

# JTL Consultants

*Consulting Arborists and Biologists*

952 Buena Vista Street • Duarte, CA 91010

(626) 358-5690 • [info@JTLconsultants.com](mailto:info@JTLconsultants.com)

## Arborist Report

1325 Monterey Road  
South Pasadena, CA 91030

### **Prepared For:**

St. James Episcopal Church  
1325 Monterey Road  
South Pasadena, CA 91030

### **Prepared By:**

Ted Lubeshkoff, Registered Consulting Arborist  
Jeannine Lubeshkoff, Registered Consulting Arborist

January 17, 2022

## TABLE OF CONTENTS

<b>Summary</b> .....	1
<b>Introduction</b> .....	1
Background .....	1
Assignment .....	1
Limits of Assignment .....	1
Purpose and Use of the Report.....	2
<b>Observations</b> .....	2
Site Description.....	2
Tree Descriptions .....	2
<b>Conclusion</b> .....	3
<b>Recommendations</b> .....	3
<b>Glossary</b> .....	3
<b>Appendix A – Photos</b> .....	4
<b>Appendix B – Assumptions and Limiting Conditions</b> .....	5
<b>Appendix C – Certificate of Performance</b> .....	6
<b>Site Plan</b> .....	Attachment

## Summary

Daniel Stein from PFM Solutions contacted JTL Consultants requesting an Arborist Report for the St. James Episcopal Church located at 1325 Monterey Road, South Pasadena, CA 91030. Daniel is managing improvements to the church property which include improving the electrical service and access to the church. The City of South Pasadena requires an Arborist Report to apply for a tree removal permit to remove **Mature Trees**<sup>1</sup>.

JTL Consultants inspected the site and found three Mature Trees including two Italian cypress (*Cupressus sempervirens*) and one Southern magnolia (*Magnolia grandiflora*). The Italian cypress will need to be removed because they are in the area where the improvements will occur. The Southern magnolia may be removed, but retaining the tree is an option, if it is feasible.

If the tree removal permit is approved, the City of South Pasadena requires one 24-inch box tree to be planted for each tree removed.

## Introduction

### Background

Daniel Stein from PFM Solutions contacted JTL Consultants requesting an Arborist Report for the St. James Episcopal Church located at 1325 Monterey Road, South Pasadena, CA 91030. The church was built in 1906 and the Vestry of St James Episcopal church plans to upgrade their existing 100-year-old electrical service and install a high-voltage air conditioning system. Southern California Edison requires the improvements to be installed underground. The improvements will also allow the church to upgrade the access to the church be compliant with the Americans with Disability Act (ADA). Two Italian cypress trees will need to be removed for this work. The ADA improvements will require the removal of the existing planter which contains one Southern magnolia tree, which will either be removed or retained, depending on feasibility. The two Italian cypress and one Southern magnolia are classified as Mature Trees by the City of South Pasadena. JTL Consultants conducted the tree inspections on January 7, 2022.

### Assignment

Our assignment was to write an Arborist Report describing three Mature Trees that will be impacted by the planned improvements to the property.

### Limits of Assignment

This report is based solely on a visual inspection of the site and the trees on January 7, 2022, and a review of the site plans provided by Daniel Stein. The tree inspections were limited to ground level visual observations; root crown inspections and aerial inspections were not conducted. Tree risk assessments were not conducted as part of the assignment.

---

<sup>1</sup> Terms appearing in bold type are defined in the Glossary.

## Purpose and Use of the Report

The purpose of this report is to provide an accurate description of one Southern magnolia and two Italian cypress as part of the City of Pasadena's Tree Removal Application. Upon submission, this report will become the property of St. James Episcopal Church and its use will be at their discretion.

## Observations

### Site Description

This property is located on the southwest corner of Monterey Road and Fremont Avenue in the City of South Pasadena. The property is south and east of the Pasadena 110 Freeway, north of Huntington Drive, and west of Fair Oaks Avenue. The property is approximately 35,570 square feet with a church building and parking lot. Along Monterey Road, there are two American sweetgum (*Liquidambar styraciflua*) and along Fremont Avenue, there are three Southern magnolias (*Magnolia grandiflora*). There are various ornamental trees in an interior courtyard and one tree on the north side of the church. One Southern magnolia and two Italian cypresses are on the west side of the church building next to a large parking lot (Attachment – Site Plan).

### Tree Descriptions

The tree locations are indicated on the Site Plan. In the following table, the photo letters correspond to Photos in Appendix A.

Tree	Photo	Species	Size	Condition	Comments
1	A	Southern magnolia ( <i>Magnolia grandiflora</i> )	DBH: 8" Height: 25' Width: 15'	Fair	Growing in a 4' 6" x 4' 6" planter. Has a buried <b>root crown</b> . Tree located in proposed construction area.
2	B, C	Italian cypress ( <i>Cupressus sempervirens</i> )	DBH: 10" Height: 30' Width: 3'	Poor	Growing in a 2' x 4' planter space. Lower 10' of trunk has no foliage. Tree located in proposed construction area.
3	B, C	Italian cypress ( <i>Cupressus sempervirens</i> )	DBH: 10" Height: 30' Width: 3'	Poor	Growing in a 2' x 4' planter space. Lower 10' of trunk has no foliage. Tree located in proposed construction area.

## Conclusion

Daniel Stein is managing a project at the St. James Episcopal Church in South Pasadena which includes improving the electrical service and access to the church. The project involves removing two trees, and possibly a third tree, considered to be Mature Trees by the City of South Pasadena. This Arborist Report will be submitted with a Tree Removal Permit Application to the City of South Pasadena. If the Tree Removal Permit is approved, one 24-inch box tree will need to be planted for each of the three trees removed. One of the trees is a Southern magnolia and is in fair condition and has adequate growing space. Two of the trees are Italian cypress and are in poor condition and growing in a small space that doesn't allow for adequate root growth.

## Recommendations

Option one:

1. Remove the two Italian cypress and one Southern magnolia.
2. Plant three 24-inch box trees as replacement trees for the trees removed.

Option two:

1. Remove the the two Italian cypress and retain the Southern magnolia.
2. Plant two 24-inch box trees as replacement trees for the trees removed.
3. Side-box in-place the Southern magnolia under the supervision of the project arborist.

## Glossary

**Condition** – One of four possible ratings

Good = no apparent **defects** or problems

Fair = minor defects or problems

Poor = major defects or problems

Dead = extreme defects or problems

**DBH** – The diameter of a trunk measured at standard height 4 ½ feet above ground.

**Defect** – An internal or external point of weakness which can reduce the stability of the tree and include cracks, splits, cankers, galls, girdling, codominant limbs, and wounds.

**Mature Tree** – In the City of South Pasadena, any tree with a trunk diameter larger than four inches.

**Root Crown** – The area where roots join the trunk, usually at or near ground level.

## Appendix A - Photos

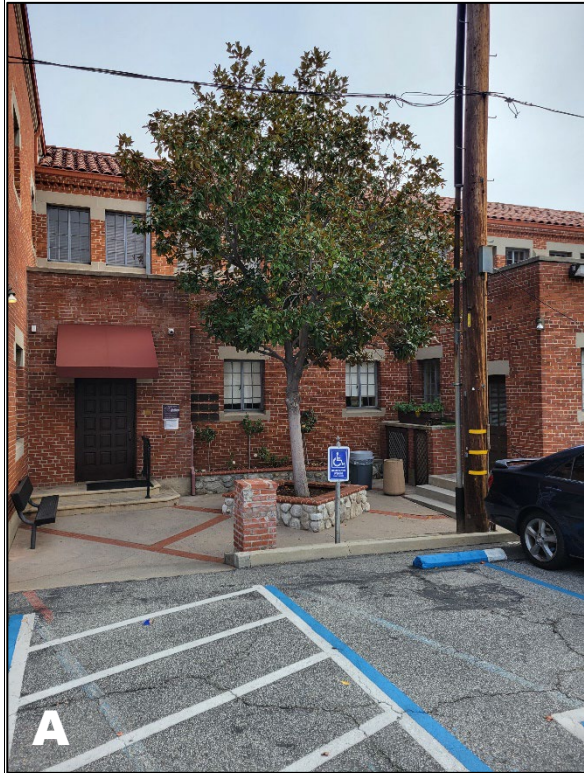


Photo A, facing east, showing Southern magnolia in a 4' 6" x 4' 6" raised planter.

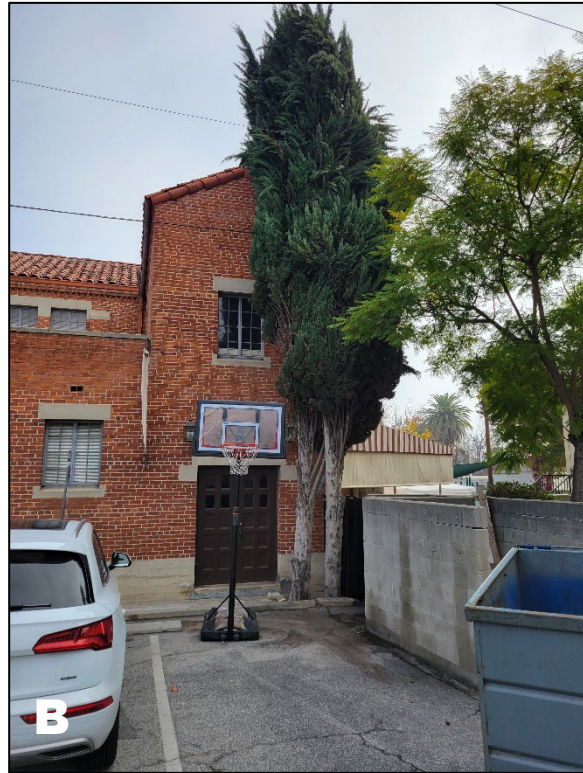


Photo B, facing east, showing two Italian cypress in a small planter with limited space.



Photo C, facing south, showing detail of 2' x 4' planter with limited space where the Italian cypress are growing.

## **Appendix B – Assumptions and Limiting Conditions**

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason 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 of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a 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 consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. The tree location(s) on the Tree Survey Map, the Aerial Image, and the Tree Preservation and Replacement Plan are not represented to be of survey quality but are sufficient to allow locating the tree in the field
9. Unless expressed otherwise: 1) 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 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.
10. Unless specifically stated, Tree Risk Assessments were not conducted on the trees described in this report and JTL Consultants is not responsible for the consequences of any risk associated with the trees, either inferred or implied.

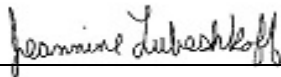
## Appendix C – Certificate of Performance

We, Jeannine and Ted Lubeshkoff, certify:

- ✓ That we have personally inspected the tree(s) referred to in the report, and have stated our findings accurately. The extent of the evaluation is stated in the attached report;
- ✓ That we have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- ✓ That the analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts;
- ✓ That our analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboriculture practices;
- ✓ That no one provided significant professional assistance to us, except as indicated within the report;
- ✓ That our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I, Jeannine Lubeshkoff, am Registered Consulting Arborist #500 with the American Society of Consulting Arborists, and Certified Arborist WE-8445A with the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

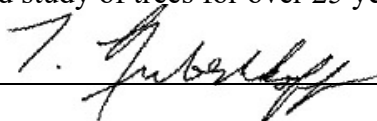
Signed



Date: 1/17/2022

I further certify that I, Ted Lubeshkoff, am Registered Consulting Arborist #513 with the American Society of Consulting Arborists, and Certified Arborist WE-8446A with the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for over 25 years.

Signed



1/17/2022



# Site Plan

## St. James Episcopal Church

### 1325 Monterey Road

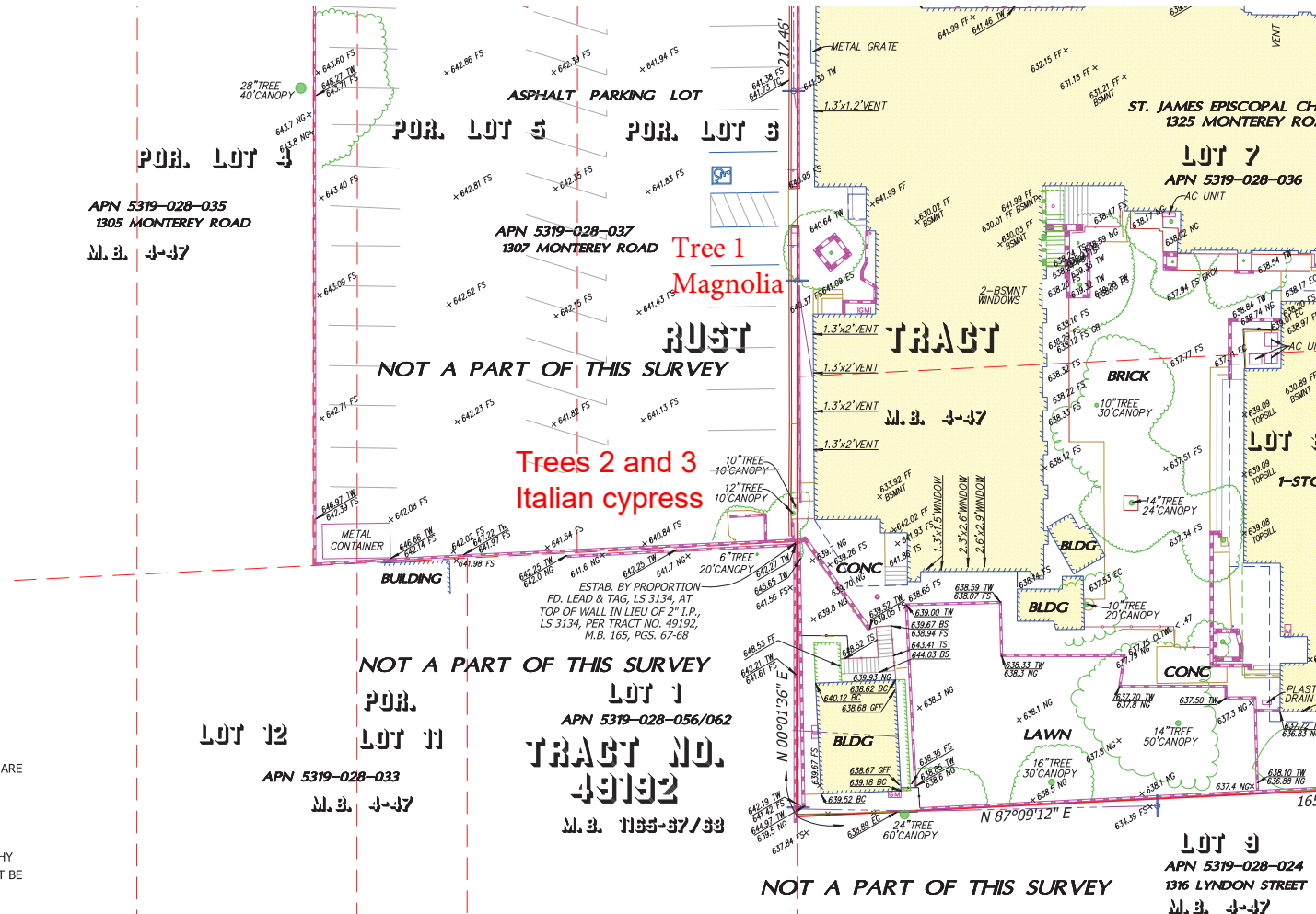
### South Pasadena, CA 91030

#### ABBREVIATIONS:

AC	ASPHALT	STREET LIGHT
BLDG	BUILDING	STORM DRAIN MAN HOLE
BC	BUILDING CORNER	SEWER MAN HOLE
BS	BOTTOM OF STEPS	MAN HOLE (TYPE UNKNOWN)
BSMNT	BASEMENT	ELECTRICAL PULL BOX
CEFB	CITY ENGINEER FIELD BOOK	ELECTRICAL PANEL
CL	CENTER LINE	STREET LIGHT PULLBOX
CONC	CONCRETE	TRAFFIC SIGNAL PULLBOX
EB	EDGE OF BRICK	TELEPHONE PULLBOX
EC	EDGE OF CONCRETE	TREE
EG	EDGE OF GUTTER	WATER METER
EP	EDGE OF PAVEMENT	WATER VALVE
ES	EDGE OF STEPS	BUILDING LINE
FF	FINISH FLOOR	BUILDING OVERHANG LINE
FL	FLOW LINE	2ND STORY BUILDING LINE
FS	FINISH SURFACE	CHAINLINK FENCE
GFF	GARAGE FINISH FLOOR	METAL FENCE
NG	NATURAL GRADE	WOOD FENCE
TC	TOP OF CURB	WALL
TS	TOP OF STEPS	BASEMENT WALL
TW	TOP OF WALL	CENTERLINE
		PROPERTY LINE
		OVERHEAD WIRES
		LOT LINE
		ROW

#### NOTE:

- BOUNDARIES SHOWN HEREON ARE PRORATED BY FOUND MONUMENTS AND PER RECORD INFORMATION.
- LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
- TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIPLINES.
- IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.



This Site Plan is an attachment to an Arborist Report, dated January 17, 2022, prepared by JTL Consultants, Consulting Arborists, Duarte, CA (626) 358-5690 JTLconsultants.com