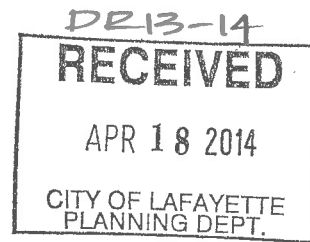


A P P E N D I X B

T R E E A S S E S S M E N T R E P O R T





Tree Assessment

3666-3682 Mt. Diablo Boulevard
Lafayette, California

Prepared for:
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Introduction

Lennar Homes is preparing entitlements for the redevelopment of the properties at 3666-3682 Mt. Diablo Boulevard in Lafayette, California. Arborwell was asked to prepare an inventory and assessment of all trees on-site four inches (4") or greater and within one hundred feet (100') of the property (see Figure 1 of Exhibit 1). The inventory of all trees on the property was performed on February 26 and March 7, 2014. The inventory is in preparation for proposed capital improvements.

Included in this report are:

- Figures and tables referenced in the report (Exhibit 1);
- The inventory spreadsheet with tree numbering depicting health, condition, and form of the trees (Exhibit 2);
- A site map showing each trees location, tree species, accurate drip lines, and any proposed removal (Exhibit 3).

Assignment & Scope

This report intends to describe the state of all trees within one hundred feet (100') of all construction and grading and four inches (4") or greater on the Mt. Diablo Blvd. property as observed on the date of the inventory per requirements defined by the City of Lafayette. Data collected per individual tree for the inventory are as follows: tree number, scientific name, common name, diameter at fifty-four inches (54") above grade (unless noted), height and width of canopy, health condition, structural condition, action, and any observational notes (see Exhibit 2). Each of the identified trees was mapped by using a combination of differential global position systems (DGPS) and geographic information systems.

Of the data collected in the field, health and structure were combined to give each tree a condition rating, expressed as a percentage. The health of the tree is determined by its current size versus approximate install date, canopy density, coloration, the appearance of any abnormalities or deficiencies and the overall health of the trunk, crown, and visible roots. The structure of the tree was evaluated based on the tree's natural, expected growth habit and form versus current growth habit, as well as the tree's inherent and exhibited structural integrity and deficiencies. Health and condition are subjective and species-dependent.

Note that the recommendations in this report are based on a visual inspection on the above-ground parts of the tree at the time of the site visit. No soil was removed for below-grade inspection and no aerial inspection was performed. Several deciduous trees had a natural absence of foliage due to the season, and foliage shape, color, size, and density was not taken into account for the assessment of these specific trees. Information in this letter may warrant further investigation as site conditions change over time.

Method

The specific tasks performed are as follows:

- Identify and physically tag all trees on-site equal to or greater than four inches (4") diameter at fifty-four inches (54") above grade and within one hundred feet (100') of any construction and/or grading activity. The minimum size and locational proximity pertain specifically to the City of Lafayette's Grading Permit, Tree Removal, and Design Review application requirements;
- Record the location of each tree using DGPS with error less than one (1) meter;
- Measure the diameter of each individual at fifty-four inches (54") above grade (unless noted), rounded to the nearest inch;
- Determine the individual's height, width, health and structural integrity and assign a condition rating;
- Note any significant defects, health issues, or other observational notes that would affect our recommendation;
- Recommend an action for each tree relative to design plans;
- Prepare a written report that presents findings in accordance with Chapter 6-17 of the City of Lafayette's Municipal Ordinance (Tree Protection) and submit the report via email as a PDF document.

Tree Count & Composition

During the site visits, a total of one hundred and four (104) trees were quantified on within one hundred feet (100') of the project location. Fifty-five (55) trees located on the property whereas forty-nine (49) individuals were not on the property but within one hundred feet (100). There was a total of twenty-two (22) distinct species at the project location (see Table 1 of Exhibit 1).

The City of Lafayette defines a Protected Tree as any one of the following, outlined in the Municipal Ordinance Chapter 6-17:

1. A tree with a trunk diameter of twelve inches (12") or more, of an indigenous species, and on a developed property;
2. A tree of any size or species, and designated to be preserved as part of an approved development application;
3. A tree with a trunk diameter of six inches (6") or more, or one component trunk of a multi-trunked tree with a diameter of four inches (4") or more, and of a native riparian species;
4. A tree of any species with a diameter of six inches (6") or more, and on an undeveloped property;
5. A replacement tree planted as restitution for a violation of Chapter 6;

6. A native tree of any size or species within a restricted ridgeline area;
7. A tree of any size or species within a public right-of-way or a private access easement;
8. A tree of any size or species within a commercial zoning district.

At the time of our inspection on February 28, 2014, we determined all of the on-site trees are Protected Tree in that they are all located within a commercial zoning district. An addition, four (4) inventoried individuals were Street Trees.

Discussion & Justification for Tree Removal

The Mt. Diablo property is an older commercial site that has a diverse group of tree species, having both conifer, broadleaf-evergreens, and deciduous trees. Many of the individuals are volunteer trees that have spontaneously grown from seeds placed on the ground by natural causes or accidental transport by people. There is no evidence of recent pruning and tree maintenance. As result, the on-site trees, in general, are declining due to deferred maintenance.

From our observations in concert with the proposed design plans, we have identified several trees for removal. The current extent and scope of the design will not allow for the trees identified for removal to remain. We have recommended the removal of fifty (50) Protected Trees, one (1) of which is a Street Tree (Tree #42). These removals are due to projected impacts from the site design. We also recommend one (1) of these trees for transplanting, Tree #40, due to it being impacted by the design plans and that it is an ideal specimen tree. Fifty-four (54) trees adjacent to and within one hundred feet (100') of the project site have been identified for preservation.

Along with the removals, we recommended a full soil renovation throughout the entirety of the perimeter and building planters, including rototilling all soil to a depth of eighteen inches (18") and the addition of soil amendments into the root zone. This will encourage deeper rooting, vigorous growth, better performance of new installations and trees to be preserved, and, as a result, less potential for tree mortality. Mulch should be applied and irrigation upgrades should be installed.

Specific comments on individual performance are given in the *Comments* column of the Inventory Matrix (Exhibit 2). For trees that have been identified to be preserved, we have provided preservation recommendations. These additional recommendations are found in this report under *Specific Tree Protection Measures*.

Suitability for Preservation

Each of the trees has been assigned a condition percentage from 0% to 100% (0% to 20% = "very poor;" 21% to 40% = "poor;" 41% to 60% = "moderate;" 61% to 80% = "good;" 81%

to 100% = “excellent”). Condition rating percentages are combined with other criteria and considerations (see below) to identify the overall value of an existing tree on-site and its suitability for preservation. See Table 3 for a list of suitable candidates for preservation.

Preservation Criteria & Considerations

The following criteria and considerations were used to determine suitability for preservation:

- Size/vigor;
- Functional value (shading, screening, etc.);
- Condition rating;
- Location appropriate;
- Climate adapted;
- Water demand;
- Aesthetic value;
- Long-term maintenance;
- Hazard pre-disposition, signs, and symptoms;
- Infrastructure damage observed and/or anticipated;
- Competition and overcrowding with other desired shrubs and trees to be preserved;
- Anticipated length of lifespan.

Condition Rating Categories

Excellent: Exemplary health and structure for species.

No individuals were identified as in excellent condition.

Good: Some minor deficiencies noted in health and/or structure, with potential for corrective measures to be performed to improve upon condition (including but not limited to fertilizer, pruning, and chemical applications).

Sixteen (16) individuals were identified as in good condition. Eight (8) of these individuals do not appear to be impacted by design plans and are identified for preservation. One (1) of these individuals has been identified as a candidate for transplanting.

Moderate: Higher level and/or incidence of deficiencies noted in health and/or structure, including possible hazardous conditions signs and symptoms observed, with higher corrective measures and input required to improve condition and where applicable, mitigate hazard.

Sixty-two (62) individuals were identified as in moderate condition. Forty-two (42) of these individuals do not appear to be impacted by design plans and are identified for preservation.

Poor: Significant deficiencies noted in health and/or structure, some irreversible, and may include hazardous condition signs and symptoms observed requiring corrective action.

Twenty-five (25) individuals were identified as in poor condition. Five (5) of these individuals do not appear to be impacted by design plans and are identified for preservation due to they being perimeter trees and are adequate visual screen trees.

Very Poor: Includes any of or combination of the following: very low canopy density, major disease signs and symptoms, dying or dead trees, imminent, irreversible hazardous condition present.

One (1) individual was identified as in very poor condition and should be removed.

Category I & II Requirements

The following topics are discussed as supplemental information for the tree removal permit:

- a. See Exhibit 2 for health, condition, and form information about each individual tree to be removed;
- b. There are fifty-five (55) individuals potentially projected for preservation. See Exhibit 2 for size information about each individual tree and Exhibit 3 for locations of all surveyed trees with field measured driplines and species indicated;
- c. The property and trees in discussion are not in a riparian corridor, a scenic or biological resource area, and/or restricted ridgeline area.
- d. Several trees are in a grove or woodland habitat. In the center of the property is a dense stand of volunteer trees that act as a micro-woodland habitat. These trees are as follows: #1 through #14, #27 through #32, #53, #54, and #55. These trees are volunteer trees that are four inches (4") or greater diameter and serve as canopy trees within their stands.
- e. Several trees on or adjacent to the property act a visual screen to the neighboring properties to the west and/or freeway to the north: #18, #19, #20, and #44 through #47, in addition to #1 through #14, #27 through #32, #53, #54, and #55.
- f. Trees #41, #42, and #43 are located along Mt. Diablo Boulevard and are causing damage to the sidewalk and adjacent hardscape.
- g. Trees #1 through #14, #53, #54, and #55, as well as the small diameter vegetation located along the hillside contiguous with these trees, provide erosional/geological stability to the hillside on which they are growing.
- h. There are several massive individuals north of the property on the CalTrans Right-of-Way that will likely require minor pruning to facilitate the installation of the proposed development, and their retention and preservation is crucial in maintaining the visual/audible screen from Highway 24. Minor pruning should consist of hazard reduction of limbs that overhang the applicant's property. Trees along the western

property line that are located on the neighboring property will require pruning to mitigate limbs that overhang the applicant's property, while maintain the screening effect they provide.

Specific Tree Protection Measures

The objective of this section is to reduce the negative impacts of construction on trees to a less than significant level. Trees vary in their ability to adapt to altered growing conditions, while mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes, causing depletion of energy reserves and a decline in vigor. This sometime is exhibited as death. Typically, this reaction may develop several years or more after disruption.

The tree protection regulations are intended to guide a construction project to insure that appropriate practices will be implemented in the field to eliminate undesirable consequences that may result from uninformed or careless acts, and preserve both trees and property values.

The following a required to be implemented during construction activities:

1. The project arborist or contractor shall verify, in writing, that all preconstruction conditions have been met (tree fencing, erosion control, pruning, etc.)
2. The demolition, grading and underground contractors, construction superintendent and other pertinent personnel are required to meet with the project arborist at the site prior to beginning work to review procedures, tree protection measures and to establish haul routes, staging, areas, contacts, watering, etc.
3. Fenced enclosures shall be erected around trees to be protected to achieve three primary goals:
 - a. To keep the foliage crowns and branching structure of the trees to be preserved clear from contact by equipment, materials and activities;
 - b. Preserve roots intact and maintain proper soil conditions in a non-compacted state and;
 - c. To identify the tree protection zone (TPZ) in which no soil disturbance is permitted and activities are restricted.

Tree Protection Zone (TPZ)

Each tree to be preserved shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The recommended TPZ area can be determined by the canopy footprint. The TPZ shall be shown on all site plans for the project. Improvements or activities such as paving, utility and irrigation trenching and other ancillary activities shall occur outside the TPZ, unless authorized by the project arborist. Unless otherwise specified, the protective fencing shall serve as the TPZ boundaries.

Activities prohibited within the TPZ include:

- Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health.
- The use of tree trunks as a winch support, anchorage, as a temporary power pole, sign posts or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the project arborist.
- Soil disturbance or grade/drainage changes

Activities permitted or required within the TPZ include:

- **Mulching:** During construction, wood chips shall be spread within the TPZ to a six (6) inch depth, leaving the trunk clear of mulch to help inadvertent compaction and moisture loss from occurring. The mulch may be removed if improvements or other landscaping is required. Mulch material shall be two (2) inch unpainted, untreated wood chip mulch or approved equal.
- **Root Buffer:** When areas under the tree canopy cannot be fenced, a temporary buffer is required and shall cover the root zone and remain in place at the specified thickness until final grading stage.
- Irrigation, aeration, fertilizing or other beneficial practices that have been specifically approved for use within the TPZ.

Size & type of fence

All trees to be preserved shall be protected with five or six (5-6) foot high chain link fences. Fences are to be mounted on two inch diameter galvanized iron posts, driven into the ground to a depth of at least two (2) feet at no more than ten (10) foot spacing. This detail shall appear on grading, demolition and improvement plans.

Types of Tree Protection for Project

- **Type I Tree Protection:** The fences shall enclose the entire area under the **canopy dripline or tree protection zone (TPZ)** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project. **Parking Areas:** If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.
- **Type II Tree Protection:** For trees situated within a **narrow planting strip or curb edge**, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
- **Type III Tree Protection:** Trees situated in a **small tree well, sidewalk planter pit, or adjacent to a structure** to be demoed shall be wrapped with two (2) inches of orange plastic fencing as padding from the ground to the first branch with two (2) inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches.

Duration of Tree Protection Fencing

Tree fencing shall be erected prior to demolition, grading or construction and remain in place until final inspection.

“Warning” Signage

A warning sign a minimum of 8.5x11-inches shall be prominently displayed on each fence. The sign shall clearly state:

WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a penalty.

Pruning, Surgery, & Removal

Prior to construction, trees may require that branches be pruned clear from structures, activities, building encroachment or may need to be strengthened by means of mechanical support (cabling) or surgery. Such pruning, surgery or the removal of trees shall adhere to the following standards:

1. Pruning limitations:

- **Minimum Pruning:** If the project arborist recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Pruning Guidelines. Trees shall be pruned to reduce hazards and develop a strong, safe framework.
- **Maximum Pruning:** Maximum pruning should only occur in the rarest situation approved by the project arborist. No more than one-fourth (1/4) of the functioning leaf and stem area may be removed within one (1) calendar year of any tree, or removal of foliage so as to cause the unbalancing of the tree. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. The project arborist shall assume all responsibility for special pruning practices that vary from the standards outlined in this TPP.
- **Tree Workers:** Pruning shall not be attempted by construction or contractor personnel, but shall be performed by a qualified tree care specialist or certified tree worker.

Activities During Construction & Demolition Near Trees

Soil disturbance or other injurious and detrimental activity within the TPZ is prohibited unless approved by the project arborist. If an injurious event inadvertently occurs, or soil disturbance has been specifically conditioned for project approval, then the following mitigation is required:

- **Soil Compaction:** If compaction of the soil occurs, it shall be mitigated as outlined in Soil Compaction Damage, and/or Soil Improvement.
- **Grading Limitations within the Tree Protection Zone:**
 - Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

- Grade changes within the TPZ are not permitted.
- Grade changes under specifically approved circumstances shall not allow more than six (6) inches of fill soil added or allow more than four (4) inches of existing soil to be removed from natural grade unless mitigated.

Trenching, Excavation & Equipment Use

Excavation or boring activity within the TPZ is restricted to the following activities, conditions and requirements if approved by the project arborist:

- Notification. Contractor shall notify the project arborist a minimum of twenty-four (24) hours in advance of the activity in the TPZ.
- Root Severance. Roots that are encountered shall be cut to sound wood and repaired. Roots two (2) inches and greater must remain injury free.
- Excavation. Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather.
 - a. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots two (2) inches in diameter and greater.
 - b. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly one (1) foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
- Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited

Root Severance

Cutting and removal of roots smaller than two (2) inches in diameter shall be done by chain saw or hand saw to provide a flat and smooth cut and cause the least damage possible to the root and tree's health. Cutting roots by means of tractor-type equipment or other than chain saws and hand saws is prohibited.

Proper pruning technique shall encourage callusing of the roots. Root cutting and removal shall not exceed thirty-five (35) percent of total root surface.

The Contractor shall remove any wood chips or debris that may be left over from root removal that may affect the construction of improvements as directed by the City Engineer.

If any roots over two (2) inches in diameter are severed during any excavation, the following procedure shall be followed:

1. The roots shall be shaded by immediately covering the entire trench with plywood, or by covering the sides of the trench with burlap sheeting that is kept moist by watering twice per day.
2. When ready to backfill, each root shall be severed cleanly with a handsaw. Where practical, they should be cut back to a side root. Immediately, a plastic bag shall be placed over the fresh cut, and secured with a rubber band or electrical tape. Shading should immediately be placed until backfilling occurs.
3. Plastic bags shall be removed prior to backfilling.
4. Backfill shall be clean, native material free of debris, gravel or wood chips.

If roots three (3) inches in diameter, or larger, are encountered during excavation, Contractor shall contact the Public Works Construction Section and the City Parks Division immediately and request a field inspection by the Engineer and the City Tree Supervisor, or their designated representatives, and obtain instruction as to how the roots should be treated. No roots three (3) inches in diameter, or larger, shall be cut and removed without prior approval from the City Engineer and the City Tree Supervisor, or their designated representatives. Failure to notify the Public Works Department or the Parks Division for root inspection will result in the Contractor paying for damages and/or replacing the damaged tree as determined by the Engineer.

Irrigation Program

Irrigate to wet the soil within the TPZ to a depth of twenty-four to thirty (24-30) inches at least once a month. Begin irrigating immediately prior to any construction activity. Alternatively, sub-surface irrigation may be used at regular specified intervals by injecting on approximate three (3) foot centers, ten (10) gallons of water per inch trunk diameter within the TPZ. Duration shall be until project completion or monthly until seasonal rainfall totals at least eight (8) inches of rain, unless specified otherwise by the project arborist.

Damage to Trees - Reporting

Any damage or injury to trees shall be reported within six (6) hours to the project arborist and job superintendent or City Arborist so that mitigation can take place. All mechanical or chemical injury to branches, trunk or to roots over two (2) inches in diameter shall be reported in the monthly inspection report. In the event of injury, the following mitigation and damage control measures shall apply:

- **Root injury:** If trenches are cut and tree roots two (2) inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band, or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one (1) hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper three (3) feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.
- **Bark or trunk wounding:** Current bark tracing and treatment methods shall be performed by a qualified tree care specialist within two (2) days.
- **Scaffold branch or leaf canopy injury:** Remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five (5) days. If leaves are heat scorched from equipment exhaust pipes, consult the project arborist within six (6) hours.

Inspection Schedule

The project arborist retained by the applicant shall conduct the following required inspections of the construction site:

- Inspections shall verify that the type of tree protection and/or plantings be consistent with the standards outlined within this TPP. For each required inspection or meeting, a written summary of the changing tree related conditions, actions taken, and condition of trees shall be provided to the contactor.
 - **Inspection of Protective Tree Fencing.**
 - **Pre-Construction Meeting.** Prior to commencement of construction, the contractor shall conduct a pre-construction meeting to discuss tree

protection with the job site superintendent, grading equipment operators, and the project arborist.

- Inspection of Rough Grading. 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 trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least forty-eight (48) hours advance notice of such activity.
- Monthly Inspections. The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The City Arborist shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures.
- Any special activity within the Tree Protection Zone. Work in this area (TPZ) requires the direct onsite supervision of the project arborist.

Assumptions & Limiting Conditions

While trees vary in their tolerance to changed conditions, disruption in any form of the environment to which the trees have grown accustomed may result in adverse reaction. Human activity among and near trees is inherently contrary to tree welfare and there are inherent risks associated.

The following are limitations to this report:

- All information presented herein covers only the trees examined at the area of inspection, and reflects the condition observed of said tree at the time of inspection.
- Observations were performed visually without probing, dissecting, coring, or excavation, unless noted above, and in no way shall the observer be held responsible for any defects that could have only been discovered by performing said services in specific area(s) where a defect was located.
- No guarantee or warranty is made, expressed or implied, that defects of the trees inspected may not arise in the future.
- No assurance can be offered that if the recommendation and precautionary measure are accepted and followed, that the desired result may be attained.
- No responsibility is assumed for the methods used by any person or company executing the recommendations provided in this report.
- The information provided herein represents an opinion, and in no way is the reporting of a specified finding, conclusion, or value based on the retainer.
- This report is proprietary to Arborwell, and may not be reproduced in whole or part without written consent. This report has been prepared exclusively for use of the parties to which it has been submitted.
- Should any part of this report be altered, damaged, corrupted, or lost the entire evaluation shall be invalid.

Supporting Materials Exhibit 1 – Figures & Tables



Figure 1: an aerial image depicting the area surveyed at the Lafayette property inventoried on February 26, 2014 (shaded red).

Table 1: The species and their common names found on-site including individual and removal counts.

Common Name	Species	Count	Projected Remove Count
Aleppo Pine	<i>Pinus halepensis</i>	9	7
Bailey Acacia	<i>Acacia baileyana</i>	4	4
Camphor	<i>Cinnamomum camphora</i>	2	2
Chinese Elm	<i>Ulmus parvifolia</i>	14	3
Coast Live Oak	<i>Quercus agrifolia</i>	11	8
Coast Redwood	<i>Sequoia sempervirens</i>	5	0
Crape Myrtle	<i>Lagerstroemia indica</i>	6	0
Deodar Cedar	<i>Cedrus deodara</i>	2	1
Evergreen Pear	<i>Pyrus kawakamii</i>	1	1
Fern Pine	<i>Afrocarpus falcatus</i>	2	0
Flowering Ornamental Pear	<i>Pyrus calleryana</i>	1	1
Flowering Plum	<i>Prunus x blireana</i>	4	4
Holly Oak	<i>Quercus ilex</i>	2	0
Incense Cedar	<i>Calocedrus decurrens</i>	1	0
London Plane	<i>Platanus x hispanica</i>	7	0
Mayten Tree	<i>Maytenus boaria</i>	1	0
Raywood Ash	<i>Fraxinus angustifolia</i>	2	2
Red River Gum	<i>Eucalyptus camaldulensis</i>	6	6
Shiny Xylosma	<i>Xylosma congesta</i>	8	0
Southern Magnolia	<i>Magnolia grandiflora</i>	3	0
Sweetgum	<i>Liquidambar styraciflua</i>	6	1
Valley Oak	<i>Quercus lobata</i>	7	1
Total	22	104	31

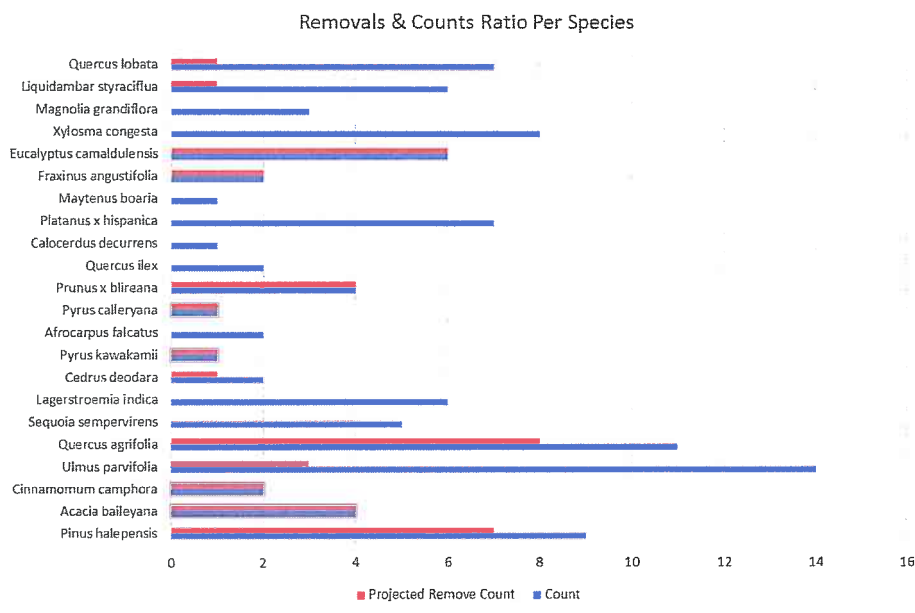
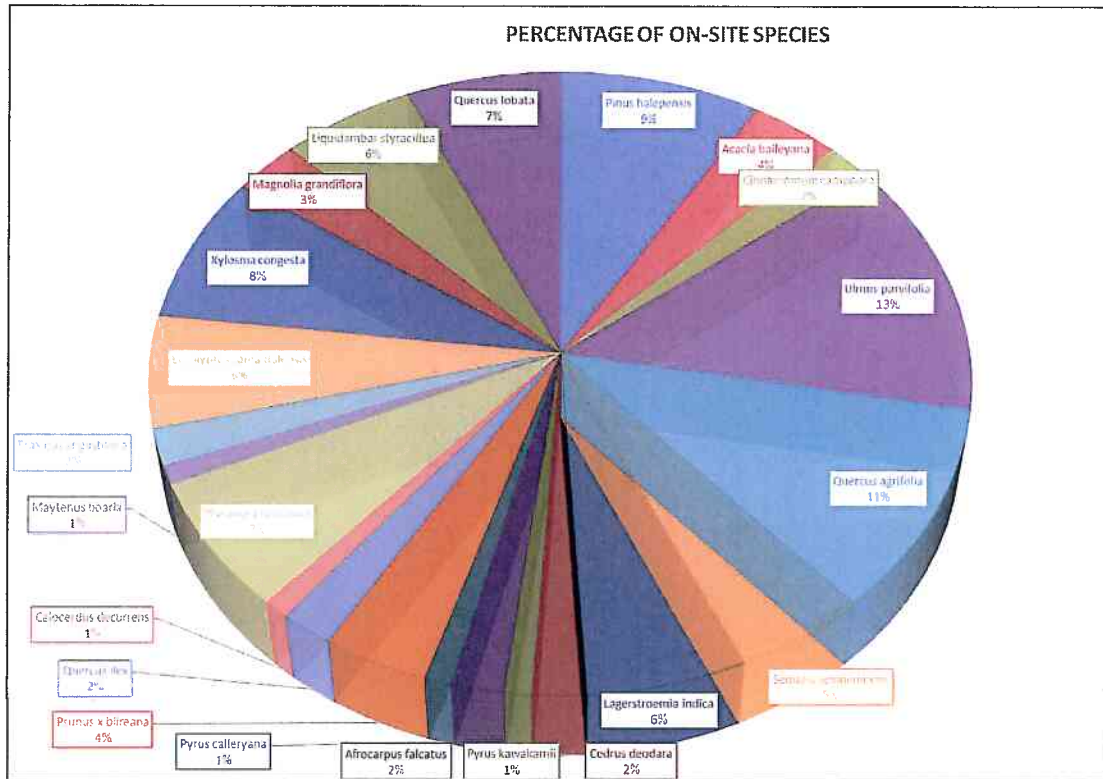


Figure 2: a graph illustrating the percentages of on-site species relative to the whole population (top), and the actual counts for removal/retention recommendations.

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Figure 3: an image of Trees 21 through 26 toward the north-side of the property.



Figure 4: images of the wooded hillside on northeast-side of the property. Top image is of Trees 27 through 32, while the bottom image is of Trees 1 through 12.



Figure 5: Street Trees 41, 42, and 43 along Mt. Diablo Boulevard (top image), and Tree 40, a candidate for transplanting (bottom image).

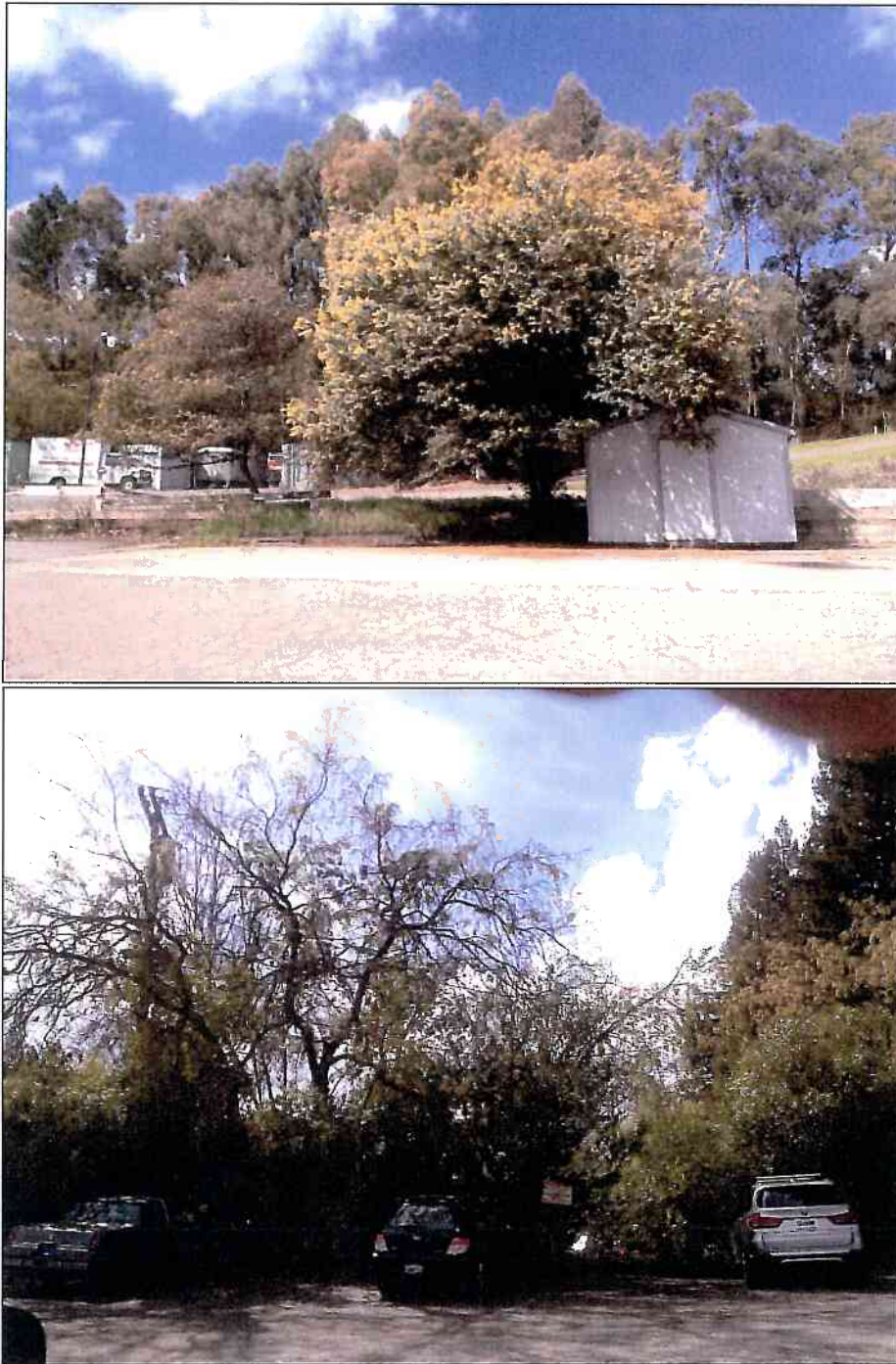


Figure 6: an image of Trees 15, 16, and 17 (top image), and Trees 44, and 45 (bottom image).



Figure 7: an image of Trees 34 through 39 (top image), and Trees 18 through 26 (bottom image).

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Figure 8: an image of Trees 57 through 60 along the west-side of the property. Trees 71 and 72 are in the background.



Figure 9: an image of Trees 61 through 67. Trees 94 through 102 are in the background.



Figure 10: an image of Trees 73, 74, and 75. The top of Trees 103 and 104 can be seen above the building as well as Trees 71 and 72 in the background. All are located on the neighboring property to the west.

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Figure 11: an image of Street Tree 76 located west of the property.

2337 AMERICAN AVE, HAYWARD, CA 94545
1993 East Bayshore Road, Redwood City, CA 94063
3207 FITZGERALD ROAD, RANCHO CORDOVA, CA 95742
1039 E. MISSION AVE. STE A, SAN MARCOS, CA 92069

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Figure 12: an image of Trees 85 through 90 on the neighboring property to the west (top image) and Center Median Trees 77 through 84 (bottom image).

2337 AMERICAN AVE, HAYWARD, CA 94545
1993 East Bayshore Road, Redwood City, CA 94063
3207 FITZGERALD ROAD, RANCHO CORDOVA, CA 95742
1039 E. MISSION AVE. STE A, SAN MARCOS, CA 92069

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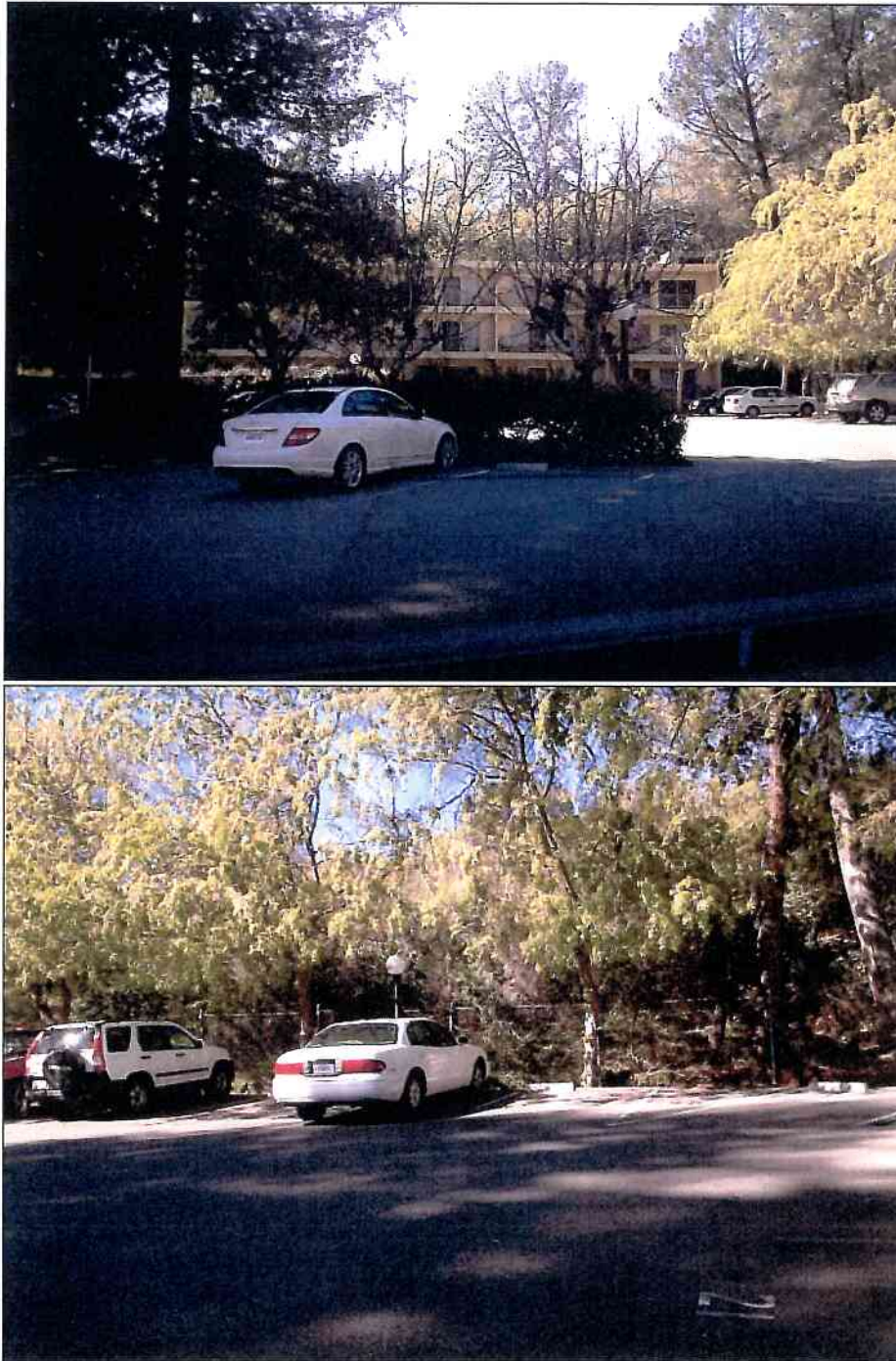


Figure 13: an image of Trees 94 through 98 (top image) and Tree 99 through 102 (bottom image), all located on the neighboring property to the east.

2337 AMERICAN AVE, HAYWARD, CA 94545
1993 East Bayshore Road, Redwood City, CA 94063
3207 FITZGERALD ROAD, RANCHO CORDOVA, CA 95742
1039 E. MISSION AVE. STE A, SAN MARCOS, CA 92069

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Exhibit 2 - Tree Inventory Matrix

3668-3682 Mt. Diablo Boulevard

Lafayette, CA

* diameter measured just below the first major trunk fork/knot at 54" above grade (~ denotes an approximate measurement)

Tag	Common Name	Species	Diameter (inches)	Approx. Height (feet)	Approx. Width (feet)	Health	Structural	Overall Condition	Comments	Recommended Action
1	Aleppo Pine	<i>Pinus halepensis</i>	5	15	10	80%	40%	60%	Multi-stemmed; Poorly structured; Volunteer tree; Shrub-like; Growing adjacent to parking overhang	Remove per design plans
2	Aleppo Pine	<i>Pinus halepensis</i>	12	25	20	60%	40%	50%	Oozing; Codominant top; Leaning; Growth at base of trunk; Volunteer tree	Remove per design plans
3	Aleppo Pine	<i>Pinus halepensis</i>	5	15	5	60%	20%	40%	Severe lean; Crooked trunk structure; Volunteer tree	Remove per design plans
4	Aleppo Pine	<i>Pinus halepensis</i>	6	15	10	80%	40%	60%	Growing under guy wires; Volunteer tree	Remove per design plans
5	Aleppo Pine	<i>Pinus halepensis</i>	5	15	5	60%	60%	60%	Overcrowded by dense stand; Volunteer tree	Remove per design plans
6	Flowering Plum	<i>Prunus x bireana</i>	4	10	10	60%	60%	60%	Sap-sucker damage; Senescent; Volunteer tree	Remove per design plans
7	Aleppo Pine	<i>Pinus halepensis</i>	8	30	15	60%	60%	60%	Crossing and competing leaders; Slight lean; Volunteer tree	Remove per design plans
8	Coast Live Oak	<i>Quercus agrifolia</i>	5	10	10	80%	60%	70%	Crossing and competing leaders; Slight lean; Volunteer tree	Remove per design plans
9	Coast Live Oak	<i>Quercus agrifolia</i>	4, 5	10	10	80%	60%	70%	Codominant, shrub-like growth form; Volunteer tree	Remove per design plans
10	Coast Live Oak	<i>Quercus agrifolia</i>	4, 5	5	10	80%	60%	70%	Codominant, shrub-like growth; Volunteer tree	Remove per design plans
11	Valley Oak	<i>Quercus lobata</i>	12	30	25	60%	40%	50%	Unbalanced canopy over building; Volunteer tree	Remove per design plans
12	Coast Live Oak	<i>Quercus agrifolia</i>	4	10	5	80%	80%	80%	Shrub-like growth form; Volunteer tree	Remove per design plans
13	Coast Live Oak	<i>Quercus agrifolia</i>	5	10	15	60%	40%	50%	Topped; Volunteer tree	Remove per design plans
14	Coast Live Oak	<i>Quercus agrifolia</i>	7	20	10	80%	40%	60%	Codominant growth at base of trunk; Volunteer tree	Remove per design plans
15	Bailey Acacia	<i>Acacia baileyana</i>	14	10	5	20%	20%	20%	Decaying trunk; 80% dead; Volunteer tree	Remove per design plans
16	Bailey Acacia	<i>Acacia baileyana</i>	8, 9, 9	25	30	80%	40%	60%	Trudominant growth at base of trunk; leaning; Volunteer tree	Remove per design plans
17	Bailey Acacia	<i>Acacia baileyana</i>	6	15	15	20%	40%	30%	Corrented lean; 70% dead; Volunteer tree	Remove per design plans
18	Chinese Elm	<i>Ulmus parvifolia</i>	~12	30	25	40%	40%	40%	Crown dieback; Overarching laterals	Remove per design plans
19	Chinese Elm	<i>Ulmus parvifolia</i>	~12	30	25	40%	40%	40%	Crown dieback; Overarching laterals	Remove per design plans
20	Chinese Elm	<i>Ulmus parvifolia</i>	~12	30	35	40%	40%	40%	Crown dieback; Overarching laterals	Remove per design plans
21	Red River Gum	<i>Eucalyptus camaldulensis</i>	19	70	30	60%	40%	50%	Included bark tissue at weakly attached branches; Volunteer tree	Remove per design plans
22	Red River Gum	<i>Eucalyptus camaldulensis</i>	14, 19	60	30	60%	40%	50%	Codominant growth at base of trunk; Leaning; Volunteer tree	Remove per design plans
23	Red River Gum	<i>Eucalyptus camaldulensis</i>	26	60	30	60%	40%	50%	Codominant growth at base of trunk; Leaning; Volunteer tree	Remove per design plans
24	Red River Gum	<i>Eucalyptus camaldulensis</i>	10	50	20	60%	40%	50%	Severe lean; Volunteer tree	Remove per design plans
25	Red River Gum	<i>Eucalyptus camaldulensis</i>	8	50	20	60%	40%	50%	Codominant growth at base of trunk; Severe lean; Volunteer tree	Remove per design plans
26	Red River Gum	<i>Eucalyptus camaldulensis</i>	5	50	20	60%	60%	60%	Overcrowded; Volunteer tree	Remove per design plans
27	Coast Live Oak	<i>Quercus agrifolia</i>	11	15	20	80%	80%	80%	Ideal specimen; Volunteer tree	Preserve
28	Valley Oak	<i>Quercus lobata</i>	14	40	25	60%	60%	60%	Included bark tissue at weakly attached branches; Deadwood; Volunteer tree	Preserve
29	Aleppo Pine	<i>Pinus halepensis</i>	5	25	10	60%	40%	50%	Overcrowded by dense stand; Slight lean; Canopy density loss; Volunteer tree	Preserve
30	Coast Live Oak	<i>Quercus agrifolia</i>	7	15	20	60%	60%	60%	Overcrowded by dense stand; Volunteer tree	Preserve
31	Coast Live Oak	<i>Quercus agrifolia</i>	12	15	20	60%	60%	60%	Overcrowded by dense stand; Volunteer tree	Preserve
32	Aleppo Pine	<i>Pinus halepensis</i>	14	40	20	80%	60%	70%	Corrented lean; Volunteer tree	Preserve
33	Raywood Ash	<i>Fraxinus angustifolia</i>	6	15	15	40%	40%	40%	Visible decay; Codominant growth at base of trunk; Poor structure	Remove per design plans
34	Raywood Ash	<i>Fraxinus angustifolia</i>	6	15	15	40%	40%	40%	Visible decay; Codominant growth at base of trunk; Poor structure	Remove per design plans
35	Evergreen Pear	<i>Pyrus kawakamii</i>	9	15	15	40%	40%	40%	Poor structure	Remove per design plans
36	Flowering Ornamental Pear	<i>Pyrus calleryana</i>	8, 9	25	20	40%	40%	40%	Codominant growth at base of trunk	Remove per design plans
37	Flowering Plum	<i>Prunus x bireana</i>	9@	10	10	40%	40%	40%	Multi-stemmed; Senescent	Remove per design plans
38	Flowering Plum	<i>Prunus x bireana</i>	9@	10	10	40%	40%	40%	Multi-stemmed; Senescent	Remove per design plans
39	Flowering Plum	<i>Prunus x bireana</i>	12@	10	10	40%	40%	40%	Multi-stemmed; Senescent	Remove per design plans
40	London Plane	<i>Platanus x hispanica</i>	18	40	40	80%	60%	70%	Multi-stemmed at 3 feet above grade; Ideal specimen	Potential transplanting candidate/ Remove per design plans
41	Southern Magnolia	<i>Magnolia grandiflora</i>	17	30	25	60%	60%	60%	Street tree; Foliar tip dieback; Damage to sidewalk	Preserve
42	Southern Magnolia	<i>Magnolia grandiflora</i>	17	30	25	60%	60%	60%	Street tree; Foliar tip dieback; Damage to sidewalk	Remove per design plans
43	Southern Magnolia	<i>Magnolia grandiflora</i>	16	30	25	60%	60%	60%	Street tree; Foliar tip dieback; Damage to sidewalk	Preserve
44	Shiny Xylosma	<i>Xylosma congesta</i>	8	20	20	80%	60%	70%	Hedge/Visual screen tree	Remove per design plans

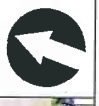
Tag	Common Name	Species	Diameter (inches)	Approx. Height (feet)	Approx. Width (feet)	Health	Structural	Overall Condition	Comments	Recommended Action
45	Chinese Elm	<i>Ulmus parvifolia</i>	~16	30	35	40%	40%	40%	Topped for adjacent/overhead utilities; thinning crown density	Remove per design plans
46	Chinese Elm	<i>Ulmus parvifolia</i>	~12	30	15	40%	40%	40%	Thinning crown density	Remove per design plans
47	Chinese Elm	<i>Ulmus parvifolia</i>	~12	30	25	40%	40%	40%	Thinning crown density	Remove per design plans
48	Camphor	<i>Cinnamomum camphora</i>	5	10	5	40%	40%	40%	Poor health and structure	Remove per design plans
49	Camphor	<i>Cinnamomum camphora</i>	5	10	5	40%	40%	40%	Poor health and structure	Remove per design plans
50	Sweetgum	<i>Liquidambar styraciflua</i>	7	25	10	60%	40%	50%	Codominant top	Remove per design plans
51	Deodar Cedar	<i>Cedrus deodara</i>	8	20	10	40%	60%	50%	Crown dieback	Remove per design plans
52	Bailey Acacia	<i>Acacia baileyana</i>	5	15	15	60%	40%	50%	Overcrowded by hedge; Leaning; Volunteer tree	Remove per design plans
53	Coast Live Oak	<i>Quercus agrifolia</i>	4, 4	15	10	80%	80%	80%	Shrub-like growth form; Volunteer tree	Remove per design plans
54	Coast Live Oak	<i>Quercus agrifolia</i>	4	10	5	80%	60%	70%	Codominant, shrub-like growth form; Volunteer tree	Remove per design plans
55	Aleppo Pine	<i>Pinus halepensis</i>	5	10	5	80%	60%	70%	Growing adjacent to parking overhang; Volunteer tree	Remove per design plans
56	Valley Oak	<i>Quercus lobata</i>	11, 18	35	35	60%	60%	60%	Deferred maintenance; Volunteer tree	Preserve
57	Deodar Cedar	<i>Cedrus deodara</i>	16	40	20	80%	80%	80%		Preserve
58	Valley Oak	<i>Quercus lobata</i>	6, 9	35	15	60%	60%	60%	Deferred maintenance; Volunteer tree	Preserve
59	Valley Oak	<i>Quercus lobata</i>	10	35	15	60%	60%	60%	Deferred maintenance; Volunteer tree	Preserve
60	Shiny Xylosma	<i>Xylosma congesta</i>	14*	15	15	60%	60%	60%	Hedge/Visual screen tree	Preserve
61	Shiny Xylosma	<i>Xylosma congesta</i>	12*	15	15	60%	60%	60%	Hedge/Visual screen tree	Preserve
62	Valley Oak	<i>Quercus lobata</i>	12	35	25	60%	60%	60%	Deferred maintenance; Volunteer tree	Preserve
63	Shiny Xylosma	<i>Xylosma congesta</i>	14*	15	15	60%	60%	60%	Hedge/Visual screen tree	Preserve
64	Valley Oak	<i>Quercus lobata</i>	17, 8	35	25	60%	60%	60%	Codominant leaders at base of trunk; Deferred maintenance; Volunteer tree	Preserve
65	Incense Cedar	<i>Calocedrus decurrens</i>	14	30	15	60%	40%	50%	Deadwood throughout crown	Preserve
66	Shiny Xylosma	<i>Xylosma congesta</i>	8	10	15	50%	40%	50%	Severe lean; Hedge/Visual screen tree	Preserve
67	Chinese Elm	<i>Ulmus parvifolia</i>	7, 6	30	25	40%	40%	40%	Codominant leaders at base of trunk; Visible decay along trunk; Thinning crown density	Preserve
68	Chinese Elm	<i>Ulmus parvifolia</i>	7, 6	15	20	40%	40%	40%	Codominant leaders at base of trunk; Visible decay along trunk; Thinning crown density	Remove per design plans
69	Chinese Elm	<i>Ulmus parvifolia</i>	4	10	15	40%	40%	40%	Codominant leaders at base of trunk; Visible decay along trunk; Thinning crown density	Remove per design plans
70	Chinese Elm	<i>Ulmus parvifolia</i>	12	30	20	40%	40%	40%	Codominant leaders at base of trunk; Visible decay along trunk; Thinning crown density	Remove per design plans
71	Coast Redwood	<i>Sequoia sempervirens</i>	48	90	35	80%	80%	80%	On neighboring property	Preserve
72	Coast Redwood	<i>Sequoia sempervirens</i>	14, 30	80	25	80%	40%	60%	Codominant leaders at the trunk base; On neighboring property	Preserve
73	London Plane	<i>Platanus x hispanica</i>	12	30	20	60%	60%	60%	On neighboring property	Preserve
74	London Plane	<i>Platanus x hispanica</i>	12	30	20	60%	60%	60%	On neighboring property	Preserve
75	London Plane	<i>Platanus x hispanica</i>	12	30	20	60%	60%	60%	On neighboring property	Preserve
76	Sweetgum	<i>Liquidambar styraciflua</i>	20	60	35	60%	40%	50%	On neighboring property	Preserve
77	Crape Myrtle	<i>Lagerstroemia indica</i>	7	15	10	60%	60%	60%	Median tree	Preserve
78	Crape Myrtle	<i>Lagerstroemia indica</i>	7	15	10	60%	60%	60%	Median tree	Preserve
79	Crape Myrtle	<i>Lagerstroemia indica</i>	7	15	10	60%	60%	60%	Median tree	Preserve
80	Holly Oak	<i>Quercus ilex</i>	14	25	30	60%	60%	60%	Median tree	Preserve
81	Holly Oak	<i>Quercus ilex</i>	16	25	30	60%	60%	60%	Median tree	Preserve
82	Crape Myrtle	<i>Lagerstroemia indica</i>	9	15	10	60%	60%	60%	Median tree	Preserve
83	Crape Myrtle	<i>Lagerstroemia indica</i>	9	15	10	60%	60%	60%	Median tree	Preserve
84	Crape Myrtle	<i>Lagerstroemia indica</i>	8	15	10	60%	60%	60%	Median tree	Preserve
85	Shiny Xylosma	<i>Xylosma congesta</i>	12, 11	25	20	60%	60%	60%	On neighboring property	Preserve
86	Shiny Xylosma	<i>Xylosma congesta</i>	6	20	15	60%	60%	60%	On neighboring property	Preserve
87	Shiny Xylosma	<i>Xylosma congesta</i>	12	20	15	60%	60%	60%	On neighboring property	Preserve
88	Sweetgum	<i>Liquidambar styraciflua</i>	14	25	10	40%	20%	30%	On neighboring property	Preserve
89	Sweetgum	<i>Liquidambar styraciflua</i>	6	20	10	40%	40%	40%	On neighboring property	Preserve
90	Sweetgum	<i>Liquidambar styraciflua</i>	8	10	10	40%	20%	30%	On neighboring property	Preserve
91	Fern Pine	<i>Afrocarpus falcatus</i>	5	15	15	60%	60%	60%	On neighboring property	Preserve

Tag	Common Name	Species	Diameter (inches)	Approx. Height (feet)	Approx. Width (feet)	Health	Structural	Overall Condition	Comments	Recommended Action
92	Fern Pine	<i>Afrocarpus falcatus</i>	4, 4	10	15	60%	60%	60%	On neighboring property	Preserve
93	Sweetgum	<i>Liquidambar styraciflua</i>	14	35	25	40%	20%	30%	On neighboring property	Preserve
94	Coast Redwood	<i>Sequoia sempervirens</i>	14, 36	90	35	80%	80%	80%	Codominant At the trunk base; On neighboring property	Preserve
95	Coast Redwood	<i>Sequoia sempervirens</i>	50	90	35	80%	80%	80%	On neighboring property	Preserve
96	London Plane	<i>Platanus x hispanica</i>	12	15	10	60%	40%	50%	Polarded top; On neighboring property	Preserve
97	London Plane	<i>Platanus x hispanica</i>	12	15	10	60%	40%	50%	Polarded top; On neighboring property	Preserve
98	London Plane	<i>Platanus x hispanica</i>	12	15	10	60%	40%	50%	Polarded top; On neighboring property	Preserve
99	Chinese Elm	<i>Ulmus parvifolia</i>	12	25	20	60%	60%	60%	On neighboring property	Preserve
100	Chinese Elm	<i>Ulmus parvifolia</i>	12	25	20	60%	60%	60%	On neighboring property	Preserve
101	Chinese Elm	<i>Ulmus parvifolia</i>	10	25	20	60%	60%	60%	On neighboring property	Preserve
102	Chinese Elm	<i>Ulmus parvifolia</i>	9	15	10	60%	40%	50%	Topped; On neighboring property	Preserve
103	Mayten Tree	<i>Maytenus boaria</i>	12	40	20	80%	80%	80%	On neighboring property	Preserve
104	Coast Redwood	<i>Sequoia sempervirens</i>	14	25	15	60%	40%	50%	On neighboring property	Preserve

Exhibit 3 - Tree Inventory Map (See Exhibit 2 for Tree Inventory Matrix)
 3666-3682 Mt. Diablo Blvd.
 Lafayette, CA



Species	Recommended Action
Acacia baileyana	Transplanting candidate
Afrocarpus falcatus	Preserve
Calocercus decurrens	Remove per design plans
Cedrus deodara	Remove per design plans
Cinnamomum camphora	Remove per design plans
Eucalyptus camaldulensis	Remove per design plans
Fraxinus angustifolia	Remove per design plans
Lagerstroemia indica	Remove per design plans
Liquidambar styraciflua	Remove per design plans
Magnolia grandiflora	Remove per design plans
Maytenus boaria	Remove per design plans
Pinus halepensis	Remove per design plans
Platanus x hispanica	Remove per design plans
Prunus x bireana	Remove per design plans
Pyrus calleryana	Remove per design plans
Pyrus kawakamii	Remove per design plans
Quercus agrifolia	Remove per design plans
Quercus ilex	Remove per design plans
Quercus lobata	Remove per design plans
Sequoia sempervirens	Remove per design plans
Ulmus parvifolia	Remove per design plans
Xylosma congesta	Remove per design plans
Recommended Action	
	Transplanting candidate
	Preserve
	Remove per design plans



drip line

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