CONSULTING ARBORIST SERVICES

# ADDENDUM NO. 3

**Katie J. Krebs**
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July 20, 2018

David Ford
Fulcrum Development
336 Bon Air Center #354
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**RE**: Addendum No. 3 to Arborist Report dated 11/14/17
**SITE**: Church of the Valley – 19001 San Ramon Valley Blvd., San Ramon

Mr. Ford,

This is an addendum to my original Arborist Report and includes a review of specific items from Architectural Site Plan (A0.1) dated 7/12/18 and Planting Plan (L-4) dated 7/17/18.

According to your email on 7/11/18, the City of San Ramon has requested the removal of one parking lot island and tree contained within (**tree no. 394**) on the north side of the property to enhance traffic flow. You also requested the removal of three other trees to accommodate five new parking spaces (**tree nos. 338, 339, 340**).

Recommendations based on these changes are meant to supplement my original report and addendum nos. 1 and 2; all of which should be reviewed in tandem. This report addresses the following:

- Trees currently listed for removal due to plan revisions and previous recommendations
- Current mitigation tree plans
- Additional comments regarding plan revisions

## Tree Removals

Due to plan revisions, the tree removal list has been revised to include additional trees and to include previous removal recommendations based on development and/or poor tree condition.

The current removal list includes the following (19) trees; (13) of which are Protected: Nos. **315-318, 329-336, 338-340, 372, 381**, **388** and **394**. (See attached table for more detail).

## Mitigation

Planting Plan (L-4) dated 7/17/18 lists (23) 15-gal, (28) 24" box, and (8) 36" box new trees to be installed - (59) trees total. According to San Ramon Municipal Code, the current landscape plan satisfies mitigation tree requirements.

Though I did not complete soil testing, new tree species and size recommendations listed on L-4 appear appropriate for the site. However, plans should ensure new trees have adequate space to grow. As mentioned in my last addendum, new tree plantings should generally be installed at approximately 25' on

center. Depending on the species and location, spacing requirements could increase or decrease. Planters 3' wide and under, surrounded by concrete, are usually not suitable for trees and should be considered for shrubs instead. Planters surrounded by concrete should be at least 4' wide for small trees and at least 8' wide for large trees when possible.

Also, 36" box trees will likely require careful consideration during planting, additional monitoring, and more time to establish themselves compared to smaller plantings.

## Additional Comments Regarding Plan Revisions

As mentioned in my original report, construction and development activities and impacts have the potential to seriously harm trees. Common injuries that occur during construction are root damage or loss during grading and trenching, soil compaction, trunk and branch impact injuries, and/or heat and chemical damage.

The proposed addition of a new parking stall near **tree no. 351** will require careful excavation and monitoring if the work is within 9' of the trunk or within the tree's drip line. This tree was not included in the original detailed survey, because it was outside of the initially discussed construction area, therefore further assessment may be needed.

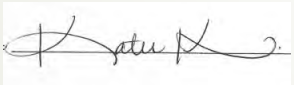
Four additional parking spaces on the north side of the existing administration building may heavily impact **tree no. 341** if root damage or loss occurs within approximately 6.5'-11' from the trunk. The work may also impact **tree no. 342** if root damage or loss occurs within approximately 4.5'-7' from the trunk. Exact measurements of trunk distances to the proposed work zone are needed to determine potential impacts.

I recommend following the *Tree Preservation Guidelines* detailed on page 13 of my original report as closely as possible.

Please review the attached tree removal list revision.

If you have any questions regarding this addendum, please feel free to contact me.

Thank you,



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TREE REMOVAL LIST

| Tag # | Tree Name | DBH (inches) | Protected by DBH, Species or Stream | Reason for Removal |
|---|---|---|---|---|
| 315 | Coast redwood (Sequoia sempervirens) | 11 | No - Species Exempt | Remove due to proposed parking stall |
| 316 | Coast redwood (Sequoia sempervirens) | 5.5 | No - Species Exempt | Remove due to proposed drive aisle |
| 317 | Coast redwood (Sequoia sempervirens) | 7 | No - Species Exempt | Remove due to proposed drive aisle |
| 318 | Coast redwood (Sequoia sempervirens) | 7 | No - Species Exempt | Remove due to proposed drive aisle |
| 329 | Coast live oak (Quercus agrifolia) | 23.5 | Yes | Remove due to poor condition and structure. This tree is also within the proposed educational building parking area |
| 330 | Sweetgum (Liquidambar styraciflua) | 11 | Yes | Remove due to condition, structure and low suitability for retention. This tree is also within a proposed bioretention planter |
| 331 | Sweetgum (Liquidambar styraciflua) | M (4,5,5)* | Yes | Remove due to a low suitability for retention and due to a proposed bioretention planter |
| 332 | Coast redwood (Sequoia sempervirens) | 10.5 | No - Species Exempt | Remove due to a proposed bioretention planter |
| 333 | Coast redwood (Sequoia sempervirens) | 7.5 | No - Species Exempt | Remove due to a proposed bioretention planter |
| 334 | Crape myrtle (Lagerstroemia indica) | M(2,2,2,2,2) | Yes | Remove due to a proposed bioretention planter |
| 335 | Crape myrtle (Lagerstroemia indica) | M(2,2,2,2,2,2) | Yes | Remove due to a proposed bioretention planter |
| 336 | Crape myrtle (Lagerstroemia indica) | M(2,2,2,2,2) | Yes | Remove due to a proposed bioretention planter |
| 338 | Raywood ash (Fraxinus angustifolia 'Raywood') | M (10,12)* | Yes | Remove due to proposed parking spaces. *Two leaders present at 54" above grade, but representative trunk diameter just below that attachment is approximately 16". I suggest a 1:1 replacement ratio (instead of 12:1) to match tree nos. 339 & 340. |
| 339 | Raywood ash (Fraxinus angustifolia 'Raywood') | 13 | Yes | Remove due to proposed parking spaces |

| | | | | |
|---|---|---|---|---|
| 340 | Raywood ash (Fraxinus angustifolia 'Raywood') | M (9,8) | Yes | Remove due to condition and proposed parking spaces |
| 372 | London plane (Platanus x hispanica) | 14.5 | Yes | Remove due to the proposed educational building parking lot entrance |
| 381 | London plane (Platanus x hispanica) | 10 | Yes | Remove due to proposed drive aisle |
| 388 | London plane (Platanus x hispanica) | 10.5 | Yes | Remove due to proposed drive aisle |
| 394 | London plane (Platanus x hispanica) | 11 | Yes | Remove due to parking lot island removal and need for improved traffic flow |

CONSULTING ARBORIST SERVICES

# ADDENDUM NO. 2

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June 6, 2018

David Ford
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Greenbrae, CA 94904

**RE**: Addendum No. 2 to Arborist Report dated 11/14/17
**SITE**: Church of the Valley – 19001 San Ramon Valley Blvd., San Ramon

Mr. Ford,

This is an addendum to my original Arborist Report dated 11/14/17 and includes a review of the revised plan set last dated 5/29/18; emailed on 5/31/18. Revised recommendations based on these changes have been included but only supplement my original report and addendum no. 1; both of which should be reviewed in tandem. This report addresses the following:

- Trees currently listed for removal due to the revisions and previous recommendations
- Current mitigation tree plans
- Additional comments regarding plan revisions

**Tree Removals**:

Due to plan revisions, the tree removal list has been revised to include additional trees, to exclude trees that are now being retained, and to include previous removal recommendations based on development and/or poor tree condition.

The current removal list includes the following (15) trees; (9) of which are Protected: Nos. **315-318, 329-336, 372, 381**, and **388**. (See attached table for more detail).

**Mitigation**:

Landscape Plan sheet L-1, dated 5/29/18, lists (57) new trees to be installed. According to San Ramon Municipal Code, the current landscape plan satisfies mitigation tree requirements.

The new tree species and tree size recommendations listed on L-1 are appropriate, however, revisions should ensure new trees have adequate space to grow. As a general rule, new tree plantings should be installed at approximately 25’ on center. Depending on the species and location, spacing requirements could increase or decrease. Planters 3’ wide and under, surrounded by concrete, are usually not suitable for trees and should be considered for shrubs instead. Planters surrounded by concrete should be at least 4’ wide for small trees and at least 8’ wide for large trees when possible.

Additional Comments Regarding Plan Revisions:

As mentioned in my original report, construction and development activities and impacts have the potential to seriously harm trees. Common injuries that occur during construction are root damage or loss during grading and trenching, soil compaction, trunk and branch impact injuries, and/or heat and chemical damage.

The new location for the educational building, adjacent parking lot, drive aisle, and bioretention areas will require the removal of several more trees (See attached table).

Demolition, excavation and construction of the other drive aisles, parking areas, memory care building, fences and play area may also impact trees in close proximity (i.e. near tree nos. 319, 325-328, and neighboring residential trees). If other construction occurs within Tree Protection Zones (TPZ) of Protected trees, careful excavation and monitoring will be required.

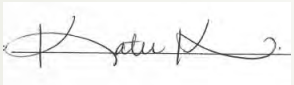
If possible, use permeable surfaces near these trees to allow for air flow, gas exchange and water penetration to roots. Soil compaction and added soil in driplines should also be avoided or minimized. Relocate excavations or tunnel beneath encountered roots over 1" in diameter whenever possible.

If all existing asphalt paving will be demolished and replaced, it may encroach within Protection Zones of many bordering trees. Special consideration, careful excavation, pre-trenching, root pruning and monitoring may be required for trees bordering these areas. I recommend following the *Tree Preservation Guidelines* detailed on page 13 of my original report as closely as possible, as well as the following:

- If curb removal is necessary within TPZ's, perform removal of curbing by hand when possible
- If roots are encountered during curbing demolition or construction, sever them a few inches behind the adjacent curb line
- If curbing will be moved closer to trees, pre-trench and follow root pruning recommendations in the *Tree Preservation Guidelines*
- Keep all exposed roots moist and backfill as soon as possible
- During repaving, use a barrier between the heat source and nearby trees to prevent damage to canopies and trunks; keeping canopies moist when heat is strong.

If you have any questions regarding this addendum, please feel free to contact me.

Thank you,



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Revised Tree Removal List

| Tag # | Tree Name | DBH (in) | Protected by DBH, Species or Stream | Reason for Removal |
|---|---|---|---|---|
| 315 | Coast redwood (Sequoia sempervirens) | 11 | No - Species Exempt | Remove due to proposed parking stall |
| 316 | Coast redwood (Sequoia sempervirens) | 5.5 | No - Species Exempt | Remove due to proposed drive aisle |
| 317 | Coast redwood (Sequoia sempervirens) | 7 | No - Species Exempt | Remove due to proposed drive aisle |
| 318 | Coast redwood (Sequoia sempervirens) | 7 | No - Species Exempt | Remove due to proposed drive aisle |
| 329 | Coast live oak (Quercus agrifolia) | 23.5 | Yes | Remove due to poor condition and structure. This tree is also within the proposed educational building parking area |
| 330 | Sweetgum (Liquidambar styraciflua) | 11 | Yes | Remove due to condition, structure and low suitability for retention. This tree is also within a proposed bioretention planter |
| 331 | Sweetgum (Liquidambar styraciflua) | M (4,5,5)* | Yes | Remove due to a low suitability for retention and due to a proposed bioretention planter |
| 332 | Coast redwood (Sequoia sempervirens) | 10.5 | No - Species Exempt | Remove due to a proposed bioretention planter |
| 333 | Coast redwood (Sequoia sempervirens) | 7.5 | No - Species Exempt | Remove due to a proposed bioretention planter |
| 334 | Crape myrtle (Lagerstroemia indica) | M (2,2,2,2,2) | Yes | Remove due to a proposed bioretention planter |
| 335 | Crape myrtle (Lagerstroemia indica) | M (2,2,2,2,2,2) | Yes | Remove due to a proposed bioretention planter |
| 336 | Crape myrtle (Lagerstroemia indica) | M (2,2,2,2,2) | Yes | Remove due to a proposed bioretention planter |
| 372 | London plane (Platanus x hispanica) | 14.5 | Yes | Remove due to the proposed educational building parking lot entrance |
| 381 | London plane (Platanus x hispanica) | 10 | Yes | Remove due to proposed drive aisle |
| 388 | London plane (Platanus x hispanica) | 10.5 | Yes | Remove due to proposed drive aisle |

CONSULTING ARBORIST SERVICES

# ADDENDUM NO. 1

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January 22, 2018

David Ford
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Greenbrae, CA 94904

**RE**: Addendum No. 1 to Arborist Report dated 11/14/17
**SITE**: Church of the Valley – 19001 San Ramon Valley Blvd., San Ramon

Mr. Ford,

This addendum is in response to your request to preserve certain trees I recommended for removal in my original arborist report. It also addresses one tree I listed as an "eventual" removal, which you now want to consider for the "current" removal list.

**Valley oak no. 305**:

After your request for an addendum, I completed a ground-level, visual inspection of the oak on January 19, 2018. I did not observe any changes in the lean or signs of movement since my last inspection in November of 2017.

My original arborist report listed tree no. 305 as a removal due to its heavy lean, an indication of possible recent movement, and poor trunk taper. I also listed this tree as having a low suitability for long term preservation due to future parking lot clearance issues.

This oak appears to have partially fallen in the past, but stabilized over time. Large, upright epicormic shoots in the canopy indicate the tree has leaned for several years, but a small branch failure touching another tree may indicate recent movement as it appears to have snapped backwards. With that said, the branch failure could also have occurred due to other forces like a wind storm.

In order to consider this tree for retention, the lean needs to be measured and assessed. I recommend having an ISA Certified Arborist assess the lean on a monthly basis for the next six months, starting immediately, before the tree adds weight in the spring. Results of the lean assessments may require further maintenance, like the installation of a specially designed prop, the restriction of pedestrians, and/or monitoring. It may also require tree removal if the lean increases.

The buried trunk flare should also be exposed and assessed. If good taper isn't observed in this area, a root collar excavation may be recommended.

Before taking the first lean measurement, the oak should be pruned to mitigate risk of whole tree failure affecting pedestrians and/or vehicles, by reducing weight in the canopy and by providing 3-5' of parking

lot clearance. A natural pruning system should be implemented using reduction cuts. Pruning should focus on the outer canopy over the parking lot, on crossing limbs, and on deadwood before other live tissue. No more than 15% of the crown should be removed and cuts should be under 4" in diameter. Wood chips from pruning can be repurposed and spread onsite under the tree to provide 2-4" of organic mulch. Personnel assigned to pruning must have a minimum qualification of ISA Certified Tree Worker, Certified Arborist or be under the direct supervision of an ISA Certified Arborist at all times. All pruning shall be performed in accordance with current industry standards.

Flowering cherry no. 320:

Though I listed Flowering cherry no. 320. as a removal due to its poor condition, management has decided to retain the tree for now and add it to the "eventual" removal list. This cherry is a 5.5" diameter specimen in poor condition, outside of proposed construction areas.

Sweetgum no. 331:

Technically, this is a group of three small liquidambar volunteers I listed as one tree due to their close proximity to each other and their shared canopies. Though I listed no. 331 as an "eventual" removal due to poor structure, management would like to add no. 331 to the "current" removal list. I listed no. 331 as Protected due to combined trunk diameters, but since their trunks are separate from one another starting at grade level and since their diameters only measure 4-5" each, the City of San Ramon may not consider them Protected. Due to this ambiguity, I suggest mitigation requirements be a one for one replacement.

Raywood ash no. 340:

Though I listed Raywood ash no. 340 as a removal due to its poor condition and structure, management has decided to retain this tree for now and add it to the "eventual" removal list. The ash is outside of proposed construction areas.

Coast live oak no. 368:

Though I recommended the removal of Coast live oak volunteer no. 368 due to lack of space and poor structure, management had decided to retain this tree for now and add it to the "eventual" removal list. This tree is near the proposed memory care center area, but is not Protected due to its small size and trunk diameter.

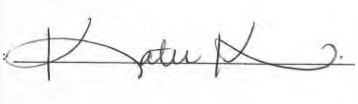
Mitigation Revisions:

Due to these variations, mitigation requirements and suggestions from my original report change from 27 tree replacements to 12 tree replacements. See table below regarding a revision to Protected tree removals and their associated tree replacements.

| Tag # | Tree Name | DBH (inches) | Number of 15gal. Replacements | Replacement Tree Suggestions |
|---|---|---|---|---|
| 329 | Coast live oak | 23.5 | 10 (required) | Coast live oaks |
| 330 | Sweetgum | 11 | 1 (suggested) | Native oak or other |
| 331 | Sweetgum | M (4,5,5) | 1 (suggested) | Native oak or other |

If you have any questions regarding this addendum, please feel free to contact me.

Thank you,



Katie J. Krebs
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650.575.3200

# ARBORIST REPORT

## 19001 San Ramon Valley Blvd.
## San Ramon

Prepared for:

David Ford
Fulcrum Development
336 Bon Air Center #354
Greenbrae, CA 94904

Prepared by:

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November 14 , 2017

# TABLE OF CONTENTS

INTRODUCTION & ASSIGNMENT……..2

SURVEY METHODS……..2

TREE COUNT & DIVERSITY……4

REGULATED TREES……5

SUITABILITY FOR PRESERVATION……7

REVIEW OF POTENTIAL IMPACTS & RECOMMENDATIONS……..7

TREE DISPOSITION……..12

MITIGATION……12

TREE PRESERVATION GUIDELINES……..13

REFERENCES……..16

ASSUMPTIONS & LIMITING CONDITIONS……16

ARBORIST DISCLOSURE STATEMENT……17

CERTIFICATE OF PERFORMANCE……18

ARBORIST QUALIFICATIONS……19

# EXHIBITS

**A** PHOTOS OF SURVEYED TREES
**B** SITE MAP WITH ALL TREE LOCATIONS
**C** TREE INVENTORY & SURVEY

## Introduction & Assignment

Fulcrum Development and the Church of the Valley are proposing to add a 23,000 square foot memory care community and two story 11,538 square foot educational building to their existing 5.5 acre site at 19001 San Ramon Valley Blvd in San Ramon. The site currently consists of two buildings, a playground, parking lots and a seasonal creek in the center. Fulcrum Development has retained me as their project arborist to prepare a tree report in relation to their submittal for this development and to address the City of San Ramon requirements regarding trees. Currently, the project design includes the addition of a memory care center, road, parking stalls, landscaping, school, play structure and other minor changes.

A basic inventory of one hundred twenty-nine (129) Church of the Valley and neighboring trees was completed but only eighty-seven (87) trees were included in the detailed survey and addressed in this report due to their proximity to proposed development. This report does not address the remaining forty-two (42) trees in detail as they are outside of proposed development areas.

This report details my onsite observations, tree survey and general tree preservation guidelines. The owner, contractor and architect are all responsible for knowing the information included in this report and adhering to the conditions provided.

The following defines the scope of work approved by Fulcrum:

- Identify trees within construction areas and others that may be affected by the proposed construction
- Review project plans provided by Fulcrum on 11/3/17
- Tag all trees onsite with numbers for reference to plans, inventory and reporting
- Assess the trees and collect the following data: species, trunk diameter, height, canopy spread and condition rating
- Determine a suitability for preservation rating for each tree
- Collect notes and photos
- Plot approximate tree locations and associated tag numbers on aerial site map
- Identify which trees are defined as *Protected* according to the City of San Ramon
- Assess how the proposed construction may impact trees
- Provide recommendations and General Tree Preservation Guidelines

## Survey Methods

On 11/3/17-11/8/17 I completed a ground level, visual inspection of trees over 6” in diameter at 4.5’ above natural grade. A basic inventory was collected for all trees onsite, but a detailed tree survey was only collected for interior property trees around existing structures and trees near proposed development areas that may be affected by construction. Neighboring residential trees with canopies hanging into the Church of the Valley property were also included if they were near the proposed development. I did not include small ornamentals or multi-stemmed volunteers along perimeters. A basic inventory of all one hundred twenty-nine (129) trees can be found in Exhibit C, but only eighty-seven (87) trees listed in the detailed tree survey will be addressed in this report.

- **Tagging**: All trees included in the survey were marked with a round numbered tag. Most tags are located approximately 6’ above grade on a main stem or lower if access was limited. Inventory numbers start at no. 301 and end at no. 429. Neighboring trees beyond fence-lines were not tagged, but were given a number for reference to this report, inventory and map.
- **Mapping**: Trees were plotted manually on an aerial site map with their associated tag numbers for location purposes only. Not to scale. (See Exhibit B).
- **Assessment**: A ground level, visual inspection of all trees was completed. Neighboring trees adjacent to property lines were also included, but visual assessment was limited due to access. (See Exhibit C for detailed inventory).
- **Tree Name**: Common and scientific names for all trees were determined; Genus and species where possible.
- **Regulation Delineation**: Categorized trees as *Protected* or not protected in relation to their diameter and species according to the City of San Ramon Tree Ordinance. However, trees with smaller diameters may still be protected under pre-existing landscape plans.
- **DBH (Diameter at Breast Height)**: Trunk diameters rounded to the nearest half inch at 4.5’ above natural grade were measured. If scaffold limbs were present at 4.5’, a measurement was taken just below that point to get a better representation of the trunk. If the tree had multiple stems, diameters were combined at 4.5’. Estimates were made where access was poor.
- **Height**: Estimated tree height ranges in feet.
- **Canopy Spread**: Estimated distance from widest radius in the canopy in feet.
- **Relative Age**: Estimated tree age as young, semi-mature, mature or over-mature.

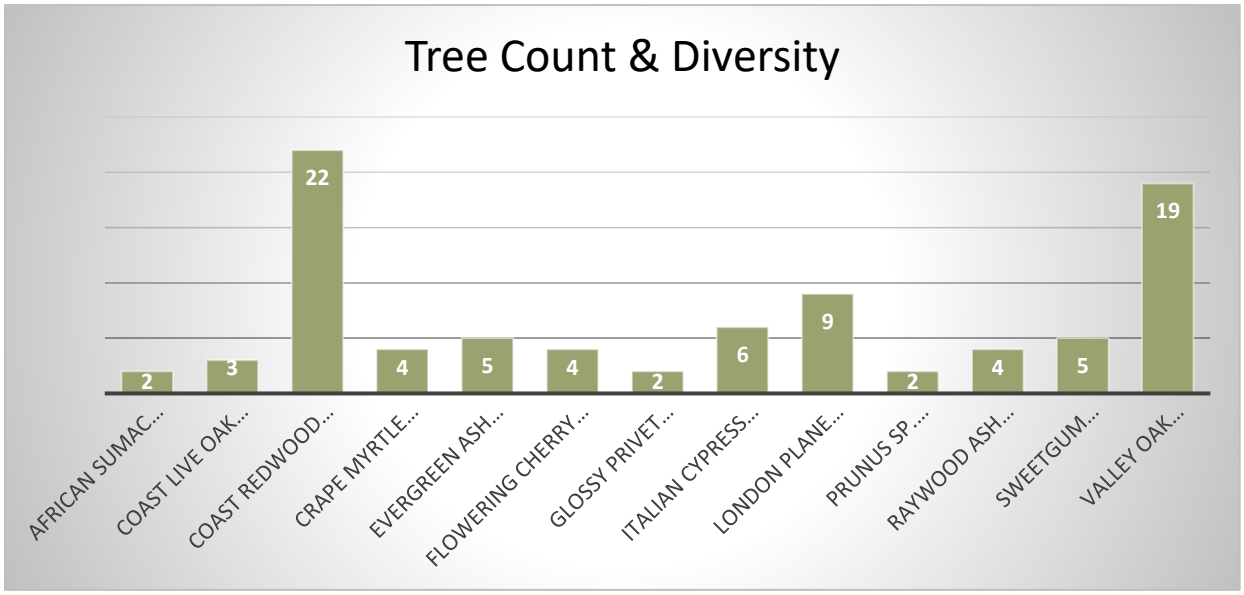
- **Health**: Assessed foliage health, foliage color, root collar (where visible), trunk, tree crown and considered tree vigor to calculate tree health on a 0-5 scale where 0 is dead and 5 is excellent.
- **Structure**: Assessed tree structure (where visible) on a 0-5 scale where 0 is poor and 5 is excellent.
- **Overall Condition**: Determined overall tree condition based on a variety of factors and rated them on a qualitative scheme of dead, poor, fair and good.
- **Suitability for Preservation**: Evaluated each tree's suitability for preservation as low, moderate or high based long-term success. Not based on anticipated development.
- **Retention Recommendations**: Determined which trees to remove, eventually remove, retain or relocate.
- **Impacts of Proposed construction**: Evaluated Site Plan Sheet 1 of 1, dated April 2017 provided by Fulcrum Development on 11/3/17.

## Tree Count & Diversity

Eighty-seven (87) trees of thirteen (13) varying species are included in the detailed tree survey. As seen in Chart 1, most are Coast redwood and Valley oaks, making up over 47% of the total population.

For a complete inventory and map of trees, see Exhibit B and Exhibit C attached at the end of this report

**Chart 1**: Tree Count & Diversity for Tree Survey



## Regulated Trees

The City of San Ramon Zoning Ordinance – Division D5 Resource Management: Chapter II – Tree Preservation and Protection defines *Protected* trees as any of the following:

1. A native oak tree with a diameter of six or more inches as measured 54 inches above the ground.
2. A heritage, or landmark tree or grove identified by City Council Resolution.
3. Significant groves or stands of trees identified by City Council Resolution.
4. A tree required to be planted, relocated, or preserved that is specifically identified as a condition of approval for a Tree Removal Permit or other discretionary permit, and/or as environmental mitigation for a discretionary permit.
5. A tree within 100 feet of a perennial stream, or within 50 feet of a seasonal stream that is six inches or more in diameter as measured at 54 inches above the ground.
6. A mature tree other than those listed in Subsections A.1 through A.4, that is eight inches or more in diameter as measured at 54 inches above the ground that is not otherwise exempt from the requirement of this Chapter.

According to the City of San Ramon, a Tree Removal Permit is required for the following:

a. Relocation, removal, cutting-down, or other act that causes the destruction of a protected tree
b. Issuance of building or grading permits resulting in the removal of a protected tree
c. The approval of a, Development Plan, Use Permit, Minor Use Permit, Variance, or subdivision map, hereafter referred to as "discretionary projects" resulting in the removal of a protected tree.

The following trees are exempt from removal permits in all zones:

- Willow - Dead
- Fruit - Unsightly
- Eucalyptus - Hazardous
- Redwood - Similar ornamental tree, as determined by the Director
- Alder - Trees causing utility damage
- Cottonwood - Trees obstructing line-of-sight visibility
- Pine - Limited habitat value

Some variations of these regulations may apply; especially in regard to hillside, creek, grove and ridgeline areas. For example, heritage trees, landmark trees and certain groves are also *Protected*. Please reference The City of San Ramon Zoning Ordinance – Division D5 Resource Management and the Planning Department for more detail.

Of the eighty-eight (88) trees included in the detailed survey, forty-six (46) are *Protected* Church of the Valley trees. The remaining trees are not protected by their diameter or species, but may be protected by a pre-existing landscape plan or other regulation. Neighboring trees may be *Protected*, but were not included in this list because their retention depends on the neighbor. The following table includes a list of Church of the Valley trees included in the detailed survey that are considered *Protected* due to their size and/or species.

**Table 1**: *Protected* Church of the Valley Trees (46 Trees)

| Tag # | Tree Name |
|---|---|
| 301 | Valley oak |
| 302 | Valley oak |
| 303 | Valley oak |
| 304 | Valley oak |
| 305 | Valley oak |
| 306 | Valley oak |
| 307 | African sumac |
| 308 | African sumac |
| 309 | Evergreen ash |
| 319 | Valley oak |
| 321 | Flowering cherry |
| 322 | Flowering cherry |
| 324 | Flowering cherry |
| 325 | Evergreen ash |
| 326 | Evergreen ash |
| 327 | Valley oak |
| 328 | Coast live oak |
| 329 | Coast live oak |
| 330 | Sweetgum |
| 331 | Sweetgum |
| 334 | Crape myrtle |
| 335 | Crape myrtle |
| 336 | Crape myrtle |

| Tag # | Tree Name |
|---|---|
| 338 | Raywood ash |
| 339 | Raywood ash |
| 340 | Raywood ash |
| 344 | Evergreen ash |
| 345 | Evergreen ash |
| 357 | London plane |
| 358 | London plane |
| 363 | London plane |
| 364 | Valley oak |
| 365 | Valley oak |
| 366 | Valley oak |
| 367 | Valley oak |
| 369 | Valley oak |
| 370 | Valley oak |
| 371 | London plane |
| 372 | London plane |
| 373 | Valley oak |
| 374 | Valley oak |
| 375 | Valley oak |
| 376 | London plane |
| 381 | London plane |
| 388 | London plane |
| 394 | London plane |

## Suitability for Preservation

Each tree onsite has been rated for its suitability for preservation, despite anticipated development. Many factors are considered to assign each tree with either a **high**, **moderate** or **low** suitability for preservation rating. Factors such as tree health, condition, age, planting location, species and structure are all considered to determine if each tree is suitable for the site and if it has a potential to perform well over the long-term.

Some trees may have good health and structure, but receive a low rating if they are planted in an area not suited to them. Trees in fairly poor condition may still receive a moderate rating if they are planted in an appropriate location and have the potential to improve with proper care. A high rating includes trees both in fair to good condition and suited to their current location. A low rating may be assigned to a tree in severe decline or that may outgrow its planter relatively soon.

The following rating lists include Church of the Valley trees included in the detailed survey. Neighboring trees were not included because their retention is an owner decision.

**High Suitability for Preservation**: Nos. 301-304, 306, 310-318, 325, 326, 328, 334-336, 341-345, 357, 358, 363, 364, 367, 370-372, 376, 381, 388 & 394.

**Moderate Suitability for Preservation**: Nos. 309, 319, 321, 322, 327, 329, 332, 333, 337-339, 365, 366, 369, 373 & 374

**Low Suitability for Preservation**: Nos. 305, 307, 308, 320, 323, 324, 330, 331, 340, 368 & 375

## Review of Potential Impacts & Recommendations

Construction and development activities and impacts have the potential to seriously harm trees. Common injuries that occur during construction are root damage or loss during grading and trenching, soil compaction, trunk and branch impact injuries and/or heat and chemical damage.

The following is a preliminary review of how the proposed development may affect trees included in this survey. The evaluation of potential impacts is based on a set of plans I received on 11/3/17 and a walk through of the site with Fulcrum on the same day. Since plans are currently incomplete, the impacts of potential disturbances and tree preservation strategies cannot be discussed in detail. The following comments and recommendations are general.

More detailed conversations about impacts and specific preservation plans can be reported as the project evolves. Please also review details and notes provided in Exhibit C for specific trees.

**MEMORY CARE CENTER - IMPACT COMMENTS**:

Most of the trees that will be affected by development of the memory care center are Church of the Valley trees on perimeter property lines (**nos. 364-369**). Though there is an approximate 10-15 foot setback from the proposed building to the property fence-line, some root damage is expected to occur. With that said, only two of the trees in that area are listed with a high suitability for preservation (**nos. 364 & 367**); the other four have low to moderate suitability for preservation ratings and should be consider for removal in the next several years due to structure and/or lack of space (**nos. 365, 366, 368, 369**). Further discussion will be needed regarding activities in the setback area as the project evolves. In the meantime, follow the tree preservation guidelines below.

Though most of the neighboring canopy driplines (**nos. 407-429**) do not extend significantly into the church side setback area, nutrient and water absorbing roots are often found beyond that point and could be impacted by construction of the memory care center. If no activity occurs within the setback area, all protection guidelines are followed and roots remain undamaged, the impact to neighboring trees is expected to be minimal. If construction activities do occur within this zone, the impacts will need to be addressed on an individual basis because trees have different tolerance levels depending on their species, age and condition.

Proposed landscaping near the southeast corner of the property should consider neighboring trees. Small compatible plantings and careful installation to avoid significant root damage should be considered.

Aside from applying 2-4” of organic wood chip mulch and ensuring good soil moisture, the setback area should remain undisturbed as much as possible. Any plans for grade changes, trenching, compaction, traffic, and/or anticipated root damage should be discussed with the Project Arborist prior to construction.

Several trees along the south side of the seasonal creek bank will also be impacted by the proposed memory center road and parking stalls. Development is expected to occur within the natural driplines of *Protected* oaks along the southern creek bank (**nos. 301-306**), but construction is not expected to damage the canopies of these oaks because they have been significantly pruned back. Since their driplines were originally much larger, development will occur within the Critical Root Zones of these oaks and special attention will be required to avoid substantial root injury and soil disturbances. The trees have already lost a substantial portion of their canopies, so root damage and the removal of any green tissue should be avoided to help prevent tree decline.

Redwood **nos. 315-318** will require removal due the new road and parking stalls. Redwood **no. 314** is nearby and currently located within proposed landscaping. Trees prefer to have mulch under their canopies, but if landscaping is still considered, it should be compatible and minimal. If retained, soil and root disturbances should be avoided around tree **no. 314**.

London plane **no. 363** will require protection since it in close proximity to the new road entrance. If any curb changes or soil disturbances are expected around this tree, removal may be required.

**EDUCATIONAL BUILDING – IMPACT COMMENTS**:

Approximately six trees are in close proximity to the proposed school building.

A request for the removal of oak **no. 329** may have already been submitted by the Church due to previous topping and its condition. Currently the tree does not appear to be in a high traffic area, but if the addition of a play structure and school occurs, this tree may not be the best specimen to retain as it will be difficult to improve its structure and condition.

Oak **no. 328** is close to the proposed play structure and fence-line. This tree will require protection and special consideration to avoid injury. Any work within its dripline should be monitored by the Project Arborist.

Oak. **no. 327** may suffer subtle injuries if the construction of a fence occurs within its dripline. If consideration is taken to avoid root and soil disturbances, the impacts are expected to be minimal.

The driplines of ash **nos. 325 and 326** are outside of the proposed school building, but the trees are close to a proposed fence and an area that will likely require traffic for construction. These ashes should be protected and any work within driplines should be monitored by the Project Arborist.

London plane **no. 372** is a parking lot tree. This tree should be protected and pruned for large vehicle clearance prior to construction. If any curb changes or soil disturbances are expected around this tree, removal may be required.

**GENERAL IMPACT COMMENTS**:

Other trees were included in the detailed survey because they are near areas I anticipate equipment storage and heavy traffic may occur during construction. Though these trees are far away from the immediate development, they can still be impacted and should be protected. Trees will eventually need to be addressed on an individual basis; in the meantime, construction plans should dedicate specific ingress/egress points for equipment, parking zones, storage areas and staging areas so the trees nearby can be properly protected.

1. **TREE REMOVALS DUE TO PROPOSED DEVELOPMENT**: (4) trees

| Tag # | Tree Name | DBH (inches) | Protected by DBH, Species or Stream |
|---|---|---|---|
| 315 | Coast redwood | 11 | No - Species Exempt |
| 316 | Coast redwood | 5.5 | No - Species Exempt |
| 317 | Coast redwood | 7 | No - Species Exempt |
| 318 | Coast redwood | 7 | No - Species Exempt |

2. **TREE REMOVALS DUE TO POOR STRUCTURE, CONDITION AND/OR SPACE**: (6) trees

| Tag # | Tree Name | DBH (inches) | Protected by DBH, Species or Stream |
|---|---|---|---|
| 305 | Valley oak | 24 | Yes |
| 320 | Flowering cherry | 5.5 | No - Under size |
| 329 | Coast live oak | 23.5 | Yes (Owner may submit removal separately) |
| 330 | Sweetgum | 11 | Yes (Owner may submit removal separately) |
| 340 | Raywood ash | M (9,8) | Yes |
| 368 | Coast live oak | 5.5 | No – Under size |

3. **TREES TO EVENTUALLY CONSIDER FOR REMOVAL DUE TO STRUCTURE, CONDITION AND/OR SPACE**: (9) trees

| Tag # | Tree Name | DBH (inches) | Protected by DBH, Species or Stream |
|---|---|---|---|
| 307 | African sumac | M(8,7,6,9,5,6) | Yes |
| 308 | African sumac | M(4,5,7,5,4,6) | Yes |
| 323 | Glossy privet | 5.5 | No - Under size |
| 324 | Flowering cherry | 13.5 | Yes |
| 331 | Sweetgum | M (4,5,5)* | Yes |
| 365 | Valley oak | 11 | Yes |
| 366 | Valley oak | 10.5 | Yes |
| 369 | Valley oak | M (7,6.5,6) | Yes |
| 375 | Valley oak | 14 | Yes |

4. **TREES TO RETAIN AND PROTECT**: Includes four (45) trees that have a higher likelihood of tolerating the proposed development due to their good condition and/or distance from disturbances – only if protection guidelines are followed and tree damaged is minimal. Neighboring tress not included, but should be retained and protected also.

| Tag # | Tree Name | DBH (inches) | Protected by DBH, Species or Stream |
|---|---|---|---|
| 301 | Valley oak | 15.5 | Yes |
| 302 | Valley oak | 24.5 | Yes |
| 303 | Valley oak | 36.5 | Yes |
| 304 | Valley oak | 21 | Yes |

| | | | |
|---|---|---|---|
| 306 | Valley oak | 22.5 | Yes |
| 309 | Evergreen ash | 27 | Yes |
| 310 | Coast redwood | 11 | No - Species Exempt |
| 311 | Coast redwood | 13 | No - Species Exempt |
| 312 | Coast redwood | 12 | No - Species Exempt |
| 313 | Coast redwood | 11 | No - Species Exempt |
| 314 | Coast redwood | 13 | No - Species Exempt |
| 319 | Valley oak | 57 | Yes |
| 321 | Flowering cherry | 10.5 | Yes |
| 322 | Flowering cherry | 9 | Yes |
| 325 | Evergreen ash | 30.5 | Yes |
| 326 | Evergreen ash | 21 | Yes |
| 327 | Valley oak | M (26, 29) | Yes |
| 328 | Coast live oak | 23 | Yes |
| 332 | Coast redwood | 10.5 | No - Species Exempt |
| 333 | Coast redwood | 7.5 | No - Species Exempt |
| 334 | Crape myrtle | M(2,2,2,2,2) | Yes |
| 335 | Crape myrtle | M(2,2,2,2,2,2) | Yes |
| 336 | Crape myrtle | M(2,2,2,2,2) | Yes |
| 337 | Coast redwood | 15 | No - Species Exempt |
| 338 | Raywood ash | M (10,12) | Yes |
| 339 | Raywood ash | 13 | Yes |
| 341 | Coast redwood | 26.5 | No - Species Exempt |
| 342 | Coast redwood | 17.5 | No - Species Exempt |
| 343 | Coast redwood | 31 | No - Species Exempt |
| 344 | Evergreen ash | 24 | Yes |
| 345 | Evergreen ash | 29.5 | Yes |
| 357 | London plane | 14 | Yes |
| 358 | London plane | 12.5 | Yes |
| 363 | London plane | 13 | Yes |
| 364 | Valley oak | 16 | Yes |
| 367 | Valley oak | 13.5 | Yes |
| 370 | Valley oak | 9 | Yes |
| 371 | London plane | 11.5 | Yes |
| 372 | London plane | 14.5 | Yes |
| 373 | Valley oak | 17.5 | Yes |
| 374 | Valley oak | 18.5 | Yes |
| 376 | London plane | 8.5 | Yes |
| 381 | London plane | 10 | Yes |
| 388 | London plane | 10.5 | Yes |
| 394 | London plane | 11 | Yes |

## Tree Disposition

My assessment of the trees concludes the following:

**(4) *Protected* trees to remove**

**(6) Unprotected trees to be removed**

**(9) Trees to consider for eventual removal**

**(45) Trees to retain and protect**

**(23) Neighboring Trees to retain and protect**

## Mitigation

The City of San Ramon Zoning Ordinance – Division D5-10 Tree Planting and Replacement states that "replacement plantings or in-lieu fees may be required where the review authority determines preservation is infeasible". The following is a summary of the San Ramon Planting and Replacement requirements. Please refer to Division D5-10 and the Planning Department for more detail.

Replacement requirements shall be calculated using the City of San Ramon table below. Since trees under 19 inches in diameter do not require replacements according to the table, trees under 19 inches should expect to require a one for one replacement.

| Species of Tree to be Removed | Diameter of Tree to be Removed[1] | Mitigation Value (required number of replacement trees) | Required Size and Species of Replacement Trees for Mitigation Value |
|---|---|---|---|
| Blue oak | 6 to 9 inches<br>10 to 15 inches<br>16 to 25 inches<br>26 or more inches | 8<br>12<br>20<br>26 | 15-gallon blue oaks |
| Valley oak | 6 to 9 inches<br>10 to 15 inches<br>16 to 25 inches<br>26 or more inches | 6<br>9<br>15<br>19 | 15-gallon valley oaks |
| Live oak | 6 to 9 inches<br>10 to 15 inches<br>16 to 25 inches<br>26 or more inches | 4<br>6<br>10<br>13 | 15-gallon oaks |
| Other protected tree | 19 to 25 inches<br>26 or more inches | 12<br>15 | 15-gallon trees |

15 gallon replacement trees should be planted unless 5 gallon replacements are deemed more appropriate and approved by the City. Instead of requiring replacement trees, the City may require the implementaion of a Revegetaion Plan instead. Please see the above mentioned ordinance for more detail.

**Replacement tree suggestions for *Protected* tree removals**:

| Removal Tag # | Removal Tree Name | DBH (inches) | Number of 15gal. Replacements | Replacement Tree Suggestions | Notes |
|---|---|---|---|---|---|
| 305 | Valley oak | 24 | 15 | Valley oaks | Consider replacements along top of creek bank, property perimeters for screening & front lawn only if grass is pulled back. |
| 329* | Coast live oak | 23.5 | 10 | Coast live oaks | *May have been removed as part of a separate permit. Consider replacements along top of creek bank, property perimeters for screening & front lawn only if grass is pulled back. |
| 330* | Sweetgum | 11 | 1 | Native or other approved by City & arborist | *May have been removed as part of a separate permit. Consider replacements along top of creek bank, property perimeters for screening & front lawn only if grass is pulled back. |
| 340 | Raywood ash | M (9,8) | 1 | Native or other approved by City & arborist | Consider replacements along top of creek bank, property perimeters for screening & front lawn only if grass is pulled back. |

**MITIGATION TREE REPLACEMENTS REQUIRED: 27**

International Society of Arboriculture Best Management Practices (BMP's) for Tree Planting should be followed. Tree planting specifications can be provided upon request.

## General Tree Preservation Guidelines

As mentioned above, construction and development activities and impacts have the potential to seriously harm trees. Common injuries that occur during construction are root damage or loss during grading and trenching, soil compaction, trunk and branch impact injuries and/or heat and chemical damage.

Trees provide social, environmental and economic benefits, and thus are an asset worth protecting. The following guidelines and the City of San Ramon Zoning Ordinance should be followed to help protect retained trees throughout the construction process. Adjustments to these guidelines may be required if revisions to project plans are made. The Arborist Report and Tree Preservation Guidelines should be copied onto a plan sheet and become part of the final plan set.

1. **Tree Protection Zone**: A Tree Protection Zone (TPZ) is a defined area around a tree intended to protect roots and soil to help ensure their future health and stability.

   The TPZ radius shall be ten times the trunk diameter. (e.g. two-foot or 24" diameter tree = twenty-foot radius from the perimeter of the trunk or forty-foot total TPZ.)

   Contractor shall notify the project arborist a minimum of 24 hours in advance of any activity within the TPZ.

2. **Tree Fencing**: Tree protection fencing around TPZ's shall be installed before any equipment comes on site, prior to demolition or construction, and inspected by the Project Arborist. Unless otherwise approved; fencing shall be used to protect the trees described as follows:

   A minimum of six-foot high chain link fencing shall be installed at the TPZ perimeters or beyond of all trees to be preserved. The fence shall be mounted on eight-foot tall, two-inch diameter galvanized posts and driven into the ground a minimum of two feet, on a minimum of ten-foot centers. Stanchions fashioned securely with rebar staples 12" deep may also be used. Do not use portable footings unless approved by the Project Arborist.

   Fencing is required to remain in place until all construction is complete.

3. **Signage**: 8.5" x 11" TPZ Warning Signs shall be attached to the face of each fence and state "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT AUTHORIZATION FROM PROJECT ARBORIST"

4. **Restricted activities within TPZ's:** To prevent or minimize potential injury to designated trees during construction or development, certain activities are prohibited or restricted within the TPZ.

   Restricted activities include but are not limited to: Demolition, soil grading, trenching, storage of materials, soil or debris, tool/equipment cleaning, dumping of chemicals, paint or concrete slurry, pedestrian traffic and parking of vehicles or equipment. Trees shall not be used for bracing, anchoring or winching.

5. **Mulching**: Exposed soil under canopies and throughout the TPZ should be covered with 2-4" of organic wood chip mulch.

6. **Irrigation:** Soil moisture should be monitored regularly to ensure it is moist to a depth of 18". In the event irrigation is disrupted supplemental irrigation must be provided. Ten to fifteen gallons per inch of trunk diameter can be used as a rule of thumb, but must be monitored for adequacy by monitoring soil moisture with a probe or other device. Slow soil soaking throughout the entire TPZ may be needed through dry weather and increased as needed during persistent hot and dry weather.

7. **Pruning:** Personnel assigned to pruning trees must have a minimum qualification of ISA Certified Tree Worker, Certified Arborist or be under the direct supervision of an ISA Certified Arborist at all times. All pruning shall be performed in accordance with current industry standards.

   Prior to construction, trees that interfere with driveways and sidewalks should be pruned for clearances. This will minimize the potential for limb breakage and pruning by unskilled workers through the project. Pruning shall not be attempted by construction or contractor personnel.

   Following construction, pruning of green tissue should be avoided on trees for at least two years unless recommended by an arborist. Pruning should be limited to deadwood removal, clearances and/or safety concerns.

8. **Root Pruning & Excavation:** The project arborist must be on site to monitor all trenching or excavation inside the TPZ. Root pruning must be completed by personnel with a minimum qualification of ISA Certified Tree Worker, Certified Arborist or be under the direct supervision of an ISA Certified Arborist at all times. If roots over two inches in diameter are encountered outside the TPZ, the project arborist must be notified so that recommendations for treatment can be made.

   Roots that are severed must be cut cleanly with a sharp tool (chainsaw, pruning saw, or loppers) covered and kept moist until the trench is backfilled. Root ends can be wrapped with burlap and wetted to keep them moist, but backfill and soil moistening should be immediate. Avoid tearing or damaging the outer surface or bark of roots to be retained.

   Relocate excavations or tunnel beneath encountered roots over 1” in diameter whenever possible.

9. **Follow up inspections**: The City may require follow up letters documenting how the work was carried out and mitigation requirements if deemed necessary.

**Additional Inspections:** Depending on development and other City requirements, the Project Arborist may need to perform the following site inspections.

A. Inspection of Protective Tree Fencing: Project Arborist to verify that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit, unless otherwise approved.

B. Pre-Construction Meeting: Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators and City Arborist.

C. Inspection of Rough Grading: If grading is necessary, the project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and/or trenching. Also, if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist with at least 48 hours of notice of such activity.

D. Monthly Inspections: The Project Arborist shall perform monthly inspections to monitor changing conditions and tree health.

E. Special activity within the Tree Protection Zone: Work within the TPZ requires the direct onsite supervision of the Project Arborist

## References

Matheny, Nelda P., James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. International Society of Arboriculture: Champaign, IL, 1998.

Fite, Kelby, E. Thomas Smiley. Managing Trees During Construction – Best Management Practices. 2nd Ed. International Society of Arboriculture: Champaign, IL, 2016.

## Assumptions & Limiting Conditions

1. Unless expressed otherwise: A.) Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of the inspection; and B.) The inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring, unless specifically stated otherwise in this report. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

2. This inspection is limited to a visual inspection of what can be seen from the ground. No guarantee or warranty regarding the conditions or safety of these trees; is expressed or implied beyond the day of the inspection. (See Arborist Disclosure Statement)

3. Any legal descriptions provided to the Consultant/Appraiser are assumed to be correct. Any titles and ownerships of any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

6. Loss or alteration of any part of this document invalidates the entire document.

7. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without prior express written or verbal consent of the Consultant/Appraiser.

8. The Consultant/Appraiser shall not be required to give testimony or to 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.

9. Neither all, nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the Consultant/Appraiser particularly as to value conclusions, identity of the Consultant/Appraiser, or any reference to any professional society or institute of to any initialed designation conferred upon the Consultant/Appraiser as stated in his qualifications.

10. This report and the values expressed herein represent the opinion of the Consultant/Appraiser, and the Consultant/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.

11. Sketches, graphs and photographs in this report, are intended as visual aids, and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

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## Arborist Disclosure Statement

*Arborist: ___Katie Krebs_____Date: ____November 14, 2017*

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate

information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

## Certificate of Performance

I, Katie Krebs, certify that:

I have personally inspected the trees and properties referred to in this report and have stated my findings accurately.

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

That my analysis, opinions, conclusions, and this report were developed and prepared according to commonly accepted arboricultural practices.

No one provided significant professional assistance to me, unless indicated in the report.

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing with the Western Chapter International Society of Arboriculture; I am an International Society of Arboriculture Certified Arborist and have my International Society of Arboriculture Tree Risk Assessment Qualification. I have been involved in the field of arboriculture for over ten years.

Signed: ____ _____ Date: ___November 14, 2017

## Arborist Qualifications

**Credentials**:

- International Society of Arboriculture (ISA), Certified Arborist #WE-8731A
- International Society of Arboriculture (ISA) Tree Risk Assessment Qualified

**Professional Affiliations**:

- International Society of Arboriculture
- Western Chapter International Society of Arboriculture

**Education and Background**:

- Katie J. Krebs – Consulting Arborist Services, 2017 – Present
- Cleary Bros. Landscape – Arborist Account Manager, 2013-2016
- ValleyCrest – Arborist Associate Account Manager, 2010-2013
- New Image Landscape – Arborist – 2008-09
- City of Palo Alto Public Works Tree Department – Technical Specialist, 2008
- Graduate of ASCA Arboricultural Consulting Academy
- Mountain View Trees – Previous Board member, Secretary and Volunteer
- UC Davis – B.A. Nature & Culture with emphasis in Arboriculture, 2003-05
- Ten plus years of varied arboricultural experience

# EXHIBIT A:

TREE #307
TREE #308

TREE #309

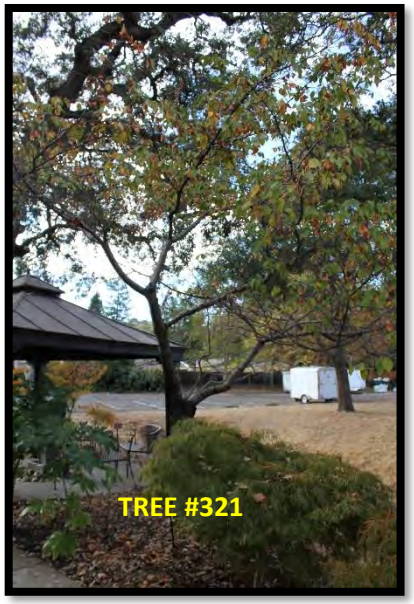
TREE #310

TREE #311, 312, 313, 314, 315

TREE #318
TREE #317
TREE #316

TREE #319

TREE #320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TREE #371

TREE #372

TREE #373
TREE #374

TREE #375

TREE #376

TREE #381

TREE #388

TREE #394

TREE #407

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TREE #409

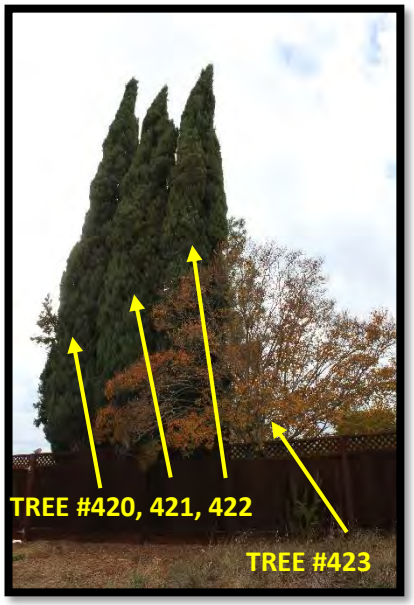
TREE #410, 411, 412

TREE #413

TREE #414, 415, 416

TREE #417
TREE #418

TREE #419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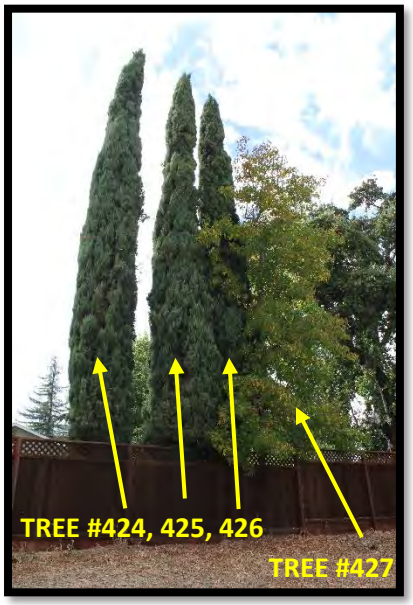
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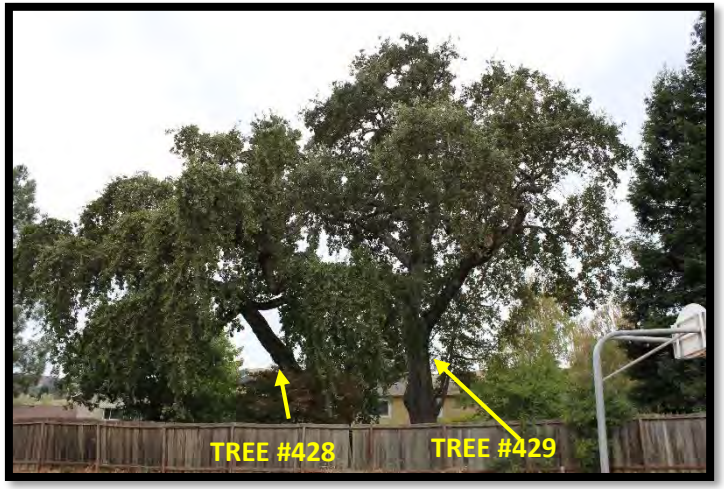
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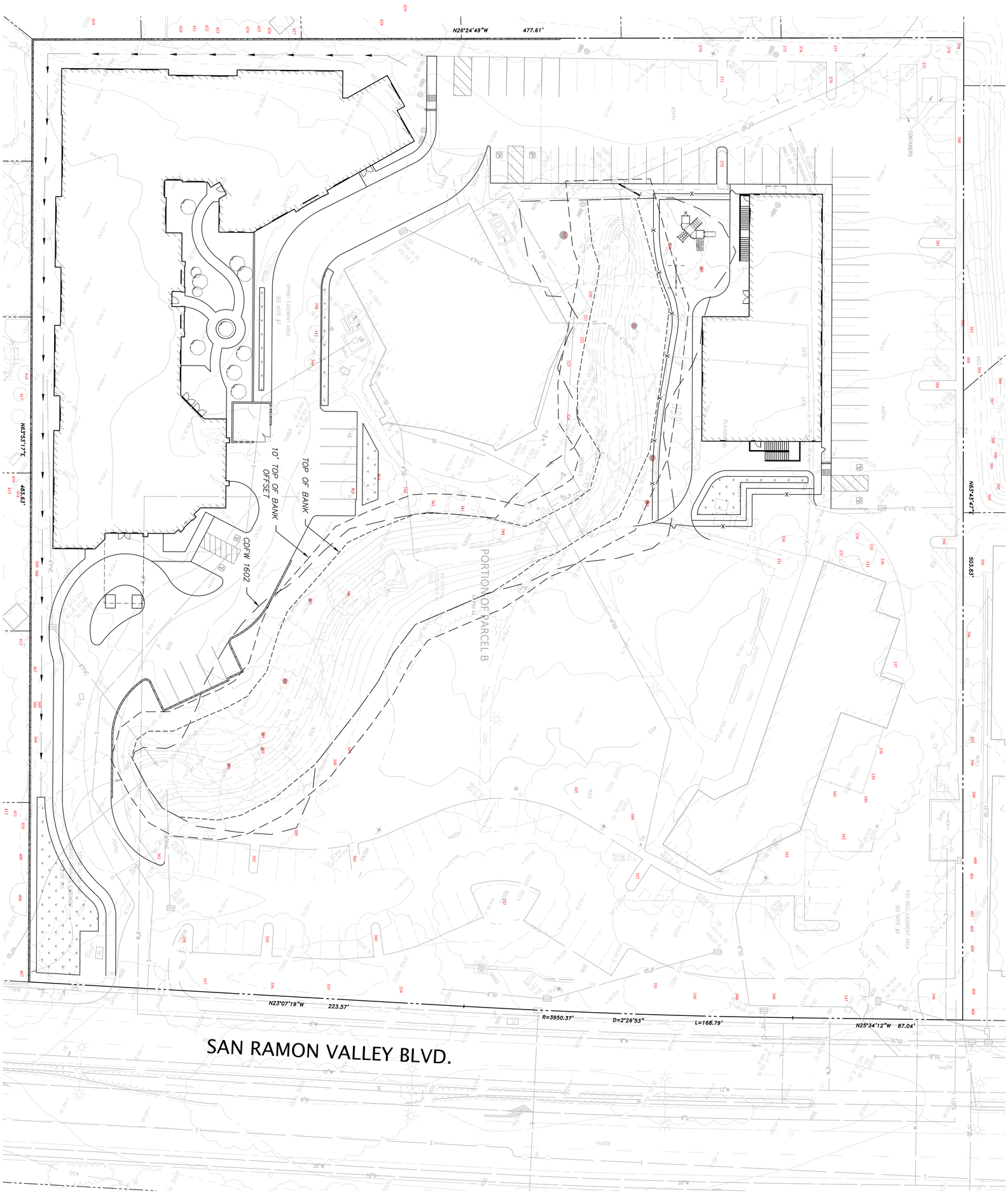


# SITE PLAN
OF
19001 SAN RAMON VALLEY BLVD
FOR
FULCRUM DEVELOPMENT

SAN RAMON, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

| NO. | REVISION | BY | NO. | REVISION | BY |
|---|---|---|---|---|---|
| | | | | | |

| | |
|---|---|
| DATE | APRIL, 2017 |
| SCALE | |
| DESIGNER | |
| JOB NO. | A06601-3 |
| SHEET | 1 |
| OF | 1 SHEETS |

| Tag # | Tree Name | DBH (inches) | Height (feet) | Canopy Spread (feet) | Age (Over-Mature, Mature, Young) | Health (0-5) | Structure (0-5) | Overall Condition (Good, Fair, Poor, Dead) | Protected by DBH, Species or Stream | Suitability for Preservation | Retain, Remove, Phase Out or Move | Potential Impacts of Disturbance & Mitigation | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 301 | Valley oak (*Quercus lobata*) | 15.5 | 35-45 | 45 | Semi-mature | 4 | 3 | Good | Yes | High | Retain | New road & parking | Buried trunk flare. |
| 302 | Valley oak (*Quercus lobata*) | 24.5 | 50-60 | 38 | Mature | 3 | 3 | Fair | Yes | High | Retain | New road & parking | Recent pruning. One 12" cut and several smaller. Natural canopy was larger. Buried trunk flare. |
| 303 | Valley oak (*Quercus lobata*) | 36.5 | 55-65 | 75 | Mature | 3 | 3 | Fair | Yes | High | Retain | New road & parking | Recent pruning. One 15" cut and 20+ smaller cuts. Natural canopy was larger. Buried trunk flare. |
| 304 | Valley oak (*Quercus lobata*) | 21 | 50-60 | 50 | Mature | 3 | 3 | Fair | Yes | High | Retain | New road & parking | Recent pruning. 15+ cuts. Buried trunk flare. |
| 305 | Valley oak (*Quercus lobata*) | 24 | 50-60* | 50 | Mature | 3 | 1 | Fair | Yes | Low | Remove due to structure | New road & parking | *Heavy lean - Trunk to top of canopy is 50', but less than 35' above grade. Likely grown this way for a while, but signs of more recent movement. Poor trunk taper. Buried flare. Eventual clearance issue. |
| 306 | Valley oak (*Quercus lobata*) | 22.5 | 50-60 | 50 | Mature | 3 | 3 | Fair | Yes | High | Retain | New road & parking | Buried trunk flare. Recent pruning - 15+ cuts. |
| 307 | African sumac (*Rhus lancea*) | M(8,7,6,9,5,6) | 20-30 | 27 | Mature | 3 | 1 | Fair | Yes | Low | Eventually remove due to structure | Outside of proposed construction | 6 stems - Combined DBH of 41". Twisting/crossing stems. Recently pruned. Poor structure, but dense canopy may be valued. |
| 308 | African sumac (*Rhus lancea*) | M(4,5,7,5,4,6) | 15-25 | 31 | Mature | 3 | 1 | Fair | Yes | Low | Eventually remove due to structure | Outside of proposed construction | 6 stems - Combined DBH of 31". Twisting/crossing stems. Poor structure, but dense canopy may be valued. |
| 309 | Evergreen ash (*Fraxinus uhdei*) | 27 | 50-60 | 45 | Mature | 3 | 3 | Fair | Yes | Moderate | Retain & further assess | Outside of proposed construction | Unidentified fungi under canopy. Further assessment needed. A few surface roots are damaged and some are circling. 2 leaders with acute angle of attachment. |
| 310 | Coast redwood (Sequoia sempervirens) | 11 | 30-40 | 16 | Semi-mature | 5 | 4 | Good | No - Species Exempt | High | Retain | Outside of proposed construction | Buried flare. Small double leaders at top. |

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| 311 | Coast redwood (Sequoia sempervirens) | 13 | 30-40 | 18 | Semi-mature | 5 | 5 | Good | No - Species Exempt | High | Retain | Outside of proposed construction | Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 312 | Coast redwood (Sequoia sempervirens) | 12 | 30-40 | 18 | Semi-mature | 5 | 5 | Good | No - Species Exempt | High | Retain | Outside of proposed construction | Slightly buried trunk flare. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 313 | Coast redwood (Sequoia sempervirens) | 11 | 30-40 | 17 | Semi-mature | 5 | 5 | Good | No - Species Exempt | High | Retain | New road & parking | Slightly buried trunk flare. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 314 | Coast redwood (Sequoia sempervirens) | 13 | 30-40 | 20 | Semi-mature | 5 | 5 | Good | No - Species Exempt | High | Retain | New road, parking & landscape | Slightly buried trunk flare. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch. Within new landscape and close to new parking. Approx. 15' from new parking. Monitor. |
| 315 | Coast redwood (Sequoia sempervirens) | 11 | 30-40 | 16 | Semi-mature | 5 | 5 | Good | No - Species Exempt | High | Remove due to construction | New road & parking | Slightly buried trunk flare. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 316 | Coast redwood (Sequoia sempervirens) | 5.5 | 15-20 | 10 | Young | 5 | 4 | Good | No - Species Exempt | High | Remove due to construction | Within proposed road area | Small double leaders at top. Soil very dry. |
| 317 | Coast redwood (Sequoia sempervirens) | 7 | 15-20 | 10 | Young | 5 | 4 | Good | No - Species Exempt | High | Remove due to construction | Within proposed road area | Small double leaders at top. Soil very dry. |
| 318 | Coast redwood (Sequoia sempervirens) | 7 | 15-20 | 13 | Young | 5 | 5 | Good | No - Species Exempt | High | Remove due to construction | Within proposed road area | Soil very dry |
| 319 | Valley oak (Quercus lobata) | 57 | 60-70 | 70 | Over-mature | 3 | 2 | Fair | Yes | Moderate | Retain & further assess | Outside of proposed construction | Buried trunk flare. Bee hive in old crack on large leader. Woundwood around crack & elsewhere. Two cables - one broken. Aerial inspection, cabling, root crown inspection at minimum recommended. |
| 320 | Flowering cherry (Prunus sp.) | 5.5 | 10-15 | 14 | Semi-mature | 1 | 3 | Poor | No - Under size | Low | Remove due to condition | Outside of proposed construction | Mostly dead. |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 321 | Flowering cherry (Prunus sp.) | 10.5 | 10-15 | 20 | Semi-mature | 3 | 3 | Fair | Yes | Moderate | Retain | Outside of proposed construction | Some tip dieback & cankers on small limbs. Possible fire blight. Eventual building clearance needed. City may consider this tree exempt from permits. |
| 322 | Flowering cherry (Prunus sp.) | 9 | 10-15 | 20 | Semi-mature | 3 | 3 | Fair | Yes | Moderate | Retain | Outside of proposed construction | Some tip dieback & cankers on small limbs. Possible fire blight. City may consider this tree exempt from permits. |
| 323 | Glossy privet (Ligustrum lucidum) | 5.5 | 5-10 | 6 | Semi-mature | 3 | 1 | Fair | No - Under size | Low | Eventually remove due to structure | Outside of proposed construction | DBH taken below three scaffolds measuring 3" each. Previously topped. |
| 324 | Flowering cherry (Prunus sp.) | 13.5 | 5-10 | 15 | Semi-mature | 2 | 3 | Poor | Yes | Low | Eventually remove due to condition | Outside of proposed construction | Buried flare. Dieback and cankers throughout crown. City may consider this tree exempt from permits. |
| 325 | Evergreen ash (Fraxinus uhdei) | 30.5 | 50-60 | 55 | Mature | 4 | 3 | Good | Yes | High | Retain | School & new landscape | Lions-tailed. Buried trunk flare. Multiple stems from one point. |
| 326 | Evergreen ash (Fraxinus uhdei) | 21 | 50-60 | 55 | Mature | 4 | 3 | Good | Yes | High | Retain | School & new landscape | Small cavity opening on lower trunk more than 9" deep. Lions-tailed. Multiple leaders from one point. Consider for further assessment & monitoring. |
| 327 | Valley oak (Quercus lobata) | M (26, 29) | 50-60 | 45 | Mature | 3 | 2 | Fair | Yes | Moderate | Retain | School | 2 stems with acute attachment between them. Watersprouts. |
| 328 | Coast live oak (Quercus agrifolia) | 23 | 30-40 | 36 | Mature | 4 | 3 | Good | Yes | High | Retain | School | 2 leaders with bark inclusion/acute attachment between them. Signs of possible woodpecker damage on trunk. Two nests present in upper canopy. Near new structure. |
| 329 | Coast live oak (Quercus agrifolia) | 23.5 | 30-40 | 38 | Mature | 3 | 2 | Fair | Yes | Moderate | Client is considering removal | School | Previously topped. Bacterial wetwood on trunk. Watersprouts. Signs of possible woodpecker. Near new structure. |
| 330 | Sweetgum (Liquidambar styraciflua) | 11 | 25-35 | 17 | Semi-mature | 3 | 1 | Fair | Yes | Low | Remove due to condition & structure | School & landscape | 4' vertical cavity with decay on lower trunk. Buried trunk flare. Move picnic table while waiting for removal. |

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| 331 | Sweetgum (Liquidambar styraciflua) | M (4,5,5)* | 25-35 | 17 | Young | 4 | 3 | Good | Yes | Low | Eventually remove due to structure | School & landscape | Technically this is three trees because their trunks are separate, but there are in a close group. Likely volunteers from an old stump. |
| 332 | Coast redwood (Sequoia sempervirens) | 10.5 | 25-35 | 14 | Young | 5 | 5 | Good | No - Species Exempt | Moderate | Retain | Outside of proposed construction | 7-8' from building. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 333 | Coast redwood (Sequoia sempervirens) | 7.5 | 25-35 | 12 | Young | 5 | 5 | Good | No - Species Exempt | Moderate | Retain | Outside of proposed construction | 7-8' from building. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 334 | Crape myrtle (Lagerstroemia indica) | M(2,2,2,2,2) | 10-15 | 10 | Young | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | 5 Stems. Previously topped. |
| 335 | Crape myrtle (Lagerstroemia indica) | M(2,2,2,2,2,2) | 10-15 | 10 | Young | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | 6 stems. Previously topped. |
| 336 | Crape myrtle (Lagerstroemia indica) | M(2,2,2,2,2) | 10-15 | 10 | Young | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | 5 Stems. Previously topped. |
| 337 | Coast redwood (Sequoia sempervirens) | 15 | 25-35 | 14 | Young | 4 | 4 | Good | No - Species Exempt | Moderate | Retain | Outside of proposed construction | Recently pruned & elevated. 6-7' from building. |
| 338 | Raywood ash (Fraxinus angustifolia 'Raywood') | M (10,12) | 30-40 | 32 | Mature | 3 | 3 | Fair | Yes | Moderate | Retain | Outside of proposed construction | Buried trunk flare. Remove lumber attached to tree. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 339 | Raywood ash (Fraxinus angustifolia 'Raywood') | 13 | 30-40 | 27 | Mature | 3 | 3 | Fair | Yes | Moderate | Retain | Outside of proposed construction | Tip dieback. Buried trunk flare. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch |
| 340 | Raywood ash (Fraxinus angustifolia 'Raywood') | M (9,8) | 20-30 | 20 | Mature | 2 | 2 | Poor | Yes | Low | Remove due to condition | Outside of proposed construction | Half dead. Twisting limbs. Previously topped. Buried trunk flare. |

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| 341 | Coast redwood (Sequoia sempervirens) | 26.5 | 55-65 | 28 | Mature | 4 | 5 | Good | No - Species Exempt | High | Retain | Outside of proposed construction | Needs chimney clearance. Buried trunk flare. Recently pruned/elevated. 11-12' from building. |
| 342 | Coast redwood (Sequoia sempervirens) | 17.5 | 50-60 | 18 | Mature | 4 | 5 | Good | No - Species Exempt | High | Retain | Outside of proposed construction | Buried trunk flare. Recently pruned/elevated. Rocks around trunk. |
| 343 | Coast redwood (Sequoia sempervirens) | 31 | 55-65 | 28 | Mature | 4 | 5 | Good | No - Species Exempt | High | Retain | Outside of proposed construction | Buried trunk flare. Recently pruned/elevated. 4-5' from building. |
| 344 | Evergreen ash (Fraxinus uhdei) | 24 | 45-55 | 50 | Mature | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | Some acute attachments & multiple branches at one point. Some surfacing/circling roots. Watersprouts. Building clearance needed. |
| 345 | Evergreen ash (Fraxinus uhdei) | 29.5 | 50-60 | 50 | Mature | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | Minor surface root damage. Some surfacing/circling roots. Some acute attachments & multiple branches at one point. |
| 346 | London plane (Platanus x hispanica) | 11.5 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |
| 347 | London plane (Platanus x hispanica) | 16 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | _____ |
| 348 | London plane (Platanus x hispanica) | 15 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |
| 349 | London plane (Platanus x hispanica) | 13 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | _____ |
| 350 | London plane (Platanus x hispanica) | 13.5 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |

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| 351 | London plane (Platanus x hispanica) | 13 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | _____ |
| 352 | London plane (Platanus x hispanica) | 11.5 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |
| 353 | Valley oak (Quercus lobata) | 28.5 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | Consider loosening lights around tree to prevent constriction. Needs end weight reduction + large vehicle clearance. Buried flare should be exposed & rocks replaced w/2-4" of organic wood chip mulch. |
| 354 | London plane (Platanus x hispanica) | 19.5 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |
| 355 | London plane (Platanus x hispanica) | 14.5 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | _____ |
| 356 | London plane (Platanus x hispanica) | 14.5 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |
| 357 | London plane (Platanus x hispanica) | 14 | 30-40 | 38 | Mature | 4 | 4 | Good | Yes | High | Retain | Entry/Exit point | May need large vehicle clearance. Buried trunk flare. Some damage to surfacing roots. Anthracnose. 17.5' to driveway. |
| 358 | London plane (Platanus x hispanica) | 12.5 | 30-40 | 28 | Mature | 4 | 3 | Good | Yes | High | Retain | Entry/Exit point | May need large vehicle clearance. 4.5' from driveway. Anthracnose. |
| 359 | London plane (Platanus x hispanica) | 11.5 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | _____ |
| 360 | London plane (Platanus x hispanica) | 16 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |

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| 361 | London plane (Platanus x hispanica) | 15.5 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | _____ |
| 362 | London plane (Platanus x hispanica) | 9.5 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |
| 363 | London plane (Platanus x hispanica) | 13 | 30-40 | 28 | Mature | 4 | 4 | Good | Yes | High | Retain | New road. Entry/Exit point | Close to new road in small parking lot planter. Anthracnose. |
| 364 | Valley oak (Quercus lobata) | 16 | 35-45 | 30 | Semi-mature | 3 | 3 | Fair | Yes | High | Retain | New road | 2.5' from fence. 2 leaders at same point. Minor deadwood. Buried trunk flare. |
| 365 | Valley oak (Quercus lobata) | 11 | 35-45 | 20 | Semi-mature | 3 | 3 | Fair | Yes | Moderate | Eventually remove due to structure & space | New road | Within 1' of #366. Trees too close. 4' from fence. Minor deadwood. Buried trunk flare. |
| 366 | Valley oak (Quercus lobata) | 10.5 | 35-45 | 18 | Semi-mature | 3 | 3 | Fair | Yes | Moderate | Eventually remove due to structure & space | New road | Within 1' of #365. Trees too close. 1.5' from fence. Minor deadwood. Buried trunk flare. |
| 367 | Valley oak (Quercus lobata) | 13.5 | 35-45 | 26 | Semi-mature | 3 | 3 | Fair | Yes | High | Retain | New road | 2.5' from fence. Buried trunk flare. Minor deadwood. |
| 368 | Coast live oak (Quercus agrifolia) | 5.5 | 15-20 | 11 | Young | 4 | 2 | Fair | No | Low | Remove due to structure & space | New road & memory care bldg. | Volunteer 1' from #369. Minor trunk damage. 5' from fence. Unbalanced canopy. |
| 369 | Valley oak (Quercus lobata) | M (7,6.5,6) | 30-40 | 20 | Young | 4 | 2 | Fair | Yes | Moderate | Eventually remove due to structure & space | New road & memory care bldg. | 1' from #368. Three stems originating from one point on lower trunk. 4' from fence. |
| 370 | Valley oak (Quercus lobata) | 9 | 20-30 | 19 | Semi-mature | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | Lower trunk damage. Buried trunk flare. 2 leaders stemming from one point and acute angle between. Light clearance needed. |

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| 371 | London plane (Platanus x hispanica) | 11.5 | 30-40 | 26 | Semi-mature | 3 | 3 | Good | Yes | High | Retain | Outside of proposed construction | Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch. 2 leaders originating from one point w/acute angle of attachment |
| 372 | London plane (Platanus x hispanica) | 14.5 | 30-40 | 36 | Semi-mature | 3 | 3 | Good | Yes | High | Retain | School & possible curb change | Large vehicle clearance may be needed. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch. Anthracnose. |
| 373 | Valley oak (Quercus lobata) | 17.5 | 30-40 | 40 | Semi-mature | 3 | 2 | Fair | Yes | Moderate | Retain | Outside of proposed construction | 1' from fence. Buried trunk flare. Double leaders at one point with acute angle. Unbalanced canopy due to competition. End weight reduction & deadwood removal needed. |
| 374 | Valley oak (Quercus lobata) | 18.5 | 30-40 | 40 | Semi-mature | 3 | 2 | Fair | Yes | Moderate | Retain | Outside of proposed construction | 2' from fence. Double leaders at one point with acute angle. End weight reduction & deadwood removal needed. |
| 375 | Valley oak (Quercus lobata) | 14 | 20-30 | 20 | Semi-mature | 3 | 1 | Fair | Yes | Low | Eventually remove due to structure | Outside of proposed construction | 3' from fence. Significantly topped in past. Good structure would be difficult to reestablish. |
| 376 | London plane (Platanus x hispanica) | 8.5 | 30-40 | 19 | Semi-mature | 3 | 4 | Good | Yes | High | Retain | Outside of proposed construction | Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch. Anthracnose. |
| 377 | Canary island pine (Pinus canariensis) | 20 | _ | _ | _ | _ | _ | _ | No - Species Exempt | _ | Retain | Outside of proposed construction | _____ |
| 378 | Coast live oak (Quercus agrifolia) | 18 | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | _____ |
| 379 | Coast live oak (Quercus agrifolia) | 16 | _ | _ | _ | _ | _ | _ | Yes | _ | Retain | Outside of proposed construction | _____ |
| 380 | Valley oak (Quercus lobata) | M (15,15) | - | - | - | - | - | - | Yes | - | Retain | Outside of proposed construction | Double leaders. Needs large vehicle clearance. |

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| 381 | London plane (Platanus x hispanica) | 10 | 20-30 | 22 | Semi-mature | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | Double leaders at one point with acute angle. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch. Anthracnose. |
| 382 | Valley oak (Quercus lobata) | 14 | – | – | – | – | – | – | Yes | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 383 | Valley oak (Quercus lobata) | 10 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 384 | Valley oak (Quercus lobata) | 9 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 385 | Valley oak (Quercus lobata) | 11 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 386 | Valley oak (Quercus lobata) | 9.5 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 387 | Valley oak (Quercus lobata) | 12.5 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 388 | London plane (Platanus x hispanica) | 10.5 | 30-40 | 33 | Semi-mature | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | Double leaders at one point with acute angle. Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch. Anthracnose. |
| 389 | Valley oak (Quercus lobata) | 7 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 390 | Valley oak (Quercus lobata) | 9 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |

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| 391 | Valley oak (Quercus lobata) | 9.5 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 392 | Canary island pine (Pinus canariensis) | 19 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 393 | Canary island pine (Pinus canariensis) | 20 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 394 | London plane (Platanus x hispanica) | 11 | 25-35 | 20 | Semi-mature | 4 | 3 | Good | Yes | High | Retain | Outside of proposed construction | Landscape cloth should be removed and replaced with 2-4" of organic wood chip mulch. Anthracnose. |
| 395 | Canary island pine (Pinus canariensis) | 19.5 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 396 | Canary island pine (Pinus canariensis) | 17.5 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 397 | Canary island pine (Pinus canariensis) | 17 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |
| 398 | African sumac (Rhus lancea) | M (22) | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | 7+ Stems |
| 399 | African sumac (Rhus lancea) | M (32) | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | 9+ stems |
| 400 | Canary island pine (Pinus canariensis) | 19 | – | – | – | – | – | – | NA | – | Retention up to neighbor | Outside of proposed construction | _____ |

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| 401 | Canary island pine (Pinus canariensis) | 19 | _ | _ | _ | _ | _ | _ | NA | _ | Retention up to neighbor | Outside of proposed construction | _____ |
| 402 | Canary island pine (Pinus canariensis) | 17.5 | - | - | - | - | - | - | NA | - | Retention up to neighbor | Outside of proposed construction | _____ |
| 403 | Canary island pine (Pinus canariensis) | 15.5 | _ | _ | _ | _ | _ | _ | NA | _ | Retention up to neighbor | Outside of proposed construction | _____ |
| 404 | Canary island pine (Pinus canariensis) | 18.5 | - | - | - | - | - | - | NA | - | Retention up to neighbor | Outside of proposed construction | _____ |
| 405 | Coast redwood (Sequoia sempervirens) | 10.5 | _ | _ | _ | _ | _ | _ | NA | _ | Retention up to neighbor | Outside of proposed construction | _____ |
| 406 | Coast redwood (Sequoia sempervirens) | 19.5 | - | - | - | - | - | - | NA | - | Retention up to neighbor | Outside of proposed construction | _____ |
| 407 | Raywood ash (Fraxinus angustifolia 'Raywood') | 14 | 30-40 | 30 | Mature | 3 | 2 | Fair | NA | NA | Retention up to neighbor | Near new landscape | Measurements & assessments based on assumptions due to access issues. 1' from wall. Dieback. Possible Diplodia. |
| 408 | Sweetgum (Liquidambar styraciflua) | 12 | 30-40 | 30 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Near new landscape | Measurements & assessments based on assumptions due to access issues. 1' from all. Lever arm limb over church side should be reduced. |
| 409 | Sweetgum (Liquidambar styraciflua) | 10 | 30-40 | 25 | Mature | 4 | 3 | Fair | NA | NA | Retention up to neighbor | Near new landscape | Measurements & assessments based on assumptions due to access issues. 2 stems. Acute angles. 1' from wall. |
| 410 | Coast redwood (Sequoia sempervirens) | 24 | 60-70 | 18 | Mature | 5 | 3 | Good | NA | NA | Retention up to neighbor | Near new landscape & new road | Measurements & assessments based on assumptions due to access issues. In group of redwoods approx. 5' from each other. 1-7' from wall. |

| Tag # | Tree Name | DBH (inches) | Height (feet) | Canopy Spread (feet) | Age (Over-Mature, Mature, Young) | Health (0-5) | Structure (0-5) | Overall Condition (Good, Fair, Poor, Dead) | Protected by DBH, Species or Stream | Suitability for Preservation | Retain, Remove, Phase Out or Move | Potential Impacts of Disturbance & Mitigation | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 411 | Coast redwood (Sequoia sempervirens) | 24 | 60-70 | 18 | Mature | 5 | 3 | Good | NA | NA | Retention up to neighbor | Near new landscape & new road | Measurements & assessments based on assumptions due to access issues. In group of redwoods approx. 5' from each other. 1-7' from wall. |
| 412 | Coast redwood (Sequoia sempervirens) | 24 | 60-70 | 18 | Mature | 5 | 3 | Good | NA | NA | Retention up to neighbor | Near new landscape & new road | Measurements & assessments based on assumptions due to access issues. In group of redwoods approx. 5' from each other. 1-7' from wall. |
| 413 | Glossy privet (Ligustrum lucidum) | 12 | 12 | 20-30 | Mature | 4 | 2 | Good | NA | NA | Retention up to neighbor | New road | Measurements & assessments based on assumptions due to access issues. Growing into fence. |
| 414 | Coast redwood (Sequoia sempervirens) | 24 | 60-70 | 18 | Mature | 5 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Part of redwood group. |
| 415 | Coast redwood (Sequoia sempervirens) | 24 | 60-70 | 18 | Mature | 5 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Part of redwood group. |
| 416 | Coast redwood (Sequoia sempervirens) | 24 | 60-70 | 18 | Mature | 5 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Part of redwood group. |
| 417 | Prunus sp. (Prunus sp.) | 4 | 8 | 8 | Semi-mature | 3 | 3 | Fair | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Barely growing over fence. Can't see anything buy top of canopy. |
| 418 | Prunus sp. (Prunus sp.) | 7 | 10 | 15 | Semi-mature | 3 | 3 | Fair | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Previously topped. |
| 419 | Coast redwood (Sequoia sempervirens) | 26 | 70-80 | 24 | Mature | 3 | 5 | Fair | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Canopy approx. 10’ into church side from fence-line. |
| 420 | Italian cypress (Cupressus sempervirens) | 12 | 30-40 | 6 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. 1' from fence. |

| Tag # | Tree Name | DBH (inches) | Height (feet) | Canopy Spread (feet) | Age (Over-Mature, Mature, Young) | Health (0-5) | Structure (0-5) | Overall Condition (Good, Fair, Poor, Dead) | Protected by DBH, Species or Stream | Suitability for Preservation | Retain, Remove, Phase Out or Move | Potential Impacts of Disturbance & Mitigation | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 421 | Italian cypress (Cupressus sempervirens) | 12 | 30-40 | 6 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. 1' from fence. |
| 422 | Italian cypress (Cupressus sempervirens) | 12 | 30-40 | 6 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. 1' from fence. |
| 423 | Crape myrtle (Lagerstroemia indica) | M (12) | 15-25 | 20 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. |
| 424 | Italian cypress (Cupressus sempervirens) | 12 | 30-40 | 6 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. |
| 425 | Italian cypress (Cupressus sempervirens) | 12 | 15-25 | 20 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. 1' from fence. |
| 426 | Italian cypress (Cupressus sempervirens) | 12 | 30-40 | 6 | Mature | 4 | 3 | Good | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. 1' from fence. |
| 427 | Sweetgum (Liquidambar styraciflua) | 7 | 25-35 | 12 | Semi-mature | 4 | 3 | Fair | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. 1' from fence. Overcrowded by sweetgums. No space in corner. |
| 428 | Valley oak (Quercus lobata) | 55 | 30-40 | 50 | Over-mature | 3 | 3 | Fair | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Trunk approx. 25' back into neighbor's yard from fence-line. Canopy approx. 10' over into church side. |
| 429 | Valley oak (Quercus lobata) | 60 | 60-70 | 60 | Over-mature | 3 | 3 | Fair | NA | NA | Retention up to neighbor | Memory care bldg. | Measurements & assessments based on assumptions due to access issues. Trunk approx. 30' back from fence-line. Dripline approx. 5' into church side. |