



## Arborist Report

1555 Diamond Avenue  
South Pasadena, California

Prepared for:

Mr. Kevin Lam  
1555 Diamond Avenue  
South Pasadena, CA 91030

Prepared by:

William R. McKinley, Consulting Arborist  
American Society of Consulting Arborists  
Certified Arborist #WE-4578A  
International Society of Arboriculture  
1734 Del Valle Avenue  
Glendale, CA 91208



March 7, 2025

Mr. Kevin Lam  
1555 Diamond Avenue  
South Pasadena, CA 91030

Dear Mr. Lam:

Recently you contacted me regarding an Arborist Report and Tree Protection Plan concerning your property at 1555 Diamond Avenue, South Pasadena. I was asked to inspect the existing trees and document the health and condition of the trees and comment on how the proposed construction project will impact the trees. I was also asked to prepare a Tree Inventory and Tree Protection Plan for the trees. The following report summarizes my findings:

### **Background**

On Tuesday, January 28, 2025 at approximately 10:00 a.m. I arrived at the subject property located at 1555 Diamond Avenue, South Pasadena. I was informed that you wish to remodel the existing house and construct another dwelling in the backyard of the subject property. I was provided with a Site Plan of the property. According to the Site Plan it appears that all the existing trees will be preserved. The Tree/Site Inspection Section describes my observations concerning the subject trees.

### **Tree/Site Inspection**

**Tree #1** is a Fraxinus velutina or Arizona Ash. It measures 18 inches in diameter at 4 feet and at D.B.H. (Diameter Breast Height or 4.5 feet above the ground). The spread is 34 feet. The tree's height is estimated to be roughly 70 feet. The tree is located in the parkway in front of the subject property. It is a City of South Pasadena Street Tree. It has 2 co-dominant stems. The crown has been pruned and raised. It is balanced with minor asymmetry. The tree was dormant at the time of the inspection. The tree is in slightly above average health and condition. Rating: C+

**Tree #2** is a Fraxinus velutina or Arizona Ash. It measures 25 inches in diameter at 4 feet and at D.B.H. The spread is 24 feet. The tree's height is estimated to be roughly 75 feet. The tree is located in the parkway in front of the subject property. It is a City of South Pasadena Street Tree. It has a cavity in the upper crown. The crown has been pruned and raised. It is balanced with minor asymmetry. The tree was dormant at the time of the inspection. The tree is in average health and condition. Rating: C



## Tree/Site Inspection-Continued

**Tree #3** is a Quercus agrifolia or Coast Live Oak. It measures 16 inches in diameter at 4 feet and at D.B.H. The spread is 32 feet. The tree's height is estimated to be roughly 60 feet. The tree is located near the northeast corner of the house on the subject property. It has cankers on the trunk. The crown has been pruned and raised. It is balanced with minor asymmetry. The foliage size and color appear normal. The tree is in slightly above average health and condition. Rating: C+

**Tree #4** is a Calocedrus decurrens or Incense Cedar. It measures 26 inches in diameter at 4 feet and at D.B.H. The spread is 36 feet. The tree's height is estimated to be roughly 60 feet. The tree is located near the southwest corner of the house on the subject property. The crown has been pruned and raised. It is unbalanced and leans south. The foliage size and color appear normal. The tree is in slightly below average condition. Rating: C-

**Tree #5** is a Fraxinus velutina or Arizona Ash. It measures 4, 9, 14, 14 inches in diameter at 4 feet and at D.B.H. The spread is 45 feet. The tree's height is estimated to be roughly 60 feet. The tree is located in the backyard of the subject property, near the northern boundary and west of the house. The tree has multiple stems and a partially broken limb. The crown has been pruned and raised. It is balanced. The tree was dormant at the time of the inspection. The tree is in below average condition. Rating: D+

**Tree #6** is a Quercus agrifolia or Coast Live Oak. It measures 20 inches in diameter at 4 feet and at D.B.H. The spread is 40 feet. The tree's height is estimated to be roughly 40 feet. The tree is located along the southern boundary of the subject property and west of Tree #4. It is crowded by other trees. The crown has been pruned and raised. It is unbalanced and asymmetrical. The foliage size and color appear normal. The tree is in slightly below average health and condition. Rating: C-

**Tree #7** is a Washingtonia robusta or Mexican Fan Palm. It measures 14 inches in diameter at 4 feet and at D.B.H. The spread is 10 feet. The tree's height is estimated to be roughly 60 feet. The tree is located along the backyard of the subject property near the western boundary. It is crowded by other trees. The crown has been pruned and raised. It is balanced with minor asymmetry. The foliage size and color appear normal. The tree is in slightly above average health and condition. Rating: C+

**Tree #8** is a Washingtonia robusta or Mexican Fan Palm. It measures 14 inches in diameter at 4 feet and at D.B.H. The spread is 10 feet. The tree's height is estimated to be roughly 55 feet. The tree is located along the backyard of the subject property near the western boundary, west of Tree #7. It is crowded by other trees. The crown has been pruned and raised. It is balanced with minor asymmetry. The foliage size and color appear normal. The tree is in average health and condition. Rating: C



## Tree/Site Inspection-Continued

**Tree #9** is a Washingtonia robusta or Mexican Fan Palm. It measures 12 inches in diameter at 4 feet and at D.B.H. The spread is 10 feet. The tree's height is estimated to be roughly 35 feet. The tree is located along the backyard of the subject property near the western boundary, northwest of Tree #7. It is crowded by other trees. The crown has been pruned and raised. It is balanced with minor asymmetry. The foliage size and color appear normal. The tree is in slightly below average condition. Rating: C-

**Tree #10** is a Washingtonia robusta or Mexican Fan Palm. It measures 12 inches in diameter at 4 feet and at D.B.H. The spread is 10 feet. The tree's height is estimated to be roughly 60 feet. The tree is located along the backyard of the subject property near the western boundary, north of Tree #9. It is crowded by other trees. The crown has been pruned and raised. It is balanced with minor asymmetry. The foliage size and color appear normal. The tree is in slightly below average health and condition. Rating: C-

**Tree #11** is a Washingtonia robusta or Mexican Fan Palm. It measures 14 inches in diameter at 4 feet and at D.B.H. The spread is 10 feet. The tree's height is estimated to be roughly 90 feet. The tree is located along the backyard of the subject property near the western boundary, west of Tree #10. It is crowded by other trees. The crown has been pruned and raised. It is balanced with minor asymmetry. The foliage size and color appear normal. The tree is in good health and condition. Rating: B

**Tree #12** is a Quercus agrifolia or Coast Live Oak. It measures 16 inches in diameter at 4 feet and at D.B.H. The spread is 30 feet. The tree's height is estimated to be roughly 35 feet. The tree is located in the backyard of the subject property and west of Tree #11 near the western boundary. It is crowded by other trees. The crown has been pruned and raised. It is unbalanced and asymmetrical. The foliage size and color appear normal. The density is fair. The tree is in slightly above average health and condition. Rating: C+

**Tree #13** is a Quercus agrifolia or Coast Live Oak. It measures 13 inches in diameter at 4 feet and at D.B.H. The spread is 35 feet. The tree's height is estimated to be roughly 40 feet. The tree is located in the backyard of the subject property on the west side of the wooden fence dividing the property. It is 10 feet south of the fence gate and pathway. The Oak is crowded by other nearby trees. The crown has been pruned and raised. The tree is severely unbalanced and leans 45 degrees west. There is no irrigation or landscape near the tree. The foliage size and color appear normal. The crown density is fair. I would estimate that 30% of the tree's crown is composed of dead wood. The tree is in below average health and condition. Rating: D+



## Tree/Site Inspection-Continued

**Tree #14** is a Quercus agrifolia or Coast Live Oak. It measures 3, 9 inches in diameter at 4 feet and at D.B.H. The spread is 16 feet. The tree's height is estimated to be roughly 45 feet. The tree is located in the backyard of the subject property, 9 feet south of Tree #13 and one foot west of the wood fence dividing the subject property. It is also 2 feet north of the nearby utility pole. The Oak leans 30 degrees west. The tree is unbalanced. The crown has been pruned and raised. The foliage size and color appear normal. The crown density is fair. I would estimate that 20% of the tree's crown is composed of dead wood. The tree is in slightly below average health and condition. Rating: C-

**Tree #15** is a Quercus agrifolia or Coast Live Oak. It measures 11, 11 inches in diameter at 4 feet and at D.B.H. The spread is 52 feet. The tree's height is estimated to be roughly 45 feet. The tree is located in the backyard of the subject property, 10 feet east of the southeast corner of the garage. It is situated on a mild slope. The root crown is buried by erosion. It has 2 co-dominant stems and included bark creating weak structure. The tree is crowded by other nearby trees. The crown is balanced with minor asymmetry. The tree has been pruned and raised. The foliage size and color appear normal. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

**Tree #16** is a Phoenix canariensis or Canary Island Date Palm. It measures 18 inches in diameter at 4 feet and at D.B.H. The spread is 26 feet. The tree's height is estimated to be roughly 30 feet. The tree is located in the backyard of the subject property, 21 feet north of Tree #15. It is situated on a mild slope. There is no irrigation or landscape near the tree. The crown has been pruned and raised. The foliage size and color appear normal. The crown density is normal. The tree is in good health and condition. Rating: B

**Tree #17** is a Fraxinus velutina or Arizona Ash. It measures 2, 12 inches in diameter at 4 feet and at D.B.H. The spread is 25 feet. The tree's height is estimated to be roughly 50 feet. The tree is located in the backyard of the subject property, 4 feet west of Tree #16, near the northeast corner of the garage. It is crowded by other trees. There is no irrigation or landscape near the tree. The tree is situated in a level area. It is slightly unbalanced growing west. It has 2 co-dominant stems. The tree is a multi-trunk tree. The tree was emerging from dormancy at the time of the inspection. The tree is in below average health and condition. Rating: D+

## General Observations

The subject property is situated in a residential, single-family home neighborhood in the City of South Pasadena. There are many large, mature trees growing on the subject property. The trees listed in this Arborist Report are Street, Native or Significant Trees protected by the City of South Pasadena. Tree #1 and Tree #2 are City of South Pasadena Street Trees and are protected. Tree #3, Tree #6, Tree #12, Tree #13, Tree #14 and Tree



## **General Observations-Continued**

#15 are protected Oak trees. Tree #4, Tree #5, Tree #7, Tree #8, Tree #9, Tree #10, Tree #11, Tree #16 and Tree #17 are exotic, protected, Significant Trees. The Architect's Site Plan states that no trees will be removed. A tree protection plan will be necessary to protect and preserve the existing trees during the construction.

## **Tree Protection/Tree Preservation Plan**

Based upon my review of the site plan and inspection of the subject trees and property it is my expert opinion that all the trees can be preserved. The following tree protection measures are recommended:

- 1) A temporary 4 foot high orange plastic tree protection fence should be installed at the dripline or the farthest point possible from the trunks of the trees.
- 2) Maintain tree protection fencing in a vertical upright position throughout the construction period.
- 3) Prohibit dumping of excess soil, concrete, mortar, stucco, paint and other foreign materials within the driplines of the existing trees.
- 4) Prohibit the storage of vehicles, equipment and building materials within the dripline of the Oaks, Significant Trees and Street Trees.
- 5) The pruning of the roots and branches where necessary must be performed by a licensed tree contractor under the supervision of an I.S.A. Certified Arborist.
- 6) The dripline of the existing Significant and Street Trees must be watered one time per month with a soaker hose over an 8 hour period to maintain health and vigor during construction. The Oak trees are native, established and drought tolerant. They do not need to be watered.
- 7) Where soil excavation is necessary, minimize cutting roots 2 inches or larger in diameter where possible and prune roots with a clean, sharp, pruning tool to the side of the excavation area and cover exposed root ends with burlap and wet twice per day until backfill can occur.
- 8) The existing trees should be monitored during construction by an I.S.A. Certified Arborist to ensure that this tree protection plan is being followed.



### Summary/Conclusion

In conclusion, based upon the present plan it appears that the proposed home remodel and construction activity will not require the removal of any of the existing trees. Since all the trees will remain it is important that they be adequately protected during construction. The installation of the tree protection fences around the Oak, Significant and Street Trees prior to any demolition or construction work is the most important element in tree protection. The tree protection fencing must be maintained in a vertical, upright position throughout the project. The tree protection fencing must remain until construction has been completed and the property is ready for landscaping. Prohibit dumping of excess soil, concrete, mortar, stucco, paint and other foreign materials within the dripline of the trees. Prohibit storage of vehicles, equipment and building materials within the dripline of the trees. Minimize excavation of soil within the dripline of the trees. Roots 2 inches in diameter should be preserved wherever possible. Prune exposed, torn or damaged roots with a clean, sharp, pruning tool to the side of the excavation area and cover exposed root ends with burlap and wet twice per day until backfill can occur. Water the dripline of the exotic, non-native trees one time per month with a soaker hose over an 8 hour period to maintain the health of the trees. The health and condition of the existing trees should be monitored by a Certified Arborist to ensure that the tree protection measures are being followed. If the above stated tree protection plan is followed then the existing trees can be preserved and they will contribute to the beauty and value of the subject property and neighborhood for many years to come.

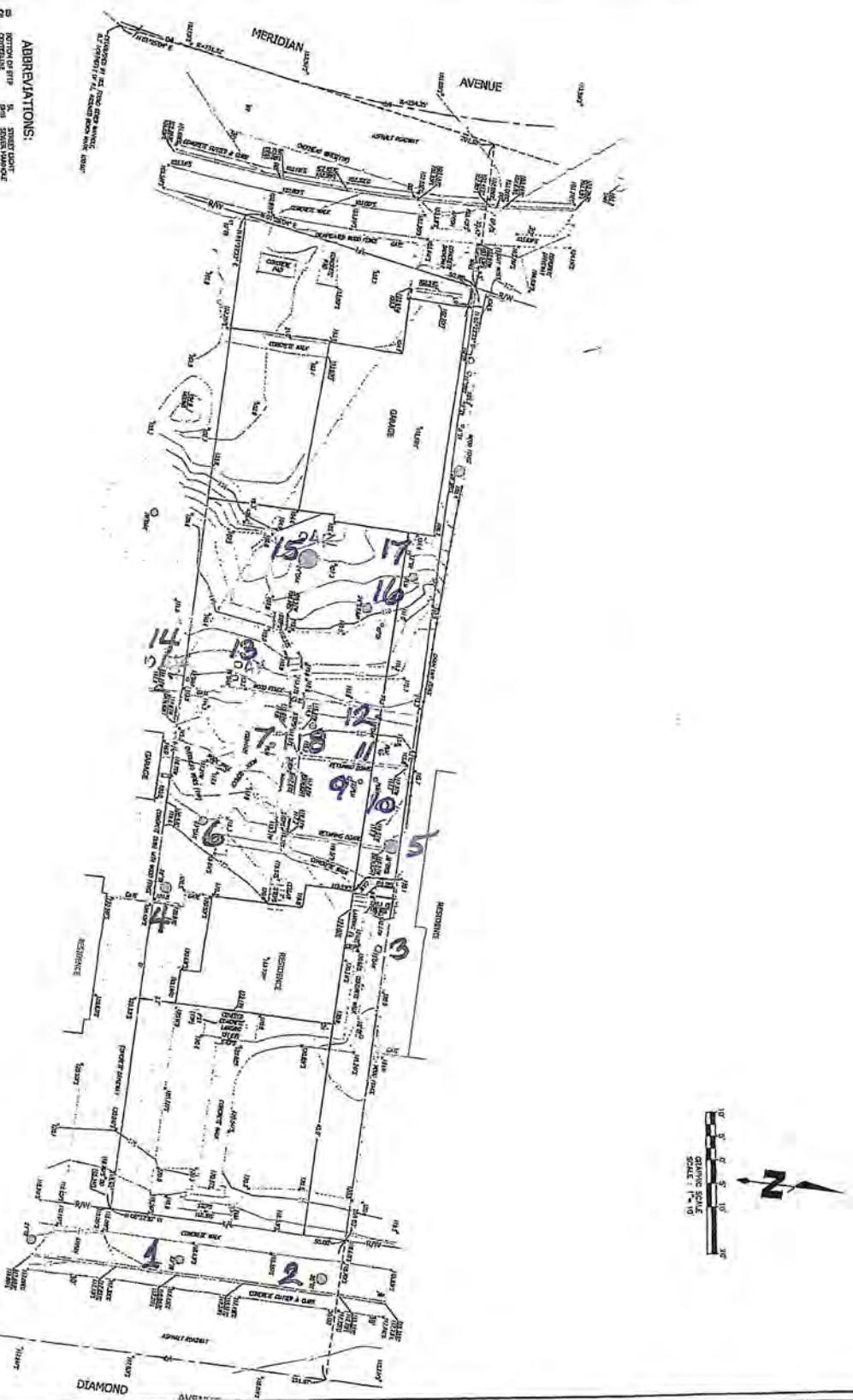
### Limitations

Information contained in this report covers only those areas that were examined and reflects the condition of those areas at the time of inspection. The inspection was limited to visual examination of accessible areas without excavation, drilling or boring. Arboriculture is not an exact science and there is much that is still to be learned about trees. The observations and recommendations provided in this report reflect the latest research, knowledge and training available through university and professional research. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any further questions, please feel free to contact me on my business cell phone at (818) 426-2432 or you may call my office phone at (818) 240-1358.

Yours truly,

William R. McKinley  
Consulting Arborist  
American Society of Consulting Arborists  
Certified Arborist #WE-4578A  
International Society of Arboriculture



DATE	REVISION ACTES
<del>DRK</del>	<del>DEPT. OF THE NAVY</del>
STREET	

Year	Population	Area	Population Density
1950	10,000	100 km²	100 people/km²
1960	15,000	100 km²	150 people/km²
1970	20,000	100 km²	200 people/km²
1980	25,000	100 km²	250 people/km²
1990	30,000	100 km²	300 people/km²
2000	35,000	100 km²	350 people/km²
2010	40,000	100 km²	400 people/km²
2020	45,000	100 km²	450 people/km²
2030	50,000	100 km²	500 people/km²
2040	55,000	100 km²	550 people/km²
2050	60,000	100 km²	600 people/km²
2060	65,000	100 km²	650 people/km²
2070	70,000	100 km²	700 people/km²
2080	75,000	100 km²	750 people/km²
2090	80,000	100 km²	800 people/km²
2100	85,000	100 km²	850 people/km²

#### **ABBREVIATIONS:**

- INTRODUCTION

**BENCH MARK:** THE DAYTON OR 1000 WAS ASSIMILATED ON SEVEN HAMMERS, ESTIMATELY ONE DIMINISHING WEIGHT AND WAS USED AS BATTALION FOR THIS SQUAD.

**NOTE:** THIS IS A COPY OF THE TITLE REPORT, EXCLUDING ANY PLAT OR MAP.

## **TOPOGRAPHY SURVEY**

*Lot 47, Newtonia Place,  
M.B. 22, Pgs. 90 & 91  
1555 Diamond Avenue  
South Pasadena, CA 91030*

**PREPARED FOR:**

*Thanh Kevin Lam  
(526) 826-9207*

PREPARED BY:  
*ON Surveying, Inc.*

517 E Wilson Avenue, Ste. 102, Glendale CA 91200  
Office: 323.395.5725 | 818.478.2017  
[gmsurveying.com](mailto:gmsurveying.com)

jim lenske architecture

311 Belhaven Ave., San Jose, CA 95110  
TEL: (408) 295-1021  
fenzlarchitects.net



DIAMOND AVE.



**PROPOSED ROOF AND SITE PLAN:**  
EACH UNITS 10'

LAM  
Kris and Brian  
1335 Diamond Ave.  
San Jose, CA 95110  
408.295.1021  
info@fenzlarchitects.net

Architectural Drawing

1/4" = 1'-0"

1/8" = 1/2"

1/16" = 1/4"

1/32" = 1/8"

1/64" = 1/16"

1/128" = 1/32"

1/256" = 1/64"

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# *Curriculum Vitae*

## WILLIAM R. MCKINLEY – MCKINLEY & ASSOCIATES

1734 Del Valle Ave.  
Glendale, CA 91208

Email: william@mckinleyarborists.com  
Website: <http://www.mckinleyarborists.com/>

Work (818) 426-2432  
Home (818) 240-1358

## **SUMMARY of QUALIFICATIONS**

Practicing Consulting Arborist. Member of American Society of Consulting Arborists (ASCA). Certified Arborist, International Society of Arboriculture since September 30, 1999. I.S.A. Arborist #WE-4578A. Recognized Oak Tree Expert throughout Southern California. Prepare arborist reports for developers, homeowners and attorneys. Assess the landscape value of trees. Assess and identify hazardous trees in the landscape. Provided hillside and Oak Woodland landscape and irrigation recommendations. Provide expert witness testimony on arboriculture related cases. Public speaker and presenter at community service group meetings, homeowner's association meetings and speaker at professional seminars and conferences. Presenter at Trees, People and Our Urban Environment Seminar, March 2002. Arbor Day Guest Speaker, City of Glendale, March 2005. Tree City USA Award Presenter – Glendale Arbor Day 2010, Tree City USA Award Presenter –Glendale Arbor Day 2012, Arbor Day Guest Speaker, Glendale, March 2014.

## **FULL TIME EMPLOYMENT HISTORY**

### **City of Glendale, Parks, Recreation & Community Services**

#### **Park Services Manager-Contract Administration**

**2001-present**

Performs contract administration for Park Services Section. Manage grounds maintenance for sports fields, community buildings, parks, medians, and historic areas. Administers the City's landscape maintenance contract. Writes contract specifications. Administers the bidding process. Awards contracts to successful bidders. Conducts construction meetings and oversees the construction and inspection for these projects. Performs and assumes all former duties and responsibilities under the former Administrative Analyst position. Writes arborist reports. Hazardous tree assessment. Serves as expert witness in tree related cases.

#### **Administrative Analyst**

**1988-2001**

Administer landscape maintenance contract for medians, reservoirs, pump houses and misc. areas. Administer and supervise the Division's Work Management System involving the scheduling and tracking of work and performance of over 50 full-time employees. Supervise one part-time data entry employee and supervise and coordinate with the California Conservation Corps, Boy Scouts and other community service volunteers in the parks. Supervise, monitor and report water and utility usage in the parks. Administer and supervise all tree planting projects and programs including the Arbor Day and Urban Forest Donation programs. Assist with budget preparation and acquisition of capital equipment. Prepare Capital Improvement Project specifications and assist with administering contracts. Administer the City of Glendale's Indigenous Oak Tree Ordinance. Coordinate with Planning, Permit Services, Engineering, Building, Neighborhood Services and Fire Department to insure the care and protection of trees, both during and after construction. Review grading, construction, landscape and irrigation plans. Modify and approve plans as necessary to protect indigenous trees. Perform field inspections on hazardous trees and make recommendations to park staff and the public. Serve as code enforcement officer and paralegal during Administrative Office Hearings regarding Indigenous Oak Tree Ordinance. Perform tree and landscape appraisals. Served as special show and marketing consultant to the Glendale Rose Pruning and Garden Show Committee.

#### **Assistant Planner-Parks**

**1983-1988**

Assisted in park inventory development and implementation of the Work Management System. Served as guest speaker at the National Parks and Recreation Conference on the subject of computers and their role in park maintenance. Supervised the Capital Improvement Project Construction at Pacific Park and Brand Park. Coordinated with and supervised California Conservation Corps. Crews in planting, staking and tying hundreds of trees as part of the Arbor Day Program. Served as Arbor Day Co-Chairman, Glendale Rose Pruning & Garden Show Co-Chairman and President of Glendale Beautiful. Served as Ways and Means Chairman C.P.R.S. District XIV.

## **EDUCATION**

- 1983            California Polytechnic University, Pomona  
**Bachelor of Science Degree, Park Administration**  
**Graduated Magna Cum Laude, Grade Point Average: 3.57**
- 1983-Present    **CEU's-University of California, Landscape Contract Maintenance, Hazardous Tree Identification & Assessment, Specimen Tree Appraisal, Advanced Tree Appraisal Theory and Practice, Tree and Landscape Liability – Trees and the Law, Oak Tree Symposium Graduate, Knowledge of oak tree physiology and native plant habitat, ASCA 2007 Consulting Academy, National Arbor Day Foundation Graduate, Symposia: Construction Around Trees: Trees and the Law. Recognized Tree Expert: City of Los Angles, County of Los Angeles, City of Pasadena, City of La Canada Flintridge, City of Burbank, City of Calabasas, County of Ventura, City of Santa Clarita.**

## **HONORS & ACTIVITIES**

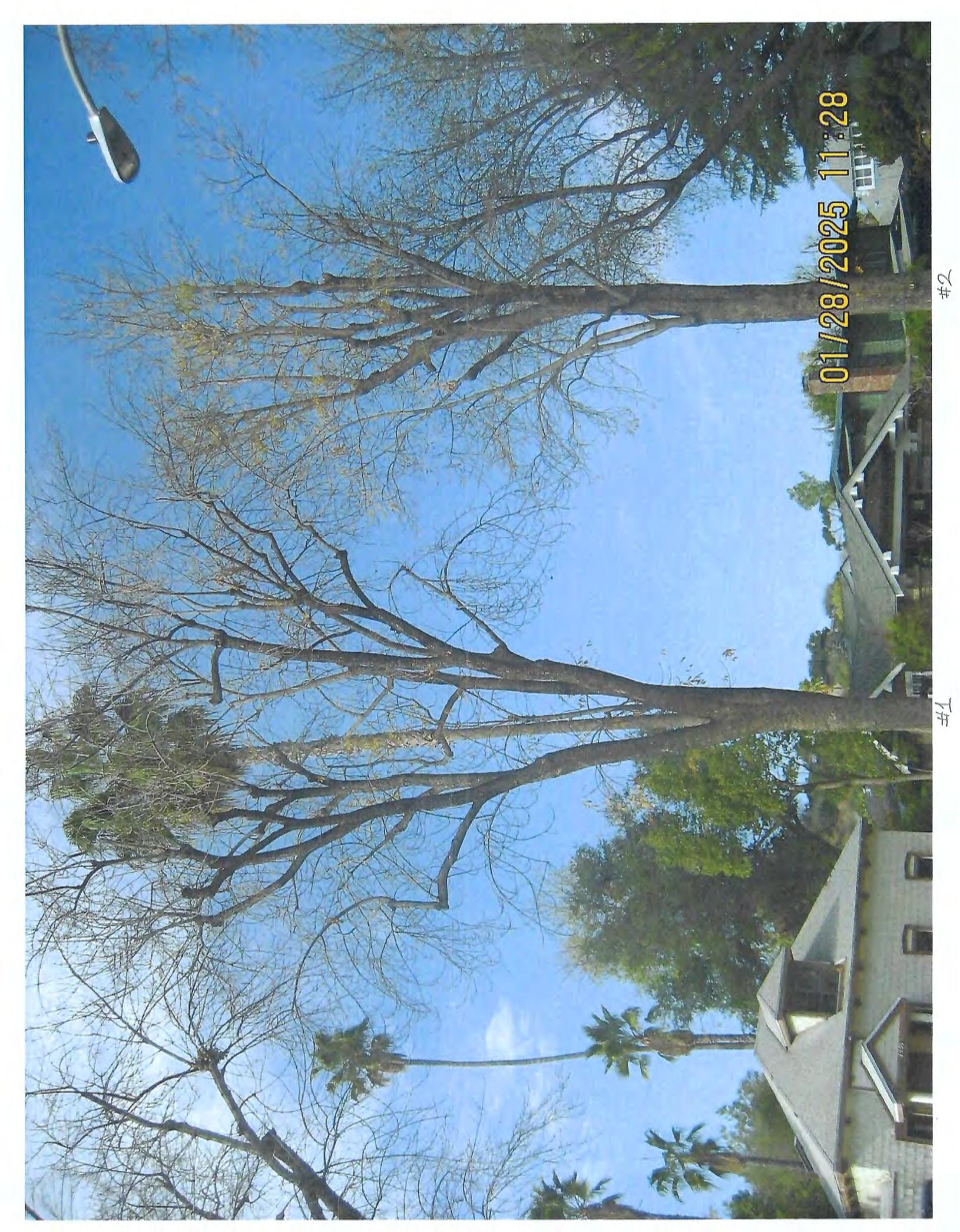
- 1999 - Present - Certified Arborist-International Society of Arboriculture  
1996-1999 - Secretary/Treasurer, C.P.R.S. Park Operations Section  
1994-1995 - President, C.P.R.S. District XIV  
1994-1995 - Treasurer, Glendale Beautification Advisory Council  
1992-1994 - Treasurer, C.P.R.S. District XIV  
1993, 1994, 1995 C.P.R.S. Park Operations Scholarship  
First, Second and Third Year, Graduate, Pacific Southwest Maintenance Mgmt. School  
1988-1990 - President, Glendale Beautiful  
1980, 1981 - Twice placed on Dean's Honor List  
1982 - Who's Who in American Colleges and Universities  
1978 - Recipient of Wayne Striker Memorial Scholarship  
1975 - Awarded Eagle Scout Rank, Boy Scouts of America  
Member - American Society of Consulting Arborists (ASCA)  
Member - International Society of Arboriculture  
Member - Western Chapter, International Society of Arboriculture  
Member - Glendale Beautiful  
Past Member - National Arbor Day Foundation  
Past Member - California Oak Foundation

## **REFERENCES**

- |  |                |
|--|----------------|
| Randall S. Stamen, Attorney/Arborist       | (951) 787-9788 |
| Susan & Gary Sims, Sims Tree Specialists   | (951) 685-6662 |
| Peter & Diana Harnisch, Harnisch Tree Care | (626) 444-7997 |

## **PROFESSIONAL SERVICE FEE**

Site Inspection	-	\$100.00 per hour
Consultation	-	\$125.00 per hour
Arborist Report	-	\$150.00 per hour
Public Hearing	-	\$200.00 per hour
Arbitration	-	\$225.00 per hour
Deposition	-	\$250.00 per hour
Court Witness	-	\$350.00 per hour



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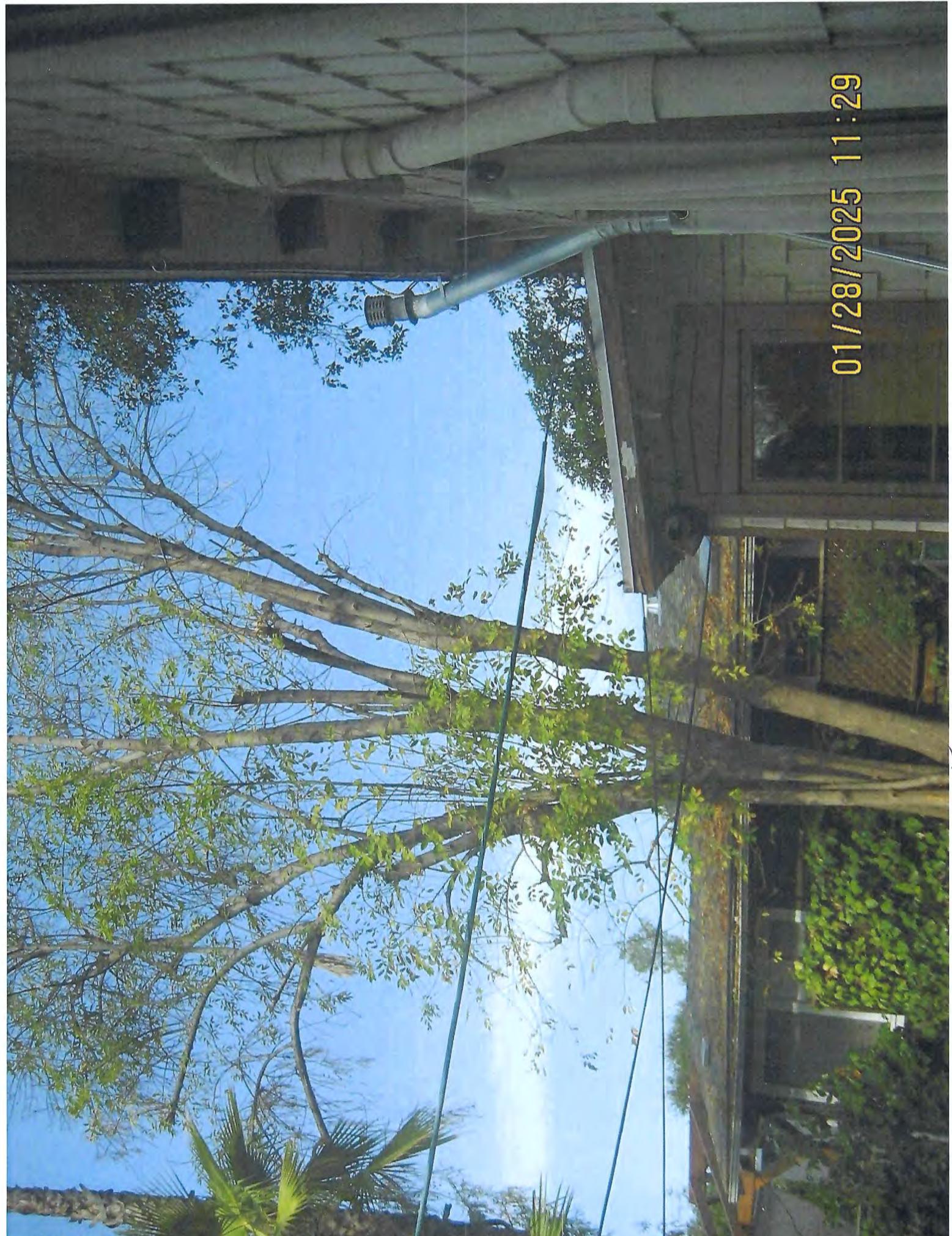
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