Glossary

C. Verification of Registration and Certification

D. Photographic Documentation

A. Resume

GREGORY W. APPLEGATE, ASCA, ASLA

Registered Consulting Arborist #365

PROFESSIONAL REGISTRATIONS:

American Society of Consulting Arborists RCA #365
International Society of Arboriculture, Certified Arborist Number WE-0180a
International Society of Arboriculture, Tree Risk Assessment Qualified

EXPERIENCE:

Mr. Applegate is an independent consulting arborist. He has been in the horticulture field since 1963, providing professional arboricultural consulting since 1984 within both private and public sectors. His expertise includes appraisal, tree preservation, diagnosis of tree growth problems, construction impact mitigation, environmental assessment, expert witness testimony, hazard evaluation, pruning programs, species selection and tree health monitoring.

Mr. Applegate has consulted for insurance companies, schools, colleges, universities, developers, theme parks, homeowners' associations, landscape architects, contractors, property managers, attorneys and governmental bodies.

Notable projects on which he has consulted are: Disneyland, Disneyland Hotel, DisneySeas-Tokyo, Disney's Wild Animal Kingdom, the New Tomorrowland, Disney's California Adventure, Disney Hong Kong project, Knott's Berry Farm, J. Paul Getty Museums, LACMA, Tustin Ranch, Newport Coast, Crystal Court, Newport Fashion Island Palms, Bixby Ranch Country Club, Playa Vista, Laguna Canyon Road and Myford Road for The Irvine Company, Beverly Hilton Hotel, Huntington Langham Hotel, MWD-California Lakes, Loyola-Marymount campus, Cal Tech, Cal State Long Beach, Pierce College, The Irvine Concourse, UCI, USC, UCLA, LA City College, LA Trade Tech, Riverside City College, Crafton Hills College, MTA projects, and State of California review of the Landscape Architecture License exam (re: plant materials))

EDUCATION:

Bachelor of Science in Landscape Architecture, California State Polytechnic University, Pomona 1973
Arboricultural Consulting Academy (by ASCA) Arbor-Day Farm, Kansas City 1995
Continuing Education Courses in Arboriculture, required to maintain Certified Arborist status and for ASCA membership

PROFESSIONAL AFFILIATIONS:

American Society of Consulting Arborists (ASCA), Registered Member
American Society of Landscape Architects (ASLA), Full Member
International Society of Arboriculture (ISA), Regular Member
California Tree Failure Report Program, UC Davis, Participant
Street Tree Seminar (STS), Associate Member

COMMUNITY AFFILIATIONS:

ASCA web site, west coast tree question responder	(2007 and continuing)
California Landscape Architect Student Scholarship Fund-Chairman	(1985)
International Society of Arboriculture-Examiner-tree worker certification	(1990)
ASCA, Industry definitions committee and A3G committee	(2009-2010)
American Institute of Landscape Architects (L.A.) Board of Directors	(1980-1982)

Guest lecturer at UCLA, UCI, Cal Poly, Saddleback College, & Palomar Junior College

B. Glossary

ANSI-A300 American National Standards Institute performance standards for the care and maintenance of trees, shrubs and other woody plants. Copies are available from International Society of Arboriculture bookstore 888-ISA-TREE

Arboricultural Pertaining to the awareness, care, evaluation, identification, growing, maintenance, management, planting, selection, treatment, understanding, valuation and so forth of trees and other woody plants and their growing environments, particularly in shade and ornamental (non-crop/commodity) settings.

Arboriculture The selection, cultivation, and care of trees, vines, and shrubs.

Arborist A person possessing the technical competence through experience and related training to provide for or supervise the management of trees or other woody plants in a landscape setting.

ASCA The American Society of Consulting Arborists, Inc. a professional society, as described in its by-laws.

Bark Tissue on the outside of the vascular cambium. Bark is usually divided into inner bark - active phloem and aging and dead crushed phloem - and outer bark.

Caliper Diameter of a nursery-grown or small size tree trunk. Larger trees are usually measured at 4.5 feet (see DBH) Trees with calipers 4 inches and below are measured at 6 inches above grade(ANSI Z60-1-1990) Trees above 4 inches, but still transplantable are measured at 12 inches above grade.

Canopy The live, foliage-bearing part of a tree.

Chlorotic Lacking in chlorophyll, typically yellow or yellowish in color.

Codominant (Soil Compaction) The compression of soil, causing a reduction of pore space and an increase in the bulk density of the soil. Tree roots cannot grow in compacted soil.

Crown The upper portions of a tree or shrub, including the main limbs, branches, and twigs.

Cultivar A cultivated variety, e.g. Platanus x Acerfolia cv. Maybe a field selection or a horticultural variety that has originated and persisted under cultivation. Usually enclosed in single quotes after the genus and species names.

DBH Diameter of the trunk, measured at breast height or 54 inches above the average grade. See caliper.

Decay Progressive deterioration of organic tissues, usually caused by fungal or bacterial organisms, resulting in loss of cell structure, strength, and function - in wood, the loss of structural strength.

Dieback Progressive death of buds, twigs and branch tissues, on individual limbs, or throughout the canopy.

Dripline	A projected line on the ground that corresponds to the spread of branches in the canopy; the farthest spread of branches.
Epicormic	Epi - upon; cormic - stem. Branches that are upon the stem, i.e. sprouting from either dormant buds in the cambial zone, or from buds sprung anew from ray traces. Epicormic shoots are a sign that energy reserves have been lowered.
Excurrent	.
Heading	Pruning techniques where the cut is made to a bud, weak lateral branch or stub.
Limb	A large lateral branch growing from the main trunk.
Lion-tailing	Pruning technique where internal foliage and branches are removed, leaving the latter concentrated at branch ends.
Root collar	The basal area of the tree; transition zone from trunk to root. Also sometimes called trunk flare.
Root crown	Area at the base of a tree where the roots and stem merge (synonym – root collar)
Root flare	Area at the base of a trunk where the roots attach and flare out.
Root system	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root zone	The area and volume of soil around the tree in which roots are normally found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.
Scaffold limb	Primary structural branch of the crown.
Street tree	A tree growing adjacent to dedicated roadways and within the city's right of way.
Stress	"Stress is a potentially injurious, reversible condition, caused by energy drain, disruption, or blockage, or by life processes operating near the limits for which they were genetically programmed." Alex Shigo
Topping	Pruning technique to reduce height - heading of large branches. Prohibited by State Government Code 53067
Trees	An arborescent woody plant, with a single or few trunks near the base
Vigor	Active, healthy growth of plants: ability to respond to stress factors.

C. Verification of Current Registration and Certifications



The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

28 July 1997	30 June 2027	WE-0180A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist

The American Society
of
Consulting Arborists

in recognition of fulfillment of the requirements for

Registered Consulting Arborist® status

confers upon

Gregory W. Applegate, RCA #365

Registered Membership

Dr. James R. Clark, RCA #357
President

Beth W. Palys, FASAE,CAE
Executive Director

The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

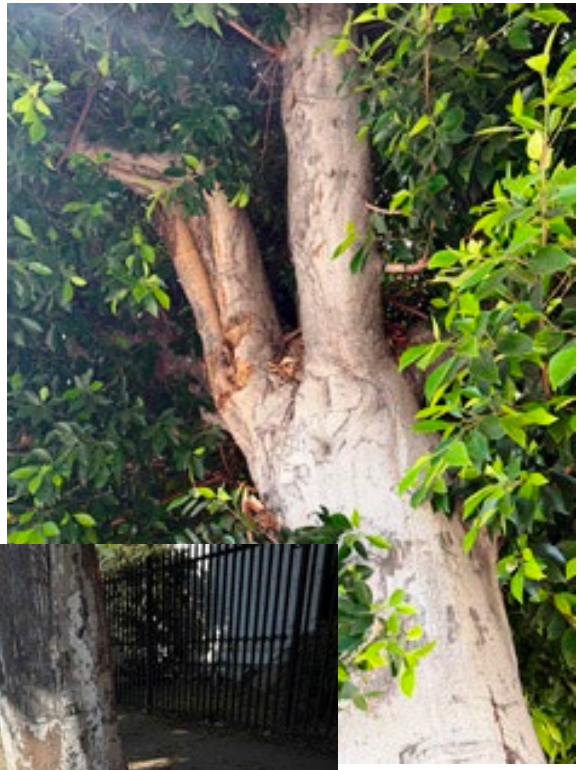
Caitlyn Pollihan
CEO & Executive Director

11 February 2013	24 February 2028
Issue Date	Expiration Date

Photographic Documentation



#1 Note it is touching the building. Note sidewalk, above old limb tear out.↗







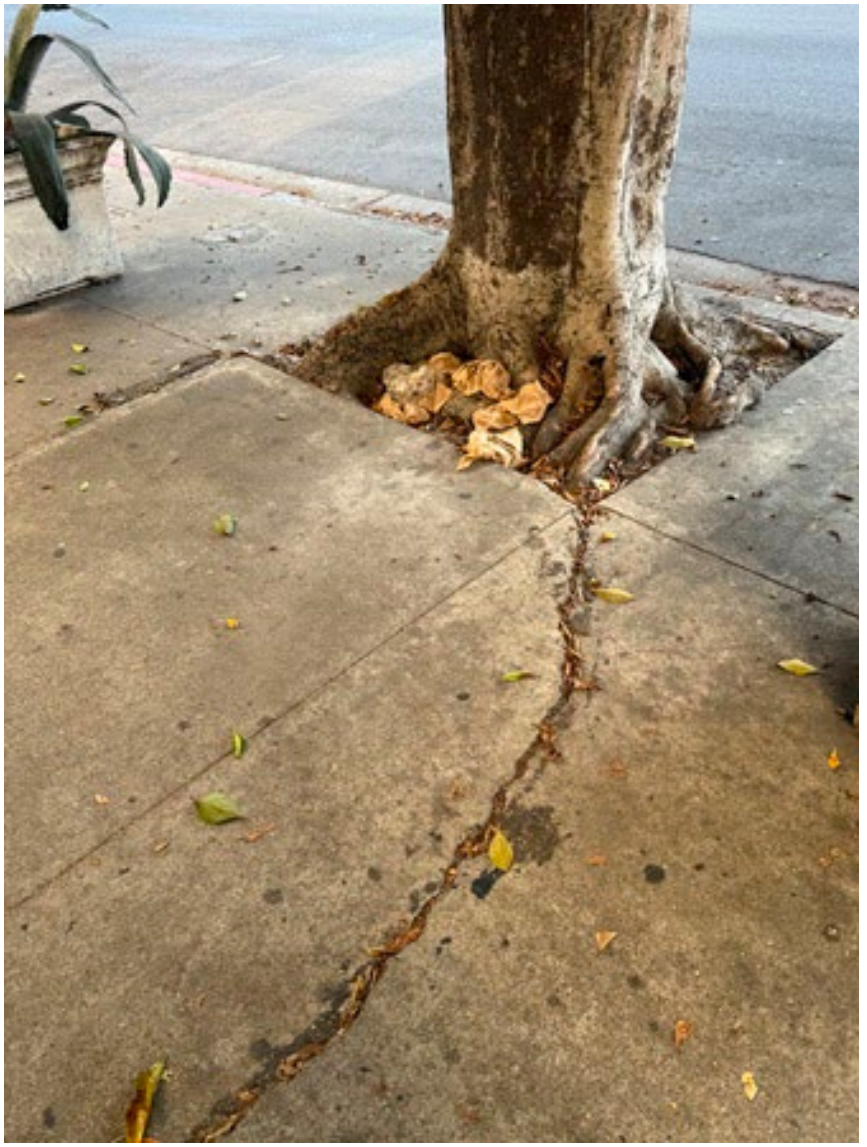
#2 Note canopy against the building.



Note root between slab and curb.



#3 Note canopy close to building and dead branches.



Note lifted and cracked sidewalk.



#4 Note the canopy is against the building.



Note lifted paving and circling roots.

Certification

I, Gregory W. Applegate, certify to the best of my knowledge and belief:

That the statements of fact contained in this report, are true and correct. That the report analysis, opinions, and conclusions are limited only the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That my compensation is not contingent upon the reporting or a predetermined outcome that favors the cause of the client, or the attainment of stipulated result.

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards of ASCA and customary arboricultural practice.

That I have made a personal inspection of the plants that are the subject of this report. No one provided significant professional assistance to the person signing this report.

Arborgate Consulting, Inc.
Gregory W. Applegate, CEO _____ Date 8/20/2025
Registered Consulting Arborist #365

